

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, FEBRUARY 26, 1916

UNIFIED FORM OF GOVERNMENT FAVORED

Home Rule and a Free Hand For City Officers Will Redeem
Town From Debt Entanglement and Excessive Taxation

By WILLIAM A. PRENDERGAST, Comptroller, City of New York.

THE question is asked with more or less regularity whether the City of New York should have greater local authority over its own affairs, and if so what steps are necessary to obtain emancipation from enactments of the Legislature tending to interfere with the proper administration of local affairs?

There is no question in my mind but that the city should have Home Rule. With this unified form of government a distinct saving in money will result because the administration can be run with a less number of employes. In some cases legislation will be necessary to reduce the forces, but still the remedy lies in that direction.

Since 1899, when the first budget was made, the city population has increased 39 per cent., but the budget has grown in the same period about 104 per cent.

Redeem the Town.

Home rule and a free hand for the administration officers of the city will redeem the town from its entanglement of debt and excessive taxation. Under the present conditions there is no practical way of reducing the budget. I believe that there will be a yearly increase and that 1919 will see a budget aggregating \$235,000,000.

If the administration and the people could agree on certain departmental consolidations, I think the Legislature would grant relief. For the last six years the city officials have tried to find the right men for the right places, with salaries in proportion to their work. In many instances they have succeeded.

I also advocate the abolition of county lines within the city. There is no possible excuse, except piling up political patronage, for continuing a triple form of municipal government. On the other hand there is every reason why the business now conducted in five counties, separately, should be transacted more efficiently and economically in centralized departments that would do away with wasteful fee systems and payroll padding.

Line of Demarcation.

There should be no line of demarcation between the city and county governments, especially as all the expense must be borne in the city budget. The city should be given the exclusive jurisdiction over the expenditures. I have studied this situation for the last six years and have failed to find any detriment to the abolition of county lines.

I also favor the wiping out of the various borough governments. One government in one city is quite sufficient. It is difficult enough to get that one right, without trying to find five separate sets of officials to do the work. This is expensive and in the final analysis the taxpayer looks only to the budget.

New York is so great that most people do not understand her and attempt to measure her by standards that apply to other cities. These fail utterly when subjected to the gigantic and complex problems of our city.

New York is an evolution; not a creation. She has developed faster than her sister cities or her parent State. The immense wealth and interests that



HON. WILLIAM A. PRENDERGAST.

have settled here and her situation as a seaport and commercial capital of the country have created an individuality that is distinct and peculiar to herself. To meet the problems and obligations that go with such distinction, she should be unfettered in the management of her own affairs.

This general introduction is offered to explain why an exact enumeration of all things necessary to accomplish a complete independence in local affairs might always be open to criticism, for a power granted this year, adequate to meet the problems of the present, may prove inadequate in a few years through the development of new activities.

Questions Answered.

Always with those conditions in mind, I have endeavored to prepare answers to the questions submitted.

Question 1.—What legislative enactments will be necessary to confer this (full local control of expenditures) upon the Board of Estimate and Apportionment and the Board of Aldermen?

This may be accomplished in one of two ways. First, by constitutional amendment giving to cities the organic right completely to control local affairs. Second, by legislative enactment, granting to the city a charter broad enough to place complete authority in the hands of local officials and then refraining from amending the charter except upon the recommendation of the local officials in their official capacity.

A very short and simple charter creating a body corporate, defining its territorial limits and then conferring on a local legislative assembly complete authority to do all things necessary for the proper administration of local problems would, I believe, accomplish the result.

Question 2.—What is the present power of the Board of Aldermen over expenditures? Should this power be increased; if so, in what direction?

Expenditures of the city are, broadly

speaking, of three kinds: those authorized by the annual budget, those authorized by corporate stock or long term bonds and those authorized by revenue bonds or short term notes. The power of the Board of Aldermen over budget expenditures is limited to the amount recommended by the Board of Estimate. The Board of Aldermen may reduce but may not increase the amounts recommended in the budget submitted to them.

Corporate stock authorizations originate in the Board of Estimate and on the recommendation of that Board, the Board of Aldermen may approve or reject the proposed appropriation. Revenue bonds originate in the Board of Aldermen and are recommended to the Board of Estimate, which may accept or reject the recommendations of the Board of Aldermen.

Form of City Government.

Whether or not this power in the Board of Aldermen should be increased raises a question that goes to the form of government in the city. The foundation upon which the Board of Aldermen was created, is the principle of popular representation. The Board of Aldermen is a very ancient institution. In New York it is as old as the city itself. The first official title given New York by the Nicolls Charter was "The Mayor, Aldermen and Sheriff." As an institution it has been a part of our local government since the beginning and no institution which has received the sanction of centuries should be lightly considered or whimsically derided because some of its members have invited criticism and ridicule. The Board of Aldermen is the local legislature and, in theory at least, is the body through which the will of the people is most directly expressed. The basis of aldermanic power is really the neighborhood sentiment, the varying shades of local desire being reflected in the election of representatives familiar with the details of restricted localities and chosen as the voice of the locality in the general affairs of the city.

Personnel of Board.

In the past New York City has been unfortunate in the selection of representatives in the Board of Aldermen. That, however, cannot be justly charged against the system of popular representation as a political principle. If the principle is accepted as affording the most complete means of direct representation, and direct representation is accepted as the best means of conducting public affairs, the powers of the Board of Aldermen should be enlarged by vesting in it exclusive legislative authority in local management.

Question 3.—What is the present power of the Board of Estimate and Apportionment over expenditures?

The answer to the last question is an answer to this.

Question 4.—How large a part of the last budget did the Board authorize?

Strictly speaking, it did not authorize any part of the budget. As already explained, the budget is the result of coordinate action. For 1916 the Board of Estimate and Apportionment recommended \$212,956,177.54. The Board of

Aldermen made reductions which were vetoed by the Mayor. The budget as recommended by the Board of Estimate and Apportionment therefore became the budget for 1916.

Question 5.—How large a part was authorized by the Legislature?

The purpose of this inquiry, I fancy, is to ascertain the percentage of the total budget that can be attributed to mandatory legislation. As the city derives all its powers from the Legislature a literal answer to the question must be that the entire budget was authorized by the Legislature. To ascertain what proportion is mandatory, the inquiry should be, what part was directed. To provide an answer it is necessary to consider an element frequently disregarded by persons who speak or write of city affairs. The budget is composed of four elements bearing on the question.

First, obligatory expenses as distinguished from mandatory. These embrace interest on and amortization of the public debt. The city, as a general proposition, is authorized and not commanded to create debt. Some functions imposed by law carry necessary obligations that the city cannot control,

certain extent within the control of the local officials, the demands of the present state of society require a sufficient appropriation and to that extent it is mandatory.

The Commissioners of Accounts made a detailed analysis of the 1915 budget, designed to show the relations of various departments of the budget. The figures for 1916 are, of course, different, but substantially the same ratio remains. The appended table is self-explanatory.

Question 6.—Does the Legislature interfere with only certain classes of expenditures or does it interfere generally in a meddling way without definite policy?

I would not go to the extent of saying that the Legislature enacts laws merely to be meddling. Whatever it does, is doubtless the result of what it deems to be for the best interest of the State. Legislative enactments are not confined to any particular branch of city affairs. We have mandatory laws fixing salaries, creating offices and independent commissions and directing appropriations to societies that are beyond control of the city government.

One of our most important problems

certain local matters, what are those matters?

As I said in the beginning, a detailed enumeration would doubtless be open to the fault of omission because of the uncertain nature of complex problems. The State militia is clearly a department that should be controlled by the State, but as it is primarily for the protection of the State as a whole and not of the city as a unit, the city should not be obliged to meet the entire expense of maintaining armories for the organizations in the city. It is common knowledge that in times of riot the militia from this city is called for the protection of other parts of the State. This is proper, but for that protection the State should contribute and not compel the city to bear the entire expense of maintenance.

Question 8.—What should be the interrelation of functions between the Board of Estimate and the Board of Aldermen as regards expenditures?

This question, like the second, goes deeper than the mere official relation of two bodies conducting public business. I have said elsewhere that New York City is an evolution rather than a creation. Let me illustrate by endeavoring,

GRAND SUMMARY OF TAX LEVY ALLOWANCES IN 1915 BUDGET.

Discretionary or Partly Mandatory.

	Mandatory.	Reasonable Expense, Mandatory.	Rate, Mandatory.	Discretionary.	Total.	Budget total.
City of New York.....	\$29,609,116.44	\$6,831,009.28	\$7,579,289.51	\$147,936,654.47	\$162,346,953.26	\$191,956,069.70
New York County	2,547,562.04	422,700.00	.....	845,304.37	1,268,004.37	3,815,566.41
Bronx County	452,940.68	31,500.00	.....	235,213.78	266,713.78	699,654.46
Kings County	1,520,853.52	156,600.00	.....	229,669.00	386,269.00	1,907,122.52
Queens County	283,498.54	43,585.00	.....	137,963.20	181,548.20	465,046.74
Richmond County	73,918.69	7,400.00	.....	65,008.00	72,408.00	146,326.69
	\$34,467,889.91	\$7,492,794.28	\$7,579,289.51	\$149,449,812.82	\$164,521,896.61	.....
Total for the Budget for 1915.....	.....	.....	.....	.....	.....	\$198,989,786.52
Less appropriation for amortization.....	.....	.....	.....	\$65,944,473.48	\$65,944,473.48	\$65,944,473.48
Amount discretionary excluding amortization .....	.....	.....	.....	83,505,339.34	.....	.....
Amount discretionary or partly mandatory, excluding amortization .....	.....	.....	.....	.....	.....	.....
Total Budget, excluding amortization	25.9%	5.60%	5.7%	62.76%	98,577,423.13	\$133,045,313.04

such, for example, as the Board of Water Supply, but the creation of debt for local improvement is usually permissible.

When the city creates a debt, it assumes an obligation to pay it, for the law imposes that obligation. The city need not as a matter of law, create a debt for the erection of a stable for the street cleaning department. It is within the discretion of the local authorities to determine to what extent they will engage to keep the streets clean. But once the policy of a comprehensive system is determined and the debt incidental to the creation and maintenance of a proper plant is created, the obligation to discharge it becomes a matter of law. Provision must be made for it in the annual budget. It is classified in the budget as debt service. The amount including tax deficiencies in the 1916 budget is \$67,213,210.11.

Second, mandatory expenses. Mandatory appropriations are those commanded by law to be included in the expense of the city. The salaries and expenses of the courts, for example, are mandatory, so are the expenses of many of the county offices and some commissions, like the Bronx Parkway Commission.

Third, necessary expenses. In addition to items directly imposed by law, are others which are necessary and therefore mandatory. For example, a law may not prescribe in terms that a court or a commission shall have suitable office equipment, but as such things are necessary to a proper discharge of the duties imposed by law, reasonable provision must be made for them.

Fourth, discretionary expenditures. The word discretionary is not especially appropriate, for while it is true that the city might lawfully decline to make any appropriation for, let us say, the Department of Bridges, public safety and comfort demand that there shall be a sufficient appropriation to maintain the bridges in proper condition. So, while the total of such appropriation is, to a

is the effect of general laws which exact taxes from sources that should be returned to the city as revenue. For example, the Highway Law imposes a registration fee on all automobiles and provides penalties for violations of the law. The total revenue from such source was, in 1914, about \$1,500,000. A little less than one half of all the vehicles registered are owned in New York City, but all the revenues go to the State and are appropriated by the State for the maintenance of State highways. The city receives no part of the highway appropriation.

Wealth of the City.

Here is an example of the wealth of New York City creating a source of revenue that the city is not permitted to enjoy. It is true that these machines do not confine their operations to the streets of New York City, and it is equally true that our neighbors from the country possessed of machines usually honor us with a visit, if within speeding distance of the bright lights. But New York City does not get a penny of this revenue that flows from her wealth.

Cases of violation are heard in courts supported at the expense of the city but the revenues from fines and penalties are paid to the State. Moreover, the city is prohibited from adopting any ordinance imposing any fee on automobiles, except those that are used as public conveyances. The city, however, is obliged to bear the expense of the additional wear and tear that such vehicles cause to pavements.

A bill has been introduced at the present session to license motor cycles. The revenues go to the State, but there are elaborate provisions for the hearing of violations in courts supported by the city. The actual revenue from this source will probably be small, but the bill is cited as an example of the manner in which the city may be deprived of its due through agencies other than those imposing direct obligations.

Question 7.—If it is conceded that the Legislature should retain control over

oring, briefly, to outline the conditions that brought the Board of Estimate and Apportionment into being.

The Charter of 1873 appointed the Mayor, Comptroller, President of the Board of Aldermen and President of the Department of Taxes and Assessments, a Board of Estimate and Apportionment to estimate the expense of conducting the City and County of New York for each ensuing year. When such estimate was completed it was submitted to the Board of Supervisors who fixed the tax based on the estimate. That Board of Estimate and Apportionment acted for the entire city and was probably the first board of the name to have such authority. Making the estimate was its principal function. Prior to that time there had been boards charged with the duty of preparing and certifying estimates for particular departments. The Governors of the Almshouse and later the Commissioners of Charities and Correction had such authority, but their functions were limited to their own departments and lacked the authority to make the estimates for departments as a whole.

In 1871 Tweed, and his cohorts, obtained firmer control of local revenues through the creation of a Board of Apportionment. That act, known as the two per cent. law, provided for an assessment not exceeding two per cent. on valuations, the aggregate not to exceed \$25,000,000.

The Mayor, Comptroller, Commissioner of Public Works (Tweed) and president of the department of public parks were constituted a board of apportionment. After making provision for certain bonds and State taxes, the board was to apportion the remainder among various departments for purposes of city and county government.

It had been the practise for the Legislature to name specific amounts appropriated to each city department, but the creation of the Board of Apportionment placed the entire tax levy in the hands of local officials.

Whatever suspicious motives may have (Continued on page 329.)

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 25.—A pay-as-you-go policy for the City of New York will solve the question of financing the municipality, which has approached its debt limit, is the opinion expressed by Senator Elon R. Brown yesterday in a debate arising out of legislation for the purpose of enabling cities and counties to raise funds by bond issues.

"The City of New York," he announced, "has agreed and the committee engaged in considering the finances of the City of New York has agreed that hereafter all current expenses shall be paid by a direct levy of taxes upon the city and that they shall not be bonded. It is a sound financial principle that the future shall not be bonded for payment of current expenses, and I hope that the Legislature will not be subjected to the discredit attaching to passing bills unsound in principle.

"This will not be a final solution of the problem; that can only be reached either by statute, after careful review of the situation applying to all municipalities, or, what I hope may be avoided, some supervising commission which will have to recommend in each case the propriety of a bond issue as a condition to its being advanced in the Legislature. That would be very undesirable from the point of view of home rule, but it is what we are coming to if the Legislature does not take particular pains in this respect."

In other words, the Legislature will not give its consent hereafter to issue bonds to enable the authorities to build courthouses, or purchase "Dreamlands," or engage in other public enterprises, unless the proposed improvement will provide sufficient revenue for the payment of principal and interest of the investment. While it is admitted that the City of New York has in recent years adopted the sound economy of the pay-as-you-go policy, the announcement of Senator Brown's attitude on this matter makes it certain that this system will be continued hereafter under legal restrictions.

Fourteen Relief Bills.

The Brown committee has introduced this week fourteen bills for relief of taxpayers of the City of New York. As has been stated before, these measures will be enacted into law. Senator Brown claims a saving of \$12,900,000 for the city after his bills have been passed. The following is the specific legislation:

Bill conferring on the city power, subject to taxes from May and November to January and July.

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

Bill conferring on the city power, subject to a referendum, to fix the salaries of its officers and employees.

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

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

Bill, or bills, giving control of all expenditures by the Water Supply Board, Court House Board and First District Public Service Commission to the city.

Bill charging the State with the regulative expenses of the Public Service Commission of the First District.

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

Bill taking over the city's normal schools and maintaining them at State expense.

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

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

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

Bill abolishing the civil jail.

Bill giving the city government power to consolidate departments.

Legislation recommended by the Real Estate Board of New York has not been acted upon this week. There may be consolation in the fact that bills opposed by the board have shared a similar fate—"no action." The Legislature is marking time until the political issues

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raised by the Governor have been attended to. After the confirmation of the two appointments for the Public Service Commission, Travis H. Whitney and Charles Hervey, scheduled to take place next Tuesday, the Senate and Assembly may be able to occupy its remaining days with legislation. Bills galore affecting real estate interests and the City of New York have been introduced, but with the exception of a hearing on Senator Wagner's bills for the protection of the Croton watershed no work of importance has been performed. Interesting data as to the expected decrease in value of the land after the removal of two State institutions from Westchester County was furnished by Senator Slater of Westchester, who made the chief argument against the bills.

Land Privately Owned.

He stated that 230,000 acres of property within the watershed are privately owned. The Wagner bills would prevent the erection of hotels, sanitariums, and otherwise restrict the use of the property so that its value would be greatly depreciated. He pointed out that a damage of \$100 an acre would mean a loss of \$22,000,000. The effort to prevent the erection of the institutions within the watershed, in spite of adequate provisions for sewage disposal, is an attack on modern sanitation and engineering skill, he said. It is an effort to restrict Westchester County to the use of New York City.

"Don't forget," said the Senator, "that my county has already suffered much by the taking of our land for water purposes. We haven't enough water left for ourselves. I hope the committee will not be misled by any hysteria or manufactured sentiment. The principles involved will apply to every watershed in the State. New York City should filter its water supply. That is the perfect answer to the question: not driving everyone from the watershed, but treating the water."

It is impossible to foretell the action of the Legislature on the watershed question. In summing up the arguments advanced by him for the removal of the institutions, Senator Wagner said:

The Mohansic Matter.

"The only issue involved in the Mohansic matter is whether human life in New York City is worth consideration!"

Sad to relate, but nevertheless indisputable, is the fact that not very many legislators will take the same view. The issue will be decided upon the political merits of the bill. If it is good policy to placate the voters of Greater New York, the bills will be passed. Should Senators Slater and Ward be needed in the game played by Barnes, of Albany, the bills will be defeated, and, no matter how imperative the demand by the inhabitants for protection against pollution may be, the institutions will be continued in the midst of the Croton watershed.

Two bills introduced this week by Senator John J. Boylan aim to improve the system of Register's searches in New York County. Under the present

system there are two classes of official searches under which the Register makes a certified statement of conveyances, mortgages and other instruments recorded in his office affecting real property. An ordinary certified search may be completed within fifteen days of the application and an "expedited" search may be made at any required time less than fifteen days. An extra charge is made for the so-called "expedited" searches. As a matter of fact, under the present Register a search is usually returned within a few days, and sometimes almost immediately, without the imposition of the extra fee for expediting, which may be one and a half times the regular fee.

Title Searching.

Another objection to the present system is that the Register is held personally responsible under his bond for the correctness of searches. This is a relic of the system in existence in county offices for many years under which the fees were paid to the Register for his own use, and his personal liability was supposed to be compensated for by the large income received from the official fees. This was changed by the law of 1884, under which the Register's office became a salaried one; but no change was made in the present liability attached to the correctness of the searches. He is now responsible not only for any personal negligence of his own, but also for any error or mistake that may be made by his subordinates. With the volume of business largely increased under the new system, the injustice of making the Register personally responsible for the acts of clerks in his employ is doubly apparent.

Senator Boylan states that under the bills introduced by him the "expedited" search is done away with, and a considerable saving to lawyers will be effected in that way. All searches must be turned out within five days, a period less than that provided for an expedited search under the old law, and no extra fee is required. Certified searches will, under the Boylan bills, still be of two classes, but not divided according to time but according to liability. The ordinary certified search will have back of it the responsibility of careful and experienced clerks and the liability of the Register for personal negligence of any kind. The other or guaranteed search will have back of it the resources of the County of New York, which will be the guarantor of the correctness of the search. Any loss or damage for errors or mistakes in such a search will be a ground of action against the City of New York. An extra fee, which at present will be \$2, but which may be changed by action of the Board of Aldermen, will be charged for the guaranteed search. S. L. S.

Fire-House Sites Turned Back.

The Commissioner of the Fire Department has surrendered to the Commissioners of the Sinking Fund as being no longer required for the purposes of the department, the following described premises:

Manhattan—160 East 33d street, section 3, block 888, lot 46.

Brooklyn—Sheepshead Bay road, section 21, block 7281, lot 74; Logan street, near Etna street, section 13, block 4114, lot 19; Marion street and Reid avenue, section 6, block 1691, lot 44; Bedford avenue, 49 feet 11 inches south of Metropolitan avenue (25 feet by 100 feet), section 8, block 2366, lot 1, part.

Bronx—Washington avenue, section 11, block 2904, lot 34.

Queens—Washington street, Flushing, Ward 3, block 43, lot 38; Star avenue, near Howard street, Ward 1, block 268, lot 25; Snediker avenue, between Yaphank and Quogue avenues, Ward 4, block 58, lot 34.

MEASURES AFFECTING REAL ESTATE

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

NEARLY a score of legislative measures were acted on this week by the Real Estate Board's special committee, made up of a sub-committee from the Committee on Legislation and Taxation and the Real Estate Laws Committee. Of these bills five were disapproved. The reasons for action taken on individual bills are given as follows:

Bills Approved.

Senate, Int. 373, introduced by Mr. Brown (same as Assembly Bill, Int. 473, introduced by Mr. Machold), an act adding a new section to the General Corporation Law, providing that in an action for dissolution of a corporation, final judgment shall be entered in the office of the county clerk where the company has its principal office, and if the judgment dissolves the corporation, certified copy must be filed with the superintendent of banks, in case of a banking corporation, or the superintendent of insurance, if an insurance corporation, and if a business, transportation, railroad or membership corporation, in the office of the Secretary of State.

The bill is approved.

Senate, Int. 430, introduced by Mr. Boylan (same as Assembly Bill, Int. 580, introduced by Mr. Donohue), amending section 183, Tax Law, by abolishing the present exemption of laundry corporations, manufacturing corporations to the extent of the capital actually employed in the State in manufacturing and in the sale of products of such manufacturing, mining corporations wholly engaged in mining ores within the State, and agricultural and horticultural societies and associations, from the payment of the franchise tax on corporations.

This bill is approved. The only argument against it is the possible driving away of business from the State, which is very unlikely.

Senate, Int. 431, introduced by Mr. Boylan (same as Assembly Bill, Int. 582, introduced by Mr. Donohue), an act amending certain sections of the Tax Law, and adding certain new sections, relative to payment and collection of the franchise tax on corporations. It adds an additional amount equal to five per cent. of the tax for failure to pay within thirty days after notice, makes provisions relative to failure of corporations to make required reports, provides for enjoining corporations from further business until payment of the tax when payment is not made in six months, provides for forfeiture of charter for failure to pay the tax, and provides for reinstatements.

This bill is approved. It makes more drastic the penalties for failure to pay certain corporation taxes and accordingly tends to make their collection more certain.

Senate, Int. 432, introduced by Mr. Boylan (same as Assembly Bill, Int. 581, introduced by Mr. Donohue), an act amending the Tax Law, relative to the franchise tax on corporations, by substituting a new schedule of rates, and making certain other changes.

This bill modifies, along sane lines, the method of taxing foreign corporations within the State, and is approved.

Senate, Int. 433, introduced by Mr. Boylan (same as Assembly Bill, Int. 583, introduced by Mr. Donohue), an act amending section 180 of the Tax Law, by increasing from \$5 to \$10 the minimum organization tax on corporations.

This bill is approved, as the proposed increase is very reasonable.

Senate, Int. 434, introduced by Mr. Boylan (same as Assembly Bill, Int. 579, introduced by Mr. Donohue), an act amending sections 221 and 221a, Tax Law, by substituting a new schedule of rates of the transfer tax. It also exempts property, or beneficial interest therein, transferred to a father, mother, widow or minor child, if the amount so transferred is \$5,000 or less, and exempts transfers where the total property transferred not specifically exempted amounts to less than \$500.

This bill very considerably increases the rate of inheritance taxes, partly by lowering the minimum sums to which the present excess rates apply and partly by taxing at much higher rates than heretofore those remotely or not at all related to the decedent. The bill is approved on the ground that it is fair and reasonable, and provides additional revenue for the State from very proper sources.

Senate, Int. 435, introduced by Mr. Boylan (same as Assembly Bill, Int. 578, introduced by Mr. Donohue), an act amending section 220, Tax Law, by abolishing the distinction between tangible and intangible property for purposes of the transfer tax, and making certain other changes.

This bill renders subject to inheritance tax all the property of a resident of this State and all property of a non-resident

Committee on Legislation.

The accompanying report on bills before the Legislature is furnished by the Real Estate Board's Committee on Legislation. The members of the committee are:

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

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

Robert E. Dowling, president City Investing Co.

William B. Ellison, ex-Corporation Counsel.

Samuel P. Goldman, of Goldman, Heide & Unger, attorneys.

Stanley M. Isaacs, of M. S. & I. S. Isaacs, attorneys.

John P. Leo, architect.

Laurence McGuire, president Real Estate Board of New York.

Carlisle Norwood, attorney.

located within the State. The bill is approved.

Senate, Int. 439, introduced by Mr. Bills, an act amending section 174, and adding new section 50-a, Tax Law, by providing that in fixing the aggregate value of a tax district for purposes of equalizing the valuation between the several tax districts in a county, shares of stock of banks or banking associations assessed in the tax district pursuant to article 2, shall not be included.

This bill is approved as a proper measure.

Senate, Int. 445, introduced by Mr. Bennett, an act abolishing the Court House Board of the City of New York and transferring its powers and duties to the Board of Estimate and Apportionment.

This bill is approved on the ground that all statutory commissions should be abolished and their powers and duties transferred to the Board of Estimate. This would effect great saving in expenditures to the City of New York. The abolition of the Court House Board and the transfer of its powers and duties is embodied in the legislative program adopted by the Real Estate Board early in the fall.

Senate, Int. 464, introduced by Mr. Foley (same as Assembly Bill, Int. 679, introduced by Mr. Kelly), an act amending section 2574, and adding new section 2664-a, Code of Civil Procedure, by requiring every executor, administrator, guardian or testamentary trustee to keep the funds and property from the estate of a deceased person separate and distinct from his own personal property. He may not invest or deposit the same in his own name, but only under his name as such executor, etc.

This bill is approved. It will induce honesty by compulsion. The course proposed is now followed by practically every business man.

Senate, Int. 512, introduced by Mr. Walker (same as Assembly Bill, Int. 512, introduced by Mr. Donohue), an act adding new sections 1572 and 1576-a to the Greater New York Charter, regulating the recording and indexing of instruments affecting land in the city and providing for separate land maps for each county in the city.

Senate, Int. 513, introduced by Mr. Walker (same as Assembly Bill, Int. 511, introduced by Mr. Donohue), an act amending the Greater New York Charter, providing that the commissioners of taxes and assessments shall prepare a "block map of taxes and assessments of the City of New York" exhibiting by block and lot numbers each parcel of land owned or taxed in the city. There are to be three copies of the map, one for the department of taxes and assessments, one for the finance department and one for the department of water supply, gas and electricity.

Both of these bills have for their object the harmonizing of the land maps and tax maps, and they are approved on the ground that they are unquestionably in the best interests of real estate.

Assembly, Int. 587, introduced by Mr. Shapiro, an act amending section 233 of the Lien Law, by providing that no chattel mortgages shall be filed, entered or accepted for filing or entry in a city of over 200,000 inhabitants, unless street and number of the residence of the mortgagee is stated therein.

The bill is approved.

Senate, Int. 395, introduced by Mr. Spring, an act amending subdivision 7, section 4, Tax Law, by providing for a state tax of one-fourth of one per cent. on the assessed value of real and personal property of corporations organized for religious, charitable, educational and similar purposes, at present exempted from taxation by the section.

The principle of taxing the real property of religious, educational and eleemosynary institutions is approved, but this particular bill is not approved because of its form.

Bills Disapproved.

Senate, Int. 236, introduced by Mr. Mills, an act establishing a system of social insurance to provide benefits in case of death, sickness and accident not covered by Workmen's Compensation, for every person employed in the State at manual labor and all other employed persons earning less than \$100 a month, with certain exceptions. Contributions to the insurance fund is to be made as follows: two-fifths by employers, two-fifths by employees, and one-fifth by the State. The State is to be divided into districts and provision is made for the organization of insurance associations in the various districts. There are numerous other provisions.

This bill is disapproved. In the first place, the principle of the bill is not approved. In the second place, the passage of such a measure would saddle upon the State a new department with countless employees, at a cost of approximately one-half million dollars annually. The insurance scheme itself would cost the State approximately six million dollars annually, and would also place a burden of twelve million dollars on the employers of the State. Even if the purpose of the bill were good, the present condition of the State's finances would not permit consideration of such a proposition.

Senate, Int. 294, introduced by Mr. Cromwell (same as Assembly Bill, Int. 372, introduced by Mr. Marsh), an act to amend the Greater New York Charter, in relation to the collection and distribution of the tax on foreign insurance companies and their agents, and repealing certain sections relating thereto.

This bill is disapproved. The proposed amendment creates a double taxation upon premiums in cases where the direct policy is issued by other than a New York State company, and in cases where the direct policy is issued by a New York State company the proposed law, by taxing the portion of the premium ceded to the reinsurance company, would create an unfair condition, as it is the obvious policy of the State to exempt from this tax premiums of New York companies which are burdened by other taxes applicable to New York companies. While the tax is to be imposed upon the reinsurance premium, nevertheless the reinsurance premium is a part of the policy premium and the effect is substantially double taxation.

Senate, Int. 306, introduced by Mr. Foley (same as Assembly Bill, Int. 345, introduced by Mr. Marsh), an act amending section 63, Real Property Law, by providing that any person who has legally begun to receive undisposed of rents and profits by virtue of the section or otherwise, shall continue to enjoy the same, notwithstanding the subsequent birth of a child or children to any person receiving such rents or profits, or any part thereof.

This bill is disapproved. The words, "the persons presumptively entitled to the next eventual estate," in Section 63, described a class the composition of which may vary from time to time. There is no propriety in giving the income to the persons presumptively entitled at one time, after the presumption is destroyed or altered by a birth, and even when, by the express terms of the will, the income is given to the child when born.

Senate, Int. 421, introduced by Mr. Bennett, an act amending sub-divisions 2 and 10, section 161, County Law, by requiring county clerks to provide necessary photographic machines for making copies of records and papers of which certified copies are required.

This bill is disapproved on the ground that the expense involved in providing such photographic apparatus is out of all proportion to the benefit to be received.

Senate, Int. 511, introduced by Mr. Spring (same as Assembly Bill, Int. 622, introduced by Mr. Talmage), an act amending subdivision 1, section 79-f, Labor Law, relative to fireproof construction of factories, by providing that any window not within thirty feet in a direct line of another building not in the same vertical plane, nor opening on a court or space less than thirty feet wide, nor within fifty feet in a vertical direction above the roof of a building within thirty feet, may be provided with plate glass not less than one-fourth of an inch in thickness, no light of which shall exceed seven hundred and twenty square inches in area.

Although the principle involved in this bill seems to be a correct one, this bill is disapproved because its present form is too confusing.

RESIDENTIAL DISTRICTS, UPPER WEST SIDE

Tentative Layout of the Districting Commission—Eliminating the Garage Nuisance—Industrial Zones in the Bronx

THE tentative plans of the Districting Commission for the Upper West Side are essential to insure its maintenance as a high-class residential center. Walter Stabler, comptroller of the Metropolitan Life Insurance Company, is chairman of the subcommittee that has worked out the tentative district plans for Manhattan. Mr. Stabler says: "One of the blights that has helped to ruin the quiet and attractiveness of certain of the residential streets on the Upper West Side between 72nd and Manhattan streets, has been the invasion of garages. The erection of a garage in the middle of a residential block has destroyed the property values on many streets. The proposed districting scheme puts a stop to this.

"Everything possible has been done to check the further incursion of business on residential streets. Streets that are only slightly 'spotted' by business it is hoped to bring back by restricting them exclusively to residential use. The streets on either side of Broadway between West End avenue and Amsterdam avenue have been particularly hurt by an occasional business being planted in residential sections. In most instances the future use of these streets has been reserved for residential purposes.

"By prohibiting the erection of any additional business or factory buildings in these blocks it is thought that the districting scheme may offer substantial encouragement to the erection of apartment houses and thus tend to restore the original character of the street. Many owners have hesitated to improve their properties with residential buildings for fear that the desirability of the neighborhood for residential purposes would be ruined through the invasion of garages and stores.

"Property owners in blocks that have been invaded by garages generally experience difficulty in securing loans from the large lending institutions. Life insurance companies and savings banks refuse to loan on such properties, as the incursion of further business might so destroy the value of their security as to wipe out part of their equity. If blocks now only slightly spotted by business are insured against further invasion, it is thought that the large lending institutions will be more willing to make loans on such property. Only those side streets that have been so spotted as to be beyond reclamation for residential purposes, have been indicated as business streets. It is hoped that garages will tend in the future to segregate on these streets.

Industry Excluded.

"Nuisances and industry are to be strictly prohibited throughout the entire area.

"Wherever feasible not only the side streets but also the avenues, have been preserved exclusively for residential use. Central Park West, West End avenue, Riverside drive, Morningside drive, Morningside avenue, Claremont avenue, Manhattan avenue, between 100th and 106th, and Manhattan avenue between 110th and 123rd, are all indicated as residential streets. On the north and south streets it is proposed to confine all business to Broadway, Amsterdam avenue, Columbus avenue, Manhattan avenue, between 106th and 110th, and Eighth avenue. The only side streets on which business will be allowed are the following: Between Riverside drive and Broadway, 96th street; between Broadway and Amsterdam avenue, 73rd, 76th, 80th, 82d, 84th, 95th, 96th, 104th, 125th and 126th streets; between Amsterdam and Columbus avenues, 83d, 89th, 96th, 99th, 101st, 107th streets; between Columbus avenue and Central Park West, 100th, 109th, 110th streets; between Manhattan and Eighth avenues, 116th to 122nd streets."

The future industrial development of

the Bronx now seems to be amply provided for in the tentative zone plan under consideration by the Districting Commission. In selecting residential areas and business streets to be restricted against factory buildings, the commission has been careful to avoid anything that would stand in the way of a logical industrial development or tie up property suited to such development.

At the present time industries are mainly located on a narrow belt along the Harlem River, on the Bronx Kills and East River south and west of Hunts Point, where a large industrial development is in progress, and along the Harlem Division of the New York Central Railroad. It will be noticed that all areas are in quick communication with the centre of the business district of the city. Industry will necessarily have to go farther away as it expands, heavy industries requiring cheap land necessarily going farther than industries producing goods of high value. The location of two barge canal terminals, the completion of the N. Y. Connecting Railroad, and the proposed industrial railway along a portion of the Harlem and East rivers, makes it probable that the Borough of The Bronx will get a due proportion of the anticipated growth of industry in New York City when room for such growth has been provided.

Industrial Districts in the Bronx.

The proposed industrial districts in the Borough of the Bronx, beginning at the entrance of the Harlem into the Hudson River are as follows:

(1) **Spuytten Duyvil District.**—A section along the south of Spuytten Duyvil road, south of West 230th street adjoining the Harlem River and the New York Central Railroad, now partly occupied by industry.

(2) **Tibbets Creek.**—An area of low land east of Spuytten Duyvil road extending north to West 240th street and east to Corlears avenue, adjacent to Tibbets Creek. This section is unrestricted because it is easy of access to rail and water communication, and on account of its low elevation which does not permit of satisfactory development for industrial or business purposes.

(3) **Harlem River District.**—A narrow belt along the Putnam Division of the New York Central Railroad between West 161st and West 238th street, adjoining the Harlem River along the greater portion of its length.

(4) **Mott Haven District.**—An area adjacent to the Harlem River and bounded approximately on the north and east by Jerome avenue, East 161st street, River avenue, East 153d street, Morris avenue and Third avenue. Many industries at the present time are located in this area. It is attractive for industry on account of wharf accommodations on the Harlem River, and easy access to the business section of the city.

(5) **Port Morris District.**—Area bounded by Morris avenue, Third avenue, Harlem River, Bronx Kills and East River, East 14th street, Timpson place, Crane street, Robbins avenue, East 138th street, Willis avenue, East 144th street, Brook avenue and East 148th street. This district includes the many manufacturing industries at Port Morris, has excellent rail and water communication and is readily accessible from the business centre of the city.

(6) **Hunts Point District.**—Area bounded by East 149th street, Whitlock avenue, Longfellow avenue, Boston road, Boone avenue, East 180th street, Bronx River and East River. This section at the present time is largely undeveloped and includes much low land. It is surrounded on three sides by water and an industrial railway has been proposed connecting it with the trunk lines. Extensive improvements are now being carried out to make a considerable portion available for industry.

(7) **Clason Point District.**—This section is bounded approximately by the Bronx River, East River, Westchester Creek, Fort Schuyler road, Kirk street, Halsey street, Zerega street, Haveland avenue, Havemeyer avenue, Lafayette avenue, Turneur avenue, Randall avenue, Pugsley avenue, Houghton avenue, Ludlow avenue, Thieriot avenue, Groes avenue, Harrod avenue, Evergreen avenue, East 172d street, Monroe avenue, Bronx River avenue, East 177th street, Devoe avenue and East 180th street. It includes a large amount of low lying land on and adjacent to the waterfront available for commercial purposes. An industrial railway has been proposed making this territory accessible to the trunk lines.

(8) **Throggs Neck District.**—This district includes the low lying areas adjacent to the waterfront, and is bounded approximately by Westchester Creek, East River, Eastchester Bay, Lafayette avenue, Throggs Neck Boulevard, Sampson avenue, Swinton avenue, Gifford avenue, Balcom avenue, Appleton avenue and Fort Schuyler road.

(9) **Eastchester District.**—This district, including the low land adjacent to Eastchester Creek, is at the present time mainly undeveloped.

(10) **Harlem Railroad District.**—This area includes a narrow belt along the Harlem Division of the New York Central Railroad between Mount Vernon and East 161st street and extends from one to three blocks away from the railroad on either side. It also includes Third avenue from Fordham road to East 165th street. Numerous factories are located in this section, which, although railroad sidings cannot be furnished, on account of the numerous stations along the line, has advantages for light manufacturing. It has been seriously questioned whether it is desirable to permit factories in the narrow strip between Webster avenue and Fordham College and the Botanical Gardens from Fordham road to Gun Hill road.

(11) **New York, New Haven and Hartford District.**—Certain areas have been unrestricted along the line of the New York, New Haven & Hartford Railroad between East 177th street and Eastchester Creek, which have not been included in the previously described areas. They are available for industry on account of railroad freight facilities. This district includes Van Ness avenue east to Boston road, Bronx River road and West Farms road east to Bronxdale avenue. An area on the north side of the railroad connecting two of its yards bounded by Unionport road, Baker avenue, Stillwell avenue, Mosholu Parkway and the railroad, and an area on the south side of the railroad adjoining its yard and at the head of navigation in Westchester Creek bounded by Blondell avenue, Fort Schuyler road, Appleton avenue, Morris Park avenue and Mayflower avenue.

Building Height Limitation.

It is also proposed to limit the height of all buildings in direct proportion to the street width, in accordance with present and prospective intensity of use. Three classes of height districts have been suggested for the borough and shown in detail on a tentative height district map. A height limit of two times the street width has been planned for a belt along the East River waterfront, between Third avenue and the Bronx River, where the most intense use is anticipated.

All the remaining industrial areas in the borough are in districts in which a building height of 1½ times the street width is the limiting height, except certain inconsiderable areas in the more remote parts of the borough, where the limiting height is the street width.

Further restrictions are proposed as to the lot area which may be covered by buildings, which are shown in detail on a tentative area district map.

HARLEM AS AN INDUSTRIAL CENTER

Section Ripe For Improvement—Barge Canal Will Afford Exceptional Opportunities For Shipping Goods, to Interior, From Harlem River

By FRANK A. SHAW, of Shaw & Co.

IN the past thirty years Harlem has developed from a sparsely settled suburb to a thickly settled section of the city. It has developed principally as a residential district with tenements, elevator apartments and a large number of dwellings. Perhaps it is due to the fact that the section has always been considered residential, that its exceptional advantages as an industrial center have not been taken advantage of to a greater extent; or it may be that these advantages have not been properly exploited.

Harlem has a population exceeding that of many of the largest cities throughout the country, as will be shown by the following figures: Harlem, 300,000; Atlanta, Ga., 154,839; Cincinnati, O., 364,463; Indianapolis, Ind., 233,650; Jersey City, N. J., 267,779; Kansas City, Mo., 248,381; Louisville, Ky., 233,928; Minneapolis, Minn., 301,408; New Orleans, La., 339,075; Omaha, Neb., 124,096; Portland, Ore., 207,000; Providence, R. I., 224,326; Richmond, Va., 127,628; Rochester, N. Y., 218,149; Seattle, Wash., 237,194; St. Paul, Minn., 214,744; Toledo, O., 168,497, and Washington, 331,069.

The above statistics of population was taken from the census of 1910. The figures for the population of Harlem are approximate. The Census Bureau having overlapped this district with others, it was necessary to eliminate from the total figures the population of the districts not considered in this article. The figures are for the district bounded by 110th street on the south, 155th street on the north, the Harlem River on the east, and Manhattan, Morningside, St. Nicholas and Bradhurst avenues.

While it is true that Harlem is, at the present time principally a residential section, there are a number of plants along the river fronts, and also some loft buildings. A canvass of the loft buildings shows that there are a total of forty-five in the section, ranging in height from two to seven stories. All of these buildings are non-fireproof and have a total floor space of 1,465,197 sq. ft., of which only 7 1/2 per cent. is vacant. Rents average \$0.23 per sq. ft.

Most of the vacant space is in the older buildings. It is impossible to find 10,000 sq. ft. vacant on one floor in any building.

In addition to the loft buildings a number of the old dwellings in the section, practically obsolete as dwellings, have been altered and are now used for business purposes. There are always tenants for such property, at rents which show fair returns.

The topography of Harlem makes it a natural industrial center from every point of view. The Harlem River on the east and the Hudson River on the west afford ample docking facilities and an opportunity to ship freight by boat to any point.

There are a number of public docks available for such purpose, located as follows: Harlem and East Rivers—110th street, 117th street and 119th street; and Hudson River—129th street, 134th street, 155th street, 156th street, 157th street and 158th street.

With the completion of the improvements authorized by the Federal Government and now under way, the Harlem River will have a depth of from fifteen to eighteen feet at mean low water, and a width ranging from three hundred and fifty to four hundred feet.

The tonnage and value of the commerce of this river which is general in character were as follows:

	Short Tons.	Value.
1895.....	7,533,594	\$203,707,376
1912.....	15,376,742	\$742,503,048
1913.....	18,313,336	\$704,984,490
1914.....	11,577,922	\$582,383,737

The above figures show the great Harlem River traffic, the falling off, in 1914, being accounted for by the removal of Church E. Gates & Company.

The barge canal which it is expected will be finished in a short time, will afford exceptional means of shipping to interior points from the Harlem River docks by way of the Harlem Ship Canal and also from the docks in the Hudson River. Upon the completion of the barge canal, points of call or terminals will be established at convenient points on both rivers in the Harlem section.

The principal trunk railroads, realizing the importance of the section, have established freight depots at convenient points along the water fronts, from which depots freight may be shipped to all points. The following are the freight depots: Lehigh Valley R. R., 124th street and Harlem River, and 149th street and Harlem River; Pennsylvania R. R., 125th street and Harlem River; New York Central R. R., 130th street and Hudson River; Central R. R. of N. J., 133rd and Third avenue; Erie R. R., 131st street and Hudson River and 135th street and Park avenue; N. Y., N. H. & H. R. R., 132nd street and Willis avenue, and Lackawanna R. R., 135th street and Park avenue.

The transit facilities for passenger service are exceptionally good with three subways, three elevated, and many trol-

the report of the New York State Commission to investigate port conditions and pier extensions in New York harbor, will show how the imports and exports of the port have increased, and also how they compare with the five greatest ports of the country.

The increase of the commerce of this port will without doubt continue in proportion to the increase in the population and industries of the country, provided adequate docking facilities are afforded the ships that enter the port. The greater demand for such dockage in the lower section of the city, which will have to be used sooner or later almost entirely for the larger ships, will compel the smaller shipping to seek dockage elsewhere. The great water fronts in Harlem will then have to be used for such purpose.

It is possible at the present time to obtain land in large and small parcels at from five to ten thousand dollars per lot, 25x100. There are also many water front properties obtainable at very reasonable prices.

Another most important advantage is, that labor of every description may be found within the district.

Very few new industries have built

TONNAGE OF VESSELS IN FOREIGN TRADE THAT ENTERED AT LEADING UNITED STATES PORTS DURING 1860, 1870 AND 1880, AND AVERAGE ANNUAL TONNAGE BY DECADES FROM 1881-1913, INCLUSIVE.

	New York, N. Y. Entered, tons	Philadelphia, Pa. Entered, tons	Boston, Mass. Entered, tons	New Orleans, La. Entered, tons	Baltimore, Md. Entered, tons
1860.....	1,973,812	182,162	718,587	632,398	186,417
1870.....	3,093,186	300,006	793,927	458,447	272,290
1880.....	7,611,282	1,391,312	1,347,447	760,910	1,502,713
1881-90.....	6,181,931	1,093,541	1,327,234	759,458	744,153
1891-00.....	7,241,695	1,566,639	1,816,206	1,224,376	1,115,134
1901-10.....	10,516,817	2,112,097	2,761,388	1,789,421	1,377,365
1911-13.....	13,855,625	2,752,350	2,951,322	2,259,656	1,255,106

ley lines on all principal streets. The subways and elevated lines have express stations at 116th and 125th streets, which service affords rapid transit to any part of the city.

The ever increasing commerce of the port of New York indicates very clearly that New York City is destined to become in the next few years, even greater than some optimists anticipate.

The accompanying table, taken from

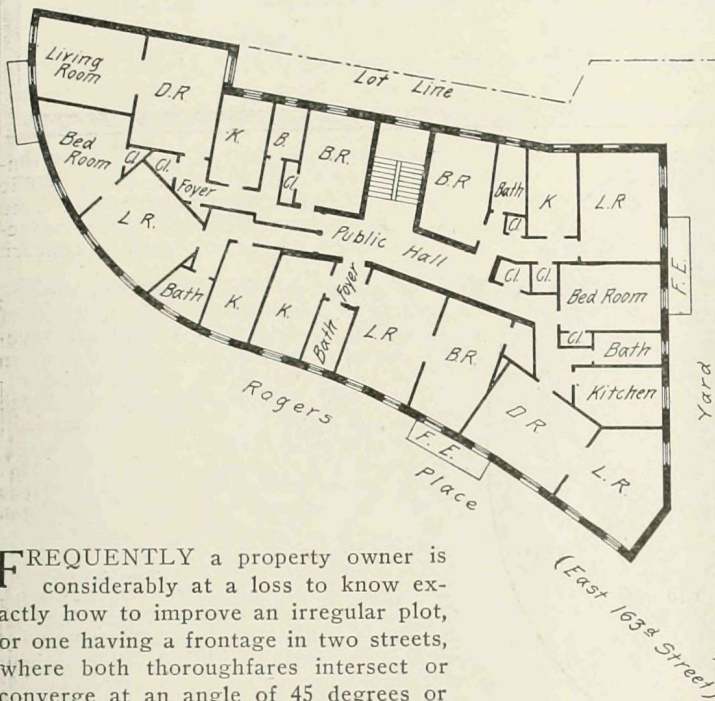
their plants in Harlem during the past few years. Many attempts, however, have been made to lease space in modern loft buildings, but because of the few modern buildings in the section, all of which are practically full, it was impossible to obtain such space in large area. The ever increasing demand for such space gives assurance that there is an unusual opportunity for builders to obtain substantial profits by building.

VALUE OF IMPORTS AND EXPORTS OF MERCHANDISE AT LEADING UNITED STATES PORTS BY DECADES.

Ports	Average Annual Value of Imports 1861-1870.	Average Annual Value of Exports 1861-1870.	Average Annual Value of Imports and Exports
New York.....	\$227,408,703	\$137,648,066	\$365,056,769
Boston.....	35,967,959	13,397,628	49,365,587
New Orleans.....	6,884,028	35,695,965	42,579,993
Philadelphia.....	11,516,632	10,697,226	22,213,858
Baltimore.....	9,691,370	9,636,169	19,327,539
Galveston.....	221,405	3,133,547	3,354,952
1871-1880.			
New York.....	\$357,430,909	\$269,565,783	\$626,996,692
New Orleans.....	13,244,561	79,120,011	92,364,572
Boston.....	52,421,466	32,422,197	85,843,663
Baltimore.....	23,542,156	34,151,144	57,693,300
Philadelphia.....	23,584,576	31,162,248	54,746,824
Galveston.....	1,383,235	14,387,692	15,770,927
1881-1890.			
New York.....	\$460,475,898	\$339,724,966	\$800,200,864
Boston.....	63,637,221	63,135,671	126,772,892
New Orleans.....	11,195,278	86,612,929	97,808,207
Philadelphia.....	38,478,519	36,093,616	74,572,135
Baltimore.....	13,333,911	51,334,249	64,668,160
Galveston.....	1,322,914	19,682,955	21,005,869
1891-1900.			
New York.....	\$490,142,932	\$397,291,510	\$887,434,442
Boston.....	68,463,638	97,360,668	165,824,306
New Orleans.....	16,207,859	96,730,005	112,937,864
Baltimore.....	13,630,713	86,898,808	100,529,521
Philadelphia.....	50,450,865	49,963,545	100,414,410
Galveston.....	1,080,312	51,069,128	52,149,440
1901-1910.			
New York.....	\$697,726,032	\$575,271,730	\$1,272,997,762
Boston.....	96,669,251	192,021,645	288,690,896
New Orleans.....	37,079,867	150,172,374	187,252,261
Galveston.....	3,385,920	150,182,062	153,567,982
Philadelphia.....	64,125,104	81,215,180	145,340,284
Baltimore.....	26,231,394	90,218,198	116,449,592
1911-1913.			
New York.....	\$968,542,546	\$840,815,693	\$1,809,358,239
Galveston.....	5,220,447	240,036,290	245,256,737
New Orleans.....	74,737,094	163,992,160	238,729,254
Boston.....	130,829,969	70,259,636	201,089,605
Philadelphia.....	87,391,503	71,780,485	159,071,988
Baltimore.....	30,502,680	97,935,387	128,438,067

PLANNING BUILDINGS FOR IRREGULAR PLOTS

Unique Shaped Parcel, in the Hunt's Point Section, To Be Improved With Four Structures



well have been used in making the rooms of the units larger in size.

Rooms of irregular shape are not generally considered good planning on account of the fact that they do not provide for the most advantageous emplacement of furniture, to say nothing of the appearance of the room after furnishing. Rugs must be used as floor coverings;

FREQUENTLY a property owner is considerably at a loss to know exactly how to improve an irregular plot, or one having a frontage in two streets, where both thoroughfares intersect or converge at an angle of 45 degrees or more. The owner is always desirous of improving his holding to the best possible advantage and the problem most often met with is whether to build as a single unit or to erect a group of structures on the site.

Interesting Problem.

A problem of this general character confronted the Absar Realty Company, A. Weissman, president, 919 Fox street, when it was decided to build on the property, owned by this company, at the junction of Intervale avenue and Rogers place (165th street) in the Bronx. This plot has a frontage of 221.6 feet on the avenue, and of 342 feet in the street. The plot is an irregular one with a double curve on its longest side, which increased the difficulty in planning for its improvement. The owner of the property held a competition among a number of architects and finally selected, as the most practical scheme, the one presented by the Kreymborg Architectural Co., and Edwin C. Georgi, associated architects.

These architects planned for the erection of four five-story apartment houses on the combined site, each of which was arranged to accommodate five families to the floor in suites consisting of three, four, five and six rooms with bath and entrance foyers. The rooms are all of good size, but unfortunately a number of them are of irregular shape on account of the odd lines of the plot. The exteriors of these buildings have been designed in a unique and artistic style. The facades on both thoroughfares will be built of face brick and will have trimmings of terra cotta and carved Indiana limestone. The entrance halls and vestibules will be spacious and will be finished with imported marble and Caen stone, and decorated in an elegant manner. The total cost of this operation is expected to exceed \$200,000.

Ventilation Simple.

The problem of light and air was an easy one for the architects of this project on account of the fact that the buildings have frontages on two streets. In addition to the natural advantages thus provided, interior and side courts of extra width have been planned for which gives to every room in the four buildings permanent facilities for light and air. There is every possibility for excellent ventilation in the suites of these apartments, as in most of the rooms there are at least two windows, and in many three or four which makes cross ventilation an easy matter,

Unique Bronx Apartments.

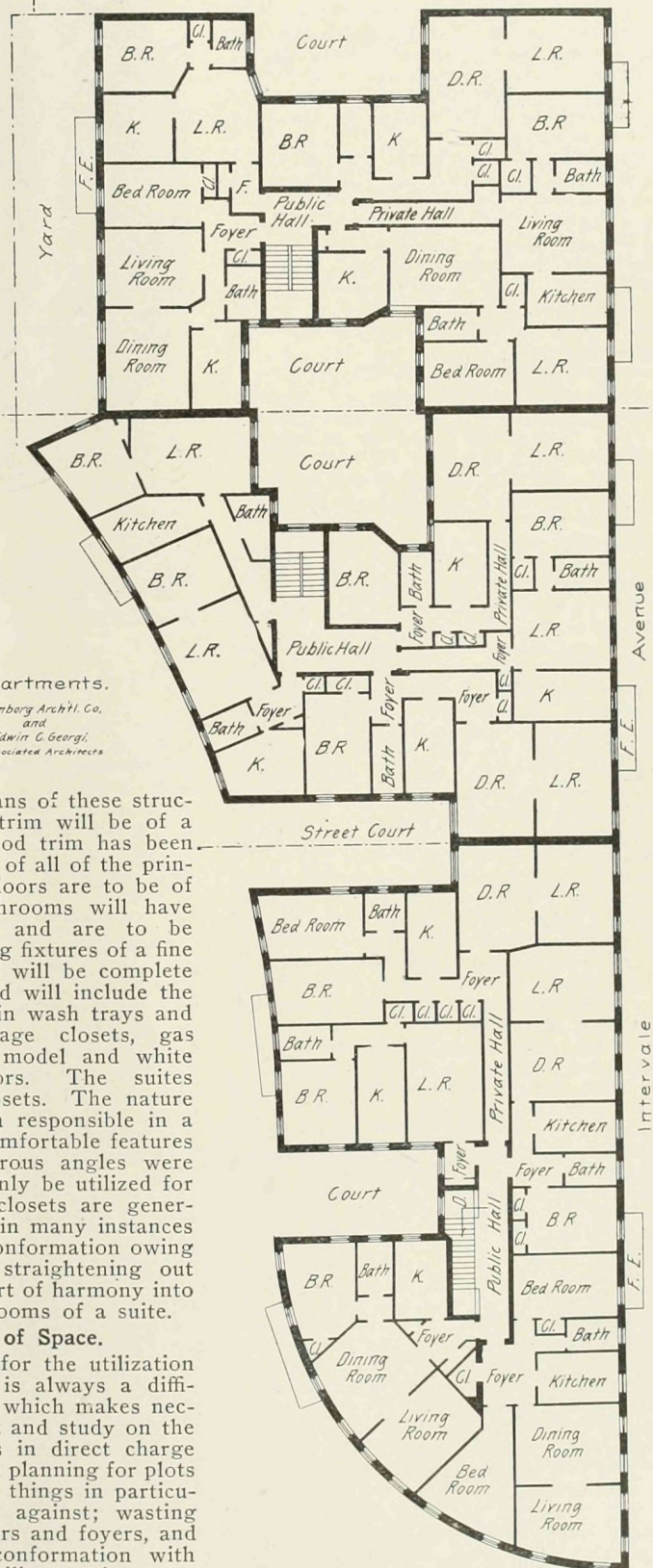
Kreymborg Archt'l. Co.
and
Edwin C. Georgi,
Associated Architects

According to the plans of these structures, the finish and trim will be of a high order. Hard wood trim has been called for in the finish of all of the principal rooms and the floors are to be of parquetry. The bathrooms will have floors of white tile and are to be equipped with plumbing fixtures of a fine quality. The kitchens will be complete in every particular and will include the installation of porcelain wash trays and sinks, sanitary garbage closets, gas ranges of the latest model and white enamelled refrigerators. The suites abound in built-in closets. The nature of the plot was again responsible in a large way for these comfortable features as in planning numerous angles were formed which could only be utilized for closet room. These closets are generally commodious, but in many instances are of most unusual conformation owing to the necessity of straightening out lines to bring some sort of harmony into the more important rooms of a suite.

Conservation of Space.

Judicious planning, for the utilization of an irregular plot, is always a difficult problem and one which makes necessary careful thought and study on the part of the architects in direct charge of the building. When planning for plots of this character, two things in particular must be guarded against; wasting space in halls, corridors and foyers, and rooms of irregular conformation with angles impossible to utilize to advantage.

In the plan illustrated it would almost seem as though too much space had been devoted to long private halls and entrance foyers. While foyers are extremely desirable from many viewpoints, and while they add much to a suite when well arranged in relation to the rooms they are supposed to serve, it must always be borne in mind that they occupy valuable space for which there is no tangible rental return and which might



carpets being impractical, because they have to be specially fitted to each room and can never be relaid, to advantage.

In planning this particular group of structures the architects had many problems to contend with. The location of the operation is a favorable one, from many standpoints, situated as it is in the center of a residential community, which has the advantage of excellent rapid transit facilities.

BUILDING MANAGEMENT

MAINTENANCE OF BUSINESS BUILDINGS

By B. J. MORSE, Sec'y, Hall-Berwin Corporation

THE duties of a real estate agent are so far-reaching and are so numerous that it is difficult to say just where they commence and where they end. The managing agent is responsible to the owner for the success or failure of the property from an investment standpoint, for he is the representative of the owner in everything that pertains to the care of the property.

From the standpoint of the managing agent, one property is not sufficient to create a successful business, unless some very large building is involved. Many properties must be in the care of the agent, far more than any one man can look after; therefore, organization, complete in every detail, is absolutely necessary for the proper conduct of the business.

Sectional Changes.

Business sections are continually changing, and there is hardly a section of the city which has not undergone extreme changes during the past decade. In several instances, as many as three or four complete changes of tenancies have been noted during this time in many substantial structures, each coming and going like the flow of the tide, and in almost every instance leaving in their wake a problem, and a serious one, for the agent to solve.

The questions always before the agent are, "What class of trade should occupy this building? Which line of business can be successfully run in this section?" The proper solving of these two questions means new life to the property, money in the owner's pocket and a successful and profitable managing business for the agent.

To be highly successful it is necessary to anticipate, and not wait for the "To Let" sign to be displayed before prospects are canvassed. The agent should always take the stand that the sign is of no value at all, and that if the property is to be rented it must be done from the inside, and not to a chance passerby who may glance up at the building and think that it is just the only one in the entire city which will fill Mr. Tenant's requirements. The agent of the property has the whip hand over every other broker or agent in the city. He knows all the inside facts and can be in a thoroughly good position to realize whether the tenant will renew or not; therefore he can start out to obtain new tenants before his rival knows that a move is even contemplated.

Endless Chain.

It is a sort of endless chain, for the new tenant must come from somewhere, and wherever he leaves means that that space must be filled. So the agent must guard against the invasion of other brokerage houses and must thoroughly satisfy his tenants so that they will not contemplate a change and he can report a "full house" to his owners.

There are several things that the agent must do, or see that they are done. The conformation with the rules and regulations of the Labor Department, Fire Prevention Bureau and other municipal departments is most important and if not carefully handled will soon wipe out any possible profit that the owner may have in the property. Every agent will confirm the fact that the utmost diligence is necessary in order to look after this branch of the business alone, and in some cases great ingenuity must be displayed.

The day when a managing agent need not know the law is passed. It is absolutely necessary that he be accurately



B. J. MORSE.

informed upon the ordinances and laws as applied to real estate, otherwise he will soon go afoul of some of the city departments. Modifications of orders are not easily obtained, but it is his plain duty to conserve the resources of his employer so that something will be left after the running expenses, taxes, etc., are paid. Tax reductions are also hard to obtain, and it requires exceedingly forcible arguments to convince the Tax Department that a reduction is not only equitable but also that it is your right. The agent must know exactly where he stands; must be an expert appraiser, all of which spells close and constant application to business.

Simply Routine Matters.

Collecting rents, preparing leases, attending to complaints and requirements of tenants are simply routine matters, but they require painstaking effort on the part of the agent in order that satisfactory results may be obtained. If all this is accomplished; if he is qualified to cope with the foregoing problems, and if his duties end there, he has earned his commission, and the owner is well served.

But then there is the maintenance and operation of the building, the hiring of help, the purchase of supplies, the care of the machinery, and dozens of other things. Who is going to look after these? Surely they must evolve upon someone, and the agent is elected, and these are included among his duties.

How Money Could Be Saved.

If the agent could purchase the supplies in wholesale quantities, if he could buy coal by the boatload and stevedore it to his many buildings, and if he could have the incidental repairs attended to by his own staff of mechanics, he could save the owner a great deal of money; but, as a rule, he has not the time nor the facilities to handle his business in this way.

The question naturally arises: Should not the agent be relieved of some of these duties? Would not the owner be better and more economically served by having the mechanical operation of his building and the purchase of coal and supplies cared for by an organization especially qualified for this work?

For example, if an owner had a large window surface in a building that had to be cleaned carefully and at regular intervals he would contract, either directly or through his agent, with a window

cleaning company, because such a company is expert in its line and can handle the work better than anyone else. And then again there will be a direct monetary saving by having such a concern do the work.

The same principles should be applied to building maintenance. The heart of a building is its machinery. The success of the building is its appearance. These two factors are of equal importance and should be cared for by those specially equipped to handle the work in a workmanlike manner.

There are companies doing business today which enter into contracts for the maintenance and operation of buildings. These contracts call for the furnishing of all the help, coal and supplies necessary, including the repair and upkeep of elevators and machinery and the general supervision of the property in ever respect. When a responsible company accepts a contract of this kind, at a given price, the owner knows exactly what his operating cost is going to be for the coming year. He can turn this contract over to his representative who will, in turn, see that the contract is carried out to the letter. Instead of having to do all these things himself, the agent will have one responsible concern to call upon, and in turn the owner will have the services of a properly equipped organization caring for the mechanical operation of his building.

Benefit of Co-operation.

There can be no doubt of the benefit derived from such co-operation, both from the owner's and the agent's standpoint. Contrary to the general impression, the cost of operating a building under a maintenance contract is a saving and not an expense. A well-equipped maintenance company can take a contract for the operation of any high-class building in the city today, and do it for the same price, or less, than it is costing the owner under the present system.

Some agents object to recommending a maintenance contract to their principals, for the reason that their earnings from the management of the property might be curtailed in some degree under this arrangement, or they are fearful of conveying the idea to the owner that they themselves are incompetent to do the work properly. Maintenance companies derive their business today from the owner who appreciates the value of their services, whether he be running the building himself or through an agent, and from the agent who is strong enough to say to the owner: "These people can give you better service in the mechanical operation of your building than I can and I would recommend signing a contract with them if their price is right."

Idea Not New.

The idea of maintenance companies is not new. During the last five years several such concerns have started, but this is only the beginning. In my opinion it will not be a great while before owners will come to the realization that the maintenance company, for business structures, is a necessity. The sooner this lesson is learned, the better for all concerned.

Specialization is the watchword of today. It spells success in every line of business. Real estate, so far, has divided itself into four classes, in which it has specialists. These are: Mortgages, Insurance, Leasing, Sales.

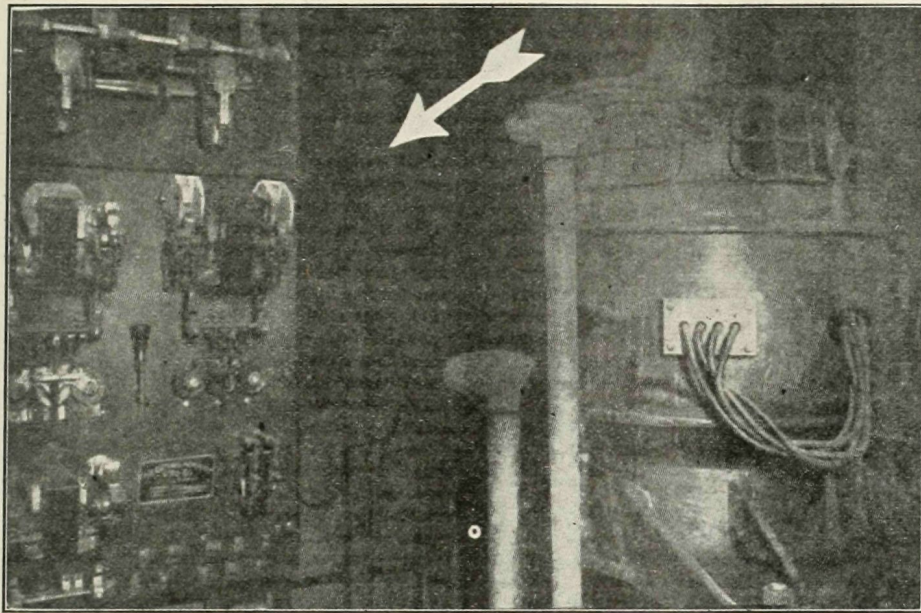
Maintenance also must be regarded as one of the necessities in handling and operating business structures.

USEFUL APPLIANCES

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

Automatic Control.

DOWN under a Brooklyn street is an automatic equipment that is conserving by its faithfulness the health of a large section of the Empire City. If that little equipment, to which the white arrow points in the accompanying picture, should stop the Greenpoint avenue sewer in Brooklyn would immediately choke up.



This sewer dips down eighteen feet below tidewater at the pumping station at which the accompanying photograph was taken. A twenty-two foot lift is made and powerful pumps are employed to do it. Under the street at the important point described the little monitor works, dependable, unflinchingly when storms tax the sewer's capacity to the utmost or any other emergency. No human hand has to touch it from one year's end to the other except to look after the lubrication, but it does its work faithfully and well day and night.

This device consists of controllers and switches which automatically start and stop the two motor-driven pumps according to the sewage levels in the well. By the use of this particular control it is possible to crowd this station, capable of handling 36,000 gallons a minute, into a small space under the street. It is considered a remarkable duty for a wholly automatic device to perform.

New Type Grate Bar.

FUEL economy is the thought expressed in the form of grate bar shown in the accompanying illustration. The manufacturers say it makes combustion more thorough by reason of the fact that each bar has a symmetrically arranged row of round vertical air holes, extending upward from the bottom of the grate and capped on top, or fire surface by pyramided projections, each flattened on top and having on each of its sides a passage communicating directly with the central hole underneath.

Draught coming through each hole is therefore split into four directions and delivered on an angle, so that it cannot shoot straight up through fire-bed; thereby obviating the objectionable feature of having holes blown in fire and cutting down furnace efficiency.

These caps are integral with the rest of the bar and are made of such dimensions and so located that the passages open into V-shaped grooves, an arrangement which permits no fuel to drop through to waste but still protects the grooves from clogging.

Anthracite or bituminous screenings

can be burned entirely alone on this type of grate, as one is enabled to use from 18 per cent. to 30 per cent. air-space, which is practically impossible on



straight-air grates, as the percentage of carbon in the ash would run so high it would be very uneconomical.

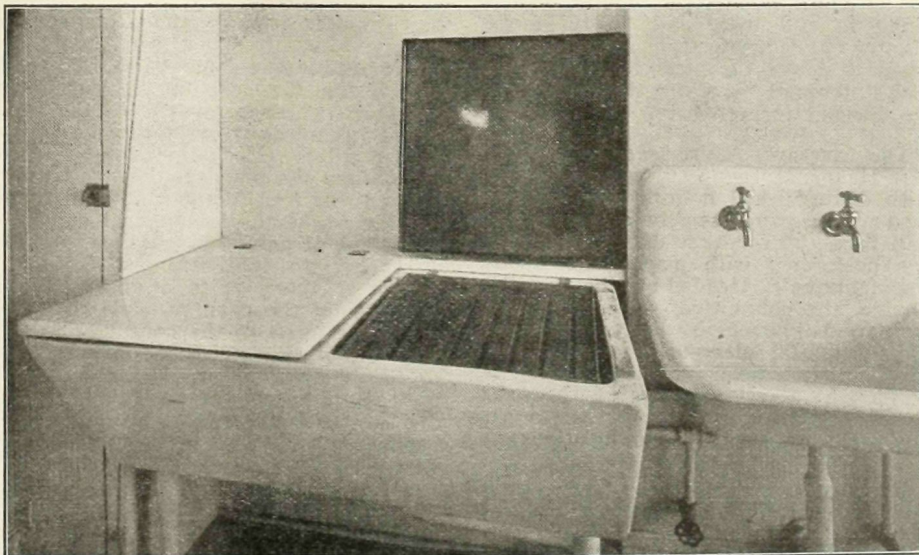
The bearing bars for this type of grate are built on the same principle as the

grate-bar, having a cored side with a pyramid cap, thus giving the same amount of air-space as in the rest of furnace; this absence of dead surface makes every square inch of furnace efficient.

This grate-bar, with a 30 per cent. air-space, gives one the advantage of burning Pea, No. 1, No. 2 or No. 3 Buckwheat coals with the greatest economy and without changing the equipment, which is not practical with straight-air bars now in use.

A New Sheet Metal Radiator.

THE Heating and Ventilating Magazine recently noted the manufacture of something new in the way of a radiator of alloy sheet metal for direct and indirect steam and hot water heating. This radiator is made up of uniform sections, each section consisting of two



plates of heavy gauge radio-alloy sheet metal, made specially for the purpose, stamped out by presses and then united by a special welding process which, it is stated, results in a perfect steam and watertight joint.

The sections are joined by a special right hand nipple, top and bottom, which

is featured as the most practical connection ever made to add sections or to reduce the number of units at any time.

Among the advantages mentioned for this radiator is that it will heat quicker, cool quicker and radiate more heat from a given surface than a cast-iron radiator because of the thinness of the metal and the smoothness of the interior surface, permitting more rapid circulation. Another feature is the wide open air spaces for uniform heat distribution.

Attention is called to the light weight of this radiator, which is one-fourth the weight of a cast-iron radiator of equal capacity.

Sewer Gas Used for Power Purposes.

A PRACTICAL use has been found for sewer gas in Australia, where it has been harnessed to drive a stationary engine developing about sixteen horsepower. The gas rises from a septic tank into which the sewage of the town of Paramatta is piped. This gas is not fit for lighting purposes. The engine operated by this gas drives a pump which raises the sewage some thirty-five feet, a work previously performed by steam engines. The gas supply from this source is so constant and regular that the engine can be left running all night without attention, thus effecting a great saving in wages. The saving in fuel paid for the gas engine in about five months. It has been figured that this system should yield about one hundred and fifty horsepower in a town of ten thousand inhabitants, or enough if used to light the city by electricity.

Fire Resisting Wood Shingles.

WOOD shingles that resist the spread of fire, instead of aiding it, have been produced experimentally by chemical treatment at the Wisconsin Forest Products Laboratory. The air-dried shingles are treated with a solution of borax in water, kiln-dried until the moisture is reduced to 10 per cent., then treated with a zinc chloride solution, and after again drying are found to be so impregnated with an insoluble sodium borate that soaking two weeks in running water does not destroy the fire-proof quality imparted. Though the treated wood may be made to burn slowly, it does not burn with flame, the cell walls being coated with the salts.

Drain Board in Wash Tub.

THERE is shown on this page a new device that is meeting with considerable favor and is helping to bring new tenants to a new apartment house. It is a drain board that is attachable to a wash tub. In New York city apartments space is limited and the wash tubs and the kitchen sink usually adjoin each other. Space in this room is too valuable

to provide for drain boards to help the housewife get through with her work quickly and so the inventor of this device considered the utilization of the wash tubs. The drain board is of wood, troughed, as shown, and holds a slightly inclined position. The drained water passes out through the vent in the tub.

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in the Metropolitan District

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Two million dollars' worth of merchandise and war material are leaving this port every day for foreign countries. Instead of a national income tax, why not an export duty on munitions?

The Lexington avenue subway has reached the track-laying stage, which means that it will be ready for operation in about a year. Will the connecting lines be ready also? Taxpayers ought to be getting some return soon for what the new lines are costing them. If not dividends, then operation as soon as possible to raise real estate values in the zones to be served.

Subway traffic is a good barometer. Five million more passengers traveling in the subway in January last than in January of 1915 means several things that brighten the realty outlook. It means more population, more people going to and from daily work, more shoppers and buyers from outside, more business, fewer vacancies in apartments and stores and, finally, a decidedly better demand for property.

The American Ambassador to Turkey, Mr. Henry Morgenthau, was welcomed with distinguished honors upon his return to his own home for a short vacation from the war-time duties, which he has performed with marked ability at Constantinople. Headed by Cleveland H. Dodge, the committee of welcome was composed of men highly representative of the substantial interests of the city. Mr. Morgenthau has proved that from the real estate interests men can be brought forward who are fitted for the most important and trying public positions.

Finished steel is \$7 a ton higher than on January 1 and at a higher price level than in thirteen years, while wire products are higher than in 1907. We are in for a great era of real estate and building activity, and the speculative builder was well advised who made his plans and arrangements last fall, when building materials were low. If you are thinking of building, prepare to do it at once without regard to seasonal conditions, as other considerations now outweigh them.

Ending Multiple Inspection.

When the multiplication of building inspection bureaus and laws by the State Legislature for political purposes raised the first protest from architectural and realty interests of the city, it did not seem possible that agitation could bring about a complete reorganization of a system so thoroughly entrenched, and a complete severance of all relations between the city and the State Labor Department, whose interference with local affairs had caused the most trouble.

Had the cause been less just, the over-regulation less a public nuisance and unnecessary expense, even the appeals and influence of the building and real estate bodies would not have availed to obtain the relief promised in the new Lockwood-Ellenbogen bill, which seems to be certain of passage with the consent of both the city and borough administrations, as the best compromise possible between their respective political claims.

Thereafter there will be but one place for an architect or builder to file his plans—the office of the Building Superintendent of the borough where the building is to be erected—and no other department is to have anything to do with the supervision of plans or construction. The Building Superintendent's certificate upon the satisfactory completion of the work in accordance with law, will be binding upon the heads of all other inspection departments, except in the case of tenements, as there the Tenement House Department will exercise a housekeeping supervision over the premises.

Only changes in the nature of the occupancy of a building, other than a tenement, or a disregard of health or fire-prevention laws, will bring other departments into action against the offending parties, be they tenants or owners. For all practical purposes the owner gets a clean bill of health and safety from the Superintendent of Buildings and is free from any real annoyance thereafter. With the State Factory inspectors out of the jurisdiction he will welcome the considerate supervision of his premises by the firemen and the Tenement Department. It is not well to leave premises entirely to the mercies of tenants. The new law will bring order out of chaos and waste, and will be an achievement that will greatly increase public respect for constituted authority.

The Problem of Food Distribution.

The publication of a report on a market system for New York City by Hon. Marcus M. Marks, President of the Borough of Manhattan and chairman of the Board of Estimate's committee on markets, revives a thought that has taken possession of the public mind, that our system of distributing food supplies, being crude, inadequate and unnecessarily expensive, should be reorganized upon some basis that will both lessen the cost to the consumer and bring a better reward to the producer, without doing wrong to the legitimate retailer. Gradually as our economists study the problem they will draw nearer to its true solution, not by some grandiose scheme of municipal expenditures, but largely by guiding private enterprise into right channels.

Milk at three cents a quart to the dairymen in the country, and ten cents or more a quart to the consumer in the city, is but one of many instances of inefficient distribution, or interference with natural commerce, that is tolerated in New York City. A recent investigation disclosed nine separate wagons calling every morning at one apartment house to deliver milk.

The waste in delivery in this city is something appalling, and the interference with the natural order of supply and demand by certain trade organizations is a scandal. Various official investigators have estimated the costs of foodstuffs to the consumers of Greater New York at six to nine hundred million dollars annually, a considerable percentage of which could be saved. The efficient delivery systems developed by a few private agencies, such as the great

packing houses, which have established around the city at least sixty terminal depots for meat distribution to retailers, prove what it is possible to do under municipal management for foodstuffs in general.

President Marks believes thoroughly in open markets as supplementary to terminal markets, and his recent experiments proved their efficiency. Owing to existing financial conditions no large sums of money should be spent at this time for market terminals, the committee finds, but the railroad and steamship companies should be persuaded to provide adequate terminal and dock facilities at their own expense. Moreover, active efforts are advised to induce the farmers in the adjacent counties to patronize open markets, the suburban railroad companies to provide adequate transportation for farmers' produce, and private enterprise should be encouraged to establish both markets and auction sales for produce, as has been done for poultry and citrus fruits.

Anything that will reduce the cost of living in the city will, in a large sense, be a benefit to realty, as the interests of property owners are tied up with the welfare of the community. A market of a kind and quality appropriate to a neighborhood draws other lines of business to that neighborhood, improves it as a civic center and increases the value of its rentable space. Especially should the committee's recommendation that efforts be made to provide adequate transportation for the farm products of the vicinity be acted upon. This transportation should be both by rail and water, but more especially by water, as the more economical and now the less used means. On this account the Harlem River, the Ship Canal and Bronx Kills should be improved physically and supplied with landing places for boats from the North and East Rivers, with terminal wholesale markets and systems for delivering foodstuffs throughout upper Manhattan and the Bronx. With small river steamers it is a problem where to find wharfage at moderate rates, while the products of the farms of the Hudson river counties and the Sound shores would be marketed at lower prices if they could more readily get through the rows of commission men and reach the retailers and consumers. There are various potential subsidiary advantages that would redound to the benefit of real estate, as well as to the general welfare of the community, from a well organized system of food distribution.

With the new instinct that the city has for order and good purposes, there soon must be an official policy organized out of the primitive methods now used not only for food distribution but for all kinds of freight handling.

Amortized Mortgages.

Editor of the RECORD AND GUIDE:

The question of amortization of mortgages is apparently the present vital factor in the mortgage business, and, as some new developments may be anticipated along this line, a brief resume of the topic is worthy of present consideration.

It may be noted that most of the savings banks and other large corporations loaning money have been actually practicing the plan of reducing mortgage principal without agreement. The bulk of borrowers realize a mortgage is a debt, and a majority of sensible people do not rest easy under permanent debt. Consequently an effort is made by a considerable proportion of borrowers to reduce their indebtedness voluntarily, and this liquidation goes on constantly in large corporations; yet the theory of the guaranteed mortgage is against this eminently satisfactory method.

The principle of amortization fixes gradual liquidation of principal as a part of the contract, and as such it is exactly in line with the general European practice and is a most sensible and proper thing to do. Naturally, government controls such matters largely abroad and the rates are low. In this country, in the absence of strict governmental supervision, the effort of private corporations

to make money in undue percentage from this and other practical movements may serve to defeat this excellent reform, which should be established.

It is rumored that one of the large trust companies will shortly issue debenture bonds based on guaranteed mortgages. It seems therefore wise now to understand that a debenture bond is really not a bond, but rather a promise to pay, based upon shifting collateral where substitution must necessarily be practised, and which substitution has in the past proved to be the weak point of the system. Securities based originally on high-grade collateral are gradually based upon substituted collateral of a distinctly lower grade. The discards and mistakes in time inevitably find their way by substitution into the collateral for debenture bonds.

It is understood there is no market now for these guaranteed bonds in the savings banks, nor is it probable that other large corporations would risk taking over such securities, in any bulk, without express permission from the State. The market, therefore, must lie with the individual investor as a beginning. The main profit, of course, being in the one-half of one per cent. charged as guarantee, it is quite well understood that one-tenth of one per cent. would be a profitable guarantee on sound mortgages, the difference representing a real and onerous tax on realty profits, serving to decrease capitalized value. An owner may well consider he is working against himself, decreasing his value through permitting his mortgage to be guaranteed at present rates.

For instance: On a \$100,000 mortgage, guaranteed, and paying an extra one-half per cent., or \$500 per annum, that means 5 per cent. on \$10,000; or, translated into capitalized value, the real estate is worth \$10,000 less because of the guarantee forcing him to pay \$500 per annum additional fixed charge.

Certain large investing corporations which are permanently nervous demand not only 60 per cent. loans and 5 per cent. interest, but a guarantee as to principal as well. So this particular business is prosperous in hard times for real estate, however much the real asset suffers under parasite growth. But, as in the case of debenture bonds, who guarantees the guarantor? That is yet to be demonstrated; and in the competition for profits, where the word guarantee has obscured the word asset and a reliance has been placed on the guarantee, without reference to the initial security, it may need demonstration.

A REAL ESTATE BROKER.

February 24, 1916.

The Rikers Island Menace.

Editor of the RECORD AND GUIDE:

I beg to submit herewith the result of my investigation of the garbage disposal plant maintained and operated under the Cobwell system at New Bedford, Mass., such examination having been made by myself and engineers, Feb. 15 and 16.

The Cobwell system, under which the New Bedford plant is operated, is practically a new system and has not been in operation much more than a year. We found at New Bedford a plant disposing of about twenty-eight tons of garbage per day, but having a capacity of fifty tons daily, and which plant is situated in the most isolated section of New Bedford, commonly known as Wasteland. There are, within a distance of one mile or one mile and a half of the plant, about fifty houses owned and tenanted by persons in moderate circumstances who have lived there for many years and who constitute a very intelligent class of citizens.

When the question was put to them fairly and impartially as to the effect the garbage plant had upon their sense of smell, their personal comfort and realty values, they were practically unanimous in stating that the plant, and more especially so in the summer time, gave rise to the most offensive odors and stench, and when the wind was from the northwest, which was in direct line with the garbage plant, it necessitated during the hot summer days and nights

the closing down of their windows and shutting of doors, in order to keep out the stench and fumes which came from the plant.

A number of the inhabitants stated that a great number of large and offensive flies infested the houses, causing them much irritation and disgust, and which they said at times was indescribable. There were several of the inhabitants who stated that they were nauseated on different occasions during the time that the plant was in operation during the summer of 1915, and this principally amongst the women folks.

As to the realty values, they seemed to be of one accord that their property had depreciated in value since the plant was operated and that there was very little likelihood of any reasonable increase in values until the plant was closed down.

The general sentiment among the public was that the plant was a public nuisance and was a great offense and detriment to the inhabitants living anywhere near it. While a number of complaints were made to the local authorities concerning the stench and offensive fumes and noxious odors which emanated from the plant, nothing has been done to close the plant down, for the reason that there is no other place in the neighborhood of New Bedford where the garbage can be disposed of, and this particular plant is situated in one of the most remote sections of the city and the best adapted for the purpose of its use.

There are a number of other features connected with the plant I could dilate upon, and which it is unnecessary at this time to mention, as I have, in my opinion, given sufficient reasons to satisfy you that the plant there is recognized as a public nuisance.

Should a plant be erected on Riker's Island at the very gateway to the sound where from 2,000 to 2,500 tons of garbage per day would be consumed, with garbage scows anchored to the wharfs adjacent to the plant, and more particularly so during the summer months, there is not any doubt but that the most offensive and obnoxious stench and smells would emanate from the plant, and the adjacent waters of the East River and Long Island Sound polluted not only from the garbage water discharged as the result of the operations of the plant, but by the constantly falling garbage from the scows at the dock, and during the haul and it would have a most serious effect on adjacent property in Queens and the Bronx, and be a means of decreasing the taxable value of the property nearby located to a considerable extent.

I feel satisfied from the examination we have made and the proof we have submitted to the Board of Aldermen, that that body will condemn this proposition by an overwhelming vote; and, if it is ever thereafter submitted to the Board of Estimate and Apportionment, I feel assured that that body can be convinced of the error of its ways, and that it has made unconsciously a very great mistake in giving its consent to the erection of this plant on Rikers Island at the head, as heretofore noted, of one of the most beautiful bodies of water anywhere situated.

DAVID WELCH.

35 Nassau street.

"The Silent Revolution in the Mortgage World."

Editor of the RECORD AND GUIDE:

A revolution is going on, undoubtedly, but the real trouble is not the one given by Mr. Miller in his article of Feb. 12. The prime trouble is a serious fall in values, and back of this is a fundamental cause that must be eliminated if the real estate market in Manhattan is to become healthy, and either mortgage borrowing or mortgage lending become as safe as it used to be. I doubt if there is, or ever has been, much calling of mortgages just to reinvest the money or to get higher rates. In acute panics, like that of October and November of 1914, or August and September of 1914, undoubtedly some lenders did call their mortgages to get money to use in other

more profitable channels, but it did them little good, for the borrowers did not pay, and could not pay, and the lender did not and could not do anything about it. The calls were futile. When the excitement had died down, as it did in two or three months, the calls were largely withdrawn.

The requests for payment in full, or for reductions in principal that are now being made and that ordinarily are insisted upon, come because of a different and more serious reason, to wit: the manifest shrinkage in security and impairment of safety of the investment. No borrower can properly object to such a call. The lender does not make it for any ulterior or improper reason, but because it is his duty to do so. He should not be criticised for it.

What the borrower and every real estate owner should consider is the cause for falling values and what can be done to correct it. I am convinced that for years the real estate business in New York has been done on a wrong basis, and that until this is corrected, we shall not have a sound market. The cause for a falling market has been a falling income, and the cause for that has been over-production, and the cause for over-production has been unlimited construction on borrowed money. The operator or the builder has used too little of his own capital and too much of another's. Men have gone into the building business who had too little capital and no experience to justify it. They expected to borrow practically everything that went into the operation and sell it, mortgaged practically to its full cost, to some innocent who had a trifle to pay for the very thin equity and then proposed to live out of the income.

This makes business very active while things go right. Anyone can build; anyone can buy. Production goes on apace. Soon space is plentier than tenants, mortgagees become alarmed, they ask for their money, the owner of the attenuated equity is wiped out, and after him, the third mortgagee, and then the second mortgagee and finally the first mortgagee takes the property and wonders why it has happened.

The lenders are partly responsible for the situation and must stop lending to builders who have nothing. They should require the owner to put a real dollar of his own against every dollar loaned. Then, he cannot well get a buyer of his finished product who has not a substantial sum with which to buy a substantial equity.

This will all kill speculation, we are told, but such speculation as we have had here ought to be killed. Along with it will be killed the overproduction and the slaughter of values, and slaughter of innocents that have gone with it. Then, the mortgage market will take care of itself. It is the unsafety of mortgage lending under present conditions that has frightened money away from the mortgage market. A great deal of "idle banking money" will go into mortgages when their permanent safety is assured, and then, too, the mortgages will be readily realized upon without intervention of debenture companies. All plans for amortizing mortgages will revolve around this one factor—the necessity of keeping the investment safe. Until capital is assured that over-production of space is to be controlled both by limiting the height and use of buildings that are to be built and by limiting the amount of mortgage upon them that will be countenanced, long-time mortgages will not be made, even if amortized, and short-time mortgages will require sufficient annual payments to keep them safe. Any effort, through debenture companies or listing of mortgage securities on the exchanges, to stimulate the market for mortgages will be futile until the public sees them issued on a permanently safe plan and then the circumlocutions referred to will be unnecessary.

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REAL ESTATE NEWS OF THE WEEK

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

NEW FACTORY REGULATION.

Five-Story Factory Buildings Must Have Fire-Resisting Stairways.

Following public hearings in New York and other cities of the State, the Industrial Commission has adopted proposed revised Regulation No. 2 substantially without change. It goes into effect March 1. The request of the Real Estate Board that factory buildings of six stories or less in height be exempted was not granted.

The principal change in the law is that the old rule exempted five-story buildings, and the new rule includes them within its requirements. (See Record and Guide, December 18, page 1022). The following is a transcript of the new rule:

Rule 2. Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty-five persons employed above the second floor, all interior stairways, serving as required means of exit, and the landings, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible and sprinkler	Contents non-combustible and sprinkler
Three	Stairways enclosed	Stairways enclosed	Stairways enclosed	Stairways enclosed
Four	Stairways enclosed	Stairways enclosed	Stairways enclosed	Stairways enclosed
Five	Stairways enclosed	Stairways enclosed	Stairways enclosed	Stairways enclosed

The term "contents" as used above means articles, goods, wares, or merchandise, packed, stored, manufactured or in the process of manufacture.

Definitions.

The term "combustible" as used above means articles, goods, wares, or merchandise, which will readily burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

Where the stairway extends to the top floor of the building, such partitions shall extend to three feet above the roof, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the under side of the roof.

All openings in such partitions shall be provided with self-closing doors constructed of fire-resisting material, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material, at least four inches thick, unless the partition extends to the cellar bottom.

Such enclosure of stairways shall not be required where there is an interior enclosed fireproof stairway, or where there is an exterior enclosed fireproof stairway. A horizontal exit as defined in Section 79-f, subdivision 9, of the Labor Law, will be accepted as a compliance with this rule.

CONSTRUCTIVE MEASURES.

Prepared by the Advisory Council for Legislative Enactment—Tax Liens.

The Advisory Council has prepared and is endeavoring to put into effect six constructive measures: First, an amendment to the Greater New York Charter in relation to the time when annual taxes on real property shall be deemed to be charges or incumbrances.

Second, a reform in the method of advertising legal sales.

Third, an amendment to the General Business Law in relation to interest on leases secured by mortgages on real estate, whereby the taint of usury on interest upon mortgages will be removed.

Fourth, an amendment to the Labor Law exempting sprinkler buildings from the installation of fire-alarms and the necessity of fire drills.

Fifth, an amendment to the Code of Procedure so as to simplify the present methods employed in lis pendens proceedings.

Sixth, an amendment to the Labor Law exempting certain buildings' windows from being fireproof, which today constitutes a large expense and in cases where there is little life or property risk. Each one of the six measures which peculiarly affect real estate will be described further by the Council during the next few weeks, as the bills advance to third reading.

The first measure of primary importance is that relating to amending the Greater New York Charter in relation to the time when annual taxes upon real property shall be deemed to be charges or incumbrances. This bill was introduced in the Senate by Mr. Mills, and in the Assembly by Mr. Ellenbogen. It has been advanced to third reading in the Senate and will shortly pass through the Legislature and be submitted to the Governor and the Mayor, who are already cognizant of the merits of the measure.

The reasons for this action being taken by the Advisory Council are that recently in *Doonan vs. Killilea*, 87 Misc. 427, Judge Crane, sitting in Special Term of the Supreme Court, decided, notwithstanding the provisions of Sec. 1015 of the Greater New York Charter, that an assessment was a "charge" without the meaning of a covenant against incumbrances, although the lien of the assessment in behalf of the city did not attach until ten days after entry in the office of the Collector of Assessments and Arrears. This decision has been affirmed by the Appellate Division, Second Department.

It has been the understanding of all persons dealing with real estate that under Sec. 914 of the Charter, taxes become a lien one-half on May 1, and the second half on December 1, and all adjustments have been made on the theory that such taxes were a charge as and of the time when they became liens.

In order to meet this situation and restore real estate transactions to the basis of which they have always been understood to be, it is proposed to amend Sec. 914 of the Charter so that the sentence relating to lien shall hereafter read as follows: "All taxes shall be and become liens on the real estate affected thereby and shall be construed as and deemed to be charged thereon on the respective days when they become due and payable as hereinbefore provided and not earlier and shall remain such liens until paid." (The words in black type are new matter.)

Congested City Blocks.

John J. Murphy, Tenement House Commissioner, says the most congested block in New York city is that bounded by East 112th and East 113th street and First and Second avenues. That block, he said, is occupied by 4,556 persons, or an average of 1,000 persons to an acre. Another congested block is between Rivington, Norfolk, Delancey and Essex streets, where there are 2,650 persons, or an average of 1,050 to an acre. In the newer tenement homes, Mr. Murphy said, the average of persons to an acre of land is about 655.

Junior Taxpayers' League.

A movement has been started among the sons and daughters of taxpayers to organize an association for the studying of civic problems. The purposes of the league are: "To bring sons and daughters of taxpayers and realty owners of the city in closer contact with existing conditions of realty and to verse them in the management thereof, and to make of its members competent managers of realty when the property of their parents is entrusted to them." Anyone desiring to join the league will please communicate with Oscar Meyerson, president, 60 St. Nicholas avenue; Miss Hattie Kraemer, secretary, 449 West 124th street.

Remove Unsightly Posters.

The Civic Bureau of the Bronx Board of Trade, realizing that heroic measures must be taken if the buildings in the Bronx are to be saved from being marred by unsightly posters, has evoked the criminal law of the State of New York to abate the nuisance. This statute, which carries a penalty of a fine of not more than \$25 or imprisonment for not more than ten days, or, in the discretion of the court, both fine and imprisonment, has been brought to the attention of the Police Department and to the notice of Borough President Mathewson, with the demand that these officials enforce this law.

National Real Estate Convention.

The National Association of Real Estate Exchanges will meet in annual convention at New Orleans, March 27-31.

While the program of the convention has not been entirely made up, it is sure to be interesting and instructive, as the speakers will include men who are leaders in their respective cities and authorities on matters pertaining to the real estate business.

Sewer Improvement.

A resolution for the construction of a sewer on Wadsworth Terrace, between 190th street and Fairview avenue, has been approved by the Local Board of Washington Heights.

UNIFIED GOVERNMENT.

(Continued from page 318.)

prompted the vesting of that control, the act was the lineal ancestor of the present board and a very decided step toward home rule.

In 1864 the Counties of New York, Kings, Westchester and Richmond, and the Towns of Newtown, Flushing and Jamaica in the County of Queens were territorially united under the title of "The Metropolitan Police District of the State of New York."

The Commissioners of the Metropolitan Police and the Comptrollers of the Cities of New York and Brooklyn were created a "Board of Estimate and Apportionment." They were directed to annually make an estimate of the expense of conducting the police department for the ensuing year. This was probably the first board of that name although similar functions were vested in the Board of Apportionment.

In recent years there has been a tendency to regard the Apportionment branch of the family name as a clumsy appendage having no particular significance. The statute explains how appropriate and important was the function of apportionment to taxpayers as distinguished from public departments

which were principally concerned in the apportionment of 1871.

Having prepared the estimate, the Board was directed to submit it

"accompanied with a written apportionment * * * of the proportion of expenses applicable to each city, county, town or village in the Metropolitan police district interested therein in the ratio of the number of patrolmen authorized. * * *"

The estimate and apportionment were then submitted to a Committee of Revision composed of the Presidents of the Board of Supervisors of the Counties of New York, Kings, Westchester and Richmond, of the Board of Aldermen, Brooklyn, and of the Supervisors of the Towns of Newtown, Flushing and Jamaica.

With local pride and prejudice contending for adequate protection at smallest cost, it is not difficult to picture the importance of the apportionment as applied to the conditions then existing.

This excursion into the past has been undertaken to show that until within comparatively recent years, the function of the Board was only to prepare estimates of the cost of government and not to exercise any administrative or legislative functions.

The question asks what the correlation between the Board of Estimate and the Board of Aldermen should be. I have endeavored to show such relations in the past with the reasons that prompted them.

Each had its reason and its purpose. One was designed as a check on the other. In recent years the powers of the Board of Estimate and Apportionment have been enlarged; those of the Board of Aldermen diminished.

Vesting almost absolute authority in a small governing body is the commission form of government. It has its advantages and its disadvantages. Benevolent despotisms have their advocates but benevolent despots of the right sort are not always available.

With our present system power is balanced, perhaps not as accurately as it should be, and aggravating delays sometimes mark the most sincere efforts toward public progress, but this division of authority, however unpleasant it may be to the personal enthusiasm for honest endeavor, is a sobering factor.

In principle it is sound and if the city were given complete control of its affairs such adjustments as might be necessary to secure the most satisfactory results could be made by the Board of Estimate and Apportionment and the Board of Aldermen.

PRIVATE REALTY SALES.

QUIETUDE prevailed in most branches of the market, probably on account of the holiday. There were, however, several important deals closed that indicated a continuation of the tendency toward improvement and while, in bulk, the volume of the business is less when compared with that of previous weeks, yet it cannot be said that the falling off was a marked one, or that it reflected anything but a temporary relapse.

The demand for high-class apartments and for private dwellings of the best type was maintained and justified the confidence of the builders of such structures. A well-known firm which has been building extensively in other sections of the city, acquired a desirable plot at Madison avenue and 72nd street, where a high-class apartment house will be erected. Builders were also active on Washington Heights, where a deal was made whereby a row of dwellings will be razed and the site used for apartment house purposes. Costly private houses, in the section east of Central Park, passed into new ownerships, among them the north corner of Fifth avenue and 71st street, opposite the Henry C. Frick home, and 4 East 65th street, which was purchased for a gift.

A fair number of commercial leases were made, in some cases larger quarters being taken to meet the needs of increasing business. The lease of a tall mercantile building in East 33rd street, by a prominent silk merchant, who already occupied large space adjoining,

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attracted considerable attention to the growing strength of the new silk district.

In the Exchange sales room outside buyers figured in several purchases and bought residential holdings. If assessed valuations are criterions of value the Alrose Realty Company obtained a bargain when it successfully bid \$2,650 for the dwelling at 122 West 133rd street, which is assessed at \$5,000. The property was offered in partition proceedings brought by out-of-town interests. Clarence J. Carroll paid \$16,400 for the tenements at 506-508 West 36th street, sold as the result of a foreclosure suit brought by Anne T. Healy against James Kierman, to recover a judgment of about \$6,573. This property is assessed by the city at \$22,500.

The total number of sales reported and not recorded in Manhattan this week were 26, as against 34 last week and 21 a year ago.

The number of sales south of 59th street was 2, as compared with 11 last week and 7 a year ago.

The sales north of 59th street aggregated 24, as compared with 23 last week and 14 a year ago.

From the Bronx 10 sales at private contract were reported, as against 15 last week and 20 a year ago.

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

Madison Avenue Apartments.

Klein & Jackson have purchased from Rhinelander Waldo, through Geo. R. Read & Company, the residence at the northeast corner of Madison avenue and 72nd street, and the adjoining house at 33 East 72nd street, forming a plot with a frontage of 56 feet on Madison avenue and 102.2 feet in 72nd street. This site is to be improved with a high class thirteen-story apartment house. There will be one suite to the floor, each containing thirteen rooms and five baths. The plans are now being prepared and it is expected to have the building ready for occupancy next spring. Douglas L. Elliman & Company have been appointed renting agents.

Buys Dwelling for Gift.

Mrs. Anna M. Bliss has sold, through Pease & Elliman, the five-story residence at 4 East 65th street on a lot 25x75, which has been held at \$275,000. The purchaser is Mrs. Henry F. Shoemaker, who, according to report, is to present it as a gift to her daughter, Mrs. Alfred Wagstaff, Jr. Adjoining is a similar house, owned by Mrs. Bliss, and at No. 8 the 40 foot residence sold several years ago by Mrs. Bliss to James J. Hill for about \$400,000, at that time considered a record price. On the corner is the residence of William Watts Sherman and abutting in the rear the new house of M. Orme Wilson. Clinton S. Harris as attorney represented Mrs. Bliss.

Buys \$385,000 Dwelling.

Frederick Winant has sold, for the estate of Nathalie E. Baylies, the four-story residence at the northeast corner of Fifth avenue and 71st street with a frontage of 29.2 feet on the avenue and 125 feet in the street. The property is assessed at \$385,000. It is directly opposite the residence of Henry C. Frick, which occupies the Fifth avenue block front, between 70th and 71st streets.

To Replace Ten Dwellings.

The Lawyers Mortgage Company sold to the Hoytreis Construction Company, Isidor Reis, president, through William S. Baker, the ten three-story houses at 462-480 West 150th street, forming a plot 170x100. The purchaser will build on this site three five-story apartment houses from plans by Gronenberg & Leuchtag, architects. For this operation the same broker has obtained for the builder a building and permanent loan of \$150,000.

Heights Builders Buy.

Gustavus L. Lawrence sold to the Zagon Realty Company, a plot of eight

lots on the west side of Wadsworth avenue, 100 feet north of 190th street, on which the buyer will build four five-story apartment houses. The brokers were M. I. Strunsky & Company. Mr. Lawrence bought the above and seven adjoining lots from the widow of the late William C. Trull. He later resold seven to Behrman & Schwartz, who are erecting three five-story flats.

Developer Active in Westchester.

Harris & Vaughan and Joseph Lambden & Son, have sold for the H. Q. French Realty Company to the City Real Estate Company of New Rochelle the Risley tract at New Rochelle, N. Y., which has been held at \$100,000, and which is one of the largest undeveloped parcels of land in the neighborhood. It is bounded by Webster avenue, Winyah avenue, the New York, Westchester & Boston railroad, and Pelham wood. The new owner will develop the property into a residential community.

Reported Deal in 66th Street.

The Co-operative Building Construction Company is reported to have purchased the southerly half of the one-time property of the Chapin Home for the Aged and Infirm, in the north side of East 16th street, a plot 150x100, on which it will build a nine-story studio and apartment building. No confirmation of the report could be obtained yesterday nor was any information available regarding the deal.

New York-New Jersey Trade.

Frederick Brown has sold, through Charles Kuntze, 538-540 West 124th street, and 224-226 West 113th street, two six-story elevator apartment houses, to Howard D. McGeorge, who gave in part payment 1433 Charlotte street, Bronx, a five-story apartment house, and also similar houses at 258-260 Barrow street, and 266 York street, Jersey City, N. J. The deal involved about \$400,000.

Banker's Home Sold.

The four-story dwelling, 23 West 53d street, on plot 50x100.5, is reported to have been sold by George Blumenthal, the banker, who is building a new private house at Park avenue and 70th street. The property is assessed at \$275,000.

Manhattan—South of 59th St.

31ST ST.—Felcourt Realty Co. sold to the Rivoli Realty Co., Judson S. Todd, president, 120-122 West 31st st, a 7-sty loft building, on plot 40x115.5. The property was given in exchange for the three 4-sty dwellings 40-46 West 38th st, reported sold last week.

Manhattan—North of 59th St.

64TH ST.—Spencer T. Horton sold 225 East 64th st, a 5-sty flat, on lot 20x100.5, to Frederick Brown, who gave in exchange 318 Tremont av, a 5-sty flat, on plot 33.6x114.

76TH ST.—Derschuch & Co. sold for the estate of Henry Schwartzwalder, 24 West 76th st, a 5-sty residence, with extension, on lot 25x102.2.

78TH ST.—Satz Co. has sold 116 East 78th st, a 3-sty dwelling, on lot 18x102.2. The adjoining house, at No. 114, was acquired ten months ago by Jabish Holmes. The buyer is reported to be Mrs. Walter Anderson.

117TH ST.—Kurz & Uren and Paul Weber sold for Mrs. K. Fisher, 218 East 117th st, a 5-sty tenement, on lot 25x100.

131ST ST.—L. Hurd Sanford bought from Elias E. Kick the 3-sty dwelling at 131 West 131st st. The seller acquired this property recently in an exchange with Henry Middendorff for the 3-sty dwelling at 142 West 92d st. Shaw & Co. negotiated the resale.

145TH ST.—W. J. Huston & Son sold for Dr. Harmon Smith, 413 West 145th st, a 3-sty dwelling, on lot 19x99.11.

177TH ST.—Frederick Brown has bought from Dr. George W. Kosmak 506 and 508 West 177th st, a 5-sty apartment house, assessed at \$41,000.

180TH ST.—The Newton Holding Co. is reported to have sold the 1-sty building in the north side of 180th st, 100 ft. east of St. Nicholas av, 150x100, with a 25-ft. outlet to 181st st. The premises were recently leased to Samuel E. Jacobs and M. H. Greenbaum for the purposes of converting the building into an ice skating rink.

188TH ST.—Ennis & Sinnott resold 552 and 554 West 188th st, a 6-sty apartment, on plot 50x95, to Helen Norris, taking in exchange 4 East 134th st, a 5-sty flat, 25x100. O'Reilly & Dahn were the brokers.

ADRIAN AV.—A. N. Gitterman Corporation and A. L. & S. Wolfson sold for Frederick Brown to Marcus M. Nye 48 Adrian av, a 3-sty dwelling, on plot 33x75, near 227th st, Marble Hill. This property was given in exchange for 32-34 Fort Charles pl, reported sold last week.

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

ARCHITECT with seven years of practical experience in suburban residences, apartment houses, etc., desires to connect with a realty or building company to practice his profession and assist in the management of the business. Let me call to explain my proposition. Address Box 870, Record & Guide.

HOTELMAN with twenty years' experience who knows how to operate Hotel to make profit, wants Hotel to manage or would lease. Box 862, Record & Guide.

WANTED—Experienced renting man for Lofts and Stores, 14th to 34th streets; liberal commission; opportunity to make permanent connection; no drawing account. Correspondence private. Address 860, care Record and Guide.

WANTED—Copies of Hyde's Miniature Atlas of Borough of Brooklyn, volumes 1 and 2; state price. Box 864, Record and Guide.

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SALESMAN—Upper Manhattan old-established real estate firm want man on drawing and liberal commission account; excellent opportunity. Address in confidence Box 876 Record and Guide.

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New street, which has been occupied for years as a banking office. They have taken this space, which measures 40 feet in Broad street, 150 feet in Exchange place, and 40 feet in New street, for fifteen years, at an aggregate rental of about \$375,000. Extensive alterations will be made at an estimated cost of about \$20,000, which will include the installation of a modern store front and new show windows. Manning & Trunk represented the lessees and Douglas Robinson, Charles S. Brown Company, the owner. Weber & Heilbronner now have a store directly opposite at the northwest corner of New street and Exchange place. In their new quarters they will have more than twice the amount of space that they now occupy.

Costly Apartment Leases.

Pease & Elliman have leased for the Park Avenue Improvement Company, Harry Fischel, president, an entire floor at 320 Park avenue, at the northwest corner of 50th street to Mrs. Henry C. Prichett who now lives in the six-story

private dwelling at 1014 Fifth avenue. The apartment is a special one and will consist of twenty-six rooms and eight baths; the rent asked was \$15,000 a year. The same brokers also leased in this building another apartment consisting of sixteen rooms and four baths to William B. Cogswell of Syracuse, vice-president of the Solvay Process Company. In 330 Park avenue, adjoining, Pease & Elliman leased for the same company, which is improving the entire block front between 50th and 51st streets, a duplex apartment of fifteen rooms and four baths to H. E. Stoehr.

Silk Dealer Expands.

Ralph Wilson, silk merchant and dealer in millinery silks and ribbons, has leased through the Cross & Brown Company, from the Lisle Realty Company, Milton A. Napier, president, the twelve story building at 14-16 East 33rd street, on a plot 50x100, at an aggregate rental of about \$587,000. The lessee now occupies the Ralph Wilson Building adjoining at No. 12. With this additional space just acquired he will control more than 97,000 square feet of floor area, diagonally opposite the Waldorf Astoria Hotel.

Downtown Corner Under Lease.

Nelson, Lee & Green representing Longs Hat Stores Company, and Wm. H. Whiting & Company, representing the John Van R. Hoff Estate, have leased the corner store in the building at the northwest corner of Nassau and Ann streets, known as 105 Nassau street. This entire building has been under lease to A. Schulte for ten years at a net rental of \$12,000 per annum, but after May 1 the property reverts back to the owners and this new lease completes the renting of the store floor.

Will Remodel Dwelling.

Manning & Trunk have leased for ten years for the Nicholas Brewer estate, represented by John N. Stoutenburgh, the four-story dwelling, 104 West 57th street. The property, which is directly opposite the Freundschaft Society, will be extensively altered by the tenant, Mrs. Josephine M. Miller, into stores and apartments.

New Fifth Avenue Tenant.

George Bernard Company has subleased from Charles of London, through Goodale Perry & Dwight, the store, basement and first floor in the new building at the northeast corner of Fifth avenue and 53rd street, for eight years, at a graduated rental ranging from \$18,000 to \$24,000 a year.

Manhattan.

AMES & CO. leased the 4-story dwelling 458 West 22d st to G. Rinaudo; also for the Terminal Realty Co. a loft in 26 West 31st st to Morris & Rosenfield, manufacturers of ladies' waists.

ALBERT B. ASHFORTH (INC.) has leased large space at 120 Broadway for a long term to the Guaranty Securities Co., a subsidiary of the Willys-Overland Automobile Co.

ALBERT B. ASHFORTH (Inc.) leased offices in the new Brokaw Building at Broadway and 42d st to Walter Scott & Co., and to Oscar Osso; also a loft at 290 5th av to L. Lyman & Co.

BARNETT & CO. leased the store at 190 East 125th st to the Square Tailor Co., at an aggregate rental of about \$20,000.

BASTINE & CO. have leased part of the store at 30-32 East 20th st to Samuel Field, dealer in woollens and dress goods, and the 3d floor at 19-21 West 24th st to Chessen & Zeiten, manufacturers of dresses. This building is now entirely rented.

DANIEL BIRDSALL & CO. leased the store and 1st loft at 80 Greene st to the Wooster Rag Co.

GEORGE A. BOWMAN has leased for Peter D. Kiernan, trustee, the store and basement 125 West 42d st to Krakauer Brothers, piano manufacturers.

BRETT & GOODE CO. has leased for Thomas E. Greacen the two 3-story buildings 29-31 Vandewater st to Casella Brothers, paper stock and twines.

BRETT & GOODE CO. rented space in the Keen Building, 7-11 West 45th st, to Charles Schlegel, Gelb & Gorn, Emil J. Fettel, Victor A. Picard, Bernard Holzel, Harry E. Hymer and Israel N. Thurman.

GUSTAVE BRITT has leased 816 Greenwich st, a 3-story dwelling and stable to Louis Bartel for Mrs. J. J. F. Randolph; also 803 Greenwich st, store and basement to Louis Bartel for John D. Shea.

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HENRIETTA J. BRUNO rented a furnished apartment at 60 West 7th st to J. Sapinsky, and for F. Zittel & Sons a furnished apartment at 316 West 8th st to J. S. Baer.

CAMMANN, VOORHEES & FLOYD have leased the building 106 front st to Carl Vogt's Sons; also, in conjunction with Douglas Robinson, Charles S. Brown Co., the ground floor at 83-85 Wall st to Bowerman Brothers.

CARSTEIN & LINNEKIN have leased space at 221 4th av to William C. Horn Bro. & Co.; at 515 4th av to Jacob Epstein; half the 3d floor at 814 Broadway to Thomas S. Dolan; half of the 6th floor at 110 East 23d st to Kallman Carter; offices at 456 4th av to S. Hirsch Co. and the Woonsocket Knitting Co.; at 24-26 East 21st st to the Community Realty Corporation; space at 393 5th av to Peter Rosenbloom & Son, and for Albert B. Ashforth offices in the new Brokaw Building to the New York Representing Co.

JOHN J. CODY leased another store for five years in the new building now being erected by Bing & Bing at 129 East 82d st.

CROSS & BROWN CO. has leased at 237-239 West 50th st the basement at an aggregate rental of about \$2,000 to the C. T. Silver Motor Co.; at 38-40 West 62d st the 8th floor to H. J. Dargan; at 245-9 West 50th st the 2d floor to the National Cash Register Co., and the 5th floor to Norman M. Lynn; at 212-216 West 48th st the 2d floor to the Apeda Studio (Inc.), and at 417 5th av space on the 11th floor to John P. Owen.

CROSS & BROWN CO. has leased at 245-249 West 50th st the 2d floor to the Zenith Carburetor Co.; the 5d floor to Clodio & Lungs (Inc.); at 48th st and 7th av space on the 5th floor and film vault on the 7th floor to the Educational Films Corporation, and on the 6th floor, with film vault space, to the Film Exchange; at 325-333 West 54th st 8,000 ft. to the Metal Seal & Decorative Co.; at 30 East 42d st space on the 20th floor to the National Society for the Advancement of Patriotic Education.

CROSS & BROWN CO. has leased at 570-576 West Broadway space on the 7th loft to George Humphreys; at 41-9 Maiden la space on the 4th floor to Ailschwang & Wertneim; at 22-24 West 35th st 9th floor to Lewis Mandel, in conjunction with Heil & Stern; at 126-128 5th av space on the 12th floor to Harry M. Musser; at 19 West 21st st on the 12th floor to Travers Manufacturing Co.; at 519 Broadway 10,000 ft. in the 3d loft to Manheimer & Schwartz; and at 840 Broadway 3d floor to Morris Maran's Sons.

DOUGLAS L. ELLIMAN & CO. have rented for the 340 Park Av Co, E. Clifford Potter, president, apartments in 340 Park av to E. W. C. Arnold and Mrs. Mary H. Dater; also for the 420 Park Av Co., S. Fullerton Weaver, president, in 420 Park av to Mrs. Clifford Bucknam, and in 108 East 82d st to Sol Roggon.

DOUGLAS L. ELLIMAN & CO. have leased for the estate of Louise Tillinghast 26 East 64th st, a 4-sty brick dwelling, on a lot 21x100.5, to Dr. Godfrey R. Pisek, whose former residence at 36 East 62d st was one of several properties included in the recent sale, consummated by the same brokers, to the new Bankers' Golf Club.

DOUGLAS L. ELLIMAN & CO. have rented an apartment of 18 rooms and 5 baths on the 15th floor of 420 Park av to a prominent banker; also apartments in 129 East 69th st for the Brixton Construction Co. to Carl H. Lehrburger; in 108 East 82d st for the East 82d St. Corporation, Samuel A. Herzog, president, to Francis O. French, of Tuxedo Park, N. Y., and in 156 East 79th st for the Jatison Construction Co., David Tishman, treasurer, to A. Duer Irving.

DOUGLAS L. ELLIMAN & CO. leased for the 340 Park Av. Co. (Inc.), E. Clifford Potter, president, a large apartment at 340 Park av to Edward R. Tinker, Jr., vice-president of the Chase National Bank; also apartments for Bing & Bing in 1000 Park av to S. Brinckerhoff Thorne; in 993 Park av to Mrs. William Prall Thompson, in conjunction with Pease & Elliman, and in the building being erected by Samuel A. Herzog at 108 East 82d st to Mrs. B. K. Cutter and Mrs. J. F. Schenck.

GOODWIN & GOODWIN, in conjunction with L. J. Phillips & Co., have rented for Martin McHale to P. H. Adler the private house 542 West 153d st.

HERBERT GULICK CO. leased the store at 17 East 48th st for Harris & Vaughan, agents, to Candee-Boehm Corp., interior decorations; also, with Henry Shapiro, the 4th floor at 553 5th av to L. G. Erierson & Co., tailors.

HERBERT GULICK CO. leased apartments at 749 5th av to Kingsley Ballou and Sydney Drew; at 15 East 48th st to Herbert Smithers, Baron Thomitz, Jean von Hoegarden and Ernesto Begni, and in 402 Madison av to Frederick A. de Pillis and Chester Thompson.

HARRY E. HAYES and W. Coolidge Morrill leased 518 and 520 West 37th st for James O'Neill to the Standard Motor Truck Corporation.

M. M. HAYWARD & CO. leased in 511-513 West 42d st the 3d loft to the Fessler Sales Co., manufacturers of patent shaving brushes.

M. & L. HESS (INC.) leased the 11th floor at 30-2 West 21st st to the Paris Infants' Wear Mfg. Co.; also space on the 12th floor at 17-21 East 22d st to Meyer Cohen; and space on the 8th floor at 49-53 East 21st st to S. Starr Co.

M. & L. HESS (INC.) and the Charles F. Noyes Co. leased, at an aggregate rental of about \$75,000, the 3d floor in the old Stern Building, 32-46 West 23d st, through to 21-35 West 22d st, an area of about 35,000 sq. ft., to the Rapid Addressing Machine Co., F. D. Belknap president, now at 374-378 Broadway, which was leased last week by the Remington Typewriter Co., through the Charles F. Noyes Co.

HENRY HOF leased for Amos R. E. Pinchot, the store at the northeast corner of Broadway and 76th st to M. Van Brink, and for the New York Trust Co., the building at 605 3d av to the "B" Electric Co.; at 613 3d av, the southerly store to J. E. C. Donnelly, and to S. Novekov

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the northerly store, and in conjunction with J. A. L. Diaz the store at 563 3d av to the Hudson Tunnel Beef Co.

J. C. HOUGH & CO. have leased for the Chatham Square Realty Corporation for five years, at an aggregate rental of about \$9,000, to Frank Barber, the corner store at 18 Bowery.

HOUGHTON CO. has leased an apartment in the "Lorington," Central Park West and 78th st, to Walter L. McCorkle for the Blessington Co.

HUBERTH & HUBERTH have leased the entire 5th floor in the New York Evening Journal Building at Columbus Circle to the International Film Corporation, and also offices to U. H. Magneto Corporation, CarbonNot Sales Co. and Edward R. Bule; a store on the Central Park West side of the American-Circle Building at Columbus Circle to the Abbott-Detroit Motor Car Co.; also offices to Charles H. Duell, Jr., Reliance A. C. Corp. and the United Service Association and the dwelling at 331 West 58th st to Faith Wright.

C. F. W. JOHANNING has leased stores at 1410 5th av to Robert Sommer and Sidney J. Eisner; 2132 8th av to John H. Leopold; 2101 8th av to The Great Atlantic & Pacific Tea Co. and Ackerman Bros.; 2216 8th av to Adolph Horn; 949 Amsterdam av to Milton Schwartz.

JOHN J. KAVANAGH leased for Richard Collins the parlor floor store at 762 Madison av to the Mind Your Mending Co.; also apartments at 5 East 84th st to Brenton G. Smith; at 1062 Madison av to Henry Hall, Elizabeth Gannon, Sidney K. Singer and Sigmond Pollachek; at 937 Madison av to Mrs. M. T. Michener, and at 1061 Madison av to Mrs. Bertha Berthine.

SAMUEL H. MARTIN has leased offices at 1974 Broadway to G. E. Rarig.

A. H. MATHEWS has leased for Henry Leeburger store and basement at 403 Greenwich st to Topping Brothers, and for the Wendell estate the 4-sty building at 45 Bond st to A. Aaront.

ALBERT J. MOORE leased to the Illinois Central Railroad, Central of Georgia Railway and the Ocean Steamship Company a store in the Knickerbocker Hotel Annex, 140 West 42d st, for 10 years from May 1. These companies have been located in the building on the site of the new Astor Trust building, at the south-east corner of 5th av and 42d st.

J. K. MOORS has leased the store at 979 and 979½ 8th av to Samuel Calama, where he will move from his present store at 981 8th av, which is to be torn down for the new Reisenweber Hotel improvement.

PEASE & ELLIMAN have leased for Mrs. Victoria L. Kent to Mrs. D. F. Appleton the 4-sty dwelling 111 East 35th st.

PEASE & ELLIMAN have leased the building 75 Front st for the Republic Can & Metal Co. to the Lotos Tea Concern, Inc., for executive office and salesroom purposes; also for Leo Feist at 235 West 40th st the entire 5th floor to the Camp Importation Co.

PEASE & ELLIMAN have renewed for Mrs. Marie A. Otis the lease of the 4-sty dwelling 111 East 39th st, held by Arthur J. Cumnock; also renewed the apartment leases of W. Strother Jones, Jr., in 103 East 75th st, and of Dr. George M. McKee in 56 West 58th st.

PEASE & ELLIMAN have rented a loft at 60 West 37th st to Morris C. Fink and Michael Godato; also the 3-sty dwelling 127 East 52d st for Maria A. Berti to Miss Jeanne de Muysier interior decorator; and furnished, for Miss K. S. Coykendall her apartment in 103 East 75th st to Mrs. Augusta Barnett.

PEASE & ELLIMAN have leased for Mrs. Mary A. Goodsell the 2-sty private stable 202 West 76th st to Charles B. Cosse; also an apartment in 420 West End av for J. C. & M. G. Mayer to Walter L. Johnson; in 67 Riverside dr for the Riverdale Realty Co. to Louis Pourtier; and in 498 West End av for C. E. McManus to W. J. Frupp; also the store at 973 Columbus av to Herman Gutterman.

F. & G. PFLOMM leased the store south of the main entrance at 1333 Broadway to Peter Korn, jeweler, for ten years, and the parlor floor store at 34 West 29th st to Samuel Metzgar for the estate of Ada Howe.

GEO. R. READ & CO. have leased, for Pease & Elliman, the 5th floor in 431 5th av to Leon Lasarow, tailor; for B. E. Martin, agent, the 5th floor in 3-5 West 19th st to Charles Strier; for William Sittenham, the store 49 West 37th st to Juliette Nicole, milliner; for A. A. Hageman, the 4th floor in 105 West 39th st to Louis Geiger; space in 392 5th av to the Ferpierre Co.; for F. R. Wood-W. H. Dolson Co., space in Foster Building, southwest corner of 40th st and Madison av, to Clark & Appelman.

REAL ESTATE MANAGEMENT CO., in conjunction with Du Bois & Taylor, has leased to Louis Prago, for ten years, the entire first floor at 3607 Broadway for a restaurant.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased Mrs. William B. Hornblower's residence, 5 East 89th st, to Mrs. Pierre Lorillard.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the store and basement at 158 and 160 Greene st to the Alden Woolen Co. of Boston.

ROY SCHERICK and Royal Scott Gulden have leased for ten years for the Ritz Realty Corporation the 6th floor in 33-35 West 46th st to Cobb & Jenkins, importers of English woolsens, for years at 244 5th av.

SENIOR & STOUT (INC.) leased for H. N. Larzelere the 3-sty garage at 119 West 52d st to Louis Huth and Domingo J. Monjo; also for the estate of Walden Pell the store at 933 6th av to John J. Kiss, and for Rudolph Egidi the loft at 123 West 52d st to the Lenox Auto Top Co.

HENRY SHAPIRO has leased for "Maurice" the parlor floor store at 400 5th av to "Bonford," and for LeRoy W. Johnson, as agent, the 4th floor at 553 5th av to L. G. Erickson Co.

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SHAW & CO. leased for the Schafer Co. the store at 17 West 125th st to James J. Rourk.

SHAW & CO. have leased for the Mutual Life Insurance Co. the 3-sty dwelling 17 East 130th st to Rose Kiernan.

SHAW & CO. have leased for the Public Bank the 3-sty dwelling 62 West 113th st to the La Glona Social Club.

SLAWSON & HOBBS have rented the furnished apartments, 740 West End av for Miss A. Potter and 260 West 72d st for L. Alan Conrad.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased for the estate of Ellen M. Hennessy the building at 117 East 18th st to the Normanna Co.

FRANK B. TAYLOR renewed the lease for Marx Ottinger, Moses Ottinger, Isadore and Max S. Korn of the store and basement at the northeast corner of 41st st and Broadway, to Park & Tilford at an aggregate rental of about \$200,000.

UNITED STORES REALTY CO. has leased the store, basement and 2d floor in 105 East 14th st to Schleicher & Sons, for pianos; also the store at 5 Cortlandt st to C. Felman, jewelry; the store and basement at 238-240 Grand st, northeast corner of Bowery, to the United Furniture Co., which has also leased from George Ehret the entire upper part of this building, and after making extensive alterations will use same in connection with the ground floor for the sale of furniture. This concern has been located on Essex st for the last 15 years.

CHARLES B. VAN VALEN rented offices at 95 William st to Israel Levy and at 51 Maiden la to Isidore Franklin and Raphael Magid.

CHARLES B. WALKER has leased a loft in 206 Centre st to the United Spring Works; space in 118 Walker st to B. Goldfarb Co., and for the estate of John R. Graham in 124 Baxter st to the Mutual Battery Co.

WM. A. WHITE & SONS rented the entire building at 27 Front st to N. Smolens.

WM. A. WHITE & SONS and Richard A. Scoby leased the building at 208 Water st to John Randles.

WM. A. WHITE & SONS have rented for ten years for Cleveland Moffett the corner store at the southwest corner of Madison av and 69th to the Boeddiker Pharmacy, which has been located at Park av and 66th st for the last 15 years. The tenant will occupy on the first of May, after alterations are completed.

Bronx.

SCHLUSING & ROESTEL leased apartments in 2385 Grand Boulevard and Concourse to H. G. Chapman and H. Cooper; in 163 East 184th st to H. Olson, Otto Kalt and William Boyer, and in 2390 Creston av to J. Mack, James Tom and H. Du Bull.

Brooklyn.

McINERNEY-KLINCK REALTY CO. leased the new building being erected on the northwest corner of Bedford av and Prospect pl to the Carl H. Page Motors Co., at a total rent of about \$50,000.

PEASE & ELLIMAN have leased for the Schulte Realty Co., in the Duffield st side of 519 Fulton st, a store to Rees & Rees, who will open a branch; also leased a store adjoining to Michael J. O'Brien.

E. K. RAMBEE leased to Thomas Roulston, Inc., the corner store in the new row of buildings being erected at Hamburg av and Schaeffer st.

CHARLES E. RICKERSON leased to Hon. Stephen Collaghan the 3-sty dwelling 584 4th st; also to Miss Marie E. Kernan the large store at 266 Flatbush av.

Queens.

HERMAN FRANKFORT has leased the cottage of H. C. Muller on Seaview av, Far Rockaway, to J. H. Denenholz; a cottage of S. N. Serphos, 16 Oak st, Far Rockaway, to Monroe Blumgardt, and a cottage of Thomas Graham, corner Washington av and Oak st, Cedarhurst, to Mortimer Zuckerman.

LEWIS H. MAY CO. has leased for the Union Title & Mortgage Co., Michael J. Mulqueen, president, the Hotel Spier, at the southeast corner of Beach 30th st and Lewmay rd, Edgemere, L. I., to Sarah Shapiro, proprietor of the Britain Lodge at Lakewood, N. J.

Suburban.

H. SCHUYLER CAMMANN leased for D. Carroll Harvey his 3-sty cottage on the southwest corner of Beverley rd and Lindenmere dr, Merrick, L. I., furnished, for the year, to Dawson C. Glover.

DOUGLAS L. ELLIMAN & CO. have rented for Harold Minott his residence at Mt. Kisco, N. Y., to Carl Tucker, treasurer of the Maxwell Motors Co.

FEIST & FEIST (INC.) leased for the estate of Eliza A. Macknett the 4-sty building 798 Broad st to the Eastern Electrical Supply Co.

FISH & MARVIN have rented for William T. Brewster his property at Hartsdale to Henry C. Schwable.

F. W. JONES, JR., has leased for Arthur Fowler the "Messerry" cottage at Peapack, N. J., to Morgan Cowperthwaite.

PEASE & ELLIMAN have rented furnished for W. Jay Barker his place at Riverside, Greenwich, Conn., to Bernard Pollak.

JOHN F. SCOTT has rented for Mrs. Katharine Brady Harris her cottage at Lawrence Beach, L. I., to J. V. Onativia, Jr.

JOHN F. SCOTT has rented for H. V. Cosby a new house now being built on Burton av, Woodmere, L. I., to Albert B. Schultz, of Pittsburgh, Pa.

JOHN F. SCOTT has rented for the Hewlett Bay Co. a house at the northeast corner of

Broadway and Everit av, Hewlett, L. I., to Robert L. Streibigh.

E. S. WILLARD & CO. have rented the Briton Bush Estate at Locust Valley, L. I., to Charles E. F. McCann; also in connection with Townsend, Horner & Co., for Mrs. Spencer Jennings, her residence at Glen Cove, L. I., to R. B. Dula.

REAL ESTATE NOTES.

C. F. W. JOHANNING has been appointed agent for 1293 Amsterdam av.

M. M. HAYWARD & CO. have added to their office space the store at 2640 Broadway to meet the demands of their increasing business.

WILLIAM D. J. MCCARTHY has opened an office at 135 Broadway, where he will transact a general real estate and insurance business.

M. M. HAYWARD & CO. have been appointed agents for the 6-sty apartment house, 434-436 West 164th st.

J. B. ENGLISH has been appointed agent for 164 West 48th st. This property was sold recently by the same broker to Theresa Rosenberg.

REAL ESTATE OWNERS' Protective Association, at its meeting in the Hotel Majestic, on

Monday evening, discussed taxation problems and the work of the Legislature.

WALTER B. PARSONS has been appointed by George W. Loft, rental agent for 11 East 42d st. Mr. Loft takes possession next April, under a long term lease.

JOHN BAMBY has severed his connection with J. Clarence Davies, and opened an office at 499 Willis av with Williamson & Bryan. He is making a specialty of mortgage loans in the Bronx.

WILLIAM B. MAY & CO. were the brokers in the recently recorded sale of the dwelling, 32 East 38th st, for the Palher Realty Co. to Edward W. Humphreys. The house was rebuilt several years ago from plans by C. P. H. Gilbert and is now under lease to Schuyler Warren.

SHAW & CO. have been appointed agents for 31 West 138th st, 119 East 120th st, 18 West 131st st, 110 East 127th st and 52 East 118th st; also for 504 West 159th st, 309-311 West 143d st, 312 West 133d st, 1042 Washington av and 2036 5th av.

HARLEM PROPERTY OWNERS' ASSOCIATION, at its meeting on Thursday evening, in 147 East 125th st, advised opposition to Assembly Bill 609 and 610, introduced by Assemblyman Marsh and referred to the Cities Committee. The association opposes it because, if passed, it will prevent janitors in old buildings

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

JUST emerging from the inventory season and at the threshold of the 1916 building year the material market shows contradictory signs. Demand, as far as immediate consumption is concerned, is comparable with the first part of 1914. With respect to future buying, it compares with the spring of 1913. But the condition of supply is far below that for either of those years, and therein lies the cause of the present price stiffness and the independent attitude of manufacturers with respect to 1916 deliveries.

Demand upon the stocks of suburban buyers is heavy. Every factory that has been erected, every industrial plant that has been enlarged, means that more men are to be, or have been, employed. These men must be housed. That has created a demand for small buildings. Consequently, there has been a heavy call for small mortgages which have been forthcoming with more freedom than usual. But in almost every case the amounts have been restricted. The demand, however, has been so insistent for small homes that owners have discounted the higher price of materials and are planning to ask higher rentals from the tenants, since most of the factory workers in plants that are being enlarged are drawing higher wages than usual.

It is this class of construction that is taking most of the materials the dealers now have in stock outside of Manhattan, Bronx, Queens and Brooklyn. In those four boroughs large construction work is proceeding with proper relation to average seasonal demand. In the Bronx, material dealers say there is a sluggishness about new apartment house construction, mainly because of the non-arrival of steel. There is an exceptionally large amount of alteration work in progress, which is also draining dealers' supplies.

Practically all sources of supply in proximity to New York are becoming more and more concerned regarding the shortage of labor. One cement manufacturer said this week that he believed the next advance in price in that commodity would be due to the usual heavier spring demand without any chance of increasing capacity, simply because there were not sufficient men available in the Lehigh or Hudson district to permit the use of more manufacturing equipment.

In the common brick market there is a range of fifty cents in the price of this commodity on the wholesale market in both Hudsons and Raritans. The bottom level of \$8.50 is the market, while \$9 is more of an asking price, except in the case of extra fine brick. Estimators in figuring quantities will be safe if they base their costs upon the \$9 level however for summer deliveries, because production this year doubtless will be curtailed and the season will start late because of the peculiar labor conditions. Manufacturers may be obliged to pay more even for southern help. Many of the native brick workers have gone to work in munition plants. This is true of practically all the quarry men usually employed at stone crushers, terra cotta plants, glass works and at lumber centers.

Based upon present mill supplies, and allowing two-thirds of the normal labor supply, higher cost of fuel and more expensive transportation and handling costs, the ten basic building materials outside of structural steel and metals this spring will be, in the aggregate, at least ten per cent. higher than they were in the 1913 wholesale market. Winter

levels not only are going to be maintained, but there is strong probability of further advances this spring and summer.

Generally speaking Metropolitan district construction is concerned mostly with mill extension. The high cost of metals and basic materials is making a heavy drain on lumber dealers' stocks in the suburbs. Considerable material substitution is reported in favor of reinforced concrete where steel and iron formerly were specified, and timbering

is being temporarily employed until the price of cast-iron columns and steel pillars comes down. It is understood that in some cases concessions are being granted owners to permit needed construction to go ahead, with the proviso that, as soon as steel can be delivered, fireproof columns will be installed. In one operation there was a difference of \$100,000 between steel and wood, in favor of the latter for caisson work in a foundation job, and wood was substituted.

COMMON BRICK.

Official Count of Hudson Reserves Delayed.

MOST of the dealers in this market are riding brick from stack in anticipation of easier conditions in the wholesale market. The price at West 52d street today is bunched around \$8.50, with \$9.00 asked, but not generally received. Covered brick is bringing \$9.00, although there is some of it that is going out on the open market range of \$8.50. Raritan common brick is quoted at \$9.00, but the company making the quotation is making this a nominal price during the period in which it is trying to catch up with contracts. Other companies handling Staten Island and Raritans are quoting nominal prices somewhat above the Hudson level because of heavy contracts covering deliveries well into spring.

Official transactions for Hudson River brick covering the week ending Thursday, Feb. 24, in the wholesale market, with comparison for the corresponding period last year, follow:

1916.		
Open Barges, left over, Friday A. M., Feb. 18-11.		
	Arrived.	Sold.
Friday, Feb. 18.....	0	0
Saturday, Feb. 19.....	0	2
Monday, Feb. 21.....	0	1
Tuesday, Feb. 22.....	0	0
Wednesday, Feb. 23.....	0	0
Thursday, Feb. 24.....	0	1
Total.....	0	4

Reported en route, Friday, Feb. 25-0.
Condition of market, weak. Prices: Hudsons, \$8.50 and \$—; covered Hudsons, \$9 asked; Raritans, \$6 and \$9 (wholesale, dock, N. Y.); Newark, \$8.75 and \$9.75 (yard). Cargoes left over Friday A. M., Feb. 25-7. Covered sold, 2. Covered, 0. Left over covered barges, 4. Open barges left over, 7.

1915.		
Left over, Friday A. M., Feb. 19-4.		
	Arrived.	Sold.
Friday, Feb. 19.....	0	0
Saturday, Feb. 20.....	0	0
Monday, Feb. 22.....	0	0
Tuesday, Feb. 23.....	0	0
Wednesday, Feb. 24.....	0	0
Thursday, Feb. 25.....	0	1
Total.....	0	1

Condition of market, steady. Prices: Hudson, open cargoes, no quotations; covered, \$5.75 and \$6. Raritans, \$6. Newark, yard, \$7 and \$—.
Left over Friday A. M., Feb. 26-3. Covered, 0. Covered sold, 13. Left over covered barges, 28. Left over covered barges, Feb. 26, 16.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1916.....	29
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Feb. 25, 1916..	107
Total No. bargeloads sold Jan. 1 to Feb. 25, 1916.....	96
Total No. bargeloads left over Feb. 18, 1916 11	
Total No. bargeloads left over Jan. 1, 1915 64	
Total No. bargeloads arrived, including left over, Jan. 1 to Feb. 26, 1915.....	119
Total No. bargeloads sold Jan. 1 to Feb. 26, 1915.....	55
Total No. bargeloads left over Feb. 27, 1915 64	

PLAN FILINGS.

	Week ending,	
	Feb. 27, 1915.	Feb. 25, 1916.
	No.	Value.
Manhattan.....	10	\$886,900
Bronx.....	12	401,690
Brooklyn.....	74	541,450
Queens.....	71	282,810
Richmond.....	15	31,325
Totals.....	182	\$2,144,085
Last week, 218. Estimated value, \$2,421,410.	214	\$1,918,293

Structural Steel.—Prices advanced this week. Quotations today for structural steel (tidewater) are 2.419c. @—base. There have been higher levels quoted, running to 2.916c. as a top level, but, inasmuch as it is a sellers' market, actual quotations are subject to conditions of delivery and kind of material wanted. There are standard shapes in stock in moderate quantity, but special shapes require from nine months to a year for delivery, unless heavy premiums are paid, and even then accommodation has to be negotiated.

Linseed Oil.—All basic paint materials are firmly held. Linseed oil went up two cents a gallon this week. City quotations are now 76 and 78 cents a gallon.

Iron.—Structural iron interests in the market this week for fire-escape material and similar products found fuller prices. Basic quotations on first quarter deliveries at tidewater run to \$20.25 and \$20.75 for No. 1 X foundry northern, \$19.50 and \$20.00 for basic northern and \$20.00 and \$20.50 for soft southern. Heavy buying was reported in bar iron, common bars being held today at 2.20c. and 2.30c. Pittsburgh. Spot tin is quoted at 43¼c., with the consuming market offering 43. Lead is now being sold at a premium. Independents are selling at higher levels than the American Smelting & Refining Company, and it is probable that the latter will advance its price from 6.30c. to 6.45c. next week.

Cement.—Some idea regarding the labor situation affecting the Portland cement mills in the Lehigh district may be gathered by the statement issued this week that the Bethlehem Steel Company is adding 20,000 men to its payroll because of the recent acquisition of the Pennsylvania Steel Company's plant. The supply of labor at the cement mills right now is scanty, and with this heavy drain on the eastern Pennsylvania labor market at high wages and the cement season coming on, conditions making for a quick advance in the price of this commodity are apparent. Some cement mills hardly dare to close down for customary winter repairs because they fear losing their men. Current prices are stiff at \$1.67. Natural cement is strong at \$1.00.

Hardware.—Big hardware distributors in this market report heavy advances in prices. Discounts have been shrunk in practically all lines entering into building construction, reflecting the movement of iron and steel. This has been noticeable in butts, window hardware and door control equipment. Estimators figuring fall and winter construction are advised to make provision for at least a five per cent. advance.

Asphaltum.—All roofing products are higher in cost. This is due to scarcity and uncertainty of getting supplies here from South America. Grit is not in great supply here, although there is very little demand. There is great difficulty in getting roofing felt and composition.

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. 25, 1916.

Note.—Current price changes are indicated by black-face type.

Hudson common\$8.50@
Raritan common@ 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@
7½c. bag; returns on bags.

Alsen's GermanNo Quotation
Dyckerhoff GermanNo Quotation

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

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

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

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

Exterior—
4x12x12 in..... \$0.0875
6x12x12 in..... .0875
8x12x12 in..... .006
10x12x12 in..... .125
12x12x12 in..... .156

Interior—
2x12x12 in..... \$0.044
3x12x12 in..... .044
4x12x12 in..... .05
6x12x12 in..... .066

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

LINSEED OIL—
American Seed City Raw.....\$0.76@ 0.78
American Seed City Boiled.... .75@ .76

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

LUMBER (Wholesale prices, New York City):

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

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

Spruce Canadian\$24.00@ \$25.00
Spruce (W. Va. f. o. b. N. Y., lighterage limits):

2x4, 18 and 20 ft.....\$27.00
9 in., 16 ft. and under..... 28.00
Add \$1.00 per M. for each inch over 14 ins.
Add \$1.00 per M. for every 2 ft. over 20 ft. in length.
1x2 shingling lath, rough or dressed one side\$26.00

LATH (Eastern spruce f. o. b. N. Y.):
1½-in. slab@ 4.00

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

Masons finishing in 100 lb. bags, per ton.....\$9.50@ \$10.50
Mill base 8.50@

BLOCKS—
2 in. (solid) per sq. ft.....\$0.06
3 in. (hollow)06
4 in. (hollow)07½
Boards ¾ in. thick, per sq. yd..... .16

SAND—
Screened and washed Cow Bay. 500 cu. yds. lots, wholesale....\$0.40@

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.2.419c@
Beams & channels over 14 in.2.419c@
Angles 3x2 up to 6x8..... 2.419c@
Zeas and tees 2.419c@
Steel bars, half extras..... 2.419c@

A National Housing Competition.

Under the auspices of the National Americanization Committee, 20 West 34th street, plans have been made for holding a National Housing Competition to close May 1, which is open to architects, engineers, contractors, etc. This competition will be the first under the Roosevelt America First Fund. Prizes of \$1,000, \$500 and three of \$100 each are offered in the first group, which covers plans for a single family house, a combined family and lodging house, and for a boarding house or community dwelling. The idea is the housing for a new community produced by a new industry, many of the large number of employees to be needed permanently, the rest from two to five years only.

The two most important considerations in the contest are the welfare of the tenant and the cost to erect the buildings. The wages of the employees for whom the houses are designed are understood to be from \$2 a day to \$30 a week.

In the second group prizes of \$200 and \$100 are offered for a satisfactory substitute for the derailed freight and cattle cars now used to house construction gangs on railways. The competition will be followed by public exhibits not only of the results of the competition, but also of any plans now in existence, or in process of execution, which architects, engineers or employers may care to exhibit.

Projected Madison Avenue Apartment.

Rouse & Goldstone, architects, 40 West 32d street, have been selected to prepare the plans for a thirteen-story apartment to be erected, at the northeast corner of Madison avenue and 72d street, for Klein & Jackson, 149 Broadway, owners. The structure will cover a plot 56x102 feet, and will have a facade of brick, limestone and terra cotta. The building will be fireproof in every particular and will include the installation of all the modern housekeeping conveniences. The operation is expected to cost in the neighborhood of \$300,000.

Addition to Frick Residence.

Carrere & Hastings, architects, 52 Vanderbilt avenue, have prepared preliminary sketches for a one and one-half story addition to the residence of Henry C. Frick, on Fifth avenue, between 70th and 71st streets. The addition will be built on a plot with a 50-foot frontage, at 6-8 East 71st street, recently purchased by Mr. Frick, and adjoining his residence on the east. The addition will probably be used as a gallery to house Mr. Frick's collection of statuary. The structure will be designed and built to harmonize with the main building, which was erected about two years ago.

Fire Alarm Signal Code.

After several months of study the Bureau of Industrial Code has completed its recommendations as to fire alarm signal rules and regulations known as Bulletin No. 5. Hearings will be held in New York, Albany, Utica, Syracuse, Rochester and Buffalo on dates to be announced in the near future.

At present fire alarm signal regulations apply to all buildings regardless of size or height. The proposed rules will create four classes; first, six stories in height or less; second, nine stories or less; third, twelve stories or less; fourth, all other classes of buildings.

PERSONAL AND TRADE NOTES.

Henry C. Pelton, architect, has moved his offices from 8 West 38th street to 37 West 39th street.

Carl Rust Parker, landscape architect, Portland, Maine, has opened a branch office at Springfield, Mass.

George Jung, plumbing contractor, 3924 Park avenue, is spending a winter vacation at Hot Springs, Ark.

Miles W. Beemer, New Jersey Tenement House Commissioner, was recently reappointed by Governor Fielder.

Eclipse Light Company will move its

office and showroom about May 1 from 258 Grand street to 583-7 Broadway.

Harry J. Sprung, architect, announces the removal of his office to 44 Court street, Brooklyn. Telephone, Main 4339.

Robert W. Boyd, consulting engineer, has moved his office from 105 West 40th street to the Singer Building, 149 Broadway.

Neil J. Convery, architect, has moved his offices from the Union Building, to the Ordway Building, 207 Market street, Newark, N. J.

Jos. Duke Harrison, architect, has moved his offices from 2248 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt avenue.

Francis W. Collins, consulting engineer, 50 Church street, has been appointed consulting engineer of the Roanoke Waterworks Co., Roanoke, Va.

Thomas J. Furey, heating and plumbing contractor, has recently moved his office and shop from 505 East 17th street to larger quarters at 420 East 17th street.

L. C. Russo, plumbing contractor, has fitted up a handsome office and showroom at 169 Mulberry street. His shop at 173 Mulberry street has been retained.

Joseph E. Schmitt, Jr., plumbing and heating contractor, Lindenhurst, L. I., desires catalogues from manufacturers and jobbers in the plumbing supply lines.

Northwestern Electric Equipment Co., Chicago, Ill., manufacturer of the Martin rotary converter, has moved its New York office from 30 East 42d street to 1457 Broadway.

Lenher Engineering Co., sales agent for the S. Flory Manufacturing Co., manufacturer of hoists and cablesaws, has moved its office from 100 Broadway to 95 Liberty street.

George Backer, builder, has moved his offices from 56 West 45th street to the new building which he recently erected at the southeast corner of Seventh avenue and 49th street.

Edgar A. Newberry and Thomas A. Foster, architects, have formed a partnership for the joint practice of their profession, and have opened offices in the Miners' Bank Building, Wilkes-Barre, Pa.

P. A. McCauley, plumbing and heating contractor, 394 Halsey street, Brooklyn, desires catalogues and samples from manufacturers and jobbers interested in the supply and specialty business.

Edward J. Muller, treasurer of the Fuchs & Lang Manufacturing Co., paints, 119 West 40th street, has retired after thirty-two years of active participation in the affairs of the company. He has been succeeded by Albert J. Ford.

O. F. Sieder, for the last three years assistant structural engineer for the Levering & Garrigues Co., engineers and contractors for structural steel, 552 West 23d street, has been appointed chief structural engineer for that concern.

George W. Bacon, of the engineering firm of Ford, Bacon & Davis, 115 Broadway, has joined the export department of J. P. Morgan & Co., which is largely devoted to the purchase of supplies for the Allies. Mr. Bacon will retain his connection with his old firm, although he will devote all of his time to the Morgan interests.

Lane Schofield was recently appointed manager of the New York office of Harvey Hubbell, Inc., 30 East 42nd street. He was formerly district manager for the Westinghouse Lamp Co., at Cincinnati, O., and was also the former manager of detail and supply for the Westinghouse Electric & Manufacturing Co., at Baltimore, Md.

Alfred Craven, Chief Engineer of the Public Service Commission for the First District, has gone South to recuperate from the after-effects of an attack of grippe. Mr. Craven went back to his official duties before he had fully recovered, with the result that he had a relapse, and his physician has now ordered a change of climate to insure his recovery.

Society of Friends of Young Artists has announced a competition for young decorators for prizes as follows: First prize, \$200, given by Otto Kahn; second prize, \$150, by the society; third prize, \$100, by Commodore J. Stuart Blackton, and ten prizes of \$25, each to be given by Mrs. Harry Payne Whitney. The exhibition of the drawings submitted in competition will be held at Mrs. Whitney's studio April 15.

Paul Manship, sculptor, has been commissioned by the Trustees of the Metropolitan Museum of Art to execute a memorial to be erected in the museum to the late J. Pierpont Morgan, who did so much for that institution. The memorial will probably take the form of a bronze scroll bearing an inscription and framed with figures and other decorations illustrating the various branches of art in which Mr. Morgan was interested.

Woodwell, Bulkeley & Woodman, associate mechanical, electrical, sanitary and efficiency engineers, have recently opened offices for the practice of their professions at 8 West 40th street. J. E. Woodwell was formerly a member of the firm of Marks & Woodwell, consulting engineers, in Manhattan and previously consultant to the U. S. Treasury Department at Washington, D. C. C. A. Bulkeley was formerly connected with Marks & Woodwell as engineer-in-charge, prior to which he was the chief engineer for the St. Louis Board of Education. A. D. Woodman is the president of the Canadian Domestic Engineering Co., Limited, consulting engineers of Toronto and Montreal, Can.

OBITUARY.

C. Willis Damon, a widely known architect, died at his home in Haverhill, Mass., Sunday, February 20th. He was born in Pawtucket, R. I., 66 years ago. Mr. Damon designed the City Hall and High School in Haverhill and the Court-house at Portsmouth, N. H.

Forrest Reynolds, a retired general contractor, living at 116 Union avenue,

New Rochelle, N. Y., died in St. John's Riverside Hospital, Yonkers, N. Y., Friday, February 18. He was seventy years of age and is survived by two sons.

Carlton W. Albro, for many years Superintendent of Sewers of New Rochelle, N. Y., died at his home, 68 Burling avenue, Saturday, February 19. He had been ill for some time from a complication of diseases. He was fifty-nine years of age.

John Philip Corning, a general contractor, died from hardening of the arteries at his home on North Eldert avenue, Rockaway Beach, L. I., Saturday, February 19. He was fifty-five years of age. He was the builder of the boardwalk from Rockaway Beach to Rockaway Park. His widow, a son and daughter, survive him.

NO ARCHITECTS SELECTED.

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

UTICA, N. Y.—The City of Utica, J. D. Smith, Mayor, Henry R. Hayes, Commissioner of Public Works, contemplates the erection of a City Hall at this place. No site selected, no architect selected.

NEWARK, N. J.—St. Casimir's R. C. Church, Rev. Father Paul Knappek, rector, 164 Nichols st, Newark, is receiving competitive sketches for a brick and stone church, seating 1,200, and to cost about \$100,000, to be built at the corner of Nichols and Tyler sts.

ROCHESTER, N. Y.—W. H. Vianco, 315 Driving Park, contemplates the erection of a private residence on Lake av blvd. No architect selected. Details not decided.

TROY, N. Y.—Emma Willard School, Miss Eliza Kellas, principal, contemplates the erection of a hospital building in Pawling av, architect for which has not been selected.

ASBURY PARK, N. J.—The Board of Education of Asbury Park, Egbert Close, secretary, contemplates the erection of

a high school building here, exact location of which has not been decided upon. No architect selected.

PAWLING, N. Y.—The Board of Education of Pawling, N. Y., H. N. Allen, clerk, contemplates the erection of a 2-sty brick school to cost \$35,000. No architect selected.

TROY, N. Y.—La Salle Institute, Brother Sebastian, 237 4th st, Troy, contemplates the erection of a 2-sty brick gymnasium and amusement building, in 4th st, near Washington av. Architect not selected.

ROCHESTER, N. Y.—The Rochester Folding Box Co., 10 Commercial st, L. W. Gerew, general manager, contemplates the construction of a new plant, for which no site or architect has been selected.

OLEAN, N. Y.—Board of Education, D. E. Bathheller, superintendent, contemplates the erection of a vocational school here, details of which have not been decided. No architect selected.

BELLEVILLE, N. J.—Board of Education of Belleville, J. J. Turner, clerk, contemplates the construction of a 3-sty addition containing nine classrooms, to the Silver Lake Public School. No architect selected.

NYACK, N. Y.—Court Tappan Zee, No. 225, Foresters of America, James Kilby, Chairman Building Committee, contemplates the erection of a 2-sty brick lodge building to cost about \$12,000. No site selected. No architect selected.

OWEGO, N. Y.—Evergreen Cemetery Co., Emery Watson, secretary, 180 Front st, contemplates the construction of a stone and concrete chapel and vault in Evergreen Cemetery. No architect selected.

EAST ORANGE, N. J.—Chas. Morrell, builder, 36 N. 10th st, Newark, N. J., has property in the east side of Hillcrest ter and contemplates the erection of a 2½-sty frame and stucco residence to cost about \$8,000. No architect selected.

CLIFTON, N. J.—Victory Salerno, 674 Main av, will build a 2½-sty frame dwelling, 42x70 ft, at the corner of Main and Grace avs. Cost about \$8,000. No architect selected.

CORINTH, N. Y.—Corinth National Bank, W. J. Burnham, president, contemplates the erection of a brick and stone bank building in Main st, to cost about \$30,000. No architect selected.

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APARTMENTS, FLATS & TENEMENTS.
NEWARK, N. J.—Henry Baechlin, 665 Broad st, Newark, N. J., is taking estimates on general and separate contracts to close about March 1 for 5-sty brick apartment, 50x82 ft, in the east side of High st, 50 ft south of New st, for the Excelsior Realty Co. Herman Bornman, 78 Shipman st. Cost, about \$30,000.

DWELLINGS.

COLD SPRING HARBOR, L. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are taking estimates on general contract to close March 1 for brick and stone residence and outbuildings for Otto Kahn, 52 William st, Manhattan. Residence 3-sty, 250x100 ft.

ST. JAMES, L. I.—Estimates are being taken on general contract to close March 1 for a residence, 3-sty, brick and marble, 82x134 ft, for James Warren Lane, care E. W. Bliss Co., 312 East 23d st, Manhattan. Little & Brown, 70 Kilby st, Boston, Mass., architects. Cost, about \$350,000.

FACTORIES AND WAREHOUSES.

SENECA FALLS, N. Y.—Owners are taking bids to close about Feb. 29, for the hydro electric plant to be erected on the line of the barge canal at Seneca Falls, N. Y., for the Seneca Power Co. E. H. Gould, lessee Empire Gas & Electric Co., L. C. Reynolds, Seneca Falls, N. Y., in charge. Cost \$250,000.

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 3, 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.

FORT TERRY, N. Y.—U. S. Government, Walter E. McCaskey, Quartermaster, Fort H. G. Wright, N. Y., is taking estimates on general contract to close 9 a. m., March 18, for the construction of a double set of officers' quarters. Private plans. Cost, \$12,000.

BINGHAMTON, N. Y.—Board of Contract and Supply, W. H. Strong, secretary, City Hall, Binghamton, N. Y., is taking estimates on general contract to close 4 p. m., March 1, for a 2-sty brick police and fire alarm station, 32x52 ft. Walter H. Whitlock, Security Mutual Building, architect. Cost, about \$6,000.

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.

DUNDEE LAKE, N. J.—The Board of Education of Saddle River Township, Robt. A. Smith, Warren Point, N. J., District Clerk, is taking estimates on general and separate contracts to close at 8 p. m., March 3, for a 2-sty brick addition, 48x50 ft, containing four class rooms, to P. S. No. 2, on Midland av. John F. Kelly, P. O. Building, Passaic, N. J., architect. Cost, about \$20,000.

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.

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.

HALL, N. Y.—Village of Hall, N. Y., T. B. Wilson in charge, is taking estimates on general contract for a 1-sty brick school, 45x80 ft. J. Mills Platt, Cutler Building, Rochester, N. Y., architect. Cost, \$10,000. Bids close 12 M., March 1.

STORES, OFFICES AND LOFTS.

ALBANY, N. Y.—Fuller & Robinson Co., 95 State st, are taking estimates on general contract to close about Feb. 29 for a brick and steel service station and sales-room at the corner of Central and Lexington avs, for the Fisk Rubber Co., Chicopee Falls, Mass., owner. Cost, about \$20,000.

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. D. Deckert, 60 Atlantic st. Cost, about \$40,000.

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APARTMENTS, FLATS & TENEMENTS.
204TH ST.—Neville & Bagge, 105 West 40th st, have completed plans for two 5-sty brick apartments about 51x100 ft, each in the west side of 204th st, 92 ft south of Broadway, for the Alex Grant Construction Co., 714 West 181st st. Cost, \$100,000. Owner builds.

HOUSTON ST.—Henry Regelman, 133 7th av, has completed plans for alterations for a 6-sty brick tenement and stores, 25x74 ft, at 127 Houston st, for James Nash Webb, owner, care of architect. Cost, \$5,000.

1ST AV.—M. J. Harrison, 63 Park row, has completed plans for a 6-sty brick and stone tenement, 20x48 ft, at the northwest corner of 1st av and 3d st, for Friedman Bros., owners and builders, 310 Grand st. Cost, \$20,000.

RIVERSIDE DR.—Geo. Fred. Pelham, Inc., 30 East 42d st, will prepare plans for 12-sty brick and limestone apartment on the plot 241x128x200, on Riverside dr, 300 ft north of 158th st, for Jacob Axelrod, 200 West 72d st. Details will be announced later.

SPRING ST.—Louis A. Scheinart, 194 Bowery, has complete plans for a 6-sty brick tenement, 50x81 ft, at 68-70 Spring st, for the Savoy Holding Co., Dominick Abbotte, 226 Lafayette st, president, owner and builder. Cost, \$45,000.

118TH ST.—Otto L. Spannake, 13 Park row, has completed plans for alterations to a 7-sty apartment at 365-67 West 118th st, for the Menorah Realty Co., Bernard Brindze, 15 East 128th st, owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

CHERRY ST.—Otto Reissmann, 147 4th av, has completed plans for alterations to the 7-sty factory, 112x96 ft, into a modern bakery at 297-303 Cherry st, and 542-548 Water st, for the Cherry st Realty Co., 99 Nassau st, owner. Cost, about \$15,000.

STABLES AND GARAGES.

125TH ST.—Plans will be prepared privately for a 2-sty brick garage, 99x59x112 ft, in the north side of 125th st, 425 ft east of Broadway, for the Martin Taxi Service Co., care J. Romaine Brown, 299 Madison av.

122D ST.—Plans have been prepared privately for a 2-sty brick and stone power plant and garage, 71x100 ft, at 163-167 West 127th st, for Otto Stahl, 2332 3d av, owner. Lustbader Construction Co., 162 East 82d st, general contractor.

102D ST.—Alfred Freeman, 29 West 34th st, has completed plans for a 3-sty brick garage, 49x120 ft, in the north side of 102d st, 94 ft west of Madison av, for J. & C. Fischer, Inc., 417 East 28th st, owner. Architect will take bids on general contract.

STORES, OFFICES AND LOFTS.

5TH AV.—Plans are being prepared by Herman L. Meader, 2 West 33d st, for a 12-sty brick and limestone store and office building, 37x120 ft, at 509 5th av, for Leslie R. Palmer, 68 William st, lessee of land and owner of building. Jardine, Hill & Murdock, 3 West 29th st, supervising architect for the Thos. L. Sturges Estate, owner of land. Architects will take bids on sub-contracts about March 15.

BROADWAY.—Tracey & Swartwout, 244 5th av, have been retained to prepare plans for the alteration to an 8-sty brick store and loft building on a plot 75x100 ft, at 374-378 Broadway, for Vincent Astor, 23 West 26th st. Remington Typewriter Co., 237 Broadway, lessee. Cost, \$150,000.

BROADWAY.—Frederick Jacobsen, 27 Union sq, has completed plans for alterations to the 6-sty brick loft building 100x200 ft, at 513-519 Broadway, for the David H. Haight Estate, 27 Union sq. Cost, about \$5,000.

BROADWAY.—Neville & Bagge, 105 West 40th st, have completed plans for four 1-sty brick stores, 25x80 ft each, at the northwest corner Broadway and 140th st, for Dwyer & Haigh, owners. Cost, total \$10,000.

MADISON AV.—The wrecking is under way for the 16-sty store and loft building 45x89 ft, at the southwest corner of Madison av and 32d st for Dr. Chas. Remsen, 55 William st. Wallis & Goodwille, 56 West 45th st, architects. Micweil Co., Inc., 162 East 23d st, mason and contractor. Cost, \$200,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
BRIGGS AV.—Chas. Schaefer, Jr., 401

Tremont av, has completed plans for a 5-sty brick tenement, 70x65 ft, on the east side of Briggs av, 35 ft north Kingsbridge rd, for the Kearns Realty Co. Philip J. Kearns, 2306 Creston av, owner and builder. Cost, \$60,000.

PUBLIC BUILDINGS.

VAN CORTLAND PARK.—The Department of Parks, Thos W. Whittle, Commissioner for the Bronx, is considering the erection of an addition to the golf house, plans for which will be prepared privately. Details available later.

THEATRES.

WESTCHESTER AV.—J. M. Felson, 1133 Broadway, has completed plans for a 2-sty fireproof brick moving picture theatre, 76x175 ft, to seat 600, at the northwest corner of Westchester av and Forest av, for the Orpheum Theatre Co., M. Bersheleiner, 205 East 67th st. Cost, \$40,000. Owner builds.

MISCELLANEOUS.

138TH ST.—Frank N. Williams, State Engineer, Albany, N. Y., is preparing plans for barge canal terminal at 138th st and Harlem River for the State of N. Y., W. W. Weatherspoon, Superintendent of Public Works, Albany, N. Y. Work consists of dredging, erection of bulkheads, piers, sheds, etc.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
CARLTON AV.—E. Ebling, 2400 Westchester av, Bronx, has completed plans for a 3-sty brick apartment, 25x60 ft, on the east side of Carlton av, 140 ft north of De Kalb av, for Antonio Avellanet, 255 Carlton av, owner and builder. Cost, \$7,000.

14TH AV.—Laspia & Salvati, 525 Grand st, have plans in progress for a 4-sty brick apartment, 45x90 ft, at the northwest corner of 14th av and 36th st, for Rinzie Vanderwein, 961 52d st, owner and builder. Cost, \$25,000.

ALBEMARLE RD.—Shape & Bready, 220 West 42d st, Manhattan, are preparing revised plans for a 5-sty brick and limestone apartment house at the corner of Albemarle rd and East 17th st, for the Albemarle Realty Co., Frank E. Hermanns, president, 103 Park av, New York City, owner and builder.

FORT HAMILTON PARKWAY.—Cantor & Dorfman, 373 Fulton st, are preparing plans for five 3-sty brick apartments with stores, 20x51 ft, at the northeast corner of Fort Hamilton Parkway and 53d st, for the Packard Construction Co., J. J. Lack, president, 44 Court st, owner and builder. Cost, \$7,000 each.

BROOKLYN.—Gronenberg & Luechtig, 303 5th av, Manhattan, have plans in progress for three 4-sty apartments on the south side of Parkside av, 100 ft west St. Paul's pl, for the Hoyt-Reiss Construction Co., 515 5th av, Manhattan, owner and builder. Cost, \$50,000 each.

NEWKIRK AV.—Shampan & Shampan, 772 Broadway, have completed plans for four 3-sty brick apartments with stores at the northeast corner of Newkirk av and East 15th st, for Louis Gold, owner and builder.

4TH AV.—Maximilion Zipkes, 405 Lexington av, Manhattan, has completed plans for a 5-sty brick store and apartment on plot 60x60, at the northwest corner of 4th av and 17th st, for Lazarus Rosenberg, 189 Montague st, owner. Cost, \$50,000.

FLATBUSH AV.—Shampan & Shampan, 772 Broadway, have completed plans for eight 3-sty brick apartments with stores to be built on the southwest corner of Flatbush and Newkirk avs for the G. N. Improvement Co., owner and builder.

20TH AV.—Kallich & Lubroth, 215 Montague st, are preparing plans for eight brick apartments with stores, 3-sty, 20x55 ft, in the east side of 20th av, 20 ft south of 64th st. L. Levinson, 147 Bay 25th st, interested. Cost, \$6,500 each.

RALPH AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty brick apartment with stores, 35x72 ft, at the northeast corner of Ralph av and Herkimer st, for the Realty Construction Corp., Jacob Levy, president, 1442 Pitkin av, owner and builder. Cost, \$20,000.

HERKIMER ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty brick apartment, 40x69 ft, in the north side of Herkimer st, 35 ft east of Ralph av, for the Realty Construction Corp., Jacob Levy, president, 1442 Pitkin av, owner and builder. Cost, \$18,000.

DWELLINGS.

EAST 13TH ST.—S. Millman & Sons, 1780 Pitkin av, are preparing plans for two 2-sty brick dwellings, 20x54 ft, in the east side of 13th st, 240 ft south Av F, for Morris Moyerson & Co., Inc., 619

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KENMORE PL.—Plans are being prepared by Emanuel Kaiser, 68 East 9th st, for a 2½-sty frame dwelling, 24x38 ft, at the east side of Kenmore pl, 160 south Av M, for Melville A. Pounds, 1440 Kenmore pl. Cost, \$5,000.

SURF AV.—A. D. Hinsdale, 501 12th av, Brooklyn, has plans in progress for four 3-sty brick dwellings with stores, 20x60 ft, at the northeast corner of Warehouse and Surf av, for John Rose, 2922 West 15th st, owner and builder. Cost, \$4,000 each.

5TH AV.—Cantor & Dorfman, 373 Fulton st, are preparing plans for five 3-sty brick dwellings with stores, 20x55 ft, at the southeast corner of 5th av and 90th st for the A. & S. Building Corp., Simon Abels, president, 44 Court st, owner and builder. Cost, \$7,000 each.

GRAND AV.—Louis Allmendinger, 926 Broadway, is preparing plans for 15 2-sty brick dwellings, 20x50 ft, on Grand and Atlantic avs, for I. Martin, 957 Broadway. Cost, \$4,000 each.

FACTORIES AND WAREHOUSES.

HART PL.—Mortenson & Co., 405 Lexington av, Manhattan, has completed plans for an ice manufacturing plant in the north side of Hart pl, 479 ft east of West 17th st, for the Ice Manufacturing Co., 1480 Broadway, Manhattan. Cost, \$40,000. George H. MacIntee, 1123 Broadway, Manhattan, mason contractor.

FULTON ST.—Engineer's plans are nearing completion for the milk depot and pasteurizing plant in the south side of Fulton st between Brooklyn and New York avs for Sheffield Farms, Slawson-Decker Co., 524 West 57th st, Manhattan. Frank A. Rooke, 489 5th av, Manhattan, architect. Geo. F. Hill, 15 East 40th st, Manhattan, engineer. Cost \$300,000.

PORTER AV.—Wm. Debus, 86 Cedar st, has completed plans for a 2-sty brick storage building, 75x100 ft, at the northeast corner of Porter av and Cherry st, for the Parcels Holding Corp. Jas. E. Fisher, 242 Broadway, owner and builder. Cost, \$10,000.

JEFFERSON ST.—Koch & Wagner, 26 Court st, Brooklyn, have completed plans for a 1-sty brick warehouse, 48x100 ft, in the north side of Jefferson st, 150 ft east of Freeman st, for Kaspar & Koetzle, 565 Bushwick av, owner. Cost, about \$12,000.

STORES, OFFICES AND LOFTS.

SOUTH 3D ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty brick store and loft building, 50x80 ft, at 250 South 3d st, for Louis Levy, 119 Nassau st, Manhattan. Owner builds. Cost, \$20,000.

20TH AV.—Shampan & Shampan, 772 Broadway, have completed plans for three taxpayers to be erected on the northwest corner of 20th av and 65th st for the Lancastershire Realty Co., owner and builder.

THEATRES.

MYRTLE AV.—Thomas Lamb, 644 8th av, Manhattan, is preparing sketches for a vaudeville theatre to be built at Myrtle av, Madison st and Cypress av, for Levy Bros., 189 Montague st. Structure will be of limestone and terra cotta, 40x100 ft, and will seat approximately 2,500.

GEORGIA AV.—F. W. Eisenla, 147 Remsen st, is preparing plans for a 1-sty brick moving picture theatre, 63x97 ft, to seat 600, on the east side of Georgia av, 93 ft north of Sutter av. Owner's name will be announced later. Cost, \$15,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.
LONG ISLAND CITY.—Plans are being prepared by F. W. Korfmann for a 5-sty brick apartment, 55x90 ft, to be built on west side of Remsen st, 100 ft north of Main st. Owen Costello, 157 Willow st, owner. Cost, \$30,000.

LONG ISLAND CITY.—Frank Braun, 585 9th av, has completed plans for a 4-sty brick apartment with stores, 32x84 ft, on the east side of 9th av, 602 ft south of Flushing av, for N. Nehrbauser, 581 9th av, owner and builder. Cost, \$15,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have plans in progress for five 3-sty brick apartments, 28x70 ft, on the north side of Jefferson av, west of Wyckoff av, for Church & Gough, 1344 Jefferson av, Brooklyn, owner and builder. Cost, \$9,000 each.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, are preparing plans for a 3-sty brick apartment with stores, 20x100 ft, at the northwest corner of Wyckoff and Jefferson avs for Church & Gough,

1344 Jefferson av, Brooklyn. Cost, \$9,000.

LONG ISLAND CITY.—Plans are being prepared by Frank Chmelik, 796 2d av, for a 4-sty brick apartment with stores, 25x87 ft, on the south side of Newton av, 165 ft east of Van Alst av, for Anna Gleason, 39 Weil pl, owner and builder. Cost, \$15,000.

DWELLINGS.

BAYSIDE, L. I.—Frederick P. Platt, 1123 Broadway, Manhattan, is preparing plans for a 2½-sty frame dwelling to be built at this place for Matthew Rock, owner, care of architect. Details later.

LITTLE NECK, L. I.—George A. Cooper, 75 Whitestone av, Flushing, L. I., has completed plans for a 2½-sty frame and stucco dwelling, 22x44 ft, for Seth Borroughs, Broadway, owner. Cost, \$6,000. Architect builds.

LITTLE NECK, L. I.—George A. Cooper, 75 Whitestone av, Flushing, L. I., has completed plans for a 2½-sty frame and stucco dwelling, 25x46 ft, in West Moreland, Little Neck, L. I., for Alexander Hamilton, care of Electrical World, 239 West 39th st, Manhattan. Cost, \$5,500.

EDGEMERE, L. I.—John H. McLean & Syndicate, 165 Broadway, Manhattan, care of The Interborough Rapid Transit Company, has purchased property here and contemplates the erection of about 250 bungalows. No architect selected. Details available later.

MASPETH, L. I.—Edward Rose & Son, Elmhurst, L. I., have completed plans for a 2-sty brick dwelling, 20x50 ft, in the south side of Elm st, 180 west Fiske av, for John Serny, 6 Washington st, owner and builder. Cost, \$4,000.

CORONA, L. I.—A. L. Marinelli, Jackson av, has completed plans for a 3-sty brick store and dwelling, 20x55 ft, at the northwest corner of Park av and 49th st for Pasquale Terrachino, 15 East Jackson av.

EAST ELMHURST, L. I.—A. L. Marinelli, Corona, L. I., has completed plans for a 2½-sty frame and stucco dwelling, 30x34 ft, at the northeast corner of Bay 5th st, 180 ft north Manhattan blvd, for T. McDermott, Butler st, owner and builder. Cost, \$5,000.

ELMHURST, L. I.—Plans have been completed by Andrew Schiller, Corona, L. I., for a 2-sty brick store and dwelling, 70x52 ft, to be built at 25th st and Boxter av, for Robert G. Lake, Lake st and Albertus av, Corona, owner. Cost, \$10,000.

FOREST HILLS, L. I.—Sage Foundation Homes Co. will soon begin the erection of a 2½-sty tile dwelling, 27x34 ft, on Deepdene rd, 147 ft north Upshell rd, plans for which were prepared privately. Cost, \$8,500.

FLUSHING, L. I.—Geo. A. Cooper, 75 Whitestone av, has completed plans for a 2½-sty frame and stucco residence and garage 34x43 ft, at 28th st and Broadway, for A. Ballenberg, 31 West 42d st, Manhattan, owner. Cost, \$9,000. Architect builds.

JAMAICA, L. I.—Robt. Kurz, Fulton st, is preparing plans for two 2-sty frame dwellings with stores, 25x46 ft, on Van Wyck av, 60 ft north of Liberty av, for John H. Paulsen, Van Wyck and Liberty avs, owner. Total cost, \$9,000.

FLUSHING, L. I.—Louis Danancher & Co., 12 Washington st, Jamaica, L. I., has completed plans for five 2½-sty frame dwellings, 18x40 ft, in the west side of 23rd st, 30 ft south of Cypress av, for the P. R. B. Construction Co., Max Frankel, president, 452 Bandman av, owner and builder. Cost, \$20,000—total.

FLUSHING, L. I.—Louis Danancher & Co., 12 Washington st, Jamaica, L. I., has completed plans for seven 2½-sty frame dwellings, 18x40 ft, in the east side of 22d st, 30 ft south Cypress av, for the P. R. B. Construction Co., Max Frankel, 452 Bandman av, Flushing, owner and builder. Total cost, \$28,000.

WOODHAVEN, L. I.—George E. Crane, Jamaica av, Richmond Hill, has completed plans for two 2½-sty frame dwellings, 16x37 ft, at the southwest corner of Willard and Ashland sts for Chas. Rueger, 508 Willard av, owner and builder. Cost, \$4,000 each.

RICHMOND HILL, L. I.—Geo. E. Crane, Jamaica av, has completed plans for two 2½-sty dwellings, 16x37 ft, in the east side of Chestnut st, 180 ft south of Belmont av, for Albert Markert, Inc., Hillside and Lefferts avs. Cost, \$4,000 each.

FACTORIES AND WAREHOUSES.

RIDGEWOOD, L. I.—Cannella & Gallo, 60 Graham av, Brooklyn, are preparing plans for a 5-sty fireproof brick and concrete storage warehouse, 23x100 ft, to be built at 1726 Gates av, for Wm. Eisen, plumber, 1728 Gates av, Ridgewood. Cost, \$30,000. Owner builds.

STABLES AND GARAGES.

ELMHURST, L. I.—Andrew Schiller, Corona, L. I., has plans in progress for a 2-sty fireproof brick garage, 66x100 ft, with L 36x24 ft, at 25th st and Banta av, for Robert G. Lake, Lake st and Albertus av, Corona, L. I. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—H. Craig Severance & Wm. Van Alen, associated, 4 West 37th street, Manhattan, are preparing plans for a 3-sty brick addition for office purposes, 23x208 ft, to be built in Fulton st, for the Title Guarantee & Trust Co., 176 Broadway, Manhattan. Clarence H. Kelsey, president. Estimates will be taken in about four weeks.

DUNTON, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has plans in progress for a 3-sty reinforced concrete loft building, 75x90 ft, at Dunton, L. I., for Max Gross, Butler Building, Jamaica, L. I., owner and builder. Cost, \$25,000.

Richmond.

DWELLINGS.

WEST NEW BRIGHTON, S. I.—Plans have been completed privately for a 2½-sty hollow tile and stucco dwelling, 23x35 ft, on the west side of Curtis av, 100 ft north of Brookside av, for John H. French, 352 76th st, Brooklyn, owner and builder. Cost, \$5,000.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Aymar Embury, 2d, 132 Madison av, Manhattan, has been retained to prepare plans for a 2½-sty residence, garage and servants' building at Great Neck, L. I., for G. Arthur Schieren, 30 Ferry st, Manhattan. Dwelling hollow tile and brick veneer, 63x40 ft; servants' building 30x25 ft. Garage 25x40 ft. Cost, about \$50,000.

ROSLYN, L. I.—Peabody, Wilson & Brown, 389 5th av, Manhattan, are preparing plans for a 2½-sty frame and stucco dwelling, 40x90 ft, for Darraugh Park, owner, care of architects. Project includes a garage and outbuildings. Cost, about \$50,000.

BELLROSE, L. I.—David Hill, Ozone Park, L. I., has had plans prepared privately for a 2½-sty frame and shingle dwelling, 26x46 ft, on Superior rd, near Virginia rd, to cost about \$5,000. Owner builds.

MANHASSETT, L. I.—W. S. Moore, 30 East 42d st, has completed plans for a 2½-sty frame dwelling, 28x35 ft, for the North Shore Building Co., John M. Riehle, president, 68 William st, Manhattan. Cost, \$5,000. Owner builds.

Suffolk.

DWELLINGS.

BABYLON, L. I.—Foundations are in progress for 3-sty brick store and dwelling, 45x80 ft, at this place, for Herman Schwieder, Deer Park av, owner. H. Wichmann, architect and builder. Cost, \$15,000.

AMITYVILLE, L. I.—Louis Inglee is preparing plans for a 2-sty frame addition, 15x27 ft, to the residence on Ocean av, for John J. Moynahan, owner, care of architect. Cost, \$35,000.

BRIDGEHAMPTON, L. I.—Taylor & Levi, 105 West 40th st, Manhattan, have completed plans for a 2½-sty frame dwelling for W. E. Quimby, 548 West 23d st, Manhattan. General contract will be awarded without competition.

SMITHTOWN, L. I.—Foundations have been completed for a 2½-sty frame store and dwelling 27x54 ft, for Jerome Schechter, owner. Davis & Brenner, Huntington, L. I., general contractor. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

HUNTINGTON, L. I.—Plans have been completed by E. A. Munger, care of owner, for a 2-sty brick telephone building, 60x60 ft, to be built here for the New York Telephone Co., 15 Dey st, Manhattan. Architect and engineer will take bids on general contract. Cost, \$8,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne st, has completed plans for an alteration of a dwelling into apartments at 13 Center st, for A. Winnicki, owner, on premises. Cost, \$3,500.

DWELLINGS.

PORTCHESTER, N. Y.—W. S. Wetmore, Deput sq, has completed plans for a 2-sty brick dwelling with stores, 25x45 ft, in Main st near Willett av, for John D. Smith, owner. Cost, \$10,000. Owner will take bids on general contract.

BRONXVILLE, N. Y.—Harry Leslie Walker, 103 Park av, Manhattan, is preparing plans for a 2½-sty frame and stucco dwelling, 40x66 ft, to be built at

Cedar Knolls, Bronxville, for W. D. Lefsey, owner, care architect. Cost, about \$10,000. Architect will soon take bids on general contract.

PORTCHESTER, N. Y.—D. H. Ponty has completed plans for a 2½-sty frame dwelling, 27x43 ft, in Bryan Ridge, for Wm. Muenter, owner, care architect. Cost, \$6,000. Chas. Williams, Portchester, N. Y., general contractor.

PORTCHESTER, N. Y.—D. H. Ponty, architect, has completed plans for a 2½-sty frame and stucco dwelling, 23x32 ft, in Fairmount Park, for Frank J. Bitz, 132 Park st. Cost, \$4,500.

NEW ROCHELLE, N. Y.—Lorillard Wise, architect, has completed plans for a 2½-sty frame and stucco dwelling to be built here by L. V. Ensinger, Rochelle Heights, owner and builder. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Fletcher & Thompson Engineering Co., Bridgeport, Conn., have plans in progress for a 3-sty brick and reinforced concrete factory addition 200x300 ft on the Glenwood Dock for the Habirshaw Electric Cable Co., 10 East 43d st, Manhattan. Cost, \$100,000.

HALLS AND CLUBS.

YONKERS, N. Y.—Revised plans have been completed for the brick and stone armory to be erected on North Broadway and Quincy pl for Company G, 10th Infantry, N. G. N. Y., Louis F. Pilcher, Albany, N. Y., State Architect. Cost, \$100,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

GARFIELD, N. J.—Wenzel & Garritson, First National Bank Building, have completed plans for a brick apartment, 3 stys, 25x68 ft, at the northwest corner of Grinelli av and Charles st, for Tony Amoroso, Malcom av, owner and builder. Cost, \$10,000.

LAKEWOOD, N. J.—E. C. Benner, Appleby Building, Asbury Park, is completing plans for five 2-sty hollow tile and brick apartments with stores at the corner of 3d st and Clifton av for A. Alpert, 215 2d st, owner. Cost, \$25,000.

PATERSON, N. J.—Joseph De Rose, 119 Ellison av, is preparing plans for a 3-sty brick flat with stores, 25x62 ft, at 596 River st, for Michael Migro, 598 River st, owner and builder. Cost, \$8,000.

NEW DURHAM, N. J.—John P. Messmer, Neilson Building, Union Hill, N. J., is preparing plans for two 3-sty flats, 36 x60 ft, on the Hackensack Plank rd, near Madison st, for M. Gialdini, owner and builder. Cost, \$12,000.

JERSEY CITY, N. J.—William H. Bogart, 298 Jackson av, is preparing plans for a 3-sty brick apartment, 51x100 ft, on Bergen av near Glendenny av, for Chas. Borderman, owner, care of architect.

PERTH AMBOY, N. J.—Jensen & Brooks, 196 Smith st, are preparing plans for a 3-sty brick apartment with stores, 47x45 ft, at the northwest corner of Watson av and Smith st, for John Kutcher, 309 Watson av, owner. Cost, about \$10,000. Architects will take bids on general contract.

IRVINGTON, N. J.—Frederick Lemmer, 89 Park av, has completed plans for a 2½-sty frame flat, 22x45 ft, on Brookside av for Max Schoenwalder, Myrtle av, owner and builder. Cost, \$5,500.

NEW DURHAM, N. J.—John P. Messmer, Neilson Bldg., Union Hill, N. J., is preparing revised plans for a 3-sty brick apartment with stores, 37x55 ft, at the southeast corner of Church lane and Willow av, for Michael Speno, 121 Grand st, Hoboken, N. J., owner and builder. Cost, \$8,000.

WEST NEW YORK, N. J.—Joseph Turk, 770 Bergenline av, has plans in progress for two 3-sty brick apartments with stores, 25x52 ft, at the corner of Palisade av and 22d st, for Fred B. Maart, 781 Palisade av. Cost, \$8,000.

DWELLINGS.

MORRISTOWN, N. J.—Arthur S. Pierson, Trust Co. Building, will prepare plans for a 2½-sty frame dwelling in Cutler Park for Edward M. Young, 17 De Hart st, owner. Cost, \$6,000.

SUMMIT, N. J.—Herman Fritz, News Building, Passaic, N. J., has completed plans for eight 2½-sty frame dwellings, 22x30 ft, for James A. Marshall and Miss Emma Dickens, owners and builders. Cost \$5,000 each.

MORRIS PLAINS, N. J.—A. S. Pearson, Trust Company Building, Morristown, N. J., has completed plans for a 2-sty frame dwelling at this place for A. Hokanson, owner and builder. Cost, \$5,000.

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

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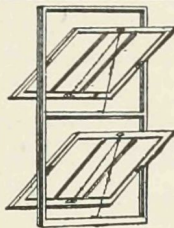
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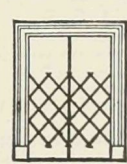
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(Contemplated Construction—Continued.)

dwelling, 20x30 ft, at 529 Westfield av, for H. A. Slakin, 1135 Fairmount av, owner and builder. Cost, \$4,000.

POMPTON LAKE, N. J.—Fredk Schwartz, Colt Building, Paterson, N. J., is preparing plans for two 2½-sty semi-detached dwellings, 45x50 ft over all, at the corner of Lenox and Ramapo avs, for Joseph Scharr, owner. Cost, \$9,000. Architect will take estimates.

SOUTH ORANGE, N. J.—Hasselmann & Hardy, associated, 30 East 42d st, Manhattan, are preparing plans for a 2½-sty frame and brick veneer dwelling at this place for Eugene V. Connert, owner, care of architects. Architects will take estimates on general contract from a selected list of bidders.

DEAL BEACH, N. J.—R. M. Farrington, 345 5th av, Manhattan, is preparing plans for two 2½-sty hollow tile and stucco dwellings, 30x36 ft, to cost about \$8,000 each. Owner's name will be announced later.

CONVENT, N. J.—Plans are being prepared privately for a 3-sty hollow tile and brick dwelling, 40x75 ft, for Landon Humphreys, Normandie Parkway, Morristown, N. J., owner. Cost, about \$30,000. Owner will take estimates.

MIDDLETOWN, N. J.—Frederick M. Truex, 1170 Broadway, Manhattan, has been retained to prepare plans for building a 2½-sty frame dwelling on Kings Highway for Mrs. C. E. Conover, owner. Cost, about \$12,000.

PALISADE PARK, N. J.—Fred Kleinke, 100 Shippen st, Weehawken, N. J., has completed plans for a 1½-sty hollow tile and stucco bungalow and garage, 35x25 ft. Owner's name to be announced later. Cost, \$5,000.

WOODCLIFF LAKE, N. J.—H. R. Stackhouse, Drexel Bldg., Philadelphia, Pa., has completed revised plans for a 2½-sty hollow tile and stucco residence and garage, 50x30 ft, for Edward Gibbs, owner, care of architect. W. B. Woodley, Park Ridge, N. J., general contractor. Cost, \$15,000.

JERSEY CITY, N. J.—W. H. Bogart, 298 Jackson av, has completed plans for a 2-sty brick dwelling, 22x55 ft, in Stegman st, near Bergen av, for Samuel Pollack, 102 West 16th st, Bayonne, N. J., owner and builder. Cost, \$6,000.

MAPLEWOOD, N. J.—Herman Fritz, P. O. Building, Passaic, N. J., has completed plans for nine 2½-sty hollow tile brick and stucco dwellings about 22x42 ft, on Walton av, north of Jefferson av, for Walter MacIntosh, 11 Meeker st, West Orange, N. J., owner and builder. Cost, \$9,000 to \$12,000.

SOUTH ORANGE, N. J.—John Decker, 2 Sloan st, has completed plans for 15 2½-sty frame and stucco dwellings about 25x40 ft, on Montrose av and Clarke st, for

H. E. Stevens, owner, care architect. Cost, \$5,000 to \$8,000.

FACTORIES AND WAREHOUSES.

TREMBLEY POINT, N. J.—Plans are being prepared privately for a 1-sty brick power house, 55x100 ft, to be erected at Trembley Point, near Carteret, N. J., for the Ammo-Phos Corp., 200 5th av, Manhattan. Westinghouse, Church & Kerr Co., 37 Wall st, Manhattan, steam and electrical engineer. Cost, \$25,000.

WEST MILFORD, N. J.—Plans are being prepared privately for a group of 1-sty frame buildings to be erected in West Milford near Butler, N. J., for the Butler Chemical Co., 1790 Broadway, Manhattan, owner, A. A. Mugford in charge. Cost, \$20,000.

PATERSON, N. J.—Plans are being prepared privately for a silk mill and power house, 4-sty, 300x60 ft, and 60x140 ft, at Paterson, N. J., for F. C. Reinhardt, 98 Belmont av, owner. Exact location and lessee of building will be announced later.

PATERSON, N. J.—M. N. Shoemaker, 772 Union Building, Newark, is preparing plans for a 4-sty brick silk mill, 60x330 ft, in Straight st, between the tracks of the Erie and Susquehanna Railroads for Dunlop Bros., 254 4th av, Manhattan. Cost, \$100,000.

HOSPITALS AND ASYLUMS.

MORRISTOWN, N. J.—Hasselmann & Hardy, associated, 30 East 42d st, Manhattan, are preparing plans for a 3-sty brick and terra cotta hospital, 170x41 ft, with chapel, 2-sty, 25x45 ft, on Mt. Kemble av, for All Souls' Hospital. Rev. Father E. J. Ellard, 91 Maple av, in charge. Cost, \$100,000.

HOTELS.

PASSAIC, N. J.—E. E. Twist, 229 Main av, is preparing plans for a 3-sty brick and terra cotta hotel, 52x80 ft, in the south side of Washington pl, east of Main av, for J. Hobin, 191 Washington pl, owner. Cost, \$15,000.

SCHOOLS AND COLLEGES.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, has been retained to prepare plans for two new school buildings for the Board of Education of Elizabeth, N. J., Andrew P. Hughes, secretary. Locations and details will be announced later.

STABLES AND GARAGES.

MORRISTOWN, N. J.—Plans have been prepared privately for a 1-sty cement block garage and display room on Speedwell av, for Dominic Bontempo, 2 Flagler st, owner. Cost, \$6,000.

PATERSON, N. J.—F. B. Grosso, 126 Market st, is preparing plans for a 1-sty brick garage, 25x100 ft, on Hamilton av for Dario Alexander, owner, care of architect. Cost, \$5,000.

NETCONG, N. J.—Arthur S. Pierson Trust Co. Building, Morristown, N. J., is preparing plans for a garage and display room, 60x150 ft, for A. A. King. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

PASSAIC, N. J.—A. Prieskel, Hobart Trust Building, is preparing plans for two stores, 26x100 ft, at 248-250 Main av, for William Block, 206 Main av, owner. Cost, \$8,000.

ASBURY PARK, N. J.—W. S. Knowles, 640 Park av, East Orange, N. J., is preparing plans for the erection of two additional stories to the bank building at 601 Mattison av, for the Asbury Park Trust Co., William C. Rogers, secretary and treasurer. Cost, \$20,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

POUGHKEEPSIE, N. Y.—Du Bois Carpenter, 45 Market st, has completed plans for a 3-sty apartment and stores to be built on Jefferson st, by Oscar Neidick, mason contractor, 142 Church st, owner and builder. Cost, \$10,000.

ROCHESTER, N. Y.—Foote, Headley & Carpenter, 401 Carter Building, are preparing plans for a 4-sty apartment, 38x95 ft, in Alexander st, near Monroe av, for Richard Gorsline, care Gorsline & Swan, builders, Powers Block. Owner builds. Cost, \$50,000.

COHOES, N. Y.—William M. Goddard, 63 Remsen st, has prepared plans for rebuilding a 2-sty brick apartment, 76x52 ft, at 16-18 Factory st. Cost, \$15,000.

CHURCHES.

BINGHAMTON, N. Y.—S. O. Lacey, 415 Phelps Building, is preparing sketches for a 2-sty brick and stucco Sunday school and parish house, 75x80 ft, at 83 Main st, for the M. E. Tabernacle Church, J. S. Tredinnick, 28 Arthur st, pastor. Cost, \$30,000.

DWELLINGS.

POUGHKEEPSIE, N. Y.—Jared S. La Dow, Market st, has completed plans for

two 2½-sty frame and stucco dwellings, 24x40 ft, on Crescent road, for A. Steinberg, 564 Main st, owner and builder. Cost, \$9,000 each.

ITHACA, N. Y.—Trowbridge & Ackerman, 62 West 45th st, Manhattan, are preparing plans for a 2½-sty tile and stucco dwelling, 50x52 ft, with wings 50x23 ft, each at 514 Edgewood pl, Ithaca, N. Y., for F. L. Morse, c/o the Morse Chain Co. Paul J. Piatti, 47 West 24th st, Manhattan, heating and ventilating engineer. Cost, about \$30,000.

FACTORIES AND WAREHOUSES.

HIGHLAND, N. Y.—Leeming & Wardner, 1 Washington st, Poughkeepsie, N. Y., have completed plans for additions to the Schule's Pure Grape Juice Co. factory on Vineyard av. Architects about ready for bids on general contract. Cost, about \$25,000.

KINGSTON, N. Y.—G. W. Betz, 51 John st, is preparing plans for a 3-sty brick warehouse, 70x90 ft, in Field Court, for Matthews & Harrison, Railroad av, owners. Cost, \$15,000.

HOTELS.

ALBANY, N. Y.—Esenwein & Johnson, Ellicott sq, Buffalo, N. Y., are preparing plans for a 10-sty brick and stone addition to the Hotel Ten Eyck, in State st, for the United Hotel Co., Fredk. W. Rockwell, president.

MUNICIPAL WORK.

HERKIMER, N. Y.—Robt. E. Horton, 57 North Pine av, Albany, N. Y., has preliminary plans in progress for a water supply system for the Board of Water Commissioners of Herkimer, N. Y. W. P. Munson, president. Cost, about \$300,000.

SCHOOLS AND COLLEGES.

TROY, N. Y.—M. L. & G. H. Emery, Bible House, Manhattan, and 42 North Pearl st, Albany, have been retained to prepare plans for a 3-sty brick parochial school to contain 20 class rooms and auditorium to seat 1,000, in 3d st, south of Washington st, for St. Mary's R. C. Church, Rev. Father Francis Greagan, pastor. Cost, \$100,000.

POUGHKEEPSIE, N. Y.—William J. Beardsley, Market st, has been retained to prepare plans for a 3-sty brick parochial school to contain 11 class rooms and auditorium, seating about 500, in South Hamilton st, for St. Mary's Roman Catholic Church, Rev. Father J. O'Brien, 269 Church st, pastor. Cost, \$40,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN (subs.)—W. G. Cornell, 17th st and 4th av, Manhattan, has the steam heating, plumbing and electric work, and Wm. Bradley & Son, Long Island City, the cut stone for the 12-sty apartment to be erected at the northeast corner of 5th av and 63d st, from plans by Starrett & Van Vleck, 8 West 40th st. F. T. Ley, 52 Vanderbilt av, general contractor.

DWELLINGS.

BRONXVILLE, N. Y.—A. A. Johnson, 58 Davis av, White Plains, N. Y., has the general contract for a 2½-sty frame and stucco dwelling for Frank H. MacIntosh, 176 Broadway, Manhattan, architect. Cost, \$12,000.

WEST NEW YORK, N. J.—Frank Navarra, Jr., North Bergen, N. J., has the general contract for a 2-sty brick dwelling at the northwest corner of Hudson Boulevard and 20th st, for Frank Navarra, North Bergen, N. J., owner. Plans for which were prepared privately. Cost, \$7,000.

GREENWICH, CONN.—J. P. Crosby, Smith Bldg., has the general contract for addition and interior alterations to the residence here for J. H. Topping, Belle Haven, Conn. T. E. Blake, 225 5th av, Manhattan, architect. Cost, \$10,000.

JERSEY CITY, N. J.—Peter F. Redfern & Son, 571 Jackson av, has obtained the general contract for a 1-sty frame addition, 15x26 ft, and interior alterations to the dwelling at 394 Bergen av, for Dr. Donald Miner, owner, on premises.

SOUTH ORANGE, N. J. (subs.)—M. B. Gilbert, South Orange, has the carpenter work and Samuel Jarvis, 8 McKinley av, East Orange, heating contract for two 2½-sty frame dwellings, 30x40 ft, on Ridgewood Rd. and West End Rd., for the Granite Realty Co., C. D. Baldwin, Secy., Firemen's Bldg., Newark, N. J., owner. Architect, N. J. Convery, Union Bldg., Newark.

EAST ORANGE, N. J.—Chas. B. Bloemcke, 185 Market st, Newark, N. J., has the general contract for a 2½-sty frame

PROPOSALS

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

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., 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.

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dwelling, 23x47 ft, on Arsdale ter, near South Orange av, for Gustave Ludwig, corner of 9th av and South 14th st, Newark, owner. Eugene Seibile, 38 Main st, East Orange, architect. Cost, \$5,000.

IRVINGTON, N. J.—Antonio M. Spanole, 68 Garside st, Newark, N. J., has received the general contract for a 3-sty brick and stone dwelling, 26x60 ft, to be built on the north side of Prospect av. 100 ft east of 37th st, for Mario Caruso, 369 Ogden st, Newark, owner. Cost, \$9,000.

WHITE PLAINS, N. Y.—Frank N. Gobel, 1 East 42d st, Manhattan, has the general contract for the 2½-sty brick and stone residence, 32x69 ft, to be built on the Gedney Farms tract for Willard E. Day, 229 West 42d st, owner. Kenneth M. Murchison, 101 Park av, Manhattan, architect.

SUMMIT, N. J. (sub.)—Jos. Romeo, 19 Sayre st, has mason work, and Olis Olson the carpenter work for the 2½-sty frame dwelling, 28x36 ft, to be built in Beauvoir av for M. MacDonald, 5 Sayre st, owner. Private plans. Cost, \$5,000.

RYE, N. Y.—Elsworth & Marshall have the general contract and L. S. Hechter the mason work for the 2½-sty frame dwelling to be built in Sound View Park for Benjamin F. Gedney, Purchase st, owner. Private plans. Cost, \$6,000.

WESTFIELD, N. J.—James Moffett & Son, 30 Prospect st, have the general contract and Fred Clawson the mason work for the 2½-sty frame dwelling to be built here for A. B. Mettlach, 237 Boulevard, owner. Private plans. Cost, \$7,000.

SCARSDALE, N. Y.—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan, has the general contract for the erection of a 2½-sty dwelling at Heathcote Station, Scarsdale, N. Y., for Alonzo E. Cottier, owner. Chas. A. Platt, 101 Park av, architect. Cost, about \$60,000.

FACTORIES AND WAREHOUSES. BROOKLYN.—John Auer & Son, 648 Lexington av, has the general contract for a 1-sty steel and concrete tank building, 36x64 ft, on Ditmas av, East 83d to East 84th st, for the Beckers Aniline & Chemical Works, Inc., on premises, owner. B. Driesler, 153 Remsen st, architect. Cost, \$4,000.

ELIZABETHPORT, N. J.—M. Brynes Building Co., 430 Westfield av, Elizabeth, N. J., has the general contract for a 1-sty hollow tile and timber mill, 161x120x30 ft, at this place, for the Barrett Mfg. Co., 86 Elizabeth av, Elizabeth, N. J. Cost, \$10,000.

ELIZABETH, N. J.—M. Brynes Bldg Co., Westfield av, Elizabeth, N. J., has the general contract for a 1-sty storehouse, 70x160 ft, in South First st, for the Barrett Mfg. Co., 17 Battery pl., Manhattan, owner. Private plans. Cost \$4,000.

SOUTH PLAINFIELD, N. J.—Alexander Milne, 125 West 2d st, has the general contract, and Frank McNerny, 1232 Park av, the mason work, for a 1-sty brick factory addition, 50x100 ft, for the Spicer Mfg. Co., owner. Cost, \$7,000.

HOSPITALS AND ASYLUMS. MANHATTAN (sub.)—The Gillies & Geoghehan Co., 537 West Broadway, have heating contract for the brick and stone home to be built on Grand Blvd. and Concourse, at 193d st, for the Society for the Relief of Destitute Blind, 896 Amsterdam av. M. L. & G. H. Emery, 68 Bible House, architects. Wm. Crawford, 7 East 42d st, general contractor.

STABLES AND GARAGES. BROOKLYN.—Walter Ryan, 913 Bedford av, Brooklyn, has the general contract, and Gustave Seaburg, 407 Douglas st, elevators, for the alteration and addition to the 2-sty stable and garage, 70x100 ft, at the southwest corner of Atlantic and Underhill avs, for Wm. Strang, owner, on premises. Willard Parker, 24 McDonough st, architect. Cost, \$15,000.

STORES, OFFICES AND LOFTS. MANHATTAN.—Frederick W. Burnham, 40 East 42d st, has the general contract for interior alterations for banking purposes at 43-49 Exchange pl, for the Wall St Exchange Building Association, lessee, Equitable Trust Co., 37 Wall st. Kimball & Roosa, 71 Broadway, architects. Cost, about \$10,000.

MANHATTAN.—Leddy & Moore, 105 West 40th st, has received the general contract for the erection of a store and office building, 16-sty, 74x100 ft, at 58 West 40th st, for the Dolma Realty Co., 501 5th av, owner. Edward Necarsulmer, 507 5th av, architect. Cost, \$250,000.

SPRING VALLEY, N. Y.—Harriman Industrial Corp., Harriman, N. Y., has the general contract to erect brick sub-station and office building at this place for the Rockland Light & Power Co., Nyack, N. Y. C. H. Tenny & Co., 201 Devonshire st, Boston, Mass., engineers.

PLAINFIELD, N. J.—Thos. J. Steen, 30 Church st, Manhattan, has the general contract for the erection of a 3-sty brick and stone bank and office building to be built at the northwest corner of North and Park avs for the State Trust Co., owner. Mowbray & Uffinger, 86 Liberty st, Manhattan, architects. Cost, \$50,000.

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.

NEW YORK STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual meeting and convention at Brooklyn, March 14-16.

NATIONAL WHOLESALE LUMBER DEALERS' ASSOCIATION will hold its annual meeting at the Bellevue-Stratford Hotel, Philadelphia, Pa., March 15-16.

NATIONAL EXPOSITION OF SAFETY AND SANITATION will hold the third annual exhibition at the Grand Central Palace during the week of April 17, 1916.

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.

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.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Atlantic City, N. J., June 20-22. The headquarters will be at the Hotel Breakers. The program for this convention will be announced later.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention at Columbus Institute Hall, Newark, N. J., May 22-24, inclusive. Plans are under way for an interesting exhibition of plumbing fixtures and appliances to be held in connection with the convention.

NORTH JERSEY MASTER BUILDERS' ASSOCIATION was recently incorporated and has opened offices at 37 Wegman parkway, Jersey City, N. J., with Max Balene as the registered agent. The trustees for the ensuing year are: Max Balene, D. Larner, A. Gorlin and L. Dorison.

MUNICIPAL ENGINEERS OF THE CITY OF NEW YORK, at its recent annual meeting, elected the following officers: Daniel L. Turner, president; Wm. W. Brush, first vice-president; Charles E. Gregory, second vice-president; George A. Taber, secretary, and Herman K. Endemann, treasurer.

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.

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 12 of 1916, New Building 513 of 1915, premises 7 to 25 Woodruff avenue, east of Parade place, Brooklyn. W. T. McCarthy, appellant.

Obj. No. 1. Denied section 257 of Building Code.

The rules and regulations of the president of the borough or the provisions of law or said ordinances do not apply, and that an equally good and more desirable form of construction can be employed, and that the proposed manner of construction (or materials) does not con-

form to the true intent and meaning of the several provisions of this chapter and of the laws and ordinances aforesaid.

Whether the rear brick wall 12" thick and the rear stone wall 20" thick carrying a girder resting on a lintel which distributes the load to two piers either side of the openings on which the lintel rests is good construction and of sufficient strength, instead of 16" brick walls and 24" stone walls as required by the Supt. of Bldgs., Brooklyn.

Sec. 51 states that brickwork laid in Portland cement is good for 15 tons per sq. ft. and rubble masonry laid in Portland cement is good for ten tons.

The girder in this case carrying the greatest load gives a reaction at the wall from roof load of5,582 At 4th tier.5,582 At 3d tier.5,582 At 2d tier.5,582

22,328—11.16 tons

If this entire load were carried on the smaller pier which has an area of 3½ sq. ft., the margin of safety would exceed by more than twice the area required by Sec. 51. But in this specific case the load of 11.16 tons is distributed over two piers having a combined area of 7 sq. ft., good for 105 tons. According to Sec. 51, ten tons per sq. ft. is allowed on rubble stone walls laid in Portland cement mortar. The girder in this case gives a reaction at the wall of 14 tons distributed over the full pier at one side of the opening and 50 per cent. of the pier on the other side, on an area 22 sq. ft. good for 220 tons, as per section 51.

Appearance: W. T. McCarthy. On motion, APPROVED on CONDITION that the walls and foundations are found by the Bureau of Buildings to be of sufficient strength to carry the load imposed.

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 Receptacles. GE.....Gas Equipment and Appliances. DC.....Heating or Power Plants (Dangerous conditions of) O.....Obstructions. Rub.....Rubbish. ExS.....Exit Signs. NoS.....No Smoking Signs. *Spr.....Sprinkler System. *St.....Stairways. *Stp.....Standpipes. SA.....Structural Alterations. *Tel.....Telegraphic Communication with Headquarters. TD.....Time Detector for Watchman. Vac.....Vacate Order (Discontinue use of) *WSS.....Windows, Skylights and Shutters. CF.....Certificates of Fitness. D&R.....Discontinuances or Removals. *FilSy.....Approved Filtering and Distilling Systems. *OS.....Oil Separator. *RO.....Reduce Quantities. *StSys.....Storage System. *NOTE—The symbols—A—FE—FP—Spr—Stp—Tel—WSS—FilSy—OS—StSys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending Feb. 19. MANHATTAN ORDERS SERVED. Named Streets.

Allen st, 78—Cong Holy Home of Jacob FE-Ex-WSS-St-ExS-DC-GE-FP Allen st, 95—A. Simon, NoS-FA-D&R-WSS Bleecker st, 2—Max Weien, FP-FA-NoS Bleecker st, 27—Frank Denier & Son, FA Bleecker st, 196-98—Presby Ch. 47 Univ pl, DC-ExS-FP-FE-WSS-Ex-D&R-A&R-W. Bleecker st, 361—Chas Schultz, FA-Rec-GE Broome st, 429—Cath Shea (e), 459 W 143, A Centre st, 139-49—Haven Emerson, Bd of Health, Centre & Walker, Ex(R) Charlton st, 14—A Ruddin, Inc., FP(R) Christopher st, 8—J I Kelly, Rec-FP Chrystie st, 55-59—Numan Baratz, NoS-FA Clarkson st, 75—Michl Regan, 354 West Tel-St-(R)-O-FP-WSS-FE Columbia st, 55½—Aaron & Milly Stier, FA-NoS Cooper Sq., 62—Decker Co., FP-Rec-NoS Delancey st, 288—Max Brand, D&R-Rec-FA-NoS Division st, 231—Cons Gas Co, 130 E 15, GE Division st, 231—Wilhelmina B C Blatchford, 16 Rue Perignon, Paris, GE-FP Duane st, 2—Columbia Photo Engr Co., Rec-(R) East st, 27-29—Carl Smiths Son, FA-NoS E Houston st, 507—Walter Cruller Co., FA-NoS Elizabeth st, 53—Philip Strobel & Sons, Inc., Rec-FP Frankfort st, 55-57—Jacob Rossbach, FE-Ex(R) Frankfort st, 87—Phillip & VanBrant Co., FA-Rec Fulton st, 74—Adolph Isaacson & Son, Inc., FA-NoS Fulton st, 91-97—McKesson & Robbins, D&R-El-Rec(R)-FA

