

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JULY 15, 1916

BUILDING STATISTICS FOR 1915 INDICATE A RENEWAL OF STRUCTURAL ACTIVITY

Total Last Year Considerably Below Average for
Past Decade, But Shows Increase Over 1914

BUILDING operations in Manhattan showed a decided improvement during 1915, as compared with the preceding year, according to the annual report of the Building Department, but it must not be thought that the activity has reached that of normal years, which is based upon a ten-year period. The estimated cost of the 489 new buildings for which plans were filed during the year amounted to \$64,652,869, comparing with 411 buildings, costing \$45,471,165 in 1914. This represents a gain of 42 per cent. over the latter year. The average plans filed for the past ten years average about \$100,000,000 a year.

The average cost per building for the year was \$132,213, as against \$110,635 for 1914. All told there were 3,237 alterations to buildings filed, aggregating \$9,019,805, or an average cost per structure of \$2,786. This compares with 4,711 building alterations in 1914 costing \$10,882,706, an average of \$2,310 a building. It will be seen that fewer alterations were filed during 1915, but the average cost per structure was considerably more.

The total number of violations filed during 1915 was 8,096 and the number dismissed was 9,301, indicating a reduction of 1,205 in the total of the cases carried on the records of the bureau, which shows a tendency on the part of property owners to comply with the requirements of the bureau.

During 1914 a new system of filing plans was inaugurated, the lot and block system having been adopted. During 1915, nearly all the plans of the first tax section have been filed according to this scheme. The value of this system has been repeatedly demonstrated in the past year from the ease with which it is possible to find plans for any building erected in this section. This scheme rebounds to the benefit of the owner as well as facilitating the work of the department. The efficiency can possibly be realized when it is stated that now plans for any building, south of Grand street, can be produced instantly, while formerly it often required days before they were found, especially if an old building was in question. The filing rooms were cleared of many useless records relating to buildings which have been demolished, or filings for structures which have never been built. Thousands of plans have been removed by this process.

The following table shows the building operations which have been commenced and completed during 1915 and in progress at the close of 1915. These are arranged by tax districts:

It will be seen that 321 buildings were commenced, 348 completed, some of which were in progress at the beginning of the year, while on December 31, 1915, there were 197 buildings uncompleted, though in course of construction. There was also 2,597 alterations commenced, 2,763 completed and 490 in progress.

The greatest amount of activity in new building was in that section of Manhattan north of 155th street, which comprises, in the main, apartment houses to meet the increasing demand. About one-third of the entire building activity was confined to this section. This condition was also true in 1914.

The second area of building activity was in tax district No. 5 which comprises that section between 40th and 96th streets east of Sixth avenue and Central Park. This is a district which is being improved not only by high-class apartment houses and residences, notably in the Park and Fifth avenue section, but also by high grade business buildings and hotels located north of the Grand Central Terminal. Work on 59 new buildings was commenced and 53 were completed. At the end of the year 54 were still in progress.

The third tax district, namely, between 14th and 40th streets, comes next in order, 50 buildings having been commenced, 38 completed, while 41 in progress. This district also was the most active from the alteration standpoint, 569 alterations having been commenced, 654 completed, and 125 in progress. The section is given over practically in its entirety to mercantile structures.

PLANS FOR NEW BUILDINGS AND ALTERATIONS FILED MONTHLY DURING THE YEARS 1914 AND 1915.

	1914.		Estimated Cost.
	No. of Plans.	No. of Bldgs.	
January	29	34	\$3,511,100
February	35	36	1,766,815
March	40	44	6,168,575
April	43	49	4,371,000
May	57	64	7,065,900
June	32	32	3,393,550
July	38	43	4,605,350
August	32	36	3,608,950
September	25	28	5,109,050
October	19	19	3,551,075
November	10	11	1,505,800
December	15	15	814,000
Total	375	411	\$45,471,165

	1915.		Estimated Cost.
	No. of Plans.	No. of Bldgs.	
January	26	27	\$7,830,100
February	38	40	4,982,900
March	41	47	4,134,025
April	55	69	5,834,740
May	32	38	13,566,625
June	33	37	3,290,330
July	39	50	4,087,080
August	42	43	7,260,500
September	27	28	3,739,850
October	24	42	2,420,750
November	33	39	3,894,400
December	28	29	3,601,569
Total	418	489	\$64,652,869

	ALTERATIONS.		Estimated Cost.
	No. of Alterations.	No. of Bldgs.	
January	330	358	\$908,042
February	331	350	994,227
March	423	439	1,743,679
April	483	503	1,075,463
May	471	497	1,591,059
June	455	495	861,841
July	443	491	719,734
August	365	387	867,226
September	270	284	366,170
October	301	317	472,077
November	258	280	552,444
December	279	310	730,744
Total	4,409	4,711	\$10,882,706

	1915.		Estimated Cost.
	No. of Alterations.	No. of Bldgs.	
January	168	175	\$334,616
February	210	222	917,030
March	297	318	831,355
April	310	342	1,085,727
May	286	314	811,702
June	273	286	1,101,860
July	250	268	748,223
August	245	263	699,828
September	228	259	608,417
October	215	245	649,716
November	236	256	706,815
December	272	289	524,516
Total	2,990	3,237	\$9,019,805

The foregoing table shows the comparative activity during 1914 and 1915 by months. These figures do not show any unusual condition, because as in former years most of the plans were filed in the spring. However, in May, 1915, plans for several large structures were filed, the total aggregating more than \$13,500,000.

The average cost of new buildings per unit during 1914 and 1915 and also the average from 1902 to 1914, inclusive, appears in the following table:

	AVERAGE COST OF BUILDINGS PER UNIT.		
	1915.	1914.	Average 1902 to 1914, inc.
Private dwellings	\$31,700	\$80,100	\$48,000
Tenements	129,330	142,220	82,420
Hotels	224,440	108,330	392,240
Mercantile buildings	132,825	142,305	137,640
All buildings	131,805	110,635	87,570

The average number of new buildings for which plans were filed from 1902 to 1914 was 1,041, aggregating a total expenditure of \$91,204,000, while during the same period 3,505 alterations were planned to cost \$12,351,485. The total average cost for these years for new buildings and alterations was \$99,225,185.

In Manhattan the increase during 1915 over 1914 in building operations was 30.7 per cent., Bronx 60.4 per cent., Brooklyn 8.8 per cent., Queens 8.2 per cent. and Richmond 14.5 per cent. The total amount involved in building in the entire city during 1915 was \$172,897,691. In Manhattan 172 buildings were planned to be fireproof, which is 36.32 per cent. of

BUILDING OPERATIONS COMMENCED AND COMPLETED DURING 1915 AND IN PROGRESS AT THE CLOSE OF 1915 BY TAX DISTRICTS.

Dist.	New Buildings			Alterations		
	Com-menced.	Com-pleted.	In Progress.	Com-menced.	Com-pleted.	In Progress.
1 South of Grand and Watts sts...	15	18	10	547	603	84
2 Bet. Grand, Watts and 14th sts...	21	29	11	312	296	64
3 Bet. 14th and 40th sts.....	50	38	41	569	654	123
4 Bet. 40th and 96th sts., west of 6th av. and Central Park.....	31	36	19	237	235	69
5 Bet. 40th and 96th sts., east of 6th av and Central Park.....	59	53	54	490	549	79
6 Bet. 96th st and Harlem River, east of Central Park and Lenox av.....	11	15	8	285	264	44
7 Bet. 96th st and 155th st., west of Central Park and Lenox av.	27	28	19	118	123	23
8 North of 155th st.....	107	121	85	39	39	4
Totals	321	348	197	2,597	2,763	490

the total. The estimated cost of fire-proof buildings in millions of dollars was 51.38, while the percentage of total estimated cost of buildings was 80.95 per cent.

The digest of the work of several departments of the Building Bureau is given in the following table, which gives in addition to some of the foregoing figures the number of the various classes of inspections which were made under the direction of the Bureau:

STATEMENT OF ACTIVITIES FOR YEARS 1915 AND 1914.

	1915.	1914.
Applications for New Buildings.....	489	411
Applications for Alterations.....	3,237	4,711
Estimated cost of New Buildings.....	\$64,652,869	\$45,471,165
Estimated cost of Alterations.....	9,019,805	10,882,706
New Buildings commenced.....	321	320
New Buildings completed.....	348	432
New Buildings in Progress		
December 31.....	197	189
Alterations commenced....	2,597	3,782
Alterations completed....	2,763	3,922
Alterations in progress		
December 31.....	490	490
Number of Inspections by Construction Inspectors.....	122,834	140,046
Number of Inspections by Iron and Steel Inspector.....	16,922	21,550
Number of Inspections by Elevator Inspectors....	34,497	35,895
Number of Inspections by Plumbing Inspectors....	65,598	63,976
Number of Inspections made and approvals issued under Section 31-B of Liquor Tax Law....	4	13
Violation cases reported.....	8,096	9,273
Unsafe Buildings reported.....	2,595	2,941
Additional complaints investigated.....	15,932	13,153

NEW BUILDING BOARD.

Personnel of Members Recently Appointed by the Mayor.

MAYOR MITCHEL is being congratulated on the wisdom of his selection of the members of the new Board of Standards and Appeals appointed under the Lockwood-Ellenbogen Bill, for simpler building inspection, passed by the last Legislature. On behalf of the Real Estate Board the following statement was issued by Richard O. Chittick, executive secretary:

"General approval of Mayor Mitchel's appointment to the Board of Standards and Appeals is expressed by real estate owners and taxpayers. This should be the more satisfactory to the Mayor because when the Lockwood-Ellenbogen Bill was being heard before him and Governor Whitman one of the few criticisms was that the bill removed the limitations placed upon the Mayor in making appointments to the old Board of Examiners, which had to be filled from names submitted by certain technical organizations.

"The Mayor could hardly have made a selection more satisfactory to those who will be so vitally affected by the decisions of the new board. The board, in its composition, is thoroughly representative of the views of those elements in the community to be so affected and meets the technical, social and property requirements of the situation.

"The chairman of the board, Rudolph P. Miller, is president of the National Fire Protective Association, was for several years Superintendent of the Manhattan Bureau of Buildings and is the author of the new Building Code.

"Alfred R. Kirkus is chairman of the Conference Committee of Real Estate and Commercial Organizations, which presented the Lockwood-Ellenbogen Bill to the Legislature. He was personally largely responsible for the passage of the bill. He is a member of the Merchants' Association and of the Real Estate Board of New York, and secretary of the New York, the Manhattan and the Colonial Real Estate Associations. He has had experience in fire preventive work.

"The interests of labor are safely represented by Alfred J. Boulton, who has held an important elective office, that of Register of Kings County.

"Howard C. Baird is an engineer of large experience and a partner of Public Service Commissioner Henry W. Hodge.

"Lansing G. Holden is an architect and a former director of the New York

LEGAL NOTES AFFECTING REALTY

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

Broker's Commission.

A BROKER effected a sale of a piece of land for \$150,000, payable in part in installments of cash and in part by a purchase money mortgage. On the signing of the contract \$1,000 was paid. If the title to a part or the whole of the property should be found to be unmarketable, it was provided that the price might be reduced, or the contract of sale canceled, and in any case the purchaser might at his option cancel the contract after he had paid \$5,000 thereon; so that the most the seller could absolutely insist upon receiving was \$5,000, and that only in case the title was found to be unsatisfactory. Difficulties arose respecting the title, and no more than the first payment of \$1,000 was made, of which the broker duly received and receipted for 10 per cent., or \$100. On effecting the sale, the broker agreed that his commissions should be paid pro rata from each installment as received. In an action for commission on the whole purchase money, the New York Appellate Division holds, *Colvin vs. Post Mortgage & Land Co.*, 159 N. Y., Supp. 361, that, under the terms of his agreement, the broker was not entitled to commission except on installments paid.

Violation Restriction.

The owner of a tract of land laid it out on a map in lots fronting on streets, and as an inducement to purchasers sold them by deeds, covenanting that no building or structure for any business purpose whatsoever should be erected on the premises. A railroad purchased lots running across the entire southern part of the tract subject to such restrictions opposite the lots of one purchaser and adjacent to the premises of another, and built its railway across the lands partly on an embankment and partly in an open cut, and operated on its tracks many fast electric trains daily. In an action to retain the maintenance of the structure and the operation of the road, the New York Court of Appeals, *Flynn vs. New York, Westchester & Boston Railway Co.*, 112 N. E., 913, holds that the railroad had violated the covenant and that the lot owners were entitled to damages. A public service corporation, exercising the right of eminent domain, has the advantage over the private person or corporation, in that it cannot be kept off the premises entirely, but may enter the restricted district and destroy its exclusive character upon making just compensation for property rights thus taken. Building restrictions have never been regarded as impolitic. It follows that they cannot be taken without just compensation. These restrictive cove-

Chapter of the American Institute of Architects.

"William Crawford is a builder of wide experience and was formerly chairman of the Building Code Committee of the Merchants' Association, and is a member of the Building Trades Employers' Association.

"The secretary of the board, Daniel Sullivan, will bring to the work experience acquired as secretary of the Manhattan Bureau of Buildings under Mr. Miller. He is a former newspaper man.

"The technical fitness of the appointed members is particularly important in view of the fact that these members, with the chief of the uniform fire-fighting force, compose the Board of Appeals. With them, composing the Board of Standards and Appeals, are the Fire Commissioner and the five Superintendents of Buildings.

"The new regime will not immediately end all the troubles of property owners and tenants. It will have little effect upon existing violation orders and none upon the court cases. But it will, in the near future, eliminate the existing unsatisfactory conditions that really have stood in the way of effective fire-prevention work."

nants create a property right and make direct and compensational the damages which would otherwise be consequential and non-compensational. No matter how unpleasant a neighbor the railroad may prove, if it takes no property by physical appropriation it is not chargeable with damages for impaired values due only to proximity. But something in the nature of an easement of privacy over another's land may be acquired by covenant in order that one may live apart from the disagreeable sights and sounds of business, if one desires, and if that right has a value and the railroad subtracts a portion of it by building on the restricted land, compensation should follow. The railroad had violated the restrictive covenant by "erecting a building or other structure for business purposes." A building or structure in the widest sense is anything constructed, i. e., erected by art and fixed upon or in the soil, composed of different pieces connected together and designed for permanent use in the position in which it is so fixed. To erect means not only to raise, but also to build or construct. "A thing constructed" may thus be the equivalent in meaning to "a building erected."

The right of the property owner is measured by the depreciation in value which his land sustains, including such depreciation as will be sustained because of the use to which the railroad puts its property, the difference in value between his land with and without the railroad in operation. The railroad and its use in violation of the restrictive covenants could not be separated in considering the effect upon the owner.

Promise to Pay.

The New York Appellate Division holds, *Windsor Construction Co. vs. Rutland*, 159 N. Y., Supp. 446, that if promises were made by the stockholders in a realty company owning a building under repair personally to pay the contractor for the work, if it would refrain from filing a lien, and the contractor thereafter proceeded with and completed the work solely in reliance on these promises, an obligation on the stockholders was created supported by consideration in their indirect interest as stockholders; and it was not within the statute of frauds. But the court considered that the evidence, much of which was documentary, fairly showed that the contractor, at all times down to the time the work was completed did not consider the stockholders personally responsible, but looked solely to the realty company for compensation; and a verdict that the stockholders were legally obligated to pay the contractor's claim was not justified.

Alterations in Old Deeds.

In an action to determine a claim to realty, the deed through which the defendants claimed was more than sixty years old and all the parties to it were dead. It carried erasures and alterations made apparently with the same ink, the same pen and at the time when the deed was drawn. These erasures and alterations were not essential to the defendants' title, so that, even if made after delivery, the defendants were not claiming through them. The New York Supreme Court, Equity Term, Erie County, in *Snyder vs. Kelsey*, 156 N. Y., Supp. 741, holds that the alterations, not being of a material character, required no explanation by extrinsic evidence to render the instrument a valid one.

Re-formation of Lease.

The New York Appellate Division holds, *Mannheimer vs. Kuhn*, 159 N. Y., Supp. 437, that where it was the agreement of lessor and lessee of an apartment that the lessor should furnish steam heat and hot water, but by mutual mistake, or mistake of the lessee and fraud of the lessor, the provision was not inserted in the written lease, the lessee was entitled to have it re-formed in equity.

REVISIONS IN USE AND HEIGHTS DISTRICTS

Commission Makes Some Changes in All Five Boroughs to Meet Local Conditions

ROBERT H. WHITTEN, Secretary of the Committee on the City Plan of the Board of Estimate, issued the following statement in relation to the building zone plan:

"The hearings on the final report of the Districting Commission held by the Board of Estimate were completed on June 27. Since that time the Board of Estimate has held a number of conferences at which the various protests and recommendations received in regard to the zone plan have been considered. The Board has called a special meeting for July 25, at 10:30 a. m., to pass on the zone plan, as amended by the Conference Committee.

"The following map changes have been agreed to by the Conference Committee and will be submitted at the meeting on July 25.

Manhattan Use Map.

1. Indian road, from 100 feet west of Isham street to Isham Park. Changed from residence to business.

2. 158th street, from 425 feet west of Riverside Drive to the railroad. Changed from residence to business.

3. 146th street, between Broadway and Amsterdam avenue. Changed from business to residence.

4. 131st street, between Lenox avenue and Seventh avenue, and Fifth avenue, between 131st street and 126th street. Changed from business to residence.

5. 57th street, between Madison avenue and Lexington avenue. Changed from residence to business.

6. 57th, 56th and 55th streets, between Eighth avenue and Ninth avenue. Changed from business to residence.

7. Sixth avenue, from 29th street to within 100 feet of 31st street. Changed from business to unrestricted.

8. 23rd street, between Ninth avenue and Tenth avenue. Changed from business to residence.

9. 16th street, between Sixth avenue and Seventh avenue. Changed from unrestricted to business.

10. West 8th street, from Fifth avenue to within 100 feet east of Macdougall street, and the west side of University place, between Waverley place and 8th street. Changed from business to residence.

11. 13th street, between Eighth avenue and Hudson street; Gansevoort street, between Hudson street and 13th street; 4th street, between Gansevoort street and Horatio street, and Eighth avenue, between 13th street and Horatio street. Changed from business to unrestricted.

Manhattan Height Map.

12. Madison avenue, between 40th street and 35th street. Changed from 2 times height district to 1½ times height district.

Bronx Use Map.

1. Van Cortlandt Park South, from Broadway to Bailey avenue. Changed from business to residence.

2. Mosholu Parkway North, between Jerome avenue and Gun Hill Road. Changed from business to residence.

3. Bailey avenue, between 230th street and 233rd street, except at the intersection of 231st street; Bailey avenue, between 238th street and Van Cortlandt Park South; Putnam avenue East, between 238th street and Van Cortlandt Park South; Putnam avenue West, between 238th street and Van Cortlandt Park South; 239th street, between Broadway and Putnam avenue West, and Review Place, between West 238th street and Van Cortlandt Park South. Changed from business to residence.

4. 233rd street, between Webster avenue and Bronx Boulevard. Changed from residence to business.

5. Bedford Park Boulevard, from the Concourse to Decatur avenue. Changed from business to residence.

6. 184th street, between Aqueduct

avenue and Jerome avenue. Changed from business to residence.

7. 181st street, from Boston Road to within 100 feet of Bryant avenue. Changed from residence to business.

8. 183rd street, between Grand Concourse and Webster avenue. Changed from business to residence.

9. 177th street and 176th street, between Jerome avenue and the Concourse. Changed from business to residence.

10. Morris avenue, between 174th street and Belmont street. Changed from business to residence.

11. 172nd street, from Jesup avenue to within 100 feet of Plimpton avenue. Changed from business to residence.

12. Cromwell avenue, from 169th street to Macomb's Road. Changed from business to unrestricted.

13. Shore Drive, between Layton avenue and Lafayette avenue. Changed from business to residence.

14. Whittemore avenue, between Fort Schuyler Road and Balcom avenue. Changed from residence to business.

15. 153rd street, between Mott avenue and Walton avenue, and Walton avenue, between 153rd street and the railroad. Changed from business and unrestricted to residence.

16. 142nd street and 143rd street, between Willis avenue and Brook avenue. Changed from business to residence.

17. 145th street and 146th street, from Brook avenue to St. Anns avenue. Changed from business to residence.

18. Mott avenue, from 153rd street to 156th street. Changed from residence to unrestricted.

19. Mott avenue and Walton avenue, between 144th street on the south and the railroad on the north; 146th street, 150th street and 151st street, between Walton avenue and Mott avenue; 149th street, between Gerard avenue and Mott avenue, and Cedar Lane, between 150th street and the railroad. Changed from unrestricted to business.

Brooklyn Use Map.

1. Hicks street, from 100 feet south of Cranberry street to within 100 feet of Poplar street. Changed from residence to business.

2. Clark street, from 100 feet east of Henry street to within 100 feet of Fulton street. Changed from business to residence.

3. Grace Court Alley. Changed from residence to business.

4. Evergreen avenue, between Himrod street and Cedar street. Changed from unrestricted to business.

5. East 21st street, from Lincoln Road to Parkside avenue; Parkside avenue, from Ocean avenue to Flatbush avenue; Ocean avenue, from Parkside avenue to Woodruff avenue, and Woodruff avenue, from Ocean avenue to Flatbush avenue. Changed from business to residence.

6. Albany avenue, from Eastern Parkway to Union street. Changed from residence to business.

7. Jamaica avenue, from east side of Schenck avenue to west side of Dresden street. Changed from business to residence.

8. Arlington avenue, from Linwood street to Shepherd street. Changed from residence to business.

9. 66th street, from Fifth avenue to Ninth avenue. Changed from unrestricted to business.

10. 13th avenue, from 79th street to 86th street. Changed from residence to business.

11. 17th avenue, from 53rd street to 55th street. Changed from business to residence.

12. Avenue M, between East 91st street and East 93rd street, and Avenue N, between East 92nd street and East 93rd street. Changed from residence to business.

13. Emmons avenue, easterly end, and streets between Emmons avenue and

waterfront. Changed from residence to business.

14. 47th street, between Eighteenth avenue and Washington avenue; Lawrence avenue, between 47th street and Gravesend avenue. Changed from business to residence.

15. Coney Island avenue, from Johnson street to Park Circle. Changed from unrestricted to business.

16. Caton Place from Coney Island avenue to East 8th street, and East 8th street, from Caton Place to Henry street. Changed from business to unrestricted.

Brooklyn Heights Map.

17. Area on Brooklyn Heights bounded by Furman street, Middagh street, Hicks street, Clark street, Henry street and Joralemon street. Changed from 1½ times height district to two times height district.

18. Area on Brooklyn waterfront, between Atlantic avenue and Degraw street, and between the bulkhead line and Columbia, Harrison and Van Brunt streets. Changed from two times height district to 2½ times height district.

Queens Use Map.

1. Eighth street, between Jackson avenue and East avenue. Changed from business to unrestricted.

2. Laurel Hill section, Columbine and Cassel avenues. Changed from residence and business to unrestricted, including intervening cross streets.

3. Babbage street, between St. Ann's avenue and Richmond street on the north side of the railroad, and Bessemer street on the south side of the railroad. Changed from business to residence.

4. Rae street, one block north of Jamaica avenue, and Charles street, one block to the east of Rate street. Changed from residence to business.

5. Beach 129th street in the block north of Newport avenue. Changed from unrestricted to business.

6. Beach 117th street, from Channel Drive to Ocean Promenade. Changed from business to residence.

7. Beach 116th street from Channel Drive to Rockaway Beach Boulevard. Changed west side from unrestricted to business.

8. Area between bulkhead line and Channel Drive and between Beach 117th street and Beach 124th street. Changed from residence to business.

Queens Heights Map.

9. Elmhurst section bounded by 18th street, Broadway, Corona avenue, Parcell street, Junction avenue and Burnside avenue. Changed from 1¼ times height district to 1½ times height district.

10. Elmhurst section bounded by Broadway, Corona avenue, Parcell street, Junction avenue and Norton street. Changed from 1¼ times height district to 1 times height district.

Richmond Use Map.

1. North side of Richmond Terrace and Jay street, from Westervelt avenue to South street. Changed from unrestricted to business.

2. Central avenue, from Hyatt street to Richmond Turnpike. Changed from business to residence.

3. St. Marks Place and Carroll Place, from Westervelt avenue to Hyatt street; Tompkins avenue and St. Marks Place, from Nicholas street to Hyatt street; Nicholas street, from Carroll Place to St. Marks Place; Wall street and Hamilton avenue, from Carroll Place to Tompkins avenue; Carroll Place, from Hamilton avenue to Wall street; Fort Place, from Tompkins avenue to Montgomery avenue, and Montgomery avenue, from Fort Place to trolley right of way at head of Hyatt street. Changed from business to residence.

BUILDING RESTRICTIONS AND THEIR RELATION TO THE HEALTH OF THE PUBLIC

By GEORGE C. WHIPPLE, OF HARVARD UNIVERSITY

DO the restrictions of the bulk and the use of buildings in a city like New York materially involve the health, safety or morals of the people? I believe that there is a vital relation between the public health and the buildings in and about which people spend their lives, and I believe that in a city a reasonable restriction of the height, area and use of buildings is a justifiable exercise of the police power.

The proof of this cannot, in the nature of the case, be direct or susceptible of support based on definite experiment. Public health is a matter which is influenced by so many things that it is almost impossible to select one and consider its effect apart from all others. The proof of the relation between housing and health must necessarily be axiomatic in character and based upon the accumulated experience of mankind generally expressed. Studies of the statistics of disease and death for people who live or work in buildings of different kinds and under different conditions have been collected by sanitarians in various places in the world, but these lead to no definite conclusion, for the very good reason that housing is only one of the factors, and not the principal factor, which influences disease and death in a community and for the further reason that disease and death are not a complete index of health. Nevertheless the fragmentary statistical studies which have been made point to a relation between housing and health which hygienists and sanitarians have not hesitated to accept.

Health—At the present time public health activities are coming to be dominated by the bacteriologist and epidemiologist. Attention has been focussed especially on communicable disease. All the world knows that the efforts of the new public health movement in reducing the suffering and misery of mankind have been the most remarkable in the world's history and must long be continued. The results have been measured in terms of death rates and sickness rates. Naturally enough health has come to be regarded by some as the absence of disease. But that is not a complete conception of health. Health is more than the absence of disease. It is something positive, and involves physique and vitality, and it is mental as well as physical. The inherent difficulty at the present time is the absence of scientific methods of measuring this positive element in health. Yet the world knows as a matter of human experience that it is real and vital. The expression "health and comfort of the people" is centuries old, and these two ideas are inseparable.

Public health, of course, is the sum total of the health of the constituent individuals. We measure public health inversely in terms of death rates because at present we have no means of measuring health rates. We take a part as an index of the whole.

Fundamental Concepts—Light, air, water, food and shelter are essential to life. Modern sanitarians would perhaps qualify this statement by adding the idea of cleanliness, and say that clean air, clean water, clean food and clean human beings are essential to healthy life. The regulation of buildings is intimately connected with the factors mentioned—light, air, water, food, sanitation—and is therefore itself a factor in public health.

In cities people live an indoor life to a greater extent than they live out-of-doors. During the last fifty years cities have increased greatly in size and indoor life has become correspondingly more common and more important. The advent of steel construction has changed the shape of many buildings, increasing height and producing congestion. It has also had a tendency to reduce the size of rooms and has led to what is termed a cellular type of housing for dwellings and offices.

As far as health is concerned indoor conditions are on the whole more important than out-door conditions in a city like New York. Indoor conditions are dependent largely upon the plan and construction of buildings and upon occupancy, all of which are well recognized as coming within the control of the police power. But indoor conditions are also and to a large extent controlled by the conditions out-of-doors. It is the outside environmental conditions to which the tentative regulations of the commission are chiefly directed. The amount of daylight which enters a building depends upon the amount of sunlight which falls upon the exterior, and upon the proximity of other buildings, their height, and their bulk. The amount of air which enters a building is also influenced, and sometimes very greatly, by the surrounding buildings. The purity of the air is likewise affected by outside conditions. Thus while spoken of, and properly so, as the regulation of buildings it is the regulation of the space between buildings which is the object in view, a system of regulations designed to prevent one lot owner from interfering with the light and air required by his neighbor.

While in general rights in the use of land are bounded by vertical planes, it must not be forgotten that the sun's rays fall slantingly upon the land, while the wind movements are chiefly horizontal. These natural elements are interfered with by excessive high and crowded buildings, hence there are rights in land ownership which extend beyond the vertical planes. The following are some of the points to be considered in connection with this subject:

Sunlight—The rays of the sun bring light and heat to the earth and both are absolutely necessary to man's existence. Considered from the standpoint of heat the sun's direct rays are beneficial or prejudicial according to circumstances. Heat is absorbed by walls of brick, stone or concrete, with the consequence that the air near them is heated; heat is also transmitted through building walls to the rooms. In winter this is an advantage in this climate, but in summer it may be a disadvantage. Walls shaded from the direct rays of the sun tend to make houses cooler. In summer this is desirable, but in winter undesirable. The direct rays of the sun influence the moisture of the air as well as its temperature. The evaporation of water is increased, but as the capacity of air for holding moisture is also increased by heating the relative humidity may be decreased. At all events the sum total of the effect of sunlight is to raise the sentient temperature, that is, the temperature shown by the wet bulb thermometer. It is this sentient temperature coupled with air movement which affects the health and comfort of human beings.

Sunlight likewise causes movements of the air. This is due to unequal heating in different places. The air currents thus set up are gentle and desirable. Places which never receive the sunlight are more likely than others to contain stagnant air.

Considered from the standpoint of light, the sun's rays profoundly affect the lighting of rooms. This is a matter of common knowledge, but quantitative relations have been shown by many photometer tests made at points located at different instances from windows, and by similar tests made at the windows of different stories in tall buildings the exterior lighting of which is influenced by adjoining buildings. The sun's rays are reflected in various ways from exterior surfaces of buildings so that the exterior conditions materially influence the interior lighting, and the nearer the buildings are together the greater is the importance of this factor. The sun's rays have an effect on vegetation, as will be men-

tioned later. Sunlight tends to remove moisture from particles of dust in the air, thereby improving a foggy atmosphere. It tends to dry pools of water which might otherwise become breeding spots for mosquitoes. The sun's rays have a marked disinfecting action and prevent the growth of molds and fungi, thereby eliminating odors of certain kinds. They also destroy bacterial life, whether the bacteria are floating in the air or are attached to the exposed surfaces of pavements, floors, or walls. To the extent to which this occurs the danger of infection from certain disease germs is lessened.

Sunlight has both a physiological and psychological influence on human beings. To these may be added the aesthetic effect of light and shade produced by sunlight. In these various ways sunlight is desirable for the health and comfort of human beings, while the complete absence of sunlight is correspondingly detrimental.

Daylight—By daylight is meant the indirect lighting from the sun, that is, lighting received from the sky or clouds and reflected from various surfaces. While it is possible for human beings to exist without direct sunlight and even without daylight, it is the experience of the race that both sunlight and daylight in sufficient amounts are highly desirable. Daylight is necessary not only for the health and comfort but for economic reasons. Too little light causes eyestrain with its train of physiological disturbances, and decreases the productiveness of work. It unfavorably influences the mental condition. Light promotes cheerfulness, while gloomy rooms depress vitality. Lack of daylight limits the length of the working day in some industries and increases the amount of artificial light required.

Artificial lighting, with oil or gas, tends to vitiate the air by increasing the carbonic acid and moisture, and even by increasing the poisonous carbonic oxide. Artificial lighting also increases fire risks. Lack of exterior lighting increases the amount of window space required and this in turn decreases the heat loss in buildings in winter. In these and other ways insufficient lighting not only results in inconvenience to human beings, but may be a positive menace to the health, safety and morals of the people. The amount of daylight received in buildings is greatly affected by adjoining buildings, by their positions, their height, and by the character of their walls, both in color and material.

Ventilation—The necessity of adequate ventilation need not be argued, but it is not as fully realized as it should be that the air which enters a building, both in amount and quality, is influenced by the surrounding buildings. If buildings are too close together there is likely to be a stagnation of the air between them. The ventilation of streets, alleys, courts and interior spaces between buildings is as much a matter of public importance as the ventilation of rooms is a matter of individual importance.

Street ventilation is influenced not only by the orientation of the streets and the prevailing wind movements, but by the height, size, shape and character of buildings, and their distances apart. In cavernous streets there are excessive air currents near the ground, and at times great air movements, especially objectionable in winter. On the other hand at times of gentle air movements there may be no currents at all near the streets and pavements between high buildings because the friction of the air passing through the narrow channels prevents them. In other words, narrow streets lined with high buildings tend to produce extreme conditions of air movement and both extremes are objectionable.

In regulating the size and height of buildings with reference to the streets

(Continued on page 80.)

PRINCIPAL BUILDINGS TO BE ERECTED IN 1916
SHOW A COST AGGREGATING \$72,000,000

MANHATTAN AND THE BRONX.

Table with columns: Location, Class, Owner, Architects, Ht., sty., Est. cost., Contractor, and Cond. Lists various building projects with their respective details.

BROOKLYN, QUEENS AND RICHMOND.

Table with columns: Location, Class, Owner, Architects, Ht., sty., Est. cost., Contractor, and Cond. Lists building projects in Brooklyn, Queens, and Richmond.

BUILDING MANAGEMENT

CARING FOR ELECTRICAL SUPPLIES

SOME idea of the magnitude of the work required of the electrical department of the Equitable Building, New York City, can be obtained from the fact that this structure has a "resident" population of about 12,000 and a combined "resident" and "floating" population of about 50,000. The problems of keeping the electrical equipment in proper order, of repairing and making such changes in the wiring as become necessary, and of renewing lamps, are hence tasks of considerable magnitude, and oftentimes entail considerable labor.

In addition to the usual work of the building electrician, however, the electrical department of the Equitable Building also engages to some extent in the electrical contracting business, doing such work as the tenants of the building may desire. This service eliminates the necessity of tenants putting themselves to considerable inconvenience in order to find a reliable electrician to perform electrical work for them and at the same time makes the electrician's department of the building partly—and will, it is hoped, in time make it entirely—self-sustaining.

System of Stocking Lamps.

One of the problems that have always confronted the house electrician of the large building, and even the electrical dealer, central station, etc., is that of stocking various-sized lamps in a manner that will enable one to locate any size or type of lamp in a minimum amount of time, and yet keep the loss due to breakage down to a low figure. This problem was solved in the case of the Equitable Building in a way which not only brought about the two desired results mentioned, but also greatly improved the appearance of the stock room. Thousands of dollars' worth of incandescent lamps of various sizes and types and of two voltage ratings are there arranged in a systematic and convenient manner along one side of the stock room, all lamps being unpacked and placed on these racks upon receipt.

These shelves are constructed of $\frac{7}{8}$ -inch wood held by a frame composed of strips of flat-section and angle iron, about 1-inch by $\frac{3}{32}$ inch, fastened to the wall, the shelves being about 18 inches in depth. Each shelf has bored it in a number of staggered holes of sufficient size to accommodate the screw bases of the lamps to be kept on the shelf. These holes are arranged so as to allow a maximum number of the predetermined size of lamp to be kept on the shelf. The screw bases of the lamps are inserted in these holes, and the lamps are thus held upright, free of danger of breakage, until needed.

Features of Arrangement.

The shelves and frames are painted black, and each shelf has on its front face a brass plate giving the type, size and voltage of the lamps kept on it, as well as the total number which can be accommodated on the shelf. As the lower-wattage lamps are kept on the lower shelves and the higher-wattage lamps on the higher shelves, it takes little time for a new helper to learn the system of stocking lamps.

Another useful feature of this system is that the placing of the number of lamps the shelf can hold on the brass nameplates enables one to tell almost at a glance the condition of the stock of the corresponding size of lamp, thus eliminating any chance of the stock of that size of lamp running low without the knowledge of the man responsible. The bottom shelves of these racks do

not rest upon the floor, but are raised about nine inches. This was done for two reasons. First, it eliminates any chance of breakage due to accidental contact with a shelf of lamps by the foot of a passer-by. Second, it permits the sweepers to clean under the racks, and the height of the bottom shelves from the floor is also sufficiently great to prevent men from hiding rubbish under them.

But the lamp woes of a house electrician are not confined to the stock room alone. Considerable breakage occurs in carrying lamps about the building for the purpose of making renewals. Ordinarily, the house electrician has his choice of allowing the lamp renewers to carry with them a large number of lamps, with the liability of considerable breakage, or permitting such men to carry only a few lamps at a time and make frequent returns to the stock room for additional lamps. Whichever policy is adopted, a considerable loss is involved—in the first method through breakage and in the second method through the waste of time. In the Equitable Building the problem was solved by allowing the men engaged in renewing lamps to carry a large number of different sizes and styles of lamps, but furnishing them with lamp carriers that are designed to eliminate loss due to breakage.

One of these handy carriers is about 24 inches long and 9 inches wide, being made of strap iron about $\frac{3}{32}$ -inch thick and of $\frac{3}{8}$ -inch wood, with the whole painted black. This carrier is equipped with four rubber bumpers at its bottom to reduce the shock effect when the carrier is set down. The two shelves of these carriers are provided with holes for the reception of the screw bases of the lamps, tubular lamps being passed through holes in the upper shelf and supported by the usual holes in the bottom shelf. By means of one of these carriers a man can carry 41 lamps of various sizes at one time with absolute safety.

Extension Ladder.

Another great time-waster in the process of renewing lamps is the extension ladder usually employed in order to reach lamps at a great distance above the floor. In addition to the man who makes the renewals, another man—and in many cases two others—are required to steady the ladder and to assist in moving it, and, of course, it cannot be moved with the first man on it.

Two adjustable steps are provided for fastening to the rungs near the top of the ladder, and the man straddles the ladder, his feet resting on these steps, thus giving him a secure and natural position in which to work and permitting the use of both hands. The bottom part of the ladder is fastened by hand bolts to a substantial movable base equipped with rubber-tired wheels capable of turning at any angle. This base is made of wood, and in order to eliminate the danger of the man on the ladder losing his balance in case one of the wheels becomes defective, two safety planks are fastened to the wood base in such a way that the clearance between them and the floor is about 0.25 inch. Hence, if a wheel or its support fails, the ladder can drop only 0.25 inch at that point, a drop that would not cause the man aloft to lose his balance. Under such conditions it is, of course, unnecessary to have anyone steady the ladder.

Two truck handles, one at each end, are provided for pulling the ladder around, the lamp renewer being able to pull the ladder around without aid, or, if

desired, he can remain on the ladder and have a helper pull it around. In designing the ladder base the possibility of the lamp renewer letting one of the iron handles drop on the floor and cracking or nicking the tiles was foreseen, and the handles were, therefore, so fastened that the frame of the base prevents them from hitting the floor upon being released. When not in use, the handles are thrown upward and are thus out of the way.

For the storing of outlet boxes, receptacles, wire, and other material that must be kept on hand by a house electrician, steel storage bins are provided. These bins extend from the floor to a point near the ceiling level, the top surface of the bins being employed as a shelf on which electric-fan brackets are kept. Each bin is equipped with a small brass number plate, and all materials on hand are listed in alphabetical order on a wall sheet giving the corresponding bin numbers. By reference to the wall sheet any desired material can be located.

In order to keep a check on all material used, the men in taking material from the store room must record their names, the amount and kind of material taken and the purpose for which it was taken on a storekeeper's sales record machine, which makes duplicate records. These records serve to check the men as to the material being used and also serve to permit an accurate record of stock on hand to be maintained.

Queens Subway Opening.

December 15 next has been set by the Public Service Commission as the probable date for the opening of the new Queens rapid transit lines, consisting of two elevated routes to be jointly operated by the Interborough Rapid Transit Company and the New York Municipal Railway Corporation. One line terminates at Ditmars avenue, Astoria, and the other at Alburty avenue in Corona. They will furnish rapid transit service to the whole northern section of Queens Borough. The decision to open the Queens lines on December 15 was made at a conference held on July 5, at the offices of the Commission, and attended by members of the Commission, Mayor Mitchell and members of the Transit Committee of the Board of Estimate and Apportionment, and officers and other representatives of the Chamber of Commerce of the Borough of Queens. Frank Hedley, vice-president and general manager of the Interborough Rapid Transit Company, was one of the conferees. It was also agreed at the conference that it may be possible to open the extension of the Queensboro Subway from the Hunter's Point avenue station, its present eastern terminus, through to the Queensboro Bridge Plaza station by November 1 next. It was also stated that the connection between the Queensboro Subway and the Grand Central station will be ready for use by the end of August. This latter fact means that the long walk of some 900 feet now necessary between the Grand Central subway station, at 42d street and Park avenue, and the present western terminus of the Queensboro subway between Lexington and Third avenues in 42d street will be obviated. It was pointed out at the conference that it might have been possible to open the Queens lines this autumn, except for the delays arising through the difficulty of obtaining various materials both for construction and equipment. These delays have largely been due to the freight embargo and shipping difficulties caused by the European war.

NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Vacuum Cleaning Apparatus.

SHOULD the question be asked, "What is the greatest advance, from a sanitary point of view, made during the past twenty-five or thirty years in the art of cleaning buildings?" there is but one answer: the introduction of the slow speed, commercially noiseless, reciprocating piston pump type of vacuum cleaning apparatus. The broom, dust pan and duster have now become things of the past. The small portable vacuum cleaning machines, which only remove the surface accumulation of dust and dirt, do not always meet the requirements from a sanitary viewpoint; the use of bags or screens in many types of vacuum cleaning devices are often receptacles for germs to breed in and the discharging of unwashed air from the exhaust lines into the atmosphere is an undesirable feature. The illustration on this page shows an approved type of vacuum cleaning pump.

The peculiar and unique design of this pump enables it to handle a large volume of air and obtain a maximum vacuum of 11" of mercury. This inherent characteristic of pressure volume control is due to the peculiar cycle occurring within the cylinder, namely a short piston stroke in a long cylinder, resulting in the re-expansion of an ever-present air volume within the pump's end clearances. This volume, upon expansion, fixes the maximum vacuum obtainable in the suction line, the air displacement progressively decreasing with increased volume, the speed for the pump being always constant and fixed.

This pump has no straining devices of any kind, the heavier than air material being deposited in an open gravity tank. Because of its water packing feature, the finer dust goes through the pump where it comes in full contact with the packing water, and is discharged with it into the sewer, not into the open air. The air itself, being thoroughly washed before being exhausted, is consequently discharged in an entirely clean and sanitary condition.

Due to the absence of piston rings and the large area of the suction and discharge valves, and to the fact that the air does not have to be drawn through bags or screens, this type of apparatus is said to possess great efficiency.

Without going into detail, the following synopsis are the claims made for this system of cleaning apparatus:

1. A better and more suitably adjusted proportion between the volume of air moved and the maximum vacuum obtainable.

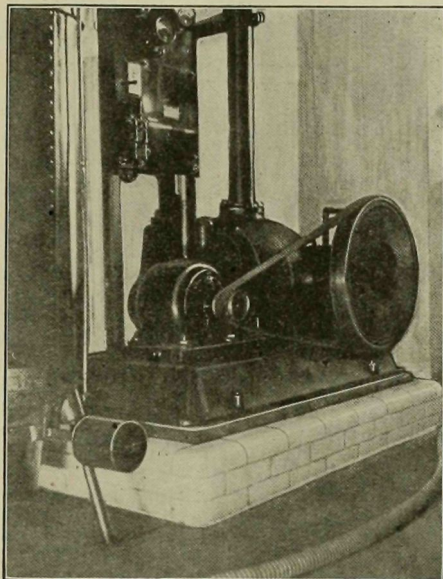
2. A greater efficiency by 100 per cent. when considering actual cleaning work accomplished in proportion to input power consumed.

3. More conservative rate of speed of pump as well as motor.

4. Dust separation equal to 100 per cent., without straining devices.

5. No oil or grease cups on the machine. Its water lubrication is entirely automatic, and coincident with the operation of the pump.

6. Minimum amount of care and attention is required.



U-B Fitting.

WHILE many improvements have been made in vacuum cleaning machines during the past few years, perfecting the method of piping and accessories, incidental thereto, seems to have been more or less neglected. The dragging of long, cumbersome hose lines from service valve outlets located in halls of apartment houses, hospitals, hotels, etc., through open doors, deprives the occupants of the privacy desired, for when cleaning rooms in hospitals, the noise caused by the air movement at the cleaning tool disturbs the quiet and comfort of patients in adjoining rooms or wards, to say nothing of the annoyance to physicians and nurses. "Necessity is said to be the mother of invention" and thus it is that the U-B Fitting has been devised and perfected.

This fitting becomes an integral part of the vacuum hose line, detachable when not in service. It also permits of the use of a smaller hose in the room without decreasing efficiency of the sys-

tem. It can be installed in completed buildings at minimum expense, by making a suitable orifice two inches in diameter through the partition wall, inserting the tube and locking it in place. Connection is made in hall to hose line by inserting hose connector into fitting and then attaching the hose which connects to the service valve outlet of pipe riser. A hose connector is placed in either end of the fitting and the hose connected. This method prevents the defacing of highly finished door trim or surfaces and assures absolute privacy.

The device also permits of the use of two hose lines from a single valve outlet and in many cases simplifies and reduces in number the installation of pipe risers, which in turn eliminates use of superfluous hose lengths.

This fitting has received the unqualified endorsement of many prominent architects and engineers and contractors; in fact, has become a recognized factor in piping specifications.

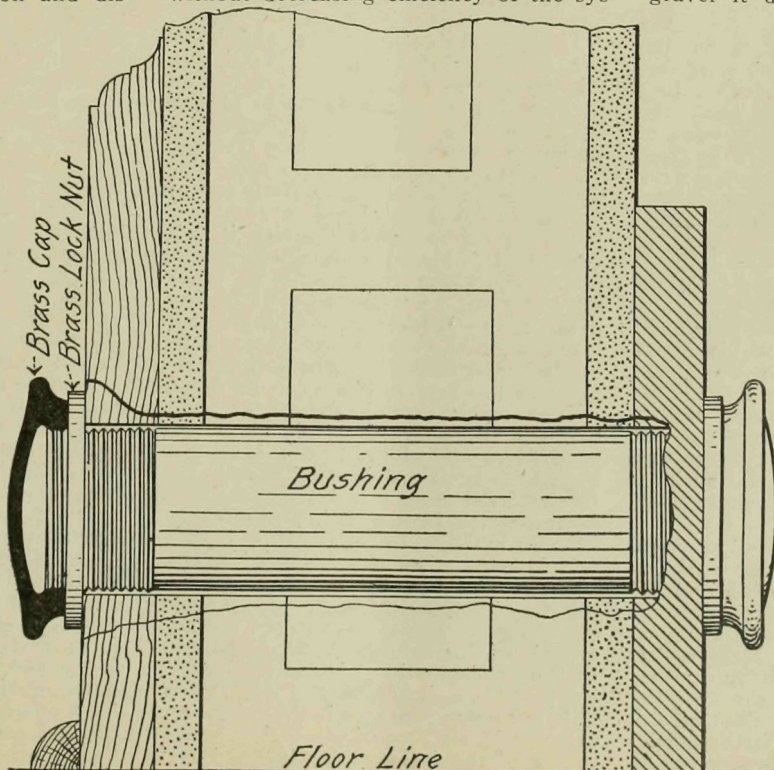
Composition Underflooring.

ARCHITECTS and builders, although they have made many notable improvements in building construction in recent years, have practically ignored one of the important features of modern construction. The space between the concrete arch and the finished floor in fireproof buildings still contains the antiquated wooden sleepers, cinder fill, and, in some instances, rough wooden underflooring. These must be eliminated if a substantial improvement is to be made, according to the opinion of prominent architects.

The Building Bureau and the Fire Prevention Bureau have recently approved a material which is said to be fireproof and which is designed for use as an under flooring in fireproof buildings. The material is also vermin proof, according to the claim of the manufacturer. This product is laid in plastic form, about two inches in thickness, between the concrete arches and the finished floor, and when dry becomes a permanent, uniform sheet, onto which the finished floor is directly nailed. This material holds nails indefinitely, having the proper amount of flexibility and resiliency, which renders it impossible for the finished floor to warp or creak. Nails can be driven into it as into wood, but where wood, through moisture and other causes will rot and deteriorate, causing the finished floor to become loose, this material is not subject to such action.

This product is said to contain no sand or gravel and is unusually light in weight and does not disintegrate, regardless of the number of nails driven into it. The nails are said to hold more firmly as the material ages. Having no sand or gravel it does not become brittle and

constant jarring does not affect it. Cinder fill, wood sleepers and rough underflooring provide places for the breeding of vermin which is eliminated entirely by the use of this underflooring. In this manner the chances that the building will be free from vermin are increased. This material is a composition composed of several ingredients, the principal one being a patented filler owned by the company which manufactures the product. This filler is absolutely fireproof, a non-conductor of heat and cold, and is also a deadener of sound. This material is sold in bulk to contractors, to be laid by them. Arrangement can be made for shipment in barrels or sacks, direct to building material dealers in any part of the country or direct to the operation on which the material will be used. The manufacturer claims that by the use of this underflooring economies are affected in the cost of construction of the building.



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In the city of New York there are over 16,000 factories engaged in tailoring, millinery, laundering and other work upon garments and over 300,000 persons are engaged in the industry. Hundreds of buildings are required to accommodate a trade that goes a long way in making New York the first manufacturing city of the country.

The dissolution of the national billposting combination should not interfere with the amicable understanding between the local companies, the real estate interests and the Board of Aldermen for the regulation of billboard advertising. A marked improvement in the appearance of the boards and the subjects displayed thereon has resulted from the understanding.

The House of Representatives has adopted the conference report on the Rivers and Harbors bill, which now carries an appropriation for a thirty-foot channel in the East River from the Sound to the Bay. It is both a naval and commercial measure, since it gives a second entrance to the Brooklyn navy yard from the sea and makes commercial wharfage along the river more available.

Modernly constructed office buildings erected in the Battery district are uniformly successful. Mr. Chesebrough will erect a ten-story addition to his South Ferry Building, which was completed only two years ago and has proved that the demand for space in that slightly situation, overlooking the bay, has not yet been satisfied. For transportation and allied interests it is a good business locality.

Certain agencies, aping foreign ways, once aspired to establish working-class suburbs and bring forth broods of small houses. The movement did not last. In this part of the world a typical suburb is one to whom Heaven has granted Agar's prayer, giving neither poverty nor riches. It is a very good cross section of the middle class of city business men and their families, who prefer country to town houses.

A Real Estate Problem.

The projects in the Grand Central neighborhood in which the New York Central is financially interested, including the "Hotel Commodore" and the Paterno apartments, are being held in abeyance, evidently awaiting more favorable building conditions. But when all shall be under contract and making visible progress, there will be very busy times for builders thereabouts.

The subway excavation on the Grand Union Hotel site, and the work on the Heckscher Building are exceptions to the general inactivity in the district, if no account be taken of the progress being made with the Astor Trust and the Postal Life Buildings on Fifth avenue, at 42d and 43d street respectively, which can almost be included in the Grand Central neighborhood. The St. Bartholomew's Church and the Backer apartment hotel, both to be built just north of the station, will add two more large operations to the list which may possibly all be under construction simultaneously.

And to these assured improvements there is every probability that several others will be joined presently. The site of the present St. Bartholomew's Church is the subject of negotiations which, however, have been postponed until fall. There is a prospect of extensive alterations to the Manhattan Hotel, and a chance that the site of the Hotel Renaissance will be taken for a commercial skyscraper. The imminence of the removal of the Tiffany Studios from Madison avenue makes very certain still another building eventually on that site.

One of the most perplexing problems of the section is represented by the site of the former Grand Union Hotel, through which subways are being built. What kind of a building will be substituted for the old hotel? Several years ago it was thought that the neighborhood contained as many hotels as the traffic would bear, but opinion on the subject has since changed.

The city is now believed to be short of hotels of approved design and equipment, and a location near the terminal or most important city station of a great trunk railroad is now looked upon as the best that can be selected, in view of the new preference that the traveling public as well as the resident public is showing for hotels so situated. Electric power and underground trackage have eliminated objections which travelers had to hotels situated close to railroads. These changes have actually made railroad hotels fashionable. The Hotel Biltmore, standing immediately above the Central's tracks, is one of the most profitable in the country, as well as one of the most conveniently situated in the metropolis.

The alternative for the Grand Union site is an office building. Housing of this description has been more abundantly provided in the neighborhood than have hotel accommodations, though it cannot be said that the two forms of real estate investment are rivals, since they draw their patronage from sources far apart. A hotel being a temporary home for sojourners in the city, it is independent of local conditions. It depends rather upon the traffic coming to the city, and not upon the amount of business being transacted within the city. The larger the traffic the more hotels it will support, and in periods of national prosperity travel is bound to be heavy.

Conversely, the chance of an office building succeeding depends upon local conditions. Considering the long continued financial depression, and that much of the commercial construction of recent years in the neighborhood has been in anticipation of benefits, such as will follow the concentration of subway traffic there, fair success has attended the heavy investment in new office buildings. Several great advantages are possessed by this neighborhood, in addition to the concentration of traffic lines. In the first place, it is near the principal retail business center of the city, and actually forms part of it. It is near the center of the fashionable club and resi-

dential life of the city. It cogs in perfectly with the desire of a man with an estate in the country and a business in the city to have his railroad station and his office as close together as possible. The Grand Central neighborhood meets this desire even more perfectly than does the financial district below Chambers street, where a river must be crossed before one can enter the train that will speed him to his home station.

Undoubtedly the neighborhood under consideration can be overbuilt with both hotels and office buildings. But the prospect of doing so with hotels is remote, and it is not likely to be over-supplied with offices, unless there be a too rapid anticipation of future civic changes of a beneficial nature.

A New Dispensation.

Real estate interests look forward to a dispensation under the Board of Standards and Appeals which will in part, at least, recompense them for the annoyance and expense resulting from the over-regulation they have had to endure, and which will fully restore public confidence in real property as a profitable investment, as well as an incomparably safe one.

The new board, when fully constituted in accordance with the statute, will have supreme authority over a wide jurisdiction. Under its administration there will be in each borough but one set of plans to file, and when a building has been erected according to the law, as interpreted by this board, the owner will receive a certificate that will be analogous to a clean bill of health. His building will be virtually a certified building, or one against which there are no violation orders present or in prospect.

The Board of Standards will exercise in respect to buildings situate in the city of New York the powers hitherto exercised by the State Industrial Commission. It will enforce through the Superintendents of Buildings those provisions of the Labor Law which govern the construction of plumbing, drainage, fire-escapes, fire-alarm systems, elevators and exits in all buildings except tenements; and the rules of this new board will take the place of the State Industrial Code.

Concerning any subject over which the Superintendents of Buildings and the Fire Commissioner have had separate jurisdictions, the Board of Standards will have power to make, amend and repeal rules, and to make investigations of all matters relating to the enforcement of the Building Code. The Superintendents of Buildings only will have jurisdiction in their respective boroughs, subject to the regulations of the central board, over the construction and structural changes in buildings, and over the enforcement of relevant provisions in the Labor and other laws. The Fire Commissioner is expressly prohibited from issuing any order contrary to the Building Code or contrary to any rule of the Board of Standards and Appeals.

An important part of the duty of the Superintendents of Buildings will be to carry out the plans of the Commission on Building Districts and Restrictions, subject to decisions upon appeals to the central board. In this connection there will be many opportunities for the exercise of a wise and benevolent discretion on the part of the authorities, for the commissioners are well aware that the terms in the resolution now pending in the Board of Estimate cannot be enforced arbitrarily.

A more considerate and definite policy may, on the whole, be expected to guide hereafter the enforcement of building laws and ordinances in New York City. This should be the natural issue from the changes that have been made. It was not the wish of the Legislature that property owners, especially the owners of buildings used in whole or part for manufacturing and commercial purposes, should be harassed with excessive construction and welfare regulations issuing from distant quarters. The local enforcement of both the state and city building laws will be the duty of resident officers having personal knowledge of local conditions and the matters under their control.

Does Building Value Fluctuate?

Editor of the RECORD AND GUIDE:

As to the equity of the Fire Insurance Exchange requiring that property be insured so as to allow for the rise and fall of the cost of building materials, it is almost impossible for the owner of a property to keep it properly insured on any such theory.

There are so many materials which go to make up the construction of a building, and each individual material fluctuates from time to time so that it is impossible to tell what it would cost to produce or reproduce a building in its entirety, or a portion thereof, without preparation of plans and specifications and going out in the open market for bids on the various classes of work.

If a finished building responded to the market value of materials, it might be possible to require of the owner to increase or decrease his line of insurance from time to time, but that this is not the condition is so evident that it needs no discussion.

The price of material at the present time is abnormally high. Notwithstanding this fact buildings which were built last year or the year before have not yet shown any tendency to reflect the benefits which it would seem should accrue to the existing buildings. This is largely due to the item of depreciation, which has to be taken into consideration.

ROBERT E. SIMON.

On Appraising Improved Realty.

Editor of the RECORD AND GUIDE:

It is well known and agreed upon by realty experts that all buildings depreciate in value through wear and tear and other causes yearly, and it is a question of opinion only, after reviewing each case separately, how much this depreciation amounts to.

There are other reasons for buildings depreciating, such as competition with new buildings, etc., and in this era of wonderful improvements it is an exceptional building that will hold its value for any great number of years.

The fact of the rise and fall in building materials does not enter into the argument at all, except that it takes so much value off the land. For, if it costs 20 to 25 per cent. more to build in a high building material period, the land surely will not bring as much as it would under ordinary conditions.

In valuing improved real estate, I base my value on the real estate as improved, not what the land and building are worth separately, taking into consideration the rental, and whether the improvement is an adequate one, and not considering the state of the building material market, which has no effect on the rental value whatever.

I certainly think that the insurance companies should be compelled to take account of this depreciation in a favorable manner, instead of insisting that buildings rise in value with the rise of the materials of construction.

OSCAR FOLEY.

Building Value Should Be Stipulated.

Editor of the RECORD AND GUIDE:

In my opinion the Fire Insurance Exchange is not justified in compelling an owner to carry an amount of insurance on his building that would fluctuate with the rise and fall of building materials.

Irrespective of the relative cost of construction from time to time, selling or renting value, I think that it should be compulsory for the owner and insurance companies to agree upon a value of the building, and insurance should be carried in such an amount as may be agreed upon as its value when the policies are issued.

It was possible formerly to have such an arrangement with the insurance companies.

In the manner recited above, it would not be necessary for an owner to change the amount of insurance carried on his building during the life of the policy.

EDWIN H. HESS.

American War Memorials.

The Architectural Review (London) contains in a recent number an extended illustrated article on America's war memorials. It says that among the columnar monuments of recent date those by McKim, Mead & White—the Battle Monument at West Point and the Prison Ship Monument in Brooklyn—should be studied as examples of refined taste and bold execution. Further:

"The Battle Monument at West Point is we think, one of the very finest monuments of its kind erected in modern times," says the Review. "The site itself is remarkably striking and the architects have taken the fullest advantage of it in the setting of the column.

"The mausoleum to General Grant, in New York, is another very striking war memorial in America. It follows the classical model of the mausoleum of Halicarnassus with certain modifications.

"The Maine monument is as regards composition not entirely successful. The extreme animation of the silhouette conveys nothing of that sense of repose which a monument should symbolize and the naval emblems (sea horses) and figures are too excitedly grouped. There is a lack of dignity in this monument that gives the impression that it is essentially a paper design. On the drawing board beautifully drawn and exquisitely rendered it could not fail to charm; but the designer did not achieve his purpose, having failed to give sufficient character to the executed mass.

"The Soldiers Monument in Brooklyn (J. H. Duncan, architect; F. W. MacMonnies, sculptor) is not a satisfactory composition, the disposition of the sculpture groups in relation to the architecture being unhappy in effect.

"Bartholdi's gigantic statue of 'Liberty'—its execution is masterly, but it owes its success partly to its advantageous site on Bedloe's Island at the entrance to New York Harbor.

"The motif of a triumphal arch has been used for many war memorials in the United States. The finest is the Washington Arch in Washington Square by McKim, Mead & White. This elegant structure follows Chalgrin's Arc de Triomphe, though miniature in size when compared with the great Paris example. Its chief attraction consists in the noble proportion of its mass and in the extreme beauty of the detail."

Must Obey Order.

The Public Service Commission for the First District has directed its counsel, George S. Coleman, to start mandamus proceedings against the Newtown Gas Company, the Woodhaven Gas Light Company, the Richmond Hill and Queens County Gas Light Company and the Jamaica Gas Light Company, with view of compelling these companies to obey the order of the Commission issued on May 25 directing them to reduce the price of gas to their consumers. These four companies operate in the Second and Fourth Wards of Queens. Both companies have maintained recently a rate of \$1 per thousand cubic feet for gas. By recent order of the Commission, which the company declines to accept, the Newtown Company was ordered to reduce its price to 85 cents per thousand cubic feet, and the other three companies were ordered to reduce their price to 95 cents per thousand cubic feet.

Subway Construction.

Having foreseen that the extra cost of subway construction above the estimates of the Public Service Commission would amount to \$25,000,000, more or less, Mayor Mitchel and Comptroller Prendergast were not found unprepared for Commissioner Whitney's estimate of \$22,000,000 additional cost, which will be spread over a long period and will not mean any hindrance to municipal improvements. Subways are costly, but indispensable.

—Central Park, which occupies about 840 acres, represents a land value of \$355,000,000.

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

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

Question No. 99.—The Interborough is building a spur of the "L" along Bergen avenue, Bronx, which passes close to my property and quite naturally reduces its value. My attorney advises that I wait until the road is completed, to determine the damage. If I get out a restraining injunction now (while the building operations are going on) supposedly it would result in condemnation proceedings. (1) What is the same method; to start something now, or wait until the road is completed? (2) Is there any appeal through the Public Service Commission from an award granted as a result of condemnation proceedings instituted by the Interborough. "Client."

Answer No. 99.—Having secured an attorney, you should follow his advice. It is unlikely you would be successful in securing a restraining injunction. The Interborough has condemned the property under a court proceeding and the charge of damage to the property owner would have to be estimated under another court proceeding after the completion of the structure. No appeal can be taken through the Public Service Commission.

Question No. 100.—I am a real estate broker. A comes to me with a piece of property for sale, for \$40,000. I find B, a party who has \$20,000, and I myself agree to raise the other \$20,000, so that the two of us will buy the property. I receive from A, the seller, \$400, as commission as broker. The question is, does all of the \$400 belong to me of right, or should I give \$200 to A?

Answer No. 100.—In the absence of any special agreement, the commission belongs to you as broker.

Question No. 101.—Will you kindly let me know from whom I can get a copy of the act, or even reference to the act, making it a criminal offense to offer real estate in New York without written authority from the owner? E. V. O.

Answer No. 101.—Consult any law library or firm dealing in law books. See Chapter 128, Laws of 1901. This was repealed by Chapter 516, Laws of 1906. In this connection see Penal Law, Article 182, Sections 2030 to 2039, inclusive. See *F. L. Fisher Co. vs. Woods*, 187 N. Y., 90.

Question No. 102.—I own a small loft building, which contains a store and three lofts. One tenant pays me a monthly rent of \$20, that is he sends me a check for \$12.50 and I allow him to retain \$7.50 per month for taking care of the building. Is he to be considered an employee? Also is it necessary and advisable, in case he is an employee, to take out insurance against accident to such employee? Is the insurance by the State lower than that of private insurance companies? S. H.

Answer No. 102.—From the facts stated, it would appear that the tenant in question is performing certain services for which the landlord is paying him at the rate of \$7.50 per month. This would indicate a contract of service, and if the service is of such a character as to bring the occupation within the provisions of the Workmen's Compensation Law, the employer is, of course, required to insure his obligation under the law.

Insurance is compulsory if the tenant in question is performing any of the work described in group 22, which reads: "Operation and repair of stationary engines and boilers, freight and passenger elevators, not included in other groups: window cleaning, heating and lighting."

In any event, the existence of doubt as to the actual relationship between the parties and the coverage under the law makes insurance advisable under the elective provisions of the act.

The premium rate for the coverage of janitors in stock and mutual companies is \$1.33 per \$100 payroll, minimum per annum \$10. The rate in the State Insurance Fund is \$1 per \$100 payroll, minimum per annum \$8.

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Absorption of Inferior Properties Usually Precedes Better Realty Conditions—Investors Coming Into Market

By ALBERT B. ASHFORTH

THE number of cash sales of real property during the past few months has been extremely limited and disappointing to the realty market. A considerable number of trades have been made where new buildings have been marketed in trade for inferior free and clear property, or for properties suitable for improvement, with cash added.

The usual reason for such a condition is supposed to be found in the marked activity of the stock exchange, always believed to presage a better real estate condition for the future. This activity is already being noted in the greater volume of sales in the Grand Central station zone, where a number of very large transactions have been consummated. While the small investor for certain properties has possibly been located, he has not become active in a general sense, but the prospects point to a much wider inquiry from this class of investor and the broker is prognosticating a very active market for the near future.

The leasing business has been quite the opposite to the selling conditions. Many new enterprises have come into being, requiring large amount of space in business buildings, and those concerns who are already occupying space have been increasing the size of their quarters, due to better business.

Apartment renting, particularly on the East Side in the expensive houses, has been the best seen in many years; there has been unprecedented inquiry, and the greater wealth of this country has permitted increased expenditure for the better class houses. These apartments are usually rented for five or ten years and in new houses are fitted out to suit the requirements of the tenant, so that they almost feel as if they lived in their own property. The smaller type of apartment houses, where rents are lower, are being leased generally from year to year, due possibly to the prosperity of the

country, where people expect yearly to improve their condition.

The condition of the money market has greatly improved for the real estate man, the prevailing rate of interest for good loans being at present 5 per cent., although money can be readily obtained for 4½ per cent. on exceptionally well located property with good land value for a conservative loan. There is more building and permanent loan money in the market for new buildings in good locations where the contemplated improvements are suited to the neighborhood. Building loans on non-elevator apartment houses in the Bronx, the Dykeman tract and the Washington Heights section, and on elevator apartments in more centrally located parts of Manhattan are more easily obtainable than building loans on loft buildings.

The activity in the outlying districts has been exceptionally good, particularly in residence property. This fact may be due to the lack of opportunity for the usual exodus to Europe of the more wealthy class, causing a greater demand for residence property in the country, and thereby exciting building activities. It has been many years since the best class suburban residential districts have been able to obtain such high prices for acreage.

The regulation as to height of buildings and zoning plan should prove a marked benefit to property, and the promised relief of over inspection that has been so disheartening to the owner should encourage the investor to purchase real estate as an outlet for accumulated funds.

It is inherent in the human race to own property, and this trait of mankind will live with us forever. Harass us as you may with increased taxation, orders from city departments, labor bureaus or public authorities, there will always be demand for property, the foundation of all wealth!

BUILDING RESTRICTIONS.

(Continued from page 74.)

the city is to a considerable extent controlling street ventilation and the ventilation of courts and interior spaces, and thus indirectly the ventilation of indoor quarters.

Quite as important as the volume of the air taken into buildings is its cleanliness. One of the difficulties in cities is to obtain proper air inlets for ventilation systems. The amount of smoke and dust, foul odors on the streets, bad smells from buildings, from passing vehicles, from exposed refuse and from other sources are matters properly subject to the control of the health department, but the concentration of dust and smoke and foul odors is greatly influenced by street ventilation. The regulation of buildings is a regulation of the amount of dilution of odors and is therefore a public health factor.

Vegetation—It is becoming more and more recognized that vegetation is very desirable in residential districts for reasons of health and comfort. Vegetation cannot thrive without sunlight and it is a matter of history that the increasing height of buildings has driven out the trees from streets, while the extension of buildings over large percentages of the lot have left little chance for vegetation of any kind. Trees, shrubs and grass tend to cool the air during hot weather. Trees produce desirable shade, and yet in winter they do not obstruct the sunlight. Trees therefore furnish a shade which is automatically adjustable, increasing when it is most needed and decreasing when objectionable. In this respect the shade of trees differs from the shade of buildings.

The effect of vegetation is local. Trees and grass concentrated in parks cannot take the place of vegetation on streets and individual house lots.

Protecting the Senses—In addition to furnishing essential living requirements such as air, light, water and food (the last two not here considered) it is necessary for the health and well being of human beings to have their natural senses properly protected. Sight, sound and smell are all influenced by housing conditions and come within the proper scope of building restrictions. The relation between odors and street ventilation has been mentioned. Sound is likewise influenced by the proximity of buildings to each other, by their height, and by the character of their walls. Large, high buildings placed near together greatly increase the amount of noise in the street.

Buildings of stone, brick and concrete reflect sound and produce echoes. Wooden buildings are less likely to reflect sound. The character of the pavement is, of course, an important element. Noise greatly increases fatigue, notably the fatigue of mental workers. It is especially objectionable in residential districts because there it may affect the very young and old, and the infirm, as well as all people during their hours of needed repose.

The importance of outlook, the psychological effect of view, especially sky view, is a matter closely connected with public health. Here again the aesthetic influence of vegetation is important. Nervous diseases in cities are on the increase. The protection of the nerves of the people by preventing offense to the senses is a matter which properly comes within the bounds of public health administration.

Need of Districting—It may be argued by some that while all of the foregoing statements are admitted the regulations governing buildings should be general throughout the city and not different for different districts. This, however, is not the case. In a city like New York there

must be buildings of different character suited to all sorts of uses, and even in residential buildings there are bound to be differences due to the varying financial ability of the people to provide homes for themselves.

Granted that indoor conditions are more important than outdoor conditions, but to a considerable extent dependent upon them, it is obvious that architects cannot design buildings so as to obtain the best interior conditions unless the exterior conditions are definitely established. Nothing in the history of housing has been more distressing than the objectionable conditions which arise from the changes which take place in entire districts.

The residential section of today becomes the business section of tomorrow; houses are vainly altered to meet the new conditions, the results being almost always unsatisfactory. Individual houses built to secure the maximum amount of light and air suddenly find their windows blanketed by high walls on adjoining property. Had this been known in advance the original building would have been constructed on different plans. It is so obvious that it need not be emphasized that the more permanent the space between buildings, the better can the architect adapt the interior to the exterior conditions. This is in itself a sufficient justification for the regulation of the height and area of buildings, and for the imposition of different restrictions on different districts.

Residential districts need more severe restrictions than other districts, industrial regions need less severe restrictions than business districts. It is to be granted that restrictions are needed from the standpoint of residence; it is in the interest of conservation to divide the city into different districts in order that all of the land may be fully used of its proper limit.

But the regulation of the bulk of building is not enough. Their use must also be regulated within limits, for the use of buildings also affects the health, morals and safety of the people. The best use cannot be made of any building unless the use which is to be made of adjoining buildings is also known. It is not possible, however, to regulate the use of buildings too minutely, and the divisions suggested by the tentative regulations proposed by the commission offer a reasonable solution of the problem, namely, restriction of districts to residential, business or industrial uses.

Without going into detail attention may be called to the fact that the use of buildings in a district may influence the public health, in ways similar to those already mentioned. Certain industries produce smoke, dust, fumes or odors, which are objectionable and which tend to make these industries undesirable in a business or residential district. The nature of the industry or business controls the volume and character of the traffic on sidewalks and streets. It may affect the nature of the pavement required and the noise of vehicles and the odors from the streets; it may also affect the safety of those using the streets.

The locations of residential, business and industrial areas also influence transportation and the manner of transportation has an influence on public health. Mention might be made of churches, schools, hospitals, public buildings, the relation of business and industrial establishments to the home of the people, but it would be going too much into detail to pursue the subject further.

Congestion—We now come to what from the standpoint of disease transmission is the most important benefit to be derived from a districting of the city, namely, the relief of congestion. If there is any one thing which has been definitely established by the new science of public health it is that communicable diseases spread through a community in proportion to the opportunities for personal contact, or, to be more specific, for the excretions of one person to be conveyed to other persons. This personal contact may occur in the home, in the school, in the place of business, in public conveyances, or on the street, or wherever people meet. Crowding tends to increase opportunities for contact and

overcrowded cars and overcrowded rooms are both objectionable.

In proportion as people are divided into groups so that the members of each group do not come in contact with the members of other groups the opportunities for contact are lessened. It is not difficult to see how segregation of industries, with provision for people to live relatively near to the places where they work, will tend to reduce the opportunities for the spread of disease by contact. Districting will therefore tend to prevent the spread of disease.

Edgemere Auction Sale.

To close out all the remaining unsold lots and cottages owned by the Lancaster Sea Beach Improvement Company in the immediate vicinity of the L. I. R. R. station, Jamaica Bay and the Edgemere Club, at Edgemere, L. I., Joseph P. Day, auctioneer, will offer on July 22, on the premises, rain or shine, at 2:30 p. m., a total of 217 lots and four cottages, for whatever price they will bring, in addition to which advantageous arrangement 60 per cent. of the purchase price may remain on mortgages at 5½ per cent., with titles guaranteed free by the Title Guaranty and Trust Company.

The sale next Saturday will dispose of practically all the available property in the immediate vicinity of the station and business section, between the L. I. R. R., Jamaica Bay and Norton's Basin, as also between the station and Edgemere Crest, Edgemere avenue and the L. I. R. R., opposite and east and west of which area a number of high-grade summer and all-year houses have been erected.

PRIVATE REALTY SALES.

FOR a week characterized by such hot weather the market bore up remarkably well, and several transactions of note were consummated. There was also a scattering of deals of lesser prominence and in spite of the exodus from the city, the sum total of business transacted was very encouraging.

High-class apartment houses on the West Side passed into new ownerships; one of them on West End avenue has been held at \$800,000, and is fully rented although still uncompleted. It is typical of the great demand for living quarters in the modern up-to-date multi-family house.

An interesting project involved the addition of a new member to the midtown club center, when a fraternity of national prominence took over the old Yale clubhouse in West 44th street, between Fifth and Sixth avenues, for occupancy, after the building is reconstructed. The property was abandoned by the Yale Club upon completion of its new home at Vanderbilt avenue and 45th street. This removal, coupled with the announcement that the Racquet and Tennis Club, another resident in the street had acquired a site for a new establishment on Park avenue, and the beginning of work on the tall commercial project on the site of the Berkeley Lyceum and Theatre Francais, also in the same block, led to a belief that the club center would slowly begin to change its character, and fail to attract new members. The present deal, however, tends to refute this theory, since a number of New York City's well known clubs are still housed in the section. The addition of the new fraternity house involving an outlay of close to \$500,000 substantiates the opinion that it will continue to remain as heretofore an established club center.

Other important deals concerned a \$300,000 purchase, whereby a Brooklyn investor acquired an excellent building plot in the Pennsylvania station zone, near the store of R. H. Macy & Co., and the acquisition of space for a new Automat restaurant on Park Row opposite the Post Office.

The summer auction sale season will be opened at 2:30 o'clock this afternoon, by Joseph P. Day, who will sell on the premises, at Belle Harbor, eighty-seven lots in a section of the Rockaway coast which has been witnessing considerable activity within the last year. Fifty-five

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of the lots are located directly on the beach and have an ocean frontage between Beach 126th and Beach 141st streets.

J. H. Mayers will also sell, this afternoon, on the premises, by order of the Supreme Court, to liquidate the estate of Hannah A. Sill, fifteen lots in the Bronx, on St. Lawrence, Patterson and Beach avenues, part of the property having riparian rights on the Sound.

On Tuesday, Joseph P. Day will sell at foreclosure at the Bronx Exchange Salesroom, the seven five-story apartment houses at 883, 887, 891, 907 and 911 Southern Boulevard, and 922-923 Barretto street.

Herbert A. Sherman will sell on Wednesday in the Vesey Street Salesroom at foreclosure, the Smith Building at 3-5-7 Wall street, in one of the most costly blocks in the world. The sale has been brought about by a foreclosure action to recover on a lien of \$1,650,000 instituted by the Equitable Life Assurance Society. The office building at present on the site was erected by the late W. Wheeler Smith in 1900 and he is reported to have held it at \$3,000,000.

Next Saturday Joseph P. Day will sell at Edgemere, on the premises, at 2:30 o'clock, 217 lots and four cottages for the account of the Lancaster Sea Beach Improvement Company. The lots are located between the Long Island Railroad station at Ocean avenue and the Far Rockaway boulevard and the proposed Bayside drive along the shores of Jamaica Bay.

THE total number of sales reported, and not recorded, in Manhattan this week was 14, as against 14 last week and 23 a year ago.

The number of sales south of 59th street was 5, as compared with 5 last week and 9 a year ago.

The sales north of 59th street aggregated 9, as compared with 9 last week and 14 a year ago.

From the Bronx 16 sales at private contract were reported, as against 16 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 55 of this issue.

Addition to Club Center.

A syndicate representing the Delta Kappa Epsilon Fraternity, more popularly known as the D. K. E., has purchased the old Yale Club property at 30-32 West 44th street on a plot 50x100.5. Plans are being drawn by Hering & Fitch for rebuilding and altering the structure for the occupancy of the purchasers. The plans call for squash courts and ball courts and other athletic facilities, including a swimming pool in the basement. The club rooms are to be rearranged and additional space provided so that there will be sleeping accommodations for about seventy members. The council will have offices in the building, which will also house the general headquarters of the fraternity. The purchase price and the cost of the alterations will involve a total of close to \$500,000. The fraternity was founded at Yale in 1844 and has today forty-three chapters in the leading colleges and universities and thirty-five alumni associations and clubs in various cities. The secretary of the fraternity, who is also acting as secretary of the organization committee, having charge of the entire project, is James Anderson Hawes. Work will be begun shortly and it is expected that the new owners will take possession and open the building early in the fall. The new clubhouse is located in the center of the prominent club district. In the same block are the homes of the New York Bar Association, the General Society of Mechanics and Tradesmen, the Racquet and Tennis Club and the Century Association Club. On the opposite side of the street are the Harvard Club, the City Club and the New York Yacht Club.

Will Build in Duane Street.

A new corporation to be known as the 76-78 Duane Street Corporation is arranging to take over from the Heuer

Estate the plot 49.4x77.1, at 76-78 Duane street, on plot 49.11x80, extending through to Republican alley. The new owner plans to erect a twelve-story loft building on the site, at an estimated cost of \$180,000. A building loan of \$175,000 to finance the project has already been arranged. Demand for space in the section has been very brisk and it is reported that negotiations are well advanced for the leasing of most of the space in the proposed building.

Buys for Apartment Project.

Edward S. Brickner has purchased from J. C. and M. C. Mayer, the four dwellings at 122-128 West 70th street, forming a combined plot of 74.6x100.5, acquired earlier in the week from Margaret C. Dougan, Julia G. Burnheimer and Anna M. Hunt. J. C. and M. G. Mayer had intended to improve the plot with an apartment house similar to the one which they are now erecting at the northeast corner of West End avenue and 80th street, adjoining All Angels Church. The new owner, who has been actively identified with apartment house construction in several sections of the city, plans to build a nine-story high-class multi-family house. The broker in the deals was Electus T. Backus.

Pays \$600,000 for Apartment.

The Rookery Investment Corporation, R. Raymond, president, has purchased for a reported consideration of \$600,000, from Jacob Axelrod, the twelve-story apartment and store building known as the "Bellguard," at the southeast corner of Broadway and 89th street. The broker was the Frank L. Fisher Company, which will continue to manage the property for the new owners. In part payment the purchaser gave an estate in Westchester, near Briarcliff Manor. Stoddard & Mark as attorneys represented the seller and Edwards & Bryan acted for the buyer.

Manhattan-Bronx Trade.

The Sonwil Holding Company, Nathan Wilson, president, has sold through the Knap & Wasson Company, the five-story apartment house at the junction of University and Merriam avenues and 171st street, with a frontage of 125 feet on each avenue, and two rear lines of 42.10 feet each. The house was completed about six months ago, and is fully tenanted. It has been held at \$100,000. The purchasers are Augustus and George Schuck, and Kate Hoehn, executors of the estate of Frederick Schuck, who gave in part payment the three-story dwelling, on plot 45x100, free and clear, which has been held at \$50,000.

Big Deal in Macy Block.

Otto A. Stoehnr of Brooklyn, has purchased from the Hatfield Estate, 149 West 34th street, extending through to 146 West 35th street, a five-story building and a vacant lot; also for the Moeller Estate, 151 West 34th street, through to 148 West 35th street, two old dwellings. The plot has a frontage of 47 feet in 34th street, 50 feet in 35th street, with a depth of 197.6. These properties have been in the same ownership for more than half a century and have been held at about \$300,000. The brokers in the transaction were John N. Golding and Henry M. Moeller. No plans regarding the improvement of the property have been announced. The plot once housed the residence of John D. Phillips, from whom the present members of the firm of L. J. Phillips & Co. are descended. Mr. Phillips was one of the largest dealers of unimproved real estate in the city about sixty or seventy years ago. This block was entirely devoted to private houses in his time, those of the Astor family being among the most pretentious.

Buys \$800,000 Apartment House.

The McMorrow Engineering Company has sold through F. R. Wood, W. H. Dolson Company, the thirteen-story apartment house, in course of completion, at the southwest corner of West End avenue and 99th street, on a plot 110x

100. The house is full rented at about \$84,000 per annum and is reported to have been held at \$800,000. The building contains forty-nine apartments. The same brokers also sold for the McMor-row interests the adjoining three-story dwelling at 781 West End avenue on lot 20x80, which was bought to protect the light of the apartment house.

Manhattan—South of 59th St.

ELIZABETH ST.—Jacob Finkelstein & Son sold for Lowenfeld & Prager, the 4-sty building 28 Elizabeth st, on lot about 25x57, to a client, who will make improvements and occupy same for his business; the rear portion of the same lot, about 25x43, to the owner of property in Canal st, abutting on rear, who is now making improvements on the increased area. Negotiations are now pending by the same brokers for the sale of six remaining lots recently acquired from the Kramer Realty Co.

BARROW ST.—S. Albert has sold for Frank R. Greene to the Corporation of Florida the 5-sty loft building at 69 Barrow st. The Corporation of Florida, Joseph L. Jackson, general manager, will make extensive alterations to the building from plans prepared by Katz & Feiner and will use the building as cold storage warehouses, hothouse and market for Florida products.

56TH ST.—William B. May & Co. sold for Frances M. Sechheimer 57 West 56th st, a 4-sty dwelling, on a lot 25x100, to a physician, who will occupy after extensive alterations. The property was held at \$85,000. The buyer is reported to be Dr. Shirley E. Sprague.

Manhattan—North of 59th St.

91ST ST.—Rev. William Schoenfeld bought from Mrs. L. J. Spillane, through Duff & Conger, 115 East 91st st, a 3-sty dwelling, on lot 15x100.8. I. Townsend Burden is building a residence two doors east, on a 30 ft. plot.

102D ST.—Anna M. Flaherty sold 215 East 102d st, a 5-sty tenement, on lot 25x100.11, to Harold L. Flint, who took it in part payment for a Colonial residence on Larchmont av, Larchmont, N. Y. The brokers were Howell C. and Charles L. Perrin.

114TH ST.—William E. Belknap is reported to have sold 546 West 114th st, a 4-sty residence, on lot 20x100.

126TH ST.—Porter & Co. sold for Cynthia K. Wheeler, the 3-sty dwelling at 143 West 126th st.

AUDUBON AV.—W. W. Scott bought from Frederick Brown, 185 Audubon av, a 5-sty apartment house, on plot 63x100, at the northeast corner of 174th st. The property has been held at \$100,000.

MANHATTAN AV.—Charles S. Kohler sold 129 Manhattan av, a 3-sty dwelling, on lot 16.8 x75, for William Lustgarten & Co.

SEAMAN AV.—Frank Wilson Construction Co. sold the two new 5-sty apartment houses, each 50x100, in the east side of Seaman av, 100 ft. north of Academy st. The buyer is an investor who is reported to have given Brooklyn property in part payment. The selling company acquired the Dyckman site about a year ago and erected the buildings from plans by Samuel Katz.

VERMILYEA AV.—Aldus Construction Co. is reported to have sold the 5-sty apartment house at the northeast corner of Vermilyea av and 207th st, on plot 100x100.

Bronx.

143D ST.—S. Horowitz purchased from Samuel Grodginzky and J. H. Schwartz 294-296 East 143d st, a 6-sty new law tenement, on plot 50x100.

180TH ST.—Charles S. Kohler and Fleming & Zimmerman sold for the Putnam Realty Co., 250 East 180th st, a 5-sty apartment house, on plot 34.5x104.5xirreg, at the southeast corner of Ryer av.

BAINBRIDGE AV.—Schwab & Co. sold for John Mangeni, the dwelling at 2869 Webster av, on lot 25x181.

CLINTON AV.—Frederick Brown sold to Henry Gerken the 5-sty apartment house, at 1313 Clinton av, on plot 29x138, held at \$40,000.

GRAND BOULEVARD.—Sterling Realty Co., John J. Schwartz, president, bought from John J. O'Grady and Milton S. Hoffman the plot, 100x59, on the west side of the Grand Boulevard and Concourse, 92 ft. south of 183d st. David J. Corbett was the broker. The plot adjoins the block front in the south side of 183d st, between the Concourse and Creston av, 93x179, recently sold by the Sterling Realty Co. to Spear & Son, who are improving it with three 5-sty apartment houses.

GRAND BOULEVARD.—H. A. Douglas & Co. sold for R. K. Brown, the plot 90 ft. south of 188th st, with a frontage of 75 ft. on Grand Boulevard and Concourse; a frontage of 82 ft. in 187th st. It is reported that the purchaser will build a 5-sty garage.

GRAND BOULEVARD.—Frederick Brown sold to Joseph J. Silver 2385 Grand Boulevard and Concourse, a 5-sty apartment, recently completed, on a plot 68x87. The property was held at \$70,000.

JEROME AV.—The Interborough Rapid Transit Co. has purchased the plot 100x113 ft. on west side of Jerome av, 262.6 south of Kingsbridge rd, on part of which it plans to erect a transformer station for the operation of the Jerome av subway and "L" roads and the Webster av "L" extension now under construction. David Stewart was the broker.

PROSPECT AV.—Schwab & Co. sold for the Trojan Building Co., 1911 Prospect av, a 5-sty apartment house, on plot 50x100.

SEDGWICK AV.—William Peters & Co. sold for the Bronxmont Realty Co. to Marie L. Diehl, the dwelling at 2615 Sedgwick av.

WEBSTER AV.—John Mangeni sold, through Schwab & Co., the 5-sty apartment house, 1266 Webster av, on plot 45x90.

Brooklyn.

MONROE ST.—Studwell & Burkhard have sold 282 Monroe st, a dwelling on lot 20x100, for William Moore, to Jennie Monilaws.

PEARL ST, ETC.—John J. Hoeflinger sold for the Conrad Construction Co., 297-299 Pearl st, a 5-sty apartment house, on plot 50x100, to a buyer who gave in exchange 5923 Fort Hamilton Pkway, a 14-room hotel building, together with the business facing 102 ft on Fort Hamilton Pkway and 102 ft on 10th av and 48 ft in 60th st, owned and conducted by Conrad Pfeging; also 64th st, south side, 320 ft east of 7th av, plot 40x100, for Conrad Pfeging, to the Conrad Construction Corporation. I. M. Kalt was associated as broker.

11TH ST.—John Pullman sold for James S. Corrigan to William M. Murt, the 3-sty flat, at 352 11th st, on plot 30x100.

EAST 14TH ST.—Melvin A. Gardner sold a plot on the west side of East 14th st, 100 ft. south of Av J, to I. Hassberg; 1066 East 13th st, for the Lawyers' Mortgage Co, to Thomas Fetherston; 1059 East 8th st, for G. Girard, to Adolph Hanover, who gave in part payment 972 East 12th st, which has been resold for G. Girard to Mrs. Lillian Herrmann.

51ST ST.—John J. Hoeflinger sold for Charles Meincke, 452 51st st, a 2-sty dwelling; also 231 45th st, a 2-sty dwelling, for Frank Famoso.

55TH ST.—Tutino & Cerny sold for the Levy Bros.' Realty Co. the 2-sty dwelling, at 543 55th st, on lot 17.6x100.

77TH ST.—Samuel Galitzka Co. sold for the K. & G. Holding Co. the 2-sty house, at 545 77th st, on lot 18.5x100.

BAY RIDGE.—Frank A. Seaver & Co. sold for Solomon Sakowitz, the 2-fam. dwelling, 336 Bay Ridge av.

DEKALB AV.—Bulkeley & Horton Co. sold 255 DeKalb av, a 3-sty dwelling, for Dr. Martin Bodkin to Henry Bookman.

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The Horn & Hardari Co., owners of the Automat restaurants, have leased, through Pease & Elliman, for twenty-one years, in the new building being erected at 31-32 Park Row, through to Theatre alley, a large ground floor space and the entire basement containing 5,000 square feet and a sub-basement of 1,200 square feet. The aggregate rental for the term approximates \$250,000. The lessees will open a branch upon completion of improvements under the supervision of Stuckert & Co., of Philadelphia, architects.

Photo Dealer Moves North.

C. G. Willoughby, dealer in camera and photograph supplies, has leased, through Stephen H. Tyng, Jr. & Co., and Thomas & Eckerson, the store and basement at 110-114 West 32d street, opposite Gimbel Brothers. The lease is for a long term at an aggregate rental of about \$100,000. The lessee has been located at 814 Broadway for many years.

Manhattan.

LEON S. ALTMAYER has leased for I. Frank the 3-sty dwelling, 138 East 95th st.

LEON S. ALTMAYER has leased for Edgar A. Levy the 11th floor at 150 West 79th st.

AMES & CO, leased for the estate of Michael Dean to Guido Savard the entire upper portion of 147 West 40th st, for a social and political club.

DANIEL BIRDSALL & CO. have concluded arrangements with the Linen Thread Co for a renewal of their lease of the entire building at 96 and 98 Franklin st for a term of years from the Billings estate.

THE FIRM OF LEONARD J. CARPENTER rented for Ellen S. Auchmuty and F. Augustus Schermerhorn, an apartment at 601 West 112th st to Henry Fischer.

CARSTEIN & LINNEKIN have leased the 9th floor at 126 5th av to Finver Brothers; part of the 8th floor at 35 6th av to the Record Surgical Appliance Corp.; at 3-7 West 29th st, space to Diamond & Mangel; at 1161 Broadway to Michael E. Jacobs, Joseph Hechtman and David Tischler; at 221 4th av, space to Philip Reinher, and with Cutner & Lipset, the 2d loft at 8-10 West 19th st to the Tip Top Waist & Dress Co.

CROSS & BROWN CO. has leased the entire building at 514 West 53d st to Chadick Delamater Co. (Inc.); the rear portion of the 2d floor at 251 4th av to Metropolitan Electric Lamp Co.; space at 345-349 West 55th st, to King Car Corp.; A. J. Picard & Co., Herz & Co., Frank Vitiska, and Sharrer Patent Top Co.; the 3d floor at 423 4th av to Henry Pedjemek, and the 3d loft at 210 6th av to Harry Eisen and Isidor Schwartz; also leased, in conjunction with Herbert Hecht & Co., the store at 1579 Broadway, to Millie Mayers Zwiebelson.

CROSS & BROWN CO. has leased the store 423 4th av to C. M. Oppenheim and P. Press-



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man; store and basement at the southwest corner Broadway and 61st st to Chatham & Phoenix National Bank; store and basement, 226 5th av, to St. Regis Dairy Lunch (Inc.), at 36-38 East 20th st, 2d loft to Joseph Roth.

CROSS & BROWN CO. has leased for the estate of Gifford and Amos R. E. Pinchot, the building 146-150 West 63d st, at a gross rental of approximately \$100,000.

DR. BYRON C. DARLING has leased from the plans for a long term of years from Samuel A. Herzog a 6-sty office building, to be erected at 47 East 57th st, adjoining the southwest corner of Park av. This property was purchased by Mr. Herzog to protect the light of the apartment building being erected by him at the southeast corner of Park av and 58th st.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment consisting of 15 rooms and 4 baths, from October 1, next, in the new building under construction at 407 Park av, for the 600 Park Av Co., Samuel A. Herzog, president, to David M. Goodrich, of Mt. Kisco, N. Y.

DOUGLAS L. ELLIMAN & CO. have renewed the leases of large duplex apartments at 969 Park av to Elliot Tuckerman, S. L. Selden and Dr. John A. Jackson, and leased an apartment at 55 West 55th st for S. M. Banner to Margaret A. Page.

DOUGLAS L. ELLIMAN & CO. have leased the parlor floor store in the new building recently completed at 416 Madison av, for Kenneth Dows to August Oberwalder, art dealer.

HORACE S. ELY & CO. leased for William Waldorf Astor the 3d loft at 569-575 Broadway to Velleman & Co.

J. B. ENGLISH has leased for Laura S. McArthur to A. S. Sherwood, 258 West 54th st. Mr. Sherwood will make extensive alterations, after which he will occupy for the sale and distribution of automobile parts.

J. B. ENGLISH has leased for J. P. Knight the store and basement at 221 West 49th st to the Gotham Cleaning & Dyeing Co.

J. ARTHUR FISCHER has leased the store at 675 6th av to Tina Hirsch, ladies' wear; also to Hugo Holzpafel the 3-sty dwelling at 43 Lexington av, and to E. Rabenstein, the 3-sty dwelling, 244 East 34th st.

FISCHER REALTY CO. leased to A. Mazza & Son the 1st loft at 2071 3d av to M. Gallo the 1st floor at 2136 3d av, and in the same building to M. Eleutrio the 2d loft, to V. Koenigsberg the 3d-loft and to D. Pasquale the 4th loft.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.), leased apartments at 109-111 East 56th st to Mary E. Herr, Susan Rush Higgins and Florence A. Craig.

N. BRIGHAM HALL & WILLIAM D. BLOODGOOD (INC.) leased for Philip Rhineland, the 4th loft at 46 West 21st st, to Louis Bloch, manufacturer of cloaks and suits.

HARRIS & VAUGHAN leased, through Royal Scott Gulden the westerly store at 34 and 36 West 46th st to A. Fisher.

HARRIS & VAUGHAN have leased the easterly parlor floor in 34 and 36 West 46th st to Grace O'Hara.

HERBERT HECHT & CO. leased for the Hotel McAlpin, the store at 48 West 34th st to the Stanley Photo Shop; for J. J. Meenan, as agent, the store at 28 West 34th st to L. E. Pierson & Co., jewelers; for Carstein & Linnekin, as agents, the top loft at 126-8 5th av to Lewek & Friedman; also for Cross & Brown Co., as agents, a store in the Strand Theatre Bldg. to Mollie Mayers.

HEIL & STERN have leased for the George Backer Holding Corporation, in the building being erected at the northwest corner of Madison av and 31st st, the entire 4th floor, containing about 18,000 ft., and for Dr. Charles Remsen the 4th floor in the building adjoining, at the corner of Madison av and 32d st, making a total space of 22,500 ft., to Lewis, Hurwitz & Co., who have taken a long term lease, at a rental of about \$80,000.

HEIL & STERN have leased at 135-9 West 26th st, the 11th loft to the C. & K. Embroidery Co.; at 40-6 West 25th st, the 2d loft to H. B. Rubin; at 137-9 West 25th st, the 4th loft to Louis Dulberg Co.; at 40-2 West 27th st, the 2d loft to N. H. Rubin; at 35 west 19th st, the 5th loft to the Central Novelty Cloak Co.; at 27-35 West 24th st, 5,000 ft. on the 4th loft to L. Popkin & Co., and at 79 5th av, 6,000 ft. on the 4th floor to A. L. Stone & Son.

HEIL & STERN leased for the George Backer Holding Corp., in the new building being erected at the northwest corner of Madison av and 31st st, the 8th floor, comprising 17,500 sq. ft., to Hanauer, Arnstein & Siegel (Inc.), for a long term.

M. & L. HESS (INC.) leased, from the plans, the 5th floor in the building now in course of construction at 404-10 4th av, for the Hasco Building Co., to the Dry Goods Alliance (Inc.), for the past twenty years at 75-7 Spring st. The Dry Goods Alliance (Inc.) are purchasing agents for about twenty eastern stores, P. G. Stewart being the treasurer and H. P. Macmillan the general manager. This is the first lease that has been made in the building at an aggregate rental of about \$60,000. Negotiations are now pending for a number of additional floors in the building.

EDWARD J. HOGAN has leased to the Art Metal Construction Co. of Jamestown, N. Y., the four upper floors of a building to be erected at 22 Park pl, adjoining the Woolworth building. Mr. Woolworth bought the property several years ago to protect the skyscraper.

HOUGHTON COMPANY has leased for Paula Herzig, the 4-sty dwelling, 55 West 86th st, to Jacob and Otilie Greenstein. This house will be used as a dressmaking establishment, the second to locate in West 86th st.

A. KANE CO. leased for the Lawyers' Mortgage Co., dwellings at 63 West 130th st to Mary F. Kiernan, and at 270 West 132d st to Bridget Scott.

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No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and To Lease section of the Record and Guide.

WANTS AND OFFERS

BUILDING estimator, graduate civil engineer, age 36, married, 12 years' experience in estimating, designing, drafting, superintending and office management with general and subcontractors, specialist in reinforced concrete, excellent business sense and good correspondent; a hustler and hard worker; well acquainted in New York City; wants position with contracting or real estate corporation, architect or any other firm requiring the services of man of above qualifications. Box 147, Record and Guide.

I HAVE PRODUCED RESULTS!!!
THOROUGHLY PRACTICAL MAN WITH MANY YEARS' EXPERIENCE IN THE CONSTRUCTION, MANAGEMENT AND REPAIR OF LARGE BUILDINGS IN NEW YORK CITY, SEEKS POSITION AS GENERAL SUPERINTENDENT OR MANAGER WITH REALTY COMPANY, PRIVATE OWNER OR ESTATE. SOME OF MY REFERENCES ARE FROM LEADING ARCHITECTS AND BUILDERS. BOX 151, RECORD AND GUIDE.

EFFICIENT renting agent and manager of many years experience in office building and business property wants position with progressive firm of operators or agents; best references. Box 146, Record and Guide.

EXPERIENCED renting man wanted in the uptown and downtown business district on commission basis only. Plenty of leads furnished. Apply Box 146, Record and Guide.

ESTIMATOR, Building Construction; expert on high class work; office executive; auditing; would handle building operations for investors. Box 153, Record and Guide.

APARTMENT renting agent for high-class East Side apartments; salary \$15 weekly. Apply DOUGLAS L. ELLIMAN & CO., 414 Madison Ave., 48th St., New York City.

FOR SALE OR TO LEASE

LONG BEACH.

Bargain, 100-foot plot on Broadway.
MOCK, 200 West 101st St.

TWO WELL PAYING

colored tenements for sale or exchange. Answer Apt. AA, 300 West 100th St., N. Y.

WANTED LOTS OR SMALL SUBDIVISION near city at bargain price; 10% cash, balance mortgage.

F. P. GAILLARD, Mott Av., Far Rockaway.

BOGOTA.

New, 6 rooms, tiled bath; oak floors, living room, dining room; gas, kitchen, 3 bedrooms; splendid closets; 50x100; \$3,900.

BUFFETT, West Englewood.

BEAUTIFULLY LOCATED

150 acre farm, Morris County; ideal place for summer resort or sanitarium. Send for particulars. **BOX 35, Ironia, N. J.**

FOR SALE.

Plot 50x137; house, six rooms and bath, and barn; price and terms reasonable.

OWNER, P. O. BOX 494,

Edgewater, Bergen County, N. J.

PRACTICAL FARM, 213 ACRES.

Large house, barns, orchards; two miles depot; 50 New York; large stream springs; rented \$600; \$12,500. **GEORGE PURDY,**

Yorktown Heights, N. Y.

PAWLING, N. Y.,

63 miles on Harlem R. R., 30 room house for sale; suitable SCHOOL, BOARDING HOUSE, SANITARIUM or RESIDENCE.

DR. DAWE, Pawling, N. Y.

FAR ROCKAWAY, L. I.

For sale, half acre plot, choice location, Reads Lane. **E. C. MURRAY,**

9 East 38th St., Manhattan.

PELHAM MANOR, N. Y.

For sale beautiful plot, 1 3/4 acres, Manor Circle. **E. C. MURRAY,**

9 East 38th St., Manhattan.

9 EAST 38TH ST.—FOR SALE OR LEASE.

Choice location for business purposes, close of Fifth Ave. **E. C. MURRAY, owner,** on premises or your own broker.

SIX-ROOM HOUSE

in Maywood, N. J.; all improvements; will take a small auto for first payments.

KRICK, 1015 Trinity Ave.

COMMUTERS.

37 acres at Belle Mead. If subdivided would sell readily at big advance.

LAIRD, 17 West 31st St.

EAST ORANGE.

94 Sandford St., 7-room house; \$30; all improvements. Apply

52 Carleton St., East Orange.

BEAUTIFUL COUNTRY HOUSE

for sale or to let, near Plainfield, N. J.; 7 rooms; high elevation; magnificent scenery; positively less than half valuation. Address

GEORGE N. BEECHING, Watchung, N. J.

31ST STREET, 39 EAST.

Entire building for sale or rent; Jewish restaurant, basement, upper floors, house-keeping apartments. Inquire

14 WEST 47TH ST.

BRONX—VACANT LOT,

37.6x110, suitable for Factory, Stone Yard, etc. Bargain. Full particulars,

BOX 128, Record and Guide.

REAL ESTATE FOR SALE.

Bronx—Four story brick corner building, 29x95, lot 29x100, suitable for Factory or Lofts; bargain. Full particulars,

BOX 129, Record and Guide.

NEW JERSEY REAL ESTATE.

Belleville—House, six large rooms and bath; all improvements; fruit trees; grape arbors; chicken run; garage. Owner **W. ALLAN, 503 Fifth Ave.**

EAST 25TH STREET BARGAIN.

\$15,000 cash, balance in monthly notes, rents paying for the notes; easy way to own a paying property. For further particulars inquire

BRACKETT REALTY CO., 122 E. 25th St.

BEAUTIFUL BAY FRONT ESTATE, 200 acres, 8 buildings; very healthy; salt air and pines; \$80 an acre; improvements cost \$15,000. **WM. STEWART, JR.,**

Queenstown, Queen Anne County, Md.

2252 CROTONA AVE.

Built 3 years on 3 corners; steam, electricity, hot water, up to date; price \$38,500; savings bank mortgage \$26,600; want \$2,000 cash; take back second or free and clear or smaller parcels.

BOX 138, Record and Guide.

EXCEPTIONALLY COMPLETE

Country Home, Ridgewood, New Jersey; seven large rooms and bath; one acre in fruit, shade, lawn and planted garden; \$7,000, easy terms; immediate possession; agents protected. **Box 139, Record & Guide.**

NEW HOUSE.

7 rooms, large attic, all improvements, hardwood trimmings; fruit; 3 minutes from station; sell on easy terms. Address

ARROW CANOE CLUB,

North Hackensack, N. J. Tel. 820J Hack

FIRST AVENUE IN THE NINETIES

promises to become an ideal location for garages for east side automobile owners. Widow encumbered with extensive property wants to sell corner plot, 100 ft. x 80 ft., at 97th St. and 1st Ave. Splendid site also for factory. Price, \$60,000. Address

BOX 152, Record and Guide.

New England

200 ACRE FARM,

14 room residence, furnished at cost of \$3,000; numerous outbuildings; maple sugar outfit with necessary tools; capacity 2,000 buckets; stock, implements; price, \$6,500. **BOOKHOUT, 41 Liberty St.**

FOR SALE.

The Moorings, on west shore of Lake Hopatcong, opposite Breslin Hotel; ideal summer home; modern, very attractive house; well and completely furnished; 6 master's bedrooms, 2 baths; boat house; summer house and garage; lake frontage 278 feet; possession given at once. For further information address

M. F. MOORE, Landing, N. J.; no agents.

BARGAIN.

Must sell a summer home in good condition, 8 rooms, gas; 75x100 ft., on the P. R. R.; near the pines; 5 minutes from station; price, \$2,500. For information,

F. S. ALLEN,

314 New York Ave., Jersey City Heights.

HUDSON HEIGHTS, N. J.

A desirable 3/4 acre Plot, about 450 feet frontage on Palisade Ave. Apply own broker or owner.

CLARENCE S. NATHAN, 241 W. 37th St., New York. Telephone Greeley—5960.

FOR SALE OR TO LET.

FACTORY BUILDING, 40,000 FEET FLOOR SPACE, WITH THREE ACRES OF GROUND. PLENTY OF LABOR. CENTRE OF ALL RAIL AND WATER TRANSPORTATION LINES. APPLY BOX 576, TROY, N. Y.

Home in the Westchester Hills For Sale

A comfortable new house at Hartsdale, on the crest of the ridge, with extensive view and beautiful shade trees.

There are nine rooms and three baths, and the price is \$15,000.

James Slater McHugh, Owner, Woodmere, L. I.

FOR SALE—A COUNTRY PLACE

AT SARATOGA SPRINGS.

One mile from the village, near golf grounds; consisting of 88 acres, two story brick house, slate roof, 13 rooms; shaded with large maple and elm trees; dining room 16x20, two toilets; bathroom, hot and cold water, open plumbing; gas plant; large hot air furnace, two kitchens, two tenant houses; garage, carriage house, large barns; farming implements complete; team of work horses; Holstein cows, harness and wagons. Address owner.

B. F. BLOOMFIELD,

Saratoga Springs, N. Y.

WATERFRONT ACREAGE

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

Room 801, 10 East 43rd Street.

ATTRACTIVE SUMMER HOUSE

FOR SALE.

Suitable for sport; splendid air and location for Summer hotel, or any one whose health is lacking; 9-room house, with veranda; spring water in the house; a barn; 2 acres and 8 roods of land; large young orchard; suitable space for tennis court; 5 minutes' walk to the fishing and boating reservoir, which covers 59 acres; also 5 minutes' walk to the steam and trolley cars; sold strictly by owner; write for more particulars to

MRS. JOHN WEBER,

Longview Avenue,

Hinsdale, Mass.

A Colonial House at Kew Gardens For Sale

A comfortable new house on Austin Street, one of the highest spots in Kew Gardens, possessing unusual advantages of view and location.

There are nine rooms and three baths and the price is \$15,000.

James Slater McHugh, Owner, Woodmere, L. I.

JOHN J. KAVANAGH leased for Bing & Bing, a large apartment in their building under construction, at 1000 Park av, to Edward G. Veith. Mr. Veith recently sold his house, 67 East 80th st, through the same broker; also leased for Charles Gulden, the 3-sty dwelling, 130 East 95th st, to George S. Mittendorf.

E. H. LUDLOW & CO. leased the 5th loft at 401 Lafayette st to the Beck Manufacturing Co.

MANNING & TRUNK have leased the 7th floor at 1562 Broadway for Ritchie & Cornell to the United Booking Co. for 10 years. The building is to be connected with the Palace Theatre Building by passageway on this floor. The Keith interests have taken the space, owing to the fact that they have outgrown their present quarters.

MANNING & TRUNK have leased the store and basement at 39 West 46th st for the estate of Anna J. E. Donald to William Boecklen. The same brokers also leased for Harry C. Hallenbeck the store and basement 433 4th av to Samuel Kapner, antique furniture dealer, now on Lexington av.

SAMUEL H. MARTIN has leased the store and basement at 803 9th av to Nicholas Marsulli for three years.

NATIONAL REPUBLICAN HEADQUARTERS rented two entire floors in the Guaranty Building, at the southeast corner of 5th av and 43d st.

CHARLES F. NOYES CO. has leased for Edwin A. Johnson for 5 years to Oscar C. Brunner the building 436 Pearl st, on lot 25x145. After extensive improvements the building will be occupied for general warehousing purposes.

THOMAS J. O'REILLY has leased apartments at 539 West 112th st, to Harry A. Hopkins, Wm. E. Cregier and Roy G. Harris; at 401 West 118th st, to Sarah H. Conant and Lina E. Gano; at 562 West 164th st, to Edwin J. Doernberger and John Bonwit; at 7-9 West 108th st, to Misses V. Morrison and A. McGowan, Robert J. Laciari, Albert Firth, Greta Lindstrom, Mathilde Hoffman, Estelle Hoffman; at 227 Riverside dr, to George A. Spear and Helen M. Watkins; at 526 West 113th st, to Nicholas J. Griffiths, Elias Wolf, Louis Koop and Kate C. Sanford, and at 503 West 121st st, to Mary L. Benedict.

THOMAS J. O'REILLY leased apartments at 7-9 West 108th st to Misses V. Morrison and A. McGowan, Robert J. Laciari, Albert Firth, Greta Lindstrom, Mathilde Hoffman and Estelle Hoffman; at 526 West 113th st to Kate C. Sanford, Nicholas J. Griffiths, Elias Wolf, Louis Koop, William F. Sternberg, Everett V. Thomas; at 503 West 121st st to Mary L. Benedict, Cora M. Hill, Rowena Spencer; at 510 West 113th st to James C. Brooks, Edna A. Swan, Leopold Lowenthal; and at 562 West 164th st to Max Reese, Albert Cohn, Cornelius TenEick and Sidney R. Levine.

THOMAS J. O'REILLY has leased apartments at 227 Riverside dr to George A. Spear and Helen M. Watkins; at 539 West 112th st to Harry A. Hopkins, William E. Cregier, Roy G. Harris, A. Lincoln Markowitz, Cora Epstein; at 401 West 118th st to Sarah H. Conant, Lina A. Gano, Jean M. Lawrence, Isaac Winston, M. E. Dolphin, Frank A. Gardner, Marjorie Nutt, Pauline Patterson, Maud Rooney, and at 561 West 163d st to John Bonwit, David Felberbaum, Frank Randall, D. J. Fagenson and Joseph Schultz.

PEASE & ELLIMAN have rented for the Wellesley Realty Co. the dwelling 34 Hamilton ter, a 3-sty dwelling, to G. F. Hinrichs; for William Cruikshank's Sons, as agents, to F. DeLancey Robinson the 3-sty dwelling at 161 East 37th st; also made the following renewals of apartment leases: at 133 West 11th st, to L. Riggs, Jr.; at 145 East 35th st, to Otto Wagner; at 144 East 40th st, to Miss Blanche Underwood; at 150 West 80th st, to Mrs. M. Lamb; at 214 West 92d st, to Harry Mandell; at 309

West 99th st, to Louis Sittner, and to Charles Corn; at 330 West 102d st, to L. B. Ketterick; at 110 Riverside dr, to W. H. Arnold; at 404 Riverside dr, to Peter T. Radiker, to Miss Elizabeth G. Schuyler, and to Mrs. E. H. Bernheim; at 123 St. Nicholas av, to George N. Boehm, and to W. S. Morgan; and for the Duranm Realty Co., to E. D. Graff, an apartment at 490 West End av.

PEASE & ELLIMAN have leased for L. Van Scwanennugel to Edward Swan the 4-sty dwelling at 134 East 12d st; for the Switzerland Realty Co. to Dr. C. M. Kautman an apartment at 305 West 12d st; for the Durham Realty Co., at 490 West End av, to B. A. Younker, and for W. Vincent Astor, in "Astor Court," at Broadway and 90th st, to J. H. Strahn; to Madame Thompson, hair goods, the store at 4 West 34th st; apartments at 330 West 102d st, to Martin C. Stokes; at 309 West 9th st, to Arthur I. Kohnstein; at 804 West End av, to Nelson Gammans; at 30 West 10th st, to Alwin Schneur; at 106 East 85th st, to O. C. Harriman; at 135 East 36th st, to Sidney Harris; at 103 East 21st st, to Miss Clara V. Parker; at 1190 Madison av, to Lowell R. Burch; at 330 West 102d st, to Charles F. Moore, and at 144 East 36th st, to Miss Anne W. Curtis.

PEASE & ELLIMAN have leased for Henry Meyers to Edward H. Dodd the 1-sty dwelling at 34 East 11th st; also for Robert Thorne and his associates an apartment at the northeast corner of Park av and 7th st to Charles S. Band; apartments at 146 East 49th st to Frank H. Keynolds; at 24 West 59th st to Mrs. Katherine Balke; at 67 Riverside dr to Henry D. Lyman, and at 56 West 11th st to Miss Helen Ufford.

PEASE & ELLIMAN, who recently leased the residence of F. K. Halsey at 22 West 53d st to the Rev. Alfred Duane Pell, have leased to Mr. Halsey for a large apartment at 521 Park av, at the northeast corner of 60th st, for the 521 Park Avenue Co.; also leased for Donn Barber to Gilbert C. Wood, of William Wood & Sons, the publishers, the 3-sty dwelling at 126 East 14th st; and for Frederick Haberman, a large apartment at 667 Madison av, to Samuel W. Keyburn.

PEASE & ELLIMAN have leased for A. Coffin the 3-sty dwelling at 118 East 55th st to Mrs. Ida Briggs; also for the Park Avenue Improvement Co., Harry Rischel, president, an apartment in the new house covering the block front on the west side of Park av, from 50th to 51 st, to Dr. Isidor Rosen, who takes one of the doctors' suits on the ground floor on the 51st st side.

PEASE & ELLIMAN have leased to the Scutte Cigar Co. for 10 years, the corner store and basement in the property owned by the Rembrandt Realty Co., at the southwest corner of Broadway and 149th st.

PEASE & ELLIMAN have leased for Sol Jackel to the Ariston Hat Manufacturing Co., the store at 150 1/2 East 14th st. The tenant, upon completion of improvements, will open a branch.

PEASE & ELLIMAN announce that the lease reported to have been made by them of the dwelling at 134 East 72d st, belonging to L. Van Scwanennugel, was not consummated.

PEASE & ELLIMAN leased for the Schulte Realty Co. the store at 47 Church st.

JOHN PETERS leased for the Lawyers' Mortgage Co. to Karl Schumitz the 4-sty dwelling at 206 East 13th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased apartments at 930 Park av to Philip Voss, at 405 Park av to Garrett B. Kip, for Moore & Wyckoff; at 1000 Park av to Dr. Frederick Coerr and at 15 West 55th st to Clarence A. Handyside.

GEORGE ROSENFELD CO. leased apartments at 307 West 79th st to David Jacobs, Mrs. Emilie Hamburger, Mrs. Sarah W. Herrman, George R. Roe; also at 249 West 107th st to Mrs. Esther Frank, Mrs. Fleurette Dunk, James E. Mannheim and Frank E. Sicher.

M. ROSENTHAL CO. leased a floor at 53 5th av to the Zeeman Fur Coat Co.

HENRY TRENKMANN has leased the 4th and 5th floors in 406 to 412 Broome st, to the A. Dewes Co.

WM. H. WHITING & CO. report the following leases: Store and basement, 13 Beekman st to Harry Lesser, stationer; store, 80 Nassau st to Samuel Pinover; store and basement at 3 Howard st to Samuel Hollander; entire building 292-3 South st to the Union Card & Paper Co.; 1st loft at 157 William st to Barr & Hayfield; top loft at 133-37 Centre st to Wallace & Turner; the 1st loft at 25 Cliff st to Phelps Bros.; at 65 Fulton st to John H. Graham and 3,000 sq. ft. at 18-20 Cliff st to the Ready Binder Co.

F. R. WOOD, W. H. DOLSON CO. has leased apartments in the Belnord, 225 West 86th st to Mrs. Julia Livingston, Joseph R. Peters, Carrie M. Manheimer, J. W. Mayer, Isaac L. Rice, Jr., Edward L. Wemple and Sidney H. Adler; also at 315 West 98th st to William W. Pusey; at 250 West 91st st to Paul M. and Dorothy P. Edleston; at 472 West End av to Harry L. Goss; at 35 West 82d st to Arthur Levy.

F. R. WOOD, W. H. DOLSON CO. leased apartments at 167 West 71st st to Dr. Beatrice C. Fairchild; at 331 West 101st st to Isaac Raphael and Frederick F. Vandewater; at 817 West End av, to Mrs. Fannie Negbauer; at 165 West 80th st, to Miss Camilla Donworth; at 152 West 91st st to Maurice P. Costello; at 209 West 97th st, to Edwin J. Bernstein; at 43 West 93d st, to Abraham Reinheimer; at 251 West 95th st, to Mrs. Emily G. Painter and Alfred J. Donohue, and at 622 West 113th st, to Wendell P. Dodge and Mrs. Rose A. Foster.

Bronx.

PEASE & ELLIMAN have leased to the Schulte Cigar Company, for a long term, a ground floor space at 2831 3d av. The Schulte Cigar Company upon completion of extensive alterations will open a branch.

Queens.

M. & L. HESS (INC.) have leased for the Long Island Loft Corporation, 16,000 sq. ft. in the building now in course of completion at Wilbur av and Sunswick st, Long Island City. The lessees are the Mint Products Co., manufacturers of chewing gum, with main offices in the Aeolian Building, 29 West 42d st. This is the second large chewing gum corporation that has established headquarters in Long Island City, the other being the Sterling Gum. Co.

LEWIS H. MAY CO., Rockaway Park office (Inc.), leased cottages at Rockaway Park, L. I., for H. L. McCotter, on 9th av, to Sol Gross; for Ph. Klei, on North 8th av, to Dora Schweitzer; at Belle Harbor, L. I., for B. Frankel, on Montauk av, to S. Tajima; for R. S. Tobin, on Pelham av, to Dr. D. McAvary.

Suburban.

S. A. W. BALTAZZI has rented the Frederick H. Watriss house at Westbury, L. I., to Mrs. Frederic Guest of England. Mr. Baltazzi also rented the Leonard Jacob residence to J. C. Rathborn of Harvey, La., and the C. I. Hudson place at East Norwich to James A. Roosevelt.

FISH & MARVIN have rented for the summer, furnished, the "Ward Property" at Lawrence Park West, to Eugene Southack.

G. L. GILSEY & CO. have leased the Beekman Townsend place at Oyster Bay to Percy S. Weeks for the season.

KENNETH IVES & CO. have rented for J. W. MacBride, his country place on Quaker Ridge, Mamaroneck, to Otto Frohnknecht for the season and for Mrs. Orlando J. Smith her shore front estate at Dobbs Ferry-on-the-Hudson, to Dr. Edwin Beer.

REAL ESTATE NOTES.

J B ENGLISH has been appointed agent for 224 West 46th st.

CHARLES VORHEES is the buyer of 67 East 80th st recently sold by John J. Kavanagh.

THOMAS J. O'REILLY has been appointed by the Emigrant Industrial Savings Bank, agent, for 1202 2d av and 283 East 139th st.

LEWIS PHILLIPS is foreman of the present Grand Jury. Another real estate man serving is James J. Etchingham.

AMES & CO. have been appointed managing agents for the 5-sty apartment house with stores at 1466 2d av.

THOMAS J. O'REILLY has been appointed by the Emigrant Industrial Savings Bank as agent for 1202 2d av, recently acquired under foreclosure proceedings.

GOODALE, PERRY & DWIGHT have been appointed agent by the New York Trust Co. of 253 West 21st st, and by the New York Life Insurance & Trust Co. of 228 East 127th st.

FIRM OF MERUK & MAY has been dissolved. Joseph M. May remains at 189 Montague st, Brooklyn, while William Meruk & Son have opened offices at 1124 Myrtle av, near Broadway, Brooklyn.

SAMUEL COWEN negotiated the recently recorded sale of 1537-1539 Hoe for Lawrence Davis to John J. Brennan, who gave in exchange the plot, 40x100, in the south side of 156th st, 100 ft west of Prospect av.

PORTER & CO. were the brokers in the recently recorded sale of 126 West 119th st, for the Aldus Construction Co., to Mary McPartland, and the subsequent re-sale to Maria White, who gave in exchange 63 East 128th st.

A. KANE & CO. were the brokers in the recently recorded sale by the Lawyers' Mortgage Co., of the 3-sty dwelling at 347 West 122d st,

GEO. J. RYAN

**Queens Borough
Real Estate**

**AGENT
BROKER
APPRAISER**

Member Real Estate Board of New York

**46 Jackson Ave., Long Island City
Telephone, Hunters Point 3451-2**

JAMES L. BRUMLEY

ESTABLISHED 1888

EXPERT

**Real Estate Appraiser
Broker and Auctioneer**

189 MONTAGUE ST.

Telephone **BROOKLYN, N. Y.**

MOUNTAIN LAKES, N. J.

Modern country home, one acre ground, facing three streets in up-to-date suburb; ten rooms, two baths, sun parlor, porches, steam heat, electric light, fixtures, awnings, screens, canoe, over 300 shrubs, fruit trees. For sale at sacrifice or exchange. Write Owner: **Occupant, Room 2116, 80 Maiden Lane, New York.**

FOR SALE.

House, No. 1261 E. 19th St., Flatbush, 10 rooms and bath, parquet floors, electric light, steam heat; all assessments paid; lot 40x100. Apply to

G. C. LEVERICH,

1410 Ave. H, Brooklyn, N. Y.

FARM FOR SALE.

MILLBROOK, DUTCHESS CO., N. Y.

Thirty-five enormously productive acres; 1915 crops corn, rye, and hay brought \$50 per acre; the residence is an attractive, modernized farm house, surrounded by a beautiful sloping lawn, containing 18 rooms, hot and cold water supplied by a pressure system. Millbrook is noted for its fine estates and the Millbrook Hunt.

WM. C. BUTLER, Owner, Oak Summit, N. Y.

If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

to Bertha Davidson. The same brokers have been appointed agents for the 5-sty apartment house, 269 West 117th st.

TORRENS LAND CO. has been incorporated, with offices at 2 Rector st, to deal in properties which have been registered under the Torrens Law. The officers are Frederick McGuire, president; Arthur J. Cave, vice-president and Gilbert Ray Hawes, secretary and treasurer.

SCHWAB & CO. were the brokers in the recently recorded sale of the 5-sty apartment house, 1076 Bryant av, for the 165th St and Bryant Av Construction Co., Charles Richardson, president, to Joseph P. Frey, who gave in exchange the two 3-sty dwellings at 1058 and 1060 Jackson av.

NEW YORK TITLE & MORTGAGE CO. has just made the following loans: \$18,000 to Mrs. Tillie Silverman on 220 E 12th st; \$5,000 to J. H. Phillips on the west side of 3d av, 187 ft south of 179th st; \$6,000 to Patrick Cully on the west side of White Plains av, 329 ft north of 226th st.

DR. CHARLES V. PATERNO is the buyer of the plot, 240x100, on the east side of Northern av, 349 ft. north of 181st st, the sale of which by the receivers of the American Real Estate Co. was recently announced. Judge Hand, of the Federal District Court, ratified the sale.

NEW YORK TITLE AND MORTGAGE CO. has made a loan of \$56,000 to the Ensign Im-

provement Co., Joseph A. Damsey, president, for the erection of a 5-sty store and apartment house at the northwest corner of 181st st and Valentine av. The same builder is just completing two houses on Valentine av, north of 183d st.

J. L. VAN SANT was associated with the late William S. Patten since 1900, and the two men occupied offices together until the time of Mr. Patten's death. Although they transacted real estate business in a quiet way, yet they bought, as partners, more than 200 parcels of property, and whenever Mr. Patten was out of the city, Mr. Van Sant represented him in all real estate matters.

SAMUEL COWEN was the broker, in the recently reported sales of the 6-sty apartment house, at the northwest corner of Wales av and 151st st to the Newport Holding Co.; also the 3-sty building at the junction of 169th st, Home st and Intervale av, to A. David; and the vacant plot, 50x100, at the southeast corner of Longfellow av and Seneca av, for the Newport Holding Co.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new 14 sty apartment house to be erected by Julius Tishman & Sons at the northwest corner of 72d st and Lexington av, on the site of the old St. Lorenz and Premier Hotels. The building, which will stand on a plot 155x102.2, when completed, will contain two apartments of 11 rooms and 4 baths, one of 8 rooms and 3 baths, and one of 6 rooms and 2 baths.

GEORGE F. DAGGETT, who has been connected with the Public Service Commission for the First District practically since its creation in 1907, and most of the time as its chief clerk, has been promoted from that position to become an assistant secretary. Mr. Daggett is in entire charge of the work of handling informal complaints against transportation companies filed with the Commission. Charles F. Smoolin, who has been correspondence clerk of the Commission for most of the time since 1910, when he joined the Commission's staff, has been promoted to the position of chief clerk to succeed Mr. Daggett.

OBITUARY.

ARTHUR B HENSHAW, insurance broker, died, last Saturday, at his home, 719 East 32d st, Brooklyn, aged twenty-nine. He is survived by his parents, one brother and two sisters.

REAL ESTATE STATISTICS

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

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

MANHATTAN. Conveyances.

Table with columns for 1916 (July 7 to 13) and 1915 (July 9 to 15). Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value for Jan. 1 to July 13 and Jan. 1 to July 15.

Mortgages.

Table with columns for 1916 (July 7 to 13) and 1915 (July 9 to 15). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Amount, Interest not given, and Amount for Jan. 1 to July 13 and Jan. 1 to July 15.

Mortgage Extensions.

Table with columns for 1916 (July 7 to 13) and 1915 (July 9 to 15). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for Jan. 1 to July 13 and Jan. 1 to July 15.

Building Permits.

Table with columns for 1916 (July 8 to 14) and 1915 (July 10 to 16). Rows include New buildings, Cost, and Alterations.

Jan. 1 to July 14 Jan. 1 to July 16

Table for New buildings, Cost, and Alterations comparing Jan. 1 to July 14 and Jan. 1 to July 16.

BRONX. Conveyances.

Table with columns for 1916 (July 7 to 13) and 1915 (July 9 to 15). Rows include Total No., No. with consideration, and Consideration for Jan. 1 to July 13 and Jan. 1 to July 15.

Mortgages.

Table with columns for 1916 (July 7 to 13) and 1915 (July 9 to 15). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Amount, Interest not given, and Amount for Jan. 1 to July 13 and Jan. 1 to July 15.

Jan. 1 to July 13 Jan. 1 to July 15

Table for Total No., Amount, To Banks & Ins. Cos., and Amount for Jan. 1 to July 13 and Jan. 1 to July 15.

Mortgage Extensions.

Table with columns for 1916 (July 7 to 13) and 1915 (July 9 to 15). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for Jan. 1 to July 13 and Jan. 1 to July 15.

Jan. 1 to July 13 Jan. 1 to July 15

Table for Total No., Amount, To Banks & Ins. Cos., and Amount for Jan. 1 to July 13 and Jan. 1 to July 15.

Building Permits.

Table with columns for 1916 (July 7 to 13) and 1915 (July 9 to 15). Rows include New buildings, Cost, and Alterations for Jan. 1 to July 13 and Jan. 1 to July 15.

Jan. 1 to July 13 Jan. 1 to July 15

Table for New buildings, Cost, and Alterations for Jan. 1 to July 13 and Jan. 1 to July 15.

BROOKLYN. Conveyances.

Table with columns for 1916 (July 6 to 12) and 1915 (July 8 to 14). Rows include Total No., No. with consideration, and Consideration for Jan. 1 to July 12 and Jan. 1 to July 14.

Jan. 1 to July 12 Jan. 1 to July 14

Table for Total No., No. with consideration, and Consideration for Jan. 1 to July 12 and Jan. 1 to July 14.

Mortgages.

Table with columns for 1916 (July 6 to 12) and 1915 (July 8 to 14). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Amount, Interest not given, and Amount for Jan. 1 to July 12 and Jan. 1 to July 14.

Jan. 1 to July 12 Jan. 1 to July 14

Table for Total No., Amount, To Banks & Ins. Cos., and Amount for Jan. 1 to July 12 and Jan. 1 to July 14.

Building Permits.

Table with columns for 1916 (July 7 to 13) and 1915 (July 9 to 15). Rows include New buildings, Cost, and Alterations for Jan. 1 to July 13 and Jan. 1 to July 15.

Jan. 1 to July 13 Jan. 1 to July 15

Table for New buildings, Cost, and Alterations for Jan. 1 to July 13 and Jan. 1 to July 15.

QUEENS. Building Permits.

Table with columns for 1916 (July 7 to 13) and 1915 (July 9 to 15). Rows include New buildings, Cost, and Alterations for Jan. 1 to July 13 and Jan. 1 to July 15.

Jan. 1 to July 13 Jan. 1 to July 15

Table for New buildings, Cost, and Alterations for Jan. 1 to July 13 and Jan. 1 to July 15.

RICHMOND. Building Permits.

Table with columns for 1916 (July 7 to 13) and 1915 (July 9 to 15). Rows include New buildings, Cost, and Alterations for Jan. 1 to July 13 and Jan. 1 to July 15.

Jan. 1 to July 13 Jan. 1 to July 15

Table for New buildings, Cost, and Alterations for Jan. 1 to July 13 and Jan. 1 to July 15.

47 New Families A Day

Official figures state that every day in the year 47 new families locate in Brooklyn.

It is natural that these new residents demand living accommodations that shall be up-to-date and complete.

They are educated to the comforts and conveniences of modern life and they move to where they may obtain them.

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

A PROSPECT opens up before the building material trades that the congestion of foreign munition orders, with the consequent high quotations and slow delivery of structural steel, which is holding back domestic orders, will melt away before the summer ends.

Information from inner circles of the steel trade is to the effect that the maximum production of munitions in this country will be reached in October. Orders from the Allies are running low as their own productive powers grow. The manufacturing industries of Great Britain, France and Russia are now able to produce finished arms and munitions, as well as shell steel, castings and forgings, in quantities almost sufficient for their great needs. Consequently, the American output for foreign account will be diminished as soon as the contracts now in hand are filled. Then prices for steel and other metals will naturally recede.

This will let in on a normal basis the flood of pent-up domestic orders for structural steel for building construction. Probably market quotations will anticipate the actual change. Since the first of the year plans for 14 large and small hotels, to cost \$16,000,000, and 90 apartment houses, to cost \$18,500,000, together with a formidable list of office and loft buildings, have been planned and figured, in the Borough of Manhattan alone, but only a minority have been put under contract so far.

On the first of July, in Manhattan Borough, official returns to the Building Bureau gave 219 new building jobs in progress, and 74 not started. Alterations—617 in progress, 699 not started.

A congestion of construction work is not improbable under the circumstances. The head of a prominent building material house said he did not know where men and teams were coming from to handle the material for the jobs, should they be suddenly started all together. He never remembered a time when common labor for handling material was so scarce in this city.

Copper has at last joined the procession of metals that is beating a slow retreat. Brick is firm at the new price level, and is not expected to go lower. It can scarcely do so and leave a profit under the abnormal labor costs and shortage that manufacturers have to contend with. Second-hand brick has advanced to \$4.50 per M. Price changes for basic materials are not numerous this week. Interior trim quotations cannot be shaded so long as hardwoods,

metals, window glass and builders' hardware remain as they are. Paints and oils have had their decline, and certain lumber items are easier for builders. Mechanics' wages have now nearly all been fixed for the rest of the season, but laborers and their wages are uncertain factors. This is the heyday of the working man.

If \$90,000,000 worth of new buildings planned within a year in Manhattan Borough represent under modern conditions a normal amount of business, as some claim, then normal conditions may be said to have returned so far as making plans is concerned, since plans for buildings estimated to cost in the aggregate more than \$50,000,000 were filed in the first half year.

In Brooklyn, where building conditions have been considered fair for two years past, the filings are only about \$1,800,000 less in value than last year's record to the opposite date, and in Queens they are over \$1,400,000 ahead. Manhattan shows the largest percentage of gains, most of it for investment operations, and in an unusually large degree for owners less than ordinarily beholden to the mortgage market, or else a large proportion of the operations for which plans have been filed have not yet been financed and the work not advanced into the construction stage. The second is more likely to be the true reason. As in Brooklyn the mortgage loans have exceeded last year's record to date by nearly \$5,000,000, it is to be presumed that proportionately fewer jobs have been held back there on account of high building costs than in the old city.

In view of the large plan filings for the first half of 1916, the record for whole years since 1906 is interesting as showing that the current is running stronger than the average in Manhattan and Brooklyn.

Manhattan.		Brooklyn.	
1915.....	\$63,496,300	1915.....	\$43,513,513
1914.....	44,615,665	1914.....	37,456,031
1913.....	70,074,585	1913.....	31,556,611
1912.....	116,325,135	1912.....	36,472,377
1911.....	98,537,275	1911.....	32,595,240
1910.....	92,925,369	1910.....	33,402,172
1909.....	122,139,062	1909.....	54,572,042
1908.....	79,209,926	1908.....	36,206,272
1907.....	73,028,350	1907.....	61,864,763

The foregoing figures contain no allowance for plans subsequently revised or withdrawn. Therefore they represent more accurately the value of the new buildings actually projected. Returns from 97 cities to Bradstreet's disclose a gain of 56 per cent. in plans filed for building operations in June over the corresponding month last year.

Brick.—The outgo of North River brick from the wholesale market this week exceeded the record of any previous week this year. Fifty-one barge loads were sold at about the same prices as prevailed last week, namely \$7 to \$7.50 per M. to dealers. Fourteen cargoes remained in the market at the close of the week.

The larger sales were accounted for by the fair weather and the lowered price. Of the total number Manhattan took 21 cargoes, Brooklyn 12 and the Bronx 7. Raritans were quoted at \$7.25 to \$7.50.

Statistics of the arrivals of barge loads in the wholesale market from January 1 to date show 713 for the current year, to compare with 915 for the corresponding period last year. The average load is about 450,000.

"Anybody who sells brick in New York City to the trade for less than \$7 a thousand is going to lose money," said the head of a big building material house when seven-dollar brick was announced.

"I have seen the figures. Brick manufacturers who chartered barges at high prices this spring during the freight

congestion got caught badly. This is the laboring man's year. It is impossible to get enough men and teams for hauling material at reasonable prices. Never saw so few teams available in the business. We have to pay eighteen dollars a week to drivers whom we formerly got for thirteen and a half. Work is much delayed. We are working on contracts now which were made last November.

"The Southern negroes are leaving the Hudson River brickyards and either going back to the plantations or into more profitable employment. The Fabricoid works at Newburgh, which are owned by the DuPonts, are paying negroes fifteen dollars a week, some twenty, according to report. Brick works are running only half capacity. The brick handlers here at the wharf are asking a raise to fifty cents a thousand, instead of forty. The longshoremen on the steamship piers are making big money. I heard of a gang of four who together made \$108 in a week, or \$27 each. A former commissioner of emigration tells me that 500,000 Italians have returned to the old country since the war began."

SUMMARY of transactions in the North River brick market, covering the week ending Friday, July 14, 1916:

Condition of market, fair. Demand, good. Current prices: Hudsons, \$7.00@7.50; Raritans, \$7.25@7.50. Number of cargoes sold, 51. Distribution: Manhattan, 21; Brooklyn, 12; Bronx, 7; New Jersey, 7; Astoria, 4. Number of cargoes left over, Friday A. M., 14. Prices one year ago, \$5.75@6.00. Total number of cargoes sold, Jan. 1 to July 14, 1916, 713. Total number of cargoes sold, Jan. 1 to July 14, 1915, 915. Total number of cargoes sold, Jan. 1 to July 14, 1914, 823. Total number of cargoes sold, Jan. 1 to July 14, 1913, 1,025; Total number of cargoes sold, Jan. 1 to July 14, 1912, 967.

Cement.—Since subway construction reached its maximum activity a number of material dealers have found it a more advantageous outlet than building construction. John A. McCarthy (Inc.) has first and last supplied 500,000 bbls. of cement for various subway contractors, and about 22,000,000 common brick. For the Flinn-O'Rourke interests, contractors for East River tunnels, they have furnished 200,000 bbls. of cement, both Portland and natural. Other large orders have come to them from the Rapid Transit Subway Construction Co., the Degnon Company and the U. S. Realty & Improvement Company.

A large use is being made of natural cement in driving the East River tunnels. In one contract John A. McCarthy (Inc.) furnished 105,000 bbls. Mr. McCarthy says the Public Service Commissioners have reduced cement inspection to a fine system. Every bag of cement that comes to a subway job is tied with a red ribbon, on which is printed not only the manufacturer's name, but the number of the particular bin at the mill whence the material came. The ribbons are carefully burned.

When a material dealer submits a bid for furnishing cement he must name the mill from which it is coming. The Public Service Commission then sends an inspector to see if the mill is well and truly qualified, and inspectors for the commission also watch the process of manufacturing.

Prosperity in the farming districts is also an incentive to the large use of cement on country estates and villages, where there are an infinite number of uses for the material. Locally the demand is gradually increasing, but much of the business which the manufacturers thought would be current now has been postponed for the time being. Prices are unchanged.

Finished Copper.—At last copper has reached the descending grade, along with other metals. The falling off in domestic orders has forced sellers to make concessions. The primary metal is being quoted at 26 1/2c. for July delivery by independents. Makers of sheets have lowered prices to 37c. base. Copper wire is ticketed 32c. Brass wire and rods, 38c. Seamless copper tubing, \$44. Seamless brass tubing, \$43. Seamless bronze tubing, \$44.50.

Structural Steel.—A leading fabricator estimated that contracts involving 30,000 tons of steel are being held in abeyance. Others estimate the tonnage at a larger figure. Since the published announcements of the continued congestion of orders at manufacturing centers, local fabricators are holding more firmly for their price. The prevailing quotation is reported to be \$85 per ton erected.

Plans for new buildings continue to come out in good volume, but lettings are few. A report that the Bethlehem Steel Company had booked the tonnage for the Paterno apartment house at the Grand Central Station proved not to be true. The Hotel Commodore project is being held up pending the completion of negotiations over the lease and decisions on details in the plans, as the Record and Guide is informed.

CURRENT WHOLESALE PRICES.

CURRENT Wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, alongside dock, to dealers only), per M.: North River common \$7.00@7.50 Raritan common 7.25@7.50 Second hand common, per M. 4.50@ Front or face, in car lots 20.00@36.00 Paving brick 24.00@

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.): Domestic Portland, Spot \$1.67@ Over 30 days \$1.72@ Rebate on bags returned, 10c. bag. Mill base 1.05@ Rosendale, natural, net, to dealers, wood or duck bags 1.00@ Rebate on bags returned, 10c. bag. Alsen's German No Quotation Dyckerhoff German No Quotation

EXPANDED METAL LATH (prices per 100 yds. for painted are as follows in carload lots):

Table with 3 columns: Gage, Weight, Price. Rows include 27, 26, 25, 24, 22 gages with corresponding weights and prices.

About 10% additional for smaller quantities. For galvanized add \$10, and \$15 for tuncan.

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale): 1 1/2 in. @ \$0.90 3/4 in. @ 1.00 Paving gravel 1.25@ P. S. C. gravel @ 1.25

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Table with 2 columns: Exterior/Interior, Price. Rows include 4x12x12 in., 6x12x12 in., 8x12x12 in., 10x12x12 in., 12x12x12 in. for both exterior and interior.

LIME (standard 300-lb. bbls., wholesale): Eastern common @ \$1.45 Eastern finishing 1.65@ 1.70 Hydrated common (per ton) @ 9.50 Hydrated finishing (per ton) @ 10.50

LINSEED OIL— City brands, raw, 5 bbl. lots. \$0.68@ Less than 5 bbls. .69@

LUMBER (Wholesale prices, N. Y.): Yellow pine (merchantable 1905, f.o.b. N.Y.) 8 to 12 in. 16 to 20 ft. \$28.00@35.50 14 to 16 in. 35.50@ 37.50 Heart face siding, 4-4 & 5-4 @ 32.00 Hemlock, Pa., f. o. b. N. Y. base price, per M. @ 24.00 Hemlock, W. Va., base price per M. @ 23.50 Hemlock, Eastern mixed cargoes 22.00@ (To mixed cargo price add freight \$1.50.) Spruce, Eastern, random cargoes, 2-inch (delivered) 27.00@ 30.00 Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.): 1 3/8-in. slab \$4.00@ \$4.10 Cypress lumber (by car, f. o. b. N. Y.): Firsts and seconds, 2-in. \$51.00@ Cypress shingles, 6x18, No. 1 Hearts 8.75@ \$9.00 Cypress shingles, 6x18, No. 1 Prime 7.25@ Quartered oak \$88.00@ \$93.00 Plain oak 60.00@ 63.00 Flooring: White oak, quartered, clear @ \$86.00 Red oak, quartered, clear @ 51.00 Maple, clear \$40.00@ 45.00 Yellow pine, No. 1. common, flat @ 26.00 N. C. pine 16.50@ 25.00

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

Masons' finishing in 100 lb. bags, per ton \$10.50@ \$11.00 Dry Mortar, in bags, returnable at 10c. each, per ton 6.00@ 6.50 Blocks, 2 in. (solid), per sq. ft. \$0.06 3 in. (hollow) .06 4 in. (hollow) .07 1/4 Boards, 3/4 in. x 8 ft. .11 3/4 in. x 8 ft. .145 1/2 in. x 8 ft. .185

SAND— Screened and washed Cow Bay, 500 cu. yds. lots, wholesale. \$0.50@

STRUCTURAL STEEL (Plain material at tidewater): Beams & channels up to 14 in. 2.669@ 2.919 Beams & channels over 14 in. 2.669@ 2.919 Angles 3x2 up to 6x8 2.669@ 2.919 Zees and tees 2.669@ 2.919 Steel bars, half extras 2.669@ 2.919

TURPENTINE: Spot, in yard, N. Y., per gal. \$0.47@ \$0.48

BUILDING FIGURES FOR SIX MONTHS

Comparative Statistics for the Five Boroughs Compiled in Convenient Form

Main table for Manhattan and Brooklyn building figures. Columns include Borough, Plans Filed, Date Range, and sub-columns for No. and Cost for 1915 and 1916. Rows list various building types like Dwellings, Tenements, Schools, etc.

ALTERATIONS IN MANHATTAN. January 1 to June 30, Inclusive.

Table for Manhattan alterations. Columns: No., Cost for 1915 and 1916. Rows: Dwellings, Tenements, Stores, etc.

ALTERATIONS IN BROOKLYN. January 1 to June 30, 1916, Inclusive.

Table for Brooklyn alterations. Columns: No., Cost for 1915 and 1916. Rows: Book Slip Permits, Bay Window Permits, etc.

ALTERATIONS IN QUEENS. January 1 to June 30, Inclusive.

Table for Queens alterations. Columns: No., Cost for 1915 and 1916. Rows: Dwellings, Tenements, etc.

ALTERATIONS IN THE BRONX. January 1 to June 30, Inclusive.

Table for Bronx alterations. Columns: No., Cost for 1915 and 1916. Rows: Dwellings, Tenements, etc.

ALTERATIONS IN MANHATTAN. January 1 to June 30, Inclusive.

Table for Manhattan alterations (repeated). Columns: No., Cost for 1915 and 1916. Rows: Dwellings, Tenements, etc.

ALTERATIONS IN BROOKLYN. January 1 to June 30, 1916, Inclusive.

Table for Brooklyn alterations (repeated). Columns: No., Cost for 1915 and 1916. Rows: Book Slip Permits, Bay Window Permits, etc.

ALTERATIONS IN QUEENS. January 1 to June 30, Inclusive.

Table for Queens alterations (repeated). Columns: No., Cost for 1915 and 1916. Rows: Dwellings, Tenements, etc.

ALTERATIONS IN THE BRONX. January 1 to June 30, Inclusive.

Table for Bronx alterations (repeated). Columns: No., Cost for 1915 and 1916. Rows: Dwellings, Tenements, etc.

Lighterage Rates.

The Chamber of Commerce of the Borough of Queens, through its new Traffic Bureau, will co-operate with other commercial organizations in New York City in vigorously opposing the recent complaint made by New Jersey cities to the Interstate Commerce Commission that the big trunk-line railroads with terminals in New Jersey are discriminating in favor of New York City in the matter of through freight rates.

The New Jersey interests, in their complaint, assert that it is not fair to ask cities in that state to pay the same freight rates as New York City, and that an equivalent of the cost of lighterage on shipments across the Hudson River should be deducted from their tariffs.

The Queens Chamber believes that it

should uphold the interests of the business men of this borough against any proposal that would put them at a disadvantage with their New Jersey neighbors.

With new industries establishing in Queens at an average of more than one each week, the proposed move would work a hardship on the business interests of the borough. Enormous investments have been made in Queens, especially in the establishment of new industries. This has been done in the belief that no discriminating rulings would be made to handicap their growth.

It is a matter of general knowledge that free lighterage was designed to put the constituent parts of the Port of New York on an equality, overcoming the insular disabilities of Long Island, Manhattan and Staten Island, and promoting the free movement of the nation's commerce through the port.

The Queens Chamber points to the figures of but one freight terminal in Queens Borough—the Queensboro Terminal—as an indication of the increase of the lighterage traffic into Queens. Although the Queensboro Terminal has been in operation but two years, the figures for the second year show a 35 per cent. increase over the first year's traffic. For the year ending June 30, 1915, the tonnage handled at this terminal was 24,310 tons. For the corresponding period of the present year the figure is 32,819 tons.

Building Active in June.

Building was active in June, preliminary returns (ninety-seven cities reporting to Bradstreet's Journal for that month) showing a total of \$61,304,209 for the month, a gain of 56 per cent. over June a year ago, as against a gain of 35.8 per cent. in May over the like month of 1915. Of the ninety-seven cities reporting, sixty-two show increases and thirty-five report decreases from the like month of 1915.

The record of building expenditures at leading American cities reporting monthly, quarterly and yearly from January, 1914, down to and including June, 1916, shows the ebb and flow in the building industry in the past thirty months, as follows:

	1915.	1914.	Change per cent.
Jan., 155 cities..	\$45,764,309	\$49,944,341	D 8.3
Feb., 155 cities..	45,769,864	52,177,227	D 12.2
March, 155 cities..	75,250,465	85,795,424	D 12.2
First quarter..	\$166,784,638	\$187,916,992	D 11.2
April, 155 cities..	\$79,469,221	\$84,565,850	D 6.0
May, 155 cities..	85,513,438	85,212,713	I .3
June, 155 cities..	67,542,904	86,458,820	D 21.8
Second quarter..	\$232,525,563	\$256,237,383	D 9.2
Six months..	\$399,310,201	\$444,154,375	D 10.0
July, 155 cities..	\$71,569,657	\$83,640,692	D 14.4
Aug., 155 cities..	71,803,460	63,448,824	I 13.1
Sept., 155 cities..	69,777,282	53,443,480	I 30.5
Third quarter..	\$213,150,399	\$200,532,996	I 6.2
Nine months..	\$612,460,600	\$644,687,371	D 5.0
Oct., 155 cities..	\$70,254,657	\$52,535,818	I 33.7
Nov., 156 cities..	71,210,294	45,080,438	I 57.9
Dec., 156 cities..	67,892,361	41,788,286	I 62.4
Fourth quarter..	\$209,357,312	\$139,404,542	I 50.1
Twelve mos..	\$821,817,912	\$784,091,913	I 4.8
			Change
	1916.	1915.	per cent.
Jan., 156 cities..	\$55,545,958	\$46,040,876	I 20.6
Feb., 154 cities..	53,872,639	44,479,105	I 21.1
March, 154 cities..	84,270,923	72,995,490	I 15.4
First quarter..	\$193,689,520	\$163,515,471	I 18.4
April, 154 cities..	\$90,678,009	\$78,106,503	I 16.0
May, 154 cities..	114,181,152	84,070,187	I 35.8
June, 97 cities..	61,304,209	39,266,864	I 56.1
Second quarter..	\$266,163,370	\$201,443,554	I 32.1
Six months..	\$459,852,890	\$364,959,025	I 26.0

Among the large cities making notable gains in June were New York City (three boroughs reporting), with an increase of 140 per cent., Philadelphia 32.8 per cent., Cleveland 15.2 per cent., Detroit 85 per cent., Portland, Ore., 113.7 per cent., Chicago 45 per cent. and Los Angeles 4 per cent. Important cities showing decreases were Bridgeport, 33 per cent.; Rochester 31.7 per cent., Toledo 21.9 per cent., St. Louis 31.4 per cent., Seattle 29 per cent. and Boston half of 1 per cent.

Building in the second quarter of 1916 shows a very large total, \$266,163,370, as against \$193,689,520 in the first quarter, a gain of 32 per cent. for the second three months, as against an increase of 18 per cent. in the first quarter. Expenditures for the half year aggregate \$459,852,890, a gain of 26 per cent. over the like period last year.

Yonkers Builders Organize.

Building contractors of Yonkers, N. Y., have recently perfected an organization which will be known as the Yonkers Master Carpenters' Association, and have elected officers for the ensuing year as follows: Kenneth Mackay, president; John M. Kingsley, secretary, and Charles J. Bittinger, treasurer. The new association admits only carpenter contractors to its membership and at this time has a membership roll of between 60 and 70 firms and individuals. The stated meetings of the organization will be held on the second Tuesday of each

month in the office of J. M. Voss, 15 Warburton avenue. The expressed purpose of this organization is to promote sociability among its members and in every possible manner to strive for the betterment of building conditions, generally in the city of Yonkers. The movement seems assured of success as its membership now includes the representative carpenter contractors of the city.

Company Elects Directors.

At a meeting of the stockholders of the New York Title and Mortgage Company, of No. 135 Broadway, held last Tuesday, the following were elected directors to serve until the next annual meeting in January, 1917: Albert B. Boardman, Edward M. Burghard, William F. Clare, Lewis L. Clarke, John D. Crimmins, James R. Deering, Lawrence B. Elliman, Charles V. Fornes, William E. Harmon, Duncan G. Harris, Harry A. Kahler, Frederick T. Kelsey, George T.

Seasonable Service

Electric supply without engine-room maintenance is a hot weather boon every building should possess. The hotel that annoys its guests with engine heat and odor can hardly expect a full season. The loft or office building that allows private plant temperature to affect its tenants' efficiency can hardly expect renewed rentals or leases

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New York Title and Mortgage Company is the name of the corporation into which the New York Title Insurance Company and the New York Mortgage and Security Company were recently merged. The stockholders of the merged company also authorized an increase of capital from \$2,000,000 to \$3,000,000.

Metropolitan League Meets.

At the annual meeting of the Metropolitan League of New York City, held in the offices of the Franklin Society, the following officers were elected: President, J. Barth Cronin, Hamilton Association, Brooklyn; vice-president, W. D. Carter; secretary, Archibald W. McEwan; treasurer, E. M. Cutler; trustees, Class of 1919, M. Vincent Dorney, Henry A. Theis, Martin S. Cohen; to fill vacancy, Class of 1917, W. I. Donshea.

Mr. Young, chairman of Convention Bureau, representing the Merchants' Association, urged the league to advocate New York City for the State League Convention in 1917. No action was taken.

John J. Hopper, Registrar of the County of New York, sent an interesting statement to the league on the present status of the Torrens law, simplifying conveyance of real estate, and Mr. Hopper was requested to furnish copies to send to associations of the metropolitan district, and it was resolved to support Mr. Hopper in any further legislation needed. E. F. Howell talked on the new amendments to the Land Bank Law.

PERSONAL AND TRADE NOTES.

Revere Rubber Co., Chelsea, Mass., has opened a branch office at 1790 Broadway.

Atlas Marble & Slate Works has moved its office and plant to 147th street and Austin place.

H. Michaelyan, importer of Oriental rugs, is now located in new showrooms at 9 East 37th street.

Caye, Hosford Company, general contracting, has moved its offices from 1123 Broadway to 299 Broadway.

Lawrence F. Peck, architect, formerly located at 15 East 40th street, has moved his office to 597 Fifth avenue.

Roger H. Bullard, architect, has recently moved his offices from 331 Madison avenue to 15 East 40th street.

Greenstein Plumbing & General Contracting Co. has recently moved from 886 First avenue to 1567 Lexington avenue.

Edward Horstmann, Jr., was recently appointed chief engineer of the Schuster Fireproof Contracting Co., of Newark, N. J.

Waters & Crowinshield, interior decorators, have moved their office and studio from 341 Fifth avenue to 507 Fifth avenue.

Samuel W. Dassler has been appointed Inspector of Buildings in New Rochelle, to succeed Henry G. Anthes, whose term expired July 1.

Perfect Cornice & Roofing Co., Inc., has moved its office and shop from 1185 Washington avenue to larger quarters at 457 East 180th street.

Geo. A. Fuller Company, general contracting, has moved its offices from the Trinity Building to the Fuller Building, Broadway and 23d street.

Jordan L. Mott, with a party of friends, was at Newport last Sunday on his yacht, to look over "Gray Craig," the place he recently purchased there.

A. Fillmore Hyde has recently been elected chairman of the board of directors of the Cauldwell-Wingate Company, building construction, 381 Fourth avenue.

Robert P. Berner, architect, has opened an office in Roscoe, N. Y., for the general practice of his profession and desires samples and catalogues from manufacturers and jobbers in building materials and supplies.

W. A. Ward, architect, and Chester A. Studwell, village engineer, have recently moved their offices from Main street, where they have been located for some years, to new quarters at 34 Ade street, Portchester, N. Y.

Hon. John B. Rose, president of the Greater New York Brick Company, will not run for Congress this autumn, since he has been appointed by Governor Whitman to be Major of the battalion to be recruited at Newburgh.

John F. MacElhinney, formerly superintendent for Cunningham & Foley, has recently opened an office in the Architects Building, 101 Park avenue, where he will conduct a general contracting business, specializing in alteration work.

Pierre F. Cook, a prominent lawyer of Jersey City, N. J., has been appointed by Governor Fielder as a member of the New Jersey Tenement House Commission to succeed Miles W. Beemer, who recently resigned as commissioner to become secretary of the commission.

E. C. Paul, construction engineer, Chicago, Ill., is the author of a comprehensive and technical work, recently issued by the National Lumber Manufacturers' Association, entitled "Heavy Timber Mill Construction Building." The book was written for the guidance of architects and engineers.

Frankfort & Kirschner, architects, 830 Westchester avenue, Bronx, have recently opened a branch office at 4812 Twelfth avenue, Borough Park, Brooklyn, to meet the demands of a rapidly growing clientele in that section of the city. The new office will be under the management of Alexander Kirschner and Louis L. Frankfort will continue the management of the Bronx office.

Million-Dollar Movie Plant.

William Fox, president of the Fox Feature Film Corporation, 126 West 46th street, is taking estimates for the construction of a moving picture plant which will cost approximately \$1,000,000. This operation will be located in Corona, L. I., on Jackson avenue, extending from Astoria avenue to Flushing Bay, between 51st and 53d streets. The plans for the project have been prepared by Thomas W. Lamb, architect, 644 Eighth avenue, Manhattan, and call for the erection of a group of brick and reinforced concrete buildings of various heights and dimensions. The group will include studio and administration buildings, powerhouse, storehouse, garage, restaurant and office building, all fireproof throughout. Contracts for the construction of this plant will be awarded at an early date, and work will start shortly after.

Plans for New Office Building.

Starrett & Van Vleck, architects, 8 West 40th street, are preparing plans and specifications for the construction of a twenty-two-story store and office building to be erected at 17 East 40th street. The structure will be owned by the Anderson Galleries, E. S. Turner, president, 284 Madison avenue, and will have ground dimensions of 50x91 feet. The facade will be of brick with trimmings of limestone and terra cotta, and the construction will be fireproof. The cost of this operation is estimated at approximately \$350,000.

NO ARCHITECTS SELECTED.

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

FILLMORE, N. Y.—The Board of Education of Fillmore, N. Y., E. A. Purdy, president, contemplates the construction of an addition to the school building, to cost approximately \$25,000. Details not decided; architect not selected.

WHITESBORO, N. Y.—The Board of Education of District No. 2, John L. Edwards, president; Arthur Jones, secretary, Whitesboro, N. Y., contemplates the erection of a high school building containing sixteen classrooms and auditorium seating approximately 700, to cost about \$85,000. No architect selected.

COHOES, N. Y.—The Board of Education of Cohoes, N. Y., W. D. Boswell, 64 Canvass st, contemplates the construction of

a high school building to accommodate approximately 1,000 pupils. Site not selected. Architect not selected. Cost, about \$150,000.

METUCHEN, N. J.—The Methodist Episcopal Church, Rev. Arthur S. Knight, pastor, T. F. Van Syckle, chairman building committee, contemplates the erection of a 1½-sty brick church, seating approximately 350, at the cor of Main st and Middlesex av, to cost about \$14,000. No architect selected.

LAKEWOOD, N. Y.—The Village of Lakewood, N. Y., Albert Lawson, president, Board of Education contemplates the construction of a 2-sty brick school, to cost approximately \$16,000. Details not decided. Architect not selected.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.
ENGLEWOOD, N. J.—Nelson K. Vanderbeek, architect, 22 Morse pl., Englewood, N. J., is taking estimates on general contract, to close July 15th, for a 4-sty brick apartment, on Palisade av, for George Baxter, owner, c/o architect. Cost, \$35,000.

MANHATTAN.—Henry Atterbury Smith, 52 Vanderbilt av, is taking estimates on separate contracts to close July 21, for six 6-sty apartments, 108x100 ft each, at 146th and 147th sts, between 7th and 8th avs, for the Oper-stair Dwelling Co., Wm. C. Speers, secretary in charge, 55 Liberty st. Cost, \$1,000,000.

DWELLINGS.

GREAT NECK, L. I.—Richard A. Walker, 448 Central Park West, Manhattan, is taking estimates on general contract for a 2½-sty brick and terra cotta residence, 30x80 ft, on Steamboat rd, for W. F. Schlemmer, 129 4th av, Manhattan, owner. Cost, approximately \$35,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Wm. E. Henderson, Jr., Inc., 10 East 30th st, Manhattan, is figuring general contract and desires estimates on all sub-contracts at once, for 5 and 6-sty factory bldg., at 49-53 Market st, for Roth & Co., owners, from plans by Wm E. Lehman, Newark, N. J., architect.

HOSPITALS.

BELLEVILLE, N. J.—The Board of Freeholders of Essex County, N. J., Court House, Newark, N. J., is taking estimates on general contract to close 3:30 p m July 19th, for alterations to the Isolation Hospital at Belleville, from plans by Joseph B. Allen, 11 Sanford av, Irvington, N. J. Cost, \$30,000.

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Michael J. Fagan, clerk, is taking estimates on general contract to close 2 p. m., July 25, for a hospital addition and nurses' home on Baldwin av, near Montgomery st, from plans by John T. Rowland, Jr., 98 Sip av, architect. Cost, about \$325,000.

SCHOOLS AND COLLEGES.

ISELIN, N. J.—The Board of Education of Woodbridge Township, Howard A. Tappen, pres., E. N. Ensign, district clerk, is taking estimates on general contract to close 8 p. m., July 17th, for a 2-sty brick and terra cotta school, 38x66 ft, from plans by Jensen & Brooks, 196 Smith st, Perth Amboy, N. J., architects. Cost, \$20,000.

MONTCLAIR, N. J.—The Board of Education of Montclair, N. J., Frank J. Taylor, secretary, is taking estimates on general and separate contracts, to close 8 p m July 25th, for two 2-sty brick and limestone additions to the public school on Cedar av from plans by Starrett & Van Vleck, 8 West 40th st, Manhattan, architects. Cost, about \$175,000.

MONTCLAIR, N. J.—The Board of Education of Montclair, N. J., is taking estimates on general and separate contracts to close 8 p m July 25th, for alterations and additions to the Watchung Public School, at the junction of Fullerton and Watchung avs, from plans by Starret & Van Vleck, architects, 8 West 40th st, Manhattan.

NEWARK, N. Y.—The Board of Education of Newark, N. Y., Wm. M. Gould, president, 38 East Miller st, is taking estimates on mason and carpenter work to close July 17, for a 1-sty tile and stucco gymnasium and auditorium, seating approximately 1,200, from plans by O. W. Dryer, architect, Cutler Bldg., Rochester, N. Y. Cost, about \$12,000.

MINEVILLE, N. Y.—The Board of Education of Mineville, N. Y., John Chapel, clerk, is taking estimates on general contract to close 2 p. m. July 22nd, for a 2-sty brick and stone school, 67x102 ft, containing 8 classrooms, from plans by Tooker & Marsh, 101 Park av, Manhattan. Cost, about \$40,000.



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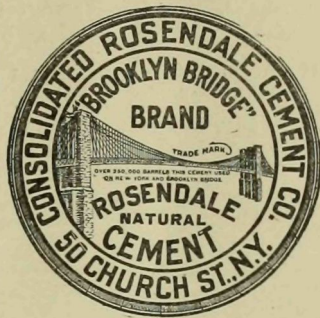
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STORES, OFFICES AND LOFTS.
SCHENECTADY, N. Y.—The Carl Co., Charles W. Carl, president, Schenectady, N. Y., is taking estimates on general contract to close 10 a m July 17th, for a 2-sty reinforced concrete department store, 49x350 ft, at 428-430 State st, plans for which were prepared privately. Cost, about \$100,000.

**CONTEMPLATED
CONSTRUCTION.**

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
118TH ST.—Gronenberg & Leuchtag, 305 5th av, have completed plans for alterations to two 5-sty brick tenements and stores, 25x88 ft, at 60-62 West 118th st, for Benjamin Alexander, 114 West 27th st, owner. Cost, \$5,000.

DYCKMAN ST.—George F. Pelham, Inc., 30 East 42nd st, is preparing plans for eight 5-sty brick apartments, 100x103 ft each, on block bounded by Dyckman and Academy sts, Post and Nagle avs, for Harry and Joseph Falk, 320 5th av, owners and builders. Total cost, \$800,000.

WADSWORTH TER.—Irving Margon, 370 East 149th st, is preparing plans for two 5-sty brick and limestone apartments, 119x56 ft, on the east side of Wadsworth av, 644 ft north of 190th st, and on the south side of Fairview av, 265 ft west of St. Nicholas av, for the Epros Realty Corp., Max Raymond, president, 507 West 113th st, owner and builder. Total cost, \$145,000.

58TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 9-sty brick and limestone apartment, 72x100 ft, at 140-146 West 58th st, for Edgar A. Levy, 505 5th av, owner and builder. Gunvald Aus Co., 11 East 24th st, structural engineer. Details later.

CANAL ST.—Sommerfeld & Steckler, 31 Union Sq, are preparing plans for alterations to the 6-sty brick and stone loft building, 24x89 ft, into apartments, at 48 Canal st, for Isaac Marx, 257 Broadway, owner. Cost, \$20,000.

DWELLINGS.

63RD ST.—F. J. Sterner, 154 East 63rd st, has completed plans for alterations to the 4-sty brick and brown stone residence, 20x60 ft, at 123 East 63rd st, for Rutherford Hatch, owner, on premises.

FACTORIES AND WAREHOUSES.
45TH ST.—Wm. H. Gompert, 171 Madison av, has completed plans for a 16-sty brick factory building, 33x96 ft, at 13-15 West 45th st, for the Alt Realty Co., Julius Mayer, president, 15 West 45th st, owner and builder. Cost, \$100,000.

STABLES AND GARAGES.

135TH ST.—Rotholz & Williams, 231 West 18th st, have completed preliminary plans for a 1-sty brick and terra cotta garage, 100x100 ft, at 266-272 West 135th st, for Samuel Rouss, owner on premises. Cost, \$15,000.

70TH ST.—George F. Pelham, Inc., 30 East 42nd st, has completed plans for a 5-sty brick and reinforced concrete garage, 75x100 ft, at 184 East 70th st, southwest cor of 3rd av, for Max A. Cramer, president Bretton Hall Garage Co., 153 East 79th st, owner. Cost, \$100,000.

BROADWAY.—Charles E. Birge, 29 West 34th st, is preparing plans for alterations of a 5-sty brick automobile service building and garage at the northwest cor of Broadway and 62nd st, for the Detroit

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157TH ST.—John Harden, 531 West 157th st, has completed plans for four 1-sty brick garages, 214x40 ft, in 157th st, 180 ft west of Riverside dr, for Charles Adams, 646 West 158th st, owner. Total cost, \$48,000.

85TH ST.—Louis A. Sheinart, 194 Bowery, has completed plans for a 2-sty brick garage, 50x102 ft, at 228-230 East 35th st, for Max Greenberg, 302 East 82nd st, owner. Cost, \$25,000.

STORES, OFFICES & LOFTS.

LEXINGTON AV.—Emery Roth, 119 West 40th st, has completed plans for a 2-sty brick taxpayer containing 7 stores

and offices, at the southeast cor of Lexington av and 51st st, for the Akron Bldg. Co., Leo S. Bing, president, 119 West 40th st, owner and builder. Cost, \$10,000.

57TH ST.—Warren & Wetmore, 16 East 47th st, are preparing plans for a 5 or 6 sty branch office building, 20x100 ft, at 212-216 West 57th st, for the Consolidated Gas Co. of N. Y., 130 East 15th st, owner. Details later.

29TH ST.—Sommerfeld & Steckler, 31 Union Sq, are preparing plans for a 12-sty brick store and loft building, 53x90 ft, at 46-50 West 29th st, for the 48 West 29th St. Corp., Manning Phillips, president, 21 West 33rd st, owner and builder. Cost, \$165,000.

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APARTMENTS, FLATS & TENEMENTS.

DALY AV.—Simon Realty Co., Simon Shapiro, pres., 929 East 163rd st, has purchased property at northwest corner of Daly av and 181st st and contemplates the construction of two 5-sty brick apartments on plot 97x167 ft. Details and name of architect will be announced later

GRAND BLVD.—C. B. Meyers, 1 Union sq, has been retained to prepare plans for four 5-sty brick apartments on the east side of Grand Blvd and Concourse, 75 ft north of 176th st, for Adelstein & Avrutine, 71 Nassau st, owners and builders. Details later.

DWELLINGS.

FIELDSTON.—Clarence W. Brazer, 1133 Bway, has completed plans for a 2½-sty hollow tile and stucco residence, 30x70 ft, on the east side of Livingston av, 205 ft north of 245th st, Fieldston, for Fred Sutherland, owner, c/o architect. Cost, about \$20,000.

FACTORIES AND WAREHOUSES.

RIDER AV.—John Hauser, 358 West 125th st, has completed plans for a 4-sty brick factory, 75x125 ft, on the west side of Rider av, 117 ft south of 144th st, for the Columbia Metal Box Co., Albert E. Blackman, president, 226 East 144th st, owner. Cost, \$50,000.

STABLES AND GARAGES.

BAILEY AV.—Charles Schaefer, Jr., 401 Tremont av, has completed plans for a 2-sty brick garage, 50x141 ft, on the east side of Bailey av, 811 ft north of Summit pl, for Ahnenian & Younkhare, 3320 Bailey av, owner and builder. Cost, \$15,000.

GRAND BLVD.—S. J. Kessler, 232 East 165th st, has completed plans for a 5-sty brick and reinforced concrete garage, 75x135 ft, on the east side of Grand Blvd and Concourse, 91 ft east of 118th st, for the Webster & Tremont Bldg. Co., August F. Schwarzler, 1662 Boston rd, pres., owner and builder. Cost, \$70,000.

GRAND BLVD.—Charles B. Clark, 441 Tremont av, has completed plans for a 1-sty brick garage, 34x100 ft, on the east side of Grand Blvd and Concourse, 47 ft north of 183rd st, for W. A. Cameron, 1901 Bathgate av, owner. Cost, \$6,000.

JENNINGS ST.—J. C. Cocker, 2017 5th av, has completed plans for a 1-sty brick garage, 116x204 ft, in the east side of Jennings st, 110 ft west of Intervale av, for Robertson & Gammie, 390 Wadsworth av, owners. Cost, \$15,000.

TERRACE PL.—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 1-sty brick garage, 41x50 ft, in the north side of Terrace Pl, 100 ft east of Eagle av, for Charles Volk, owner and builder, on premises. Cost, \$3,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

BROOKLYN.—Shape & Bready, 220 West 42nd st, Manhattan, are preparing preliminary plans for a 6-sty brick and limestone apartment on plot 100x100 ft. Exact location, name of owner, and details will be available later.

CRESCENT ST.—Wm. C. Winters, 106 Van Sicklen av, has completed plans for a 3-sty brick tenement at the southeast cor of Crescent st and Ridgewood av, for the Adelphi Homes Co., Inc., 312 Wyona st, owner and builder. Cost, \$10,000.

TAPPSCOT AV.—E. M. Adelson, 1776 Pitkin av, has completed plans for two 4-sty brick apartments, 50x89 ft, on west side of Tappscot av, 200 ft south of East New York av, for M. Koppel, owner, on premises. Total cost, \$70,000.

EAST 12TH ST.—Cantor & Dorfman, 373 Fulton st, are preparing plans for four 4-sty brick apartments, at the northwest cor of East 12th st and Av Q, for the Charlotte Realty and Construction Co., owner and builder, c/o architects. Total cost, \$60,000.

AMBOY ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for alterations to the 4-sty brick tenement and stores in the east side of Amboy st, 200 ft south of Pitkin av, for the Spiner Construction Co., 1172 Eastern Parkway, owner. Cost, \$8,000.

30TH ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for two 4-sty brick apartments, 50x89 ft, on the north side of 30th st, 200 ft west of 5th av, for the Bershad Realty Co., 106 Bristol st, owner and builder. Cost, \$30,000 each.

60TH ST.—Shampan & Shampan, 772 Bway, have completed plans for twenty 3-sty flats on plot 300x100 ft, on the south side of 60th st, 100 ft east of 7th av, for the Parkside Av. Holding Co., owner and builder, c/o architect. Total cost, \$125,000.

DWELLINGS.

JEROME ST.—Harry Dorf, 614 Kosciusko st, has completed plans for a 2-sty brick dwelling, 20x50 ft, in west side of

Jerome st, 80 ft north of Livonia av, for Frank Ferrara, 825 Blake av, owner and builder. Cost, \$3,500.

CROWN ST.—Benjamin Driesler, 153 Remsen st, has completed plans for three 2-sty brick dwellings, 20x40 ft, in the north side of Crown st, 100 ft east of Bedford av, for the Realty Associates, 162 Remsen st, owners and builders. Total cost, \$12,000.

51ST ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 2-sty frame dwellings, 17x40 ft, in north side of 51st st, 250 ft west of 17th av, for the Culver Bldg. Co., 361 Fulton st, owner and builder. Total cost, \$5,000.

50TH ST.—F. W. Eisenla, 186 Remsen st, has completed plans for a 2-sty frame dwelling, 24x54 ft, in south side of 50th st, 187 ft west of 17th av, for John H. Connelly, 5107 New Utrecht av, owner and builder. Cost, \$5,000.

GELSTON AV.—C. A. Olsen, 1762 69th st, has completed plans for a 3-sty brick dwelling, 25x55 ft, with stores on the east side of Gelston av, 125 ft south of 90th st, for Guiseppi Ve Lorenzo, 8910 5th av, owner and builder. Cost, \$6,000.

GREENE AV.—Cannello & Gallo, 60 Graham av, have completed plans for a 2-sty brick dwelling, 20x67 ft, on the south side of Greene av, 149 ft east of Eyckoff av, for John Saverio, 1459 Greene av, owner and builder. Cost, \$9,000.

EAST 21ST ST.—Michael M. Foley, 2160 East 13th st, has completed plans for a 2-sty frame dwelling, 20x45 ft, at the south-east cor of East 21st st and Av P, for Mrs. George L. Calder, 1410 Av U, owner and builder. Cost, \$6,500.

74TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for six 2-sty frame dwellings, 17x40 ft, in the east side of 47th st, 261 ft north of Av I, for the Alto Holding Co., 44 Court st, owner and builder. Total cost, \$15,000.

68TH ST.—F. W. Eisenla, 186 Remsen st, has completed plans for five 2-sty brick dwellings, 20x60 ft, on the south side of 68th st, 20 ft west of Stewart lane, for Charles Lucker, 649 59th st, owner and builder. Total cost, about \$25,000.

38TH ST.—John Burke, 372 Union st, has completed plans for a 3-sty brick dwelling, 20x90 ft, with stores, in the south side of 38th st, 20 ft west of 13th av, for the Leonard Michel Brewing Co., 3d av and Bond st, owner. Cost, \$7,000.

HEMLOCK ST.—W. C. Winters, 106 Van Sielen av, has completed plans for eleven 2-sty brick dwellings at the southwest cor of Hemlock st, and Adelphi pl, for the Adelphi Homes Co., Inc., 312 Wyona st, owner and builder. Total cost, \$55,000.

STERLING PL.—F. J. Hine, 189 Montague st, has completed plans for a 2-sty brick dwelling, 15x55 ft, in the south side of Sterling pl, 90 ft west of 6th av, for Herman A. Herschkowitz, 495 8th av, owner and builder. Cost, \$5,500.

50TH ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for seven 2½-sty frame dwellings, 24x40 ft, in the south side of 50th st, near Av C, for the Biltmore Const. Co., David Greenwald, pres., 30 East 42nd st, Manhattan, owner and builder. Cost, \$5,000 each.

VANDERBILT AV.—William H. Ludwig, 16 Court st, has completed plans for two 3-sty brick dwellings, 19x57 ft, with stores, on the east side of Vanderbilt av, 24 ft north of Prospect pl, for Minnie L. Von Lehn, 2701 Glenwood rd, owner and builder. Total cost, \$10,000.

FACTORIES AND WAREHOUSES.

PACIFIC ST.—Starrett & Van Vleck, 8 West 40th st, Manhattan, have completed plans for a 6-sty brick and reinforced concrete addition to factory at the southwest cor of Pacific st and 6th av, for A. G. Spalding Bros., owners, on premises. Cost, \$10,000.

STABLES AND GARAGES.

BERGEN ST.—Philip Caplan, 16 Court st, has completed plans for a 1-sty brick garage in south side of Bergen st, 125 ft west of Smith st, for Cora M. Conroy, 185 Dean st, owner. Cost, \$5,000.

WEST 6TH ST.—John P. Benson, 331 Madison av, Manhattan, has completed plans for a 2-sty brick garage, stable and office building, 60x229 ft, at the northeast cor of West 6th st and Sheepshead Bay road, for the Alex. Campbell Milk Co., 802 Fulton st, owner. Cost, \$20,000.

ATLANTIC AV.—Plans have been prepared privately for a 2-sty brick garage, 80x99 ft, on the north side of Atlantic av, 335 ft east of Grand av, for Duiguid Bros., 784 Prospect pl, owners. Wm. Flanagan, 188 East 28th st, Manhattan, general contractor. Cost, \$25,000.

THEATRES.

4TH AV.—P. C. Cannello, 60 Graham av, is preparing plans for a 1-sty brick mov-

ing picture theatre, 50x80 ft, at 4th av and 28th st, for Anthony Paillo, 706 4th av, owner. Cost, about \$15,000.

MISCELLANEOUS.

19th AV.—A. M. Hazel, 26 Cortlandt st, Manhattan, has completed plans for a 1-sty brick swimming pool, 50x150 ft, on west side of 19th av, 200 ft south of Croyse av, for Thomas Murphy, Bath av and 22nd st, owner. Cost, \$5,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.
LONG ISLAND CITY.—Frederick W. Korfman, 406 9th av, has completed plans

for two 5-sty brick apartments, 50x88 ft, on the west side of 9th av, north of Jackson av, for Margaret T. Johnston, owner, c/o architect. Total cost, \$80,000.

CHURCHES.

JAMAICA, L. I.—L. Danancher, 12 Washington st, is preparing sketches for a 2-sty brick synagogue and school, 37 x100 ft, seating approximately 700, at Beaver st and Rockaway rd, for owner to be announced later. Cost, about \$10,000.

DWELLINGS.

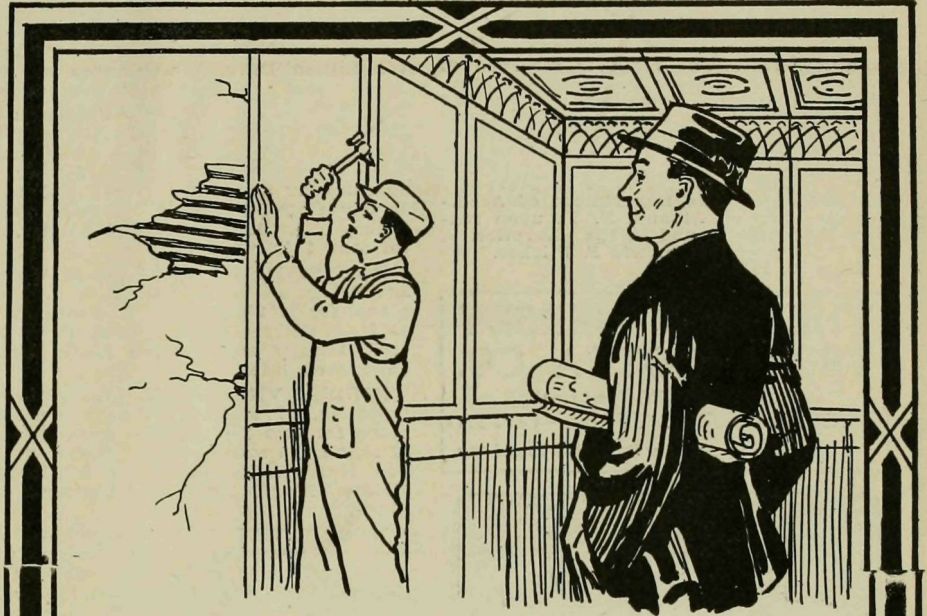
RIDGEWOOD, L. I.—R. W. Johnson, 60 Hunt st, Corona, L. I., has completed plans for eleven 2-sty frame dwellings, 19x43 ft,

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PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., July 1, 1916.—Sealed proposals will be opened in this office at 3 p. m., August 16, 1916, for the construction, complete, of the United States Post Office at Newark, Ohio. Drawings and specifications may be obtained after July 15, 1916, from the custodian of site at Newark, Ohio, or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

NOTICE TO CONTRACTORS.—Sealed proposals for Metal Furniture and Equipment for State House, Albany, N. Y., will be received by the Trustees of Public Buildings, Executive Chamber, Capitol, Albany, N. Y., until 3 o'clock P. M., on Tuesday, July 18th, 1916, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. Contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract, and in accordance with the terms of specification No. 2446. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher.
June 30, 1916.

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Last week's "Record & Guide" told about it on page 47. The diagram there was an eye-opener. Look it up.

The money that is spent for building in Brooklyn is spent largely in the neighborhood of **Mill Basin**.

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at the southwest cor of Collins av and Pacific st, for the Mangilletti & Berger Improvement Co., Madison av, Ridgewood, L. I., owner and builder. Total cost, \$20,000.

LITTLE NECK, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, have completed plans for a 2½-sty frame dwelling, 32x33 ft, on the west side of Abingdon road, 182 ft north of Browvale dr, for Frank H Mathews, 845 St. Nicholas av, Manhattan, owner. Cost, \$5,000.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle av, Ridgewood, has completed plans for two 3-sty frame dwellings, 20x55 ft, with stores on the east side of Fresh Pond rd, 25 ft north of Hughes st, for James N. Papas, 2 Lenox av, Manhattan, owner and builder. Total cost, \$14,000.

ELMHURST, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x40 ft, on the north side of Lewis av, 280 ft west of Hanover av, for Fred Reiner, Broadway, Elmhurst, L. I., owner and builder. Cost, \$3,000.

WINFIELD, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x50 ft, on the east side of Lenox av, 398 ft north of Woodside av, for Lillian Dilly, Worthington st, Winfield, owner and builder. Cost, \$4,000.

LONG ISLAND CITY.—Frederick W. Korfman, 9th av, L. I. City, has completed plans for three 2-sty brick dwellings, 20x50 ft, on the east side of 4th av bet. Jamaica av and Bway, for the Gateway Realty Co., George Payne, pres., Bridge Plaza, L. I. City, owner and builder. Total cost, \$15,000.

FOREST HILLS, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, is preparing plans for a 2½-sty brick dwelling, 35x40 ft, at Forest Hills, to cost about \$10,000. Details and owner's name will be announced later.

MIDDLE VILLAGE, L. I.—Perlstein & Perlstein, 37 Fulton av, have completed plans for two 2-sty frame dwellings, 16x32 ft, on the south side of Cooper av, for Val Heefein, Cooper av and Clara pl, Middle Village, owner and builder. Cost, \$4,500.

WOODHAVEN, L. I.—Plans have been prepared privately for four 3-sty frame dwellings, 16x37 ft, on the east side of Rector st, 95 ft north of Jamaica av, for the Dickel Const. Co., 73 Livingston av, Woodhaven, L. I., owner and builder. Total cost, \$10,000.

EAST ELMHURST, L. I.—W. E. Helm, 13 West Jackson av, Corona, L. I., has completed plans for a 2½-sty frame dwelling, 32x24 ft, on the west side of Fillmore av, 100 ft north of Flushing av, for David Finkle, Flushing rd, East Elmhurst, L. I., owner and builder. Cost, \$5,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., has completed plans for five 2-sty brick dwellings, 21x

55 ft, at the northeast corner of Flushing av and Hillside av, for the X. L. N. T. Home Corp., Max Gross, pres., Butler Bldg., Jamaica, L. I., owner and builder. Total cost, \$25,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., has completed plans for two 2½-sty frame dwellings, 16x36 ft, on the west side of Vine st, north of Pacific st, for Caleb Simons, Pacific st, Jamaica, L. I., owner and builder. Cost, \$5,000.

ELMHURST, L. I.—R. W. Johnson, 60 Hunt st, Corona, L. I., has completed plans for a 2½-sty frame dwelling, 22x48 ft, on the north side of Horton st, 200 ft west of Hanover st, for Herman Mertins, Maurice av, Elmhurst, L. I., owner and builder. Cost, \$4,000.

LONG ISLAND CITY.—Frederick W. Korfman, 9th av, L. I. City, has completed plans for a 2-sty brick dwelling, 25x63 ft, in the south side of Elm st, 250 ft east of Academy st, for William Flanagan, 195 Main st, Astoria, L. I., owner and builder. Cost, \$6,500.

QUEENS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling 25x35 ft, in the south side of Stewart st, 100 ft west of Lynn av, for Arthur A. Taylor, 5th st, Springfield Gardens, L. I., owner and builder. Cost, \$3,000.

UNION COURSE, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 18x37 ft, at the northwest cor of Shaw av and 4th st, for Joseph J. Herrlein, 51 Court st, Union Course, owner and builder. Cost, \$3,000.

ELMHURST, L. I.—E. Rose & Son, Grand st, Elmhurst, has completed plans for a 2½-sty frame and stucco dwelling, 21x29 ft, in Bowne st, nr Washington pl, for L. Giuliana, Bowne st, owner and builder. Cost, \$4,000.

MASPETH, L. I.—Edward Rose & Son, Elmhurst, L. I., have completed plans for four 2-sty brick dwellings, 20x50 ft, in Helen st, for John F. Graham, 232 Sumner av, Brooklyn, owner and builder. Cost, \$16,000.

ELMHURST, L. I.—R. W. Johnson, Corona, L. I., is preparing plans for a 2½-sty frame dwelling, 22x33 ft, at Elmhurst, L. I., for Thomas Daly, Corona, L. I., owner and builder. Cost, \$4,500.

ELMHURST, L. I.—R. W. Johnson, Corona, L. I., is preparing plans for a 2-sty frame dwelling, 20x46 ft, on the west side of Homans av, 75 ft north of Adams st, for Joseph Kenyon, 174 Cadwell av, Elmhurst, owner and builder. Cost, \$5,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, has completed plans for a 2½-sty frame dwelling, 24x36 ft, on Cypress av, 100 ft east of Murray av, for Henry Shivers, Delaware st, Flushing, owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

ELMHURST, L. I.—Francisco & Jacobus, 200 5th av, Manhattan, have completed plans for a 4-sty reinforced concrete factory, 70x320 ft, and 1-sty power house, 40x60 ft, at Queens Blvd and L. I. R. R., for the Norma Co. of America, 1790 Bway, Manhattan, owner. Cost approximately \$150,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—A. G. Pipitone, owner, 291 8th av, has plans prepared privately for a 1-sty brick garage, 26x65 ft, on the east side of 11th av, 350 ft south of Jamaica av. Cost, \$5,000.

FLUSHING, L. I.—L. Dananher, 12 Washington st, Jamaica, L. I., has completed plans for a 1-sty brick garage, 45x100 ft, in Murray st, for A. H. Schmidt, 49 Murray st, Flushing, L. I., owner. Cost, \$8,000.

Richmond.

DWELLINGS.

PT. RICHMOND, S. I.—Plans have been prepared privately for two 2-sty frame dwellings, 20x30 ft, on the east side of South Lafayette av, 175 ft north of Herfield av, for Mrs. P. Kelosky, on premises, owner. Joseph Okstel, 191 Nicholas av, Pt. Richmond, S. I., general contractor. Total cost, \$7,000.

TOMPKINSVILLE, S. I.—John Davies, Tompkinsville, S. I., has completed plans for a 3-sty brick dwelling, 20x46 ft, containing 2 stores, at the southeast cor of Richmond Turnpike and Bebra av, for Meyer Rosenholz, Tompkinsville, S. I., owner. J. Larsen, West Brighton, S. I., general contractor. Cost, \$7,000.

NEW BRIGHTON, S. I.—Daniel Santora, Stapleton, S. I., has completed plans for a 2-sty brick dwelling, 37x37 ft, on the east side of Franklin av, 50 ft north of Park pl, for Fred Goess, 562 Richmond Terrace, New Brighton, owner and builder. Cost, \$4,000.

GREAT KILLS, S. I.—Plans have been prepared privately for a 2½-sty frame

dwelling, 26x30 ft, at Great Kills, S. I., for Mrs. A. H. Hardy, owner. George W. Hoagland, 149 Lewis st, Perth Amboy, N. J., general contractor. Cost, \$5,000.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Rossiter & Muller, 15 West 38th st, Manhattan, have been retained to prepare plans for a 2½-sty frame residence, 28x44 ft, and garage, in Middle Neck Rd, for Oscar R. Houston, 64 Wall st, Manhattan, owner. Cost, \$11,000.

MUNICIPAL.

FARMINGDALE, L. I.—Lewis F. Pilcher, State Architect, Albany, N. Y., is preparing preliminary plans for greenhouses at the State School of Agriculture at Farmingdale, N. Y. Cost, about \$5,000. Details later.

FARMINGDALE, L. I.—Lewis F. Pilcher, State Architect, Albany, N. Y., is preparing plans for a chicken house and hog pen at the State School of Agriculture, Farmingdale, N. Y., to cost approximately \$5,500. Details later.

THEATRES.

HUNTINGTON, L. I.—David Dusenberry, Main st, Huntington, will prepare plans for a 1-sty brick or hollow tile moving picture theatre, 59x135 ft, seating 1,000 and including two stores, on New York av, near Main st, for a company being formed in charge of Benjamin Goldstein, Main st, Huntington, L. I. Cost, about \$20,000.

Suffolk.

HOMES AND ASYLUMS.

CENTRAL ISLIP, L. I.—Lewis F. Pilcher, State Architect, Albany, N. Y., will prepare plans for a brick and stone acute patients' building at the Central Islip State Hospital, George A. Schmidt, superintendent. Cost, approximately \$200,000. Details later.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—J. Wilford Kirst, Radford Bldg., Yonkers, N. Y., has completed plans for a 4-sty brick apartment on Western av for Joseph Cianciulli, 41 Western av, owner and builder. Cost, \$10,000.

CHURCHES.

NEW ROCHELLE, N. Y.—F. D. Pagan is preparing revised plans for a 2½-sty brick and stone church and Sunday school on Winyah av, west of Spring st, for the Bethesda Baptist Church, Rev. J. D. Beddie, pastor, 111 Horton av, owner. Cost, \$28,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Smith & Ross, 15 East 40th st, Manhattan, are preparing plans for a 2½-sty frame residence at 195 Drake av, for Jesse Woolf, 103 Woodland av, New Rochelle, owner. Details will be announced later.

MT. VERNON, N. Y.—The Milligan Co., 154 East 1st st, has completed plans for a 2½-sty brick residence, 42x83 ft, with garage, on Hudson av, for W. H. Norton, 566 Walton av, N. Y. City, owner. V. Zimbardi, 143 South 7th av, Mt. Vernon, mason work. McKeand & Black, 17 Union la., Mt. Vernon, carpenter work. Total cost, \$10,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 21x28 ft, at Cedar Knolls, Yonkers, N. Y., for Mrs. Julia Donovan, 203 Janvrin av, Bronxville, N. Y., owner and builder. Cost, \$3,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 25x35 ft, at 32 Wellesly av, for Margaret B. Swanston, 220 McLean av, Yonkers, owner. Daniel Swanston, 621 S. Bway, Yonkers, general contractor. Cost, \$6,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 34x30 ft, in Lincoln Circle, and Hartmann pl, for Hampden Hope, 106 Fulton st, Manhattan, owner. Ralph Hayhurst, Crestwood, N. Y., general contractor. Cost, \$5,000.

LARCHMONT, N. Y.—W. S. Moore, 30 East 42nd st, Manhattan, is preparing plans for a 2½-sty frame and stucco dwelling, 23x35 ft, in Chatworth Heights, for Mrs. Amelia Simpson, owner, c/o architect. Cost, \$5,000.

PORTCHESTER, N. Y.—D. H. Ponty, Depot sq, Portchester, has completed plans for remodeling two 2-sty hollow tile and stucco dwellings in East Bway, for M. Russillo, Portchester, N. Y., owner. Total cost, \$5,000.

PORTCHESTER, N. Y.—D. H. Ponty, Depot sq, has completed plans for two 2½-sty frame and stucco dwellings on Bush av, for Siegel, Perlin & August,

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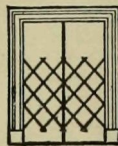
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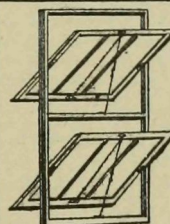
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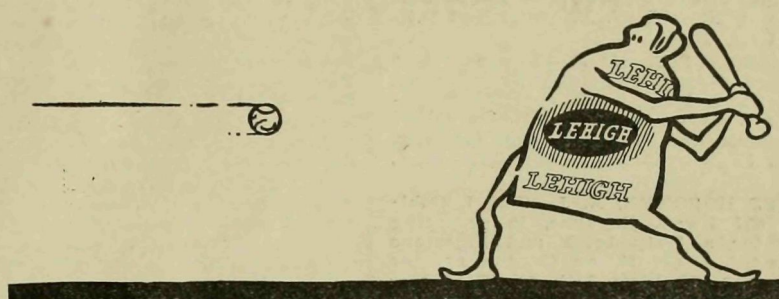
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What wouldn't the Giants or Highlanders give for this utility man! Ragged infield work, hole in center, poor hitting in the pinches?—just trot him out on the field and the team is a team once more.

All curves look alike to him—and he's stronger in the ninth than the first inning. Play ball!

What's his record? You ought to know. Was in the Municipal Building series, and later in the New York Connecting Railroad one. Ask the umpires about him. He was always safe, and by a wide margin, too.

Got a chance at the pennant? Betcher life! Look who's up to bat.



Portchester, N. Y., owners and builders. Cost, \$5,000 each.

HALLS AND CLUBS.

PURCHASE, N. Y.—Donn Barber, 101 Park av, Manhattan, is preparing plans for a 3-sty brick and limestone community building, 100x150 ft, at Purchase st and Harrison av, for the Town of Purchase, N. Y. Cost, \$100,000. Details later.

MISCELLANEOUS.

RYE, N. Y.—Foundations have been completed for a 1-sty frame and stucco tennis house and court, 40x120 ft, at Rye, N. Y., for Edgar Palmer, owner. Private plans. W. L. Crow Construction Co., 103 Park av, Manhattan, general contractor. Cost, \$25,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, N. J., has completed plans for a 4-sty brick and limestone apartment 45x62 ft, at 47 Halstead st, for Mrs. Louise M. Thornton, 12 Gramercy Park, Manhattan, owner. Cost \$25,000.

CLIFTON, N. J.—Joseph De Rose, 119, Ellison st, Paterson, N. J., has completed plans for a 3-sty brick and stone tenement, 40x70 ft, containing two stores at 52-54 Centre st, for A. J. and Mary Frankovic, 44 Centre st, Clifton, owners and builders. Cost, \$14,000.

NEW BRUNSWICK, N. J.—H. G. Bach, Raritan av, Highland Park, N. J., has completed plans for a 3-sty brick apartment, 22x44 ft, with store on Jersey av, for A. Schwartzman, owner, c/o architect. Cost, \$3,500.

NEWARK, N. J.—Charles Knopf, 523 Springfield av, Newark, has completed plans for a 3-sty frame flat, 22x54 ft, at 71 Bragaw av, for Herman Renner, 12 Gareis st, Newark, N. J., owner and builder. Cost, \$7,000.

JERSEY CITY, N. J.—George Flag, Spingarn Bldg., Jersey City, is preparing plans for a 5-sty brick apartment containing 3 stores, at the southwest corner of Summit and Magnolia avs, for Wm. Byron, 34 Warren av, Jersey City, N. J., owner and builder. Cost, \$45,000.

WEST HOBOKEN, N. J.—Carl I. Goldberg, 437 Bway, Bayonne, is preparing plans for a 3-sty brick and limestone apartment, 50x86 ft, on Clinton av, for H. Timken, 43 West 15th st, West Hoboken, owner and builder. Cost, \$5,000.

HIGHLAND PARK, N. J.—H. G. Bach, Raritan av, Highland Park, N. J., has completed plans for a 3-sty frame flat with stores, 32x30 ft, on Woodbridge av, for Phelix Faranca, Woodbridge av, Highland Park, owner. Cost, \$6,500.

JERSEY CITY, N. J.—Charles W. Randall, 201 Lake st, West Hoboken, has completed plans for a 3-sty frame flat, 29x70 ft, at 75 Skillman av, for Rose Gannon, 71 Skillman av, owner and builder. Cost, \$6,500.

BANKS.

BRADLEY BEACH, N. J.—Mowbray & Uffinger, 56 Liberty st, Manhattan, have been retained to prepare plans for a 2-sty brick and stone bank building opposite the railroad station for the First National Bank of Bradley Beach, owner. Details later. Cost, \$25,000.

CHURCHES.

PATERSON, N. J.—H. T. Stephens, 152 Market st, Paterson, has been retained to prepare plans for a brick and stone church building at the corner of East 29th st and Park av, for the East Side Presbyterian Church, Rev. Wilson T. M. Beale, pastor. Details will be available later.

DWELLINGS.

NEW BRUNSWICK, N. J.—Plans have been prepared privately for four 2½-sty frame dwellings, 20x50 ft, in Gildea st, for the Hendricks-Broad Realty Co., 120 Easton av, New Brunswick, owner and builder. Cost, \$4,500 each.

UPPER MONTCLAIR, N. J.—Plans will be prepared privately for two 2½-sty frame and stucco dwellings, 30x40 ft, in Edgemont rd, for J. P. O'Neil, 161 N. Mountain av, Montclair, N. J., owner and builder. Cost \$8,000.

ELIZABETH, N. J.—Plans have been prepared privately for a 2-sty frame dwelling, 20x48 ft, at 51 Orchard st, for Isadore Stein, owner and builder, on premises. Cost \$3,000.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, is preparing plans for a 2½-sty frame dwelling, 36x36 ft, in Aberdeen rd, for Miss Catherine Crosby, owner, care of architect.

NEWARK, N. J.—Wm. J. Fitzsimmons, 207 Market st, is preparing plans for a 2½-sty brick dwelling, 36x30 ft, in Ridge st, near 2d av, for John C. Cory, 315 Ridge st, owner and builder. Cost, \$8,000.

NEW BRUNSWICK, N. J.—Alex. Merchant, 363 George st, is preparing plans for a 2½-sty frame dwelling, 31x33 ft, on Livingston av, for Solomon Slanin, 111 Church st, New Brunswick, owner. Cost, \$5,500.

HIGHLAND PARK, N. J.—Alexander Merchant, 363 George st, New Brunswick, has completed plans for three 2½-sty frame dwellings, 28x35 ft, on Adelaide av, for J. Krulwitsch, Highland Park, N. J., owner and builder. Cost, \$15,000 each.

NEWARK, N. J.—Charles L. Steinbrenner, Essex Bldg., is preparing plans for a 2½-sty frame dwelling, 24x50, at 43 Oakland Terrace, for John O. Frey, 115 3rd av, Newark, owner. Cost, \$6,000.

MAPLEWOOD, N. J.—E. V. Warren, 31 Clinton st, Newark, N. J., has completed plans for a 2½-sty frame dwelling, 22x32 ft in Girard pl, nr Valley rd, for Henry P. Bush, 17 Maplewood av, Maplewood, owner. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY.—Shape & Bready, 220 West 42nd st, Manhattan, are preparing plans for a 1-sty brick and reinforced concrete factory, 50x100 ft, at Newark, James & Van Winkle avs, for the Lubricating Metal Co., E. H. Seaman, president, 2 Rector st, Manhattan, owner. Cost, \$15,000.

MUNICIPAL.

NEWARK, N. J.—Marshall N. Shoemaker, 810 Broad st, Newark, has been retained to prepare plans for a Hall of Records at the junction of Springfield and 13th avs and High st for the Essex County Building Commission, Ernest E. Ryman, chairman. Cost, about \$750,000. Details will be available later.

OAKHURST, N. J.—Clinton B. Cook, 505 Bond st, Asbury Park, N. J., is preparing plans for a 2-sty brick firehouse, 26x42 ft, on Locust av, for the Board of Fire Commissioners of District No. 1, Ocean Township, N. J., John F. Wooley, pres. Cost, \$4,000.

WOODBRIDGE, N. J.—Wm. H. Boylan, 390 George st, New Brunswick, is preparing plans for a 2-sty brick and stone town hall, 37x70 ft, in School st, for the Township Committee of Woodbridge, N. J., Andrew Keyes, clerk. Cost, about \$25,000.

SCHOOLS AND COLLEGES.

BRIELLE, N. J.—Clinton B. Cook, 505 Bond st, Asbury Park, N. J., has completed plans for a 1-sty brick school, 90x50 ft, containing four classrooms, at Brielle, N. J., for the Board of Education of Wall Township, John Alger, pres. Cost, \$15,000.

ALLENWOOD, N. J.—Clinton B. Cook, 505 Bond st, Asbury Park, has completed plans for a 1-sty brick school, 50x50 ft, containing two classrooms, at Allenwood, N. J., for the Board of Education of Wall Township, John Alger, pres. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—Plans have been prepared privately for a brick and reinforced concrete branch market, 3 stys, 64x100 ft, at Jersey City, N. J., for Sulzberger & Sons Co., Chicago, Ill., owner. Cost, \$30,000.

Other Cities.

DWELLINGS.

ROME, N. Y.—Theodore C. Visscher, 299 Madison av, Manhattan, is preparing plans for a 2½-sty brick residence, 90x40 ft, with garage, in North George st, for Herbert Dyett, 218 N. George st, Rome, owner. M. G. Merritt, N. James st, Rome, N. Y., landscape architect.

FACTORIES AND WAREHOUSES.

STAMFORD, CONN.—John Hankin & Bro., 550 West 25th st, Manhattan, are preparing plans for a group of reinforced concrete factory buildings in Canal st for the Lincrusta Works, "Pallas Inc.," 121 East 24th st, Manhattan, owner. Cost, about \$100,000.

MANUET, N. Y.—S. Levingson, 101 West 42nd st, Manhattan, has completed plans for a 3-sty concrete block factory building, 40x50 ft, at Manuet, N. Y., for Lucksin & Pesner, owners, c/o architect. Details later.

MUNICIPAL.

SONYEA, N. Y.—Lewis F. Pilcher, State Architect, Albany N. Y., is preparing sketches for additional dormitories to be erected at Sonyea, N. Y., for the Craig Colony for Epileptics. Cost, approximately \$80,000. Details later.

OSWEGO, N. Y.—The City of Oswego, Thomas F. Hennessey, mayor, F. W. Orinsky, superintendent water supply, contemplates the const. of a reinforced concrete hydro-electric plant on the Oswego River to cost approximately \$600,000. John A. Bensel, 111 Broadway, Manhattan, consulting engineer.

SCHOOLS AND COLLEGES.

ROSCOE, N. Y.—Robert P. Berner, architect, Roscoe, N. Y., is preparing plans for a 2-sty brick school, 60x95 ft, containing 12 classrooms and gymnasium, for the Board of Education of Roscoe, N. Y., c/o J. Albee, Roscoe. Cost, about \$60,000.

STORES, OFFICES AND LOFTS.

BUFFALO, N. Y.—Mann & Cook, 91 Dun Bldg., Buffalo, are preparing sketches for a 6-sty brick and terra cotta professional building, 60x250 ft, for George Sickels, 604 Erie County Bank Bldg., Buffalo, N. Y., owner. Cost approximately \$400,000. Details will be available later.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Beaver Const. Co., 22 William st, has the general contract for alterations to the 4-sty brick and stone residence, 25x79 ft, into apartments at 80 Irving pl, for the Estate of Agnes E. Tracy, from plans by Robert Teichman, 22 William st, architect. Cost, \$10,000.

MANHATTAN.—Thomas A. Reilly Co., 338 East 95th st, has the general contract for alterations to the 5-sty brick apartment, 25x80 ft, into bachelor apartments, at 125 West 49th st, for John T. Fenlon, 55 Liberty st, from plans by Wm. H. Gompert, 171 Madison av, architect. Cost, \$7,000.

BRONX (SUB).—Loewy & Polstein, Inc., 620 West 119th st, has the mason work for two 5-sty brick apartments, 100 x 88 ft, at southeast corner of Marion av and 188th st, for the S. M. C. Realty Co., S. M. Chase, pres., 826 Elton av, owner, from plans by the Kreymborg Architectural Co., 1029 East 163rd st, architects.

LONG ISLAND CITY, N. Y.—Walter Bond, Hallett st, L. I. City, has the general contract for alterations to the 4-sty brick apartment on 2d av, north of Webster av, for Mrs. Dixon, 155 2d av, owner, from plans by John Boese, Queens Plaza Court Bldg., L. I. City, architect. Cost, \$4,000.

LONG ISLAND CITY, N. Y. (SUB).—M. Marsen, 366 Tropman st, Brooklyn, has the mason work for the two 5-sty brick apartments, 50x90 ft, on the south side of Hunters Point av, 240 ft west of Van Alst av, for the Degnon Contracting Co., 30 East 42nd st, Manhattan, owner, from plans by Shampam & Shampam, 772 Bway, Brooklyn, architects. Total cost, \$70,000.

CHURCHES.

MANHATTAN.—Northern Wrecking Co., 103 Park av, has been awarded the contract for the demolition of the buildings on the site of the proposed St. Bartholomew's Church, Park av and 51st st.

DWELLINGS.

MANHATTAN.—E. E. Paul Co., 101 Park av, has the general contract for alterations to the brick and stone residence at 15 East 65th st, for James J. Van Alen, from plans by Harry Allen Jacobs, 320 5th av, architect. Cost, \$15,000.

MANHATTAN.—Lustig & Weil, 338 East 95th st, have the general contract for alterations to the 4-sty brick and stone residence, 23x102 ft, at 48 East 40th st, for James H. Leopold, 7 Wall st, from plans by Harry Allen Jacobs, 320 5th av, architect. Cost, \$30,000.

MANHATTAN.—Nieman & Luth, 33 West 42d st, has the general contract for a 3-sty brick and limestone residence and studio, 25x93 ft, at 126 East 38th st, for Chester H. Aldrich, owner, c/o Delano & Aldrich, 4 East 39th st, architects.

CRANFORD, N. J.—Shafer Neumann, Burnside av, Cranford, has the general contract for a 2-sty hollow tile and stucco or brick store and residence, 40x50 ft, at 23 South Union av, for C. I. Carlow, owner, on premises, from plans by Clyde C. Bell, 8 West South st, Cranford, N. J., architect. Cost, \$5,000.

PLAINFIELD, N. J. (SUBS).—B. F. Talamy & Bro., 548 West Front st, has the mason work, and John M. Wyman & Son, 404 East Front st, the carpenter work, for alterations and additions to the 2½-sty frame residence at 749 Belvidere av, for A. P. Thomas, owner on premises, from plans by Marsh & Gette, 46 Cedar st, Manhattan, architect. Cost, \$18,000.

MORRISTOWN, N. J.—Sturgis Bros., Trust Co. Building, Morristown, N. J., has the general contract for the super-structure and completion of the 2½-sty brick and tile residence in Canfield road, for George M. Allen, 43 Broadway, Manhattan, from plans by Charles I. Berg, 331 Madison av, Manhattan, architect. Cost, \$125,000.

EAST ORANGE, N. J. (SUBS).—Owner, J. O'Rourke, 781 South 12th st, Newark, N. J., has the mason work and Lewis E.

Husk, 492 Sumner av, Newark, the carpenter work for the 2 1/2-sty frame dwelling, 24x52 ft, in the east side of Boyden st, between Dodd st and Glenwood av, for John D. Irwin, owner, from plans by E. V. Warren, architect, 31 Clinton st, Newark, N. J. Cost, \$7,000.

PERTH AMBOY, N. J.—Paul Hauser, 187 Market st, has the general contract for a 2-sty brick dwelling on the south side of Fayette av, for Wm. Glancie, 344 Oak st. Private plans. Cost, \$5,500.

PALISADE PARK, N. J.—Carmine Richards, 234 Columbia av, Cliffside, N. J., has the general contract for a 2-sty tile and stucco dwelling, 25x36 ft, on Clark ter, for Paul Goerlich, Cliffside, N. J., owner. Private plans. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Tullis & Blanchard, 326 East 42nd st, Manhattan, has the general contract for a 2-sty brick warehouse, 50x150 ft, on Myrtle av, for the Waterbury Co., from plans by Warren & Clark, 489 5th av, Manhattan, architect. Cost, \$15,000.

LONG ISLAND CITY.—John H. Carl, Inc., 510 1st av, Manhattan, has general contract for remodeling the brick factory at 373-375 Hamilton st for the Loft Candy Company, Broome and Centre sts, Manhattan, owner, from plans by Foster & Gade, 15 West 38th st, Manhattan, architect.

RUTHERFORD, N. J.—Claus Ahrens, 56 Ulthand st, Rutherford, has the general contract for a 1-sty factory addition, 184 x197 ft, on Central av, for Fuchs & Lang, 119 West 40th st, Manhattan, owner, from plans by A. G. Bogardus, architect, c/o owner. Cost, \$30,000.

HOSPITALS.

SPRING LAKE, N. J.—H. H. Moore, 3d av, Spring Lake, has the general contract and A. T. Van Cleve, 108 South Main st, Ocean Grove, the heating, for the 3-sty brick and reinforced concrete hospital, 120x40 ft, at 1st av and Vroom st, for the Ann May Memorial Hospital, owner, from plans by Magaziner & Potter, Philadelphia, Pa., architects. Cost, \$50,000.

MUNICIPAL.

NEW BRUNSWICK, N. J.—George B. Rule, 71 John st, New Brunswick, has the general contract for the 3-sty brick and stone jail in Courthouse sq, for the Board of Freeholders of Middlesex county, A. W. Bissett, clerk, from plans by Wm. H. Boylan, 390 George st, New Brunswick, architect. Cost, about \$100,000.

SCHOOLS AND COLLEGES.

TROY, N. Y.—Wm. E. Martin Co., Front st, Troy, has the general contract for a 4-sty brick and limestone parochial school, 68x80 ft, containing twenty classrooms and auditorium, seating 1,000, in 3d st, south of Washington st, for St. Mary's R. C. Church, Rev. Father Francis Greafan, pastor, from plans by M. L. & G. H. Emery and R. D. MacPherson, 121 North Pearl st, Albany, N. Y., associate architects. Cost, \$100,000.

STABLES AND GARAGES.

MANHATTAN.—Louis Weber Bldg. Co., 171 Madison av, has the general contract for a 1-sty brick and reinforced concrete garage, 50x53 ft, and alterations to 5-sty brick storage warehouse at 223-229 East 54th st, for the Glass Realty Co., owner. Lessee, Milk Bottlers Federation, 214 East 54th st. Frank A. Rooke, 489 5th av, architect. Cost, about \$15,000.

MANHATTAN.—Champlin Const. Co., 103 Park av, has the general contract for a 3-sty brick garage, 100x231 ft, at 311-329 West 68th st, for the Hudson Motor Car Co., 1842 Broadway, from plans by Mulliken & Moeller, 103 Park av, architect. Cost, \$100,000.

BROOKLYN.—Peter Guthy, 926 Broadway, has the general contract for a 1-sty brick garage, 50x129 ft, in the south side of St. Johns pl, 283 ft east of Classon av, for Michael Tusch, 855 Park pl, from plans by Eugene Schoen, 106 East 19th st, architect. Cost, \$8,000.

BROOKLYN.—Walter Ryan, 913 Bedford av, has the general contract for a 1-sty brick and concrete garage, 33x100 ft, in Park pl, east of Rogers av, for James McDonald, Bedford and Myrtle avs, owner, from plans by John J. Carroll, Rockaway Park, L. I., architect. Cost, \$15,000.

MT. KISCO, N. Y.—Frank N. Goble, 1 East 42nd st, Manhattan, has the general contract for a 2-sty frame stable and garage, 34x108 ft, on Guard Hill rd, for Thomas E. Kirby, 6 East 23rd st, Manhattan, from plans by Kenneth M. Murchison, 101 Park av, Manhattan, architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Beaver Construction Co., 22 William st, has the general contract for alterations to the 5-sty brick loft building at 315 5th av, for the Estate of Mathias Rock, from plans by Robert Teichman, 22 William st, architect.

TRADE AND TECHNICAL SOCIETY EVENTS.

ILLUMINATING ENGINEERING SOCIETY will hold its annual convention at Philadelphia, Pa., September 18-20.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its semi-annual meeting at the Hotel Statler, Detroit, Mich., July 19-21.

ASSOCIATION OF EDISON ILLUMINATING COMPANIES will hold its annual convention at Hot Springs, Va., September 4-7. Assistant secretary, E. A. Baily, 360 Pearl st, Brooklyn.

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.

NATIONAL HARDWARE ASSOCIATION and the American Hardware Manufacturers' Association will hold a convention at Atlantic City, N. J., October 17-20. Headquarters will be located at the Marlborough-Blenheim Hotel.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION OF THE UNITED STATES will hold its annual convention at the Hotel McAlpine, New York, July 18-22. Secretary, G. W. Duffield, 41 Martin Building, Utica, N. Y.

NATIONAL ASSOCIATION OF STEAM AND HOT WATER FITTERS at its recent annual meeting elected the following officers to serve during the ensuing year: Juan A. Almiral, New York, president; William H. Oakes, Massachusetts, first vice president; Frank G. Carthey, Utah, second vice president; Edmund Grassler, Wisconsin, third vice president, and J. E. Rutzler, New York, treasurer.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. Municipal Building.

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

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

- A.....Interior Alarm System. DL.....Locked Doors. EL.....Electrical Equipment. Ex.....Exits. FA.....Fire Appliances, Miscellaneous. FD.....Fire Drills. FE.....Fire Escapes. FP.....Fireproofing. Rec.....Fireproof Receptacles. GE.....Gas Equipment and Appliances. DC.....Heating or Power Plants (Dangerous conditions of). O.....Obstructions. Rub.....Rubbish. Ex S.....Exit Signs. No S.....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. Fil Sy.....Approved Filtering and Distilling Systems. OS.....Oil Separator. RQ.....Reduce Quantities. St Sys.....Storage System.

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

Week Ending July 8.

MANHATTAN ORDERS SERVED.

Broadway, 530—Postal Life Ins Co, 35 Nassau, Spr-WSS(R)-Stp(R)-FP-Spr-FE 18 st, 227 E—Dr V Sellarro, FE-FP-ExS-WSS(R)-FA 3 av, 2341—R H Canalizo, 287 Ocean av, Freeport, L I A 5 av, 542-4—J Tower, Tuxedo Pk, N Y, Stp(R)-WSS(R)-FP 7 av, 701—(Columbia Theatre)—Columbia Bldg & Thea Stp(R) 3 av, 443-7—(Palace Theatre)—Charles S Rich Stp(R) 41 st, 108-10 W—(Comedy Theatre)—Sam S & Lee Shubert, Inc, 225 W 44. Stp(R) 21 st, 405 W—Annie Dufort, 228 W 29. FE-GE Attorney st—161-5 (rear)—Est Geo Schuchman c Carl Hine, 132 E 41, WSS(R)-GE-FD-A

Attorney st, 161-5 (rear)—First Yaworower-krankenFA Attorney st, 161-5 (rear)—Jacob LatritzFA Attorney st, 161-5 (rear)—First Ozrower Cong, FA Attorney st, 161-5 (rear)—Samuel Weinberg, Rec-GE-FP Attorney st, 161-5 (rear)—National Slipper Co. Rec-EG Attorney st, 161-5 (rear)—Abraham Bibinow, Rec

Barclay st, 78-82—Est Susan Lilienthal, c C H B Parr, 7 FrontFP Beekman st, 25—Lawyers Realty Co, 160 Bway A-FD-FP-WSS(R)-DC Beekman st, 25—Samuel RosenfeldFP Beekman st, 25—Herman KleinGE Beekman st, 25—Alexius WurmGE-FP Beekman st, 25-7—Manhattan Card & Paper Co. Rec Beekman st, 27—Perfect Press Co. Rec Beekman st, 27—Acme Pattern Wks.FP-GE-Rec Beekman st, 27—American Steel Chase Co, FP-GE

Beekman st, 27-9—Elsiners Paper Co. Rec Beekman st, 29—Solomon Prigosen Rec Beekman st, 29—Challenge Printing Co, FP-Rec Beekman st, 77-9—Est Peter HaydenA-FD Bleecker st, 119-21—Knickerbocker Pants Co, Rec-FA-FP

Bowery, 81-81 1/2—L Cohen & SonRub-FA Bowery, 91—Commercial Novelty Co.GE Bowery, 119—Erich & KramerFP Canal st, 121-3—M KaufmanFA Canal st, 121-3—Sam Lester Rec-FA 12 st, 37 E—Samuel Grossman & Co. Rec-FP 12 st, 37 E—Nathan Simmons Rec 12 st, 37 E—Wolf Bros. Rec-FP 12 st, 37 E—Levinsohn & SteinfeldGE 12 st, 37 E—Glaser & Rosenbaum Rec 12 st, 37 E—Kurshan Bros. FA-Rec 12 st, 37 E—Consol Gas Co, 130 E 15.GE 12 st, 37 E—Louis Cohen A-FD 15 st, 629 E—American Pastry Mfg Co.FP 18 st, 151 E—Henry SchneiderDC 46 st, 210 E—Sarah TomlinsonGE 46 st, 210 E—Mrs Josephine MeadeGE 104 st, 248 E—Israel Brauner Rec-FP 121 st, 425 E—Anna E Keck, 469 10 av.DC 124 st, 1 E—Dr D J Hoyt, 113 W 126.FA 124 st, 1 E—Consol Gas Co, 130 E 15.GE 130 st, 122 E—Payne Est, Inc, 158 E 126.DC 5 av, 184—Louisa M Gerry, c E T, 258 Bway, A-FD-Ex(R)-WSS(R)-FP-Stp

Bowery, 11—Segro Realty Co.FE(R) Broadway, 2633 (Riverview Theatre)—Nicholas Epstein Tel Broadway, 3589 (Bunny Theatre)—Bunny Theatre Corp Tel 63 st, 342-4 E—5th Av Presbyterian Ch, 5 av and 55. A 124 st, 1 E—Dr G L Megargee, FE-FP-Ex(R)-WSS(R)-O

5 av, 1291-3 (Plaza Theatre)—Uptown Amusement Co. Tel 5 av, 1253-5 (North Star Theatre)—North Star Amusement Co. Tel 39 st, 121-5 W (39th St Theatre)—Shubert Theatrical Co. Stp(R) 42 st, 213 W (Lyric Theatre)—Sam S & Lee Shubert, Inc, 225 W 44. Stp(R) 61 st, 232 W—Celia SiegalFP 113 st, 6-8 W—Sagro Realty Corp, WSS(R)-FE(R)-FP-Ex(R)

116 st, 11-3 W (Grant Theatre)—Rose Theatre Co. Tel 181 st, 550 W (Empress Theatre)—Keller & Saphier. Tel 185 st, 600 W (Majestic Theatre)—Life Amusement Corp, 1495 St Nicholas av. Tel Houston st, 100-2 W—John B Cavagnaro, 110 Park pl. WSS(R) 5 av, 184—Hauser & Co. Rec Macdougall st, 171-3—Wm Kiene. Rub Ridge st, 32—Rubenstein & Miller.FP Rivington st, 45 (P S No. 20)—C B J Snyder, Dept of Education, Municipal Bldg, ExS-FP-Ex(R)-O-Rec-GE-DL

South st, 167—Marine Metal Supply Co.FP South st, 276—Est Mary Bell, 7 W 73.WSS(R) Stanton st, 188 (rear)—Mrs Pauline Ehrlich, 62 W 96. Ex(R) 3 av, 2283—Henry Fahrenkrug & Co. Rub 17 st, 257-65 W—Hayes, Levi & Co.FP-Rec FP

17 st, 257-65 W—Hayes, Levi & Co.FP-Rec 22 st, 441 W—Tompkins McIlvaine.GE 38 st, 63-7 W—Colony Const Co. Stp(R) 45 st, 115 W—John B Streeton. Rub 116 st, 236 W—Harry Silverman. O

Fulton st, 1385—Raseff Realty Co, FP-FE-St-Ex-GE-DC Fulton av, 1385—Bronx Hosp Ass'n. ExS-O-TD Fulton av, 1385—Bronx Gas & Electric Co, Walker av. GE Boston rd, 1317 (McKinley Sq Theatre)—Damorba Amusement Co. Tel Prospect av, 965-87 (Burland Theatre)—Midas Amusement Co. Tel Tiffany st, 1007 (Tiffany Theatre)—Goldman & Cohen. Tel Webster av, 2755 (Garden Theatre)—G & G Amusement Co, 2078 3 av. Tel

2 st, 394 S—Est Arron Ziverdling.FP Varet st, 187-9—Max Halperin, FA-FP-Repair-FA-Gas Varet st, 187-9—Samuel Schnier, FP-Repair-Wind-Rep-Rec-Gas Lorimer st, 172—Philip Wagner. Gas Lorimer st, 172—Harry Denis. Gas Lorimer st, 172—Henry Michaels. Gas Metropolitan av, 718-20—John Conseeley, FP-W-Rep-X-Rep

Vanderbilt av, 585—Abraham Haber. Obs Hancock st, 720—Morris L Miner. Ex-Si Waverly av, 517-27—Bklyn Union Gas Co, 176 Remsen. Gas Waverly av, 517-27—Reid Ice Cream Co, W-Rep-FA

Watkins st, 45-7—Rubin Bros. WSS(R) Willoughby av, 641—Jacob Zirinsky. DC

RICHMOND ORDERS SERVED. Richmond ter, 2044—Chas Kuechmann.FA

BROOKLYN ORDERS SERVED. 2 st, 394 S—Est Arron Ziverdling.FP Varet st, 187-9—Max Halperin, FA-FP-Repair-FA-Gas Varet st, 187-9—Samuel Schnier, FP-Repair-Wind-Rep-Rec-Gas Lorimer st, 172—Philip Wagner. Gas Lorimer st, 172—Harry Denis. Gas Lorimer st, 172—Henry Michaels. Gas Metropolitan av, 718-20—John Conseeley, FP-W-Rep-X-Rep

Vanderbilt av, 585—Abraham Haber. Obs Hancock st, 720—Morris L Miner. Ex-Si Waverly av, 517-27—Bklyn Union Gas Co, 176 Remsen. Gas Waverly av, 517-27—Reid Ice Cream Co, W-Rep-FA

Watkins st, 45-7—Rubin Bros. WSS(R) Willoughby av, 641—Jacob Zirinsky. DC

RICHMOND ORDERS SERVED. Richmond ter, 2044—Chas Kuechmann.FA

Classified Buyers' Guide

The Record and Guide will print the name, address and telephone number of manufacturers of building products, building material, supply dealers, real estate agents, brokers, contractors, sub-contractors, etc., in space of two lines, under proper classification for \$25 per year.

This department is consulted by buyers anxious to secure information, quotations, etc., concerning products they wish to purchase. The buyers who will consult it represent the owners, managers of estates, building managers, architects, contractors, sub-contractors, etc., who own, manage or erect New York City buildings. Every purchaser of materials used in the construction, maintenance or operation of a building will consult this department when in the market for any material or supplies.

New York City is the largest building field in the United States. If you want to reach the buyers in this market you can do so by being listed in this department. The expense involved is small. The possible buyers are many. The probabilities are that an investment of \$25 will prove very profitable.

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

Auctioneers.

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Bank and Office Fixtures.

BUSH, JAMES S., 239 Broadway. Tel. Barclay 6693.

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AMERICAN BLUE PRINT CO., 30 E. 42nd St. Tel. Murray Hill 1265.
CENTRAL BLUE PRINT CO., INC., 47 W. 42nd St. Tel. Bryant 2919.
CONCOURSE BLUE PRINT CO., 52 Vanderbilt Ave. Tel. Murray Hill 212.
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KEWANEE BOILER CO., 47 West 42nd street. Tel. Bryant 6106.

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EMPIRE BRICK & SUPPLY CO., 103 Park avenue. Tel. Murray Hill 6580.
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ABBOTT, W. H., 143 W. 42d St. Tel. Bryant 3929.

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CORNING CO., EDWARD, 52 Vanderbilt Ave. Tel. Murray Hill, 7071-7072.

Building Management.

HALL-BERWIN CORP., 35 W. 39th street. Tel. Bryant 7895.
MANAGING REALTY CORP., 97 Varick St. Tel. Spring 3187.

Building Directory.

THE TABLET & TICKET CO., 381 Broadway. Tel. Franklin 2411.

Building Material (Masons).

BUILDERS' BRICK & SUPPLY CO., INC., 172nd St. and W. Farms road. Tel. Intervale 100.
CANDEE, SMITH & HOWLAND CO., foot East 26th street. Tel. Madison Square 7640.
KANE CO., J. P., 103 Park avenue. Tel. Murray Hill 1467.
MAHNKEN BUILDING MATERIAL CO., 957 Broadway, cor. Myrtle Ave., Brooklyn. Tel. Bushwick 4600.
MC CARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

Building Material (2nd Hand).

DONNER HOUSE WRECKING CO., Ely Ave. and N. Jane St., Astoria, L. I. Tel. Astoria.
SEAGRIST HOUSE WRECKING CORP., 533 E. 18th St. Tel. Gramercy 6584.

Building Reports.

DODGE CO., F. W., 119 West 40th street. Tel. Bryant 4800.

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BUSH, JAMES S., 239 Broadway. Tel. Barclay 6693.

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ALSEN'S AM. POR. CEMENT WKS., 45 Broadway. Tel. Rector 510.
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church street. Tel. Cortlandt 4650.
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.
LEHIGH PORTLAND CEMENT CO., 30 East 42d street. Tel. Murray Hill 8451.
VULCANITE PORT. CEMENT CO., 8 West 40th street. Tel. Bryant 5770.

Cement Work.

CLAIRMONT CONCRETE CO., 97 Park Ave. Tel. Murray Hill 2552.

HARRISON & MEYER, 1182 Broadway. Tel. Madison Square 8718.

TAYLOR RONALD, 520 East 20th street. Tel. Gramercy 4.

Coal and Coke.

ALDEN COAL MINING CO., INC., 1 Broadway. Tel. Rector 5540.

Commercial Photography.

LANGTON CO., 30 Church St. Tel. Cortlandt 6221.
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Compo-Board.

WRIGHT LUMBER CO., INC., 148 W. 38th St. The World's Best Wall Board. Tel. Greeley 292.

Concrete Floors and Sidewalks.

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

Concrete Reinforcement Bars.

CORRUGATED BAR CO., Mutual Life Bldg., Buffalo, N. Y. N. Y. Tel. Rector 4685.

Consulting Engineers.

KNOX, CHARLES E., 101 Park avenue. Tel. Murray Hill 7220.

Contractors' Bonds.

RITCH, INC., WILLIAM T., 30-34 West 33d street. Tel. Madison Square 3060.
RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

Contractors (General).

BRADY CO., CHARLES, 171 Madison avenue. Tel. Murray Hill 5486.
FREDERICK CONSTRUCTION CO., 391 E. 149th St. Tel. Melrose 9054.
FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.
GRANT CONTRACTING CO., 7 E 42d St. Tel. Murray Hill 4897.
PARKER CO., JOHN H., 315 4th avenue. Tel. Gramercy 6317.
YONKESE, JOSEPH G., 16 Broome St. Tel. Orchard 6629.

Cornice and Skylights.

HAYES, GEORGE, 71 8th avenue. Tel. Chelsea 32.

Directory Building.

THE TABLET & TICKET CO., 381 Broadway. Tel. Franklin 2411.

Doors and Sashes.

EMPIRE CITY-GERARD CO., Greenpoint avenue, Provost St., Blyn. Tel. Greenpoint 818.
SOLAR METAL PRODUCTS CO., Columbus, O.

Dumbwaiters.

FIDELITY DUMB WAITER GUARANTEE CO., 142 E. 14th St. Tel. Stuyvesant 1727-1928-1748.
SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Electrical Contractors.

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

Electrical Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.
MAINTENANCE CO.—Sub-metering of current, Billing, Testing and Checking of meters, 417-421 Canal St. Tel. Spring 9670.
N. Y. EDISON CO., Irving place and 15th street. Tel. Stuyvesant 5600.
UNITED ELECTRIC LIGHT & POWER CO., 130 East 15th st., N. Y. Tel. Stuyvesant 4980.

Elevator, Alterations and Repairs.

AMERICAN ELEVATOR & MACHINE CORP., 117 Cedar St. Tel. Rector 4738.
MAINTENANCE CO., 417-421 Canal St. Tel. Spring 9670.
PATTEN-BROWN CO., 143-145 Prince St. Tel. Spring 545.
STALEY ELECTRIC ELEVATOR & MACHINE CO., 136 Prince St. Tel. Spring 7710.
WARNER ELEVATOR REPAIR CO., 113 Warren St. Tel. Cortlandt 1362.

Elevator Fire Doors—Safety Appliances.

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

Elevator Signals and Mechanical Indicators.

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

Elevators—Hand Power.

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

Elevators (Passenger and Freight).

BURWAK ELEVATOR CO., 216 Fulton St. Tel. Cortlandt 8463.
G. E. ENGINEERING CO., 417-421 Canal St. Tel. Spring 9670.
NEW YORK ELEVATOR CO., 50 Grand St. Tel. Spring 8514.
OTIS ELEVATOR CO., 26th street and 11th avenue. Tel. Chelsea 7500.
WATSON ELEVATOR CO., 148 E. 42nd St. Tel. Murray Hill 7795.
WHEELER-McDOWELL ELEVATOR CO., 97 Varick St. Tel. Spring 6085.

Excavators.

NATIONAL EXCAVATION & FOUNDATION CO., INC., 103 Park Ave. Tel. Murray Hill 802.

Fire Brick and Clay.

PULS, CHAS. H., 131-133 East 23d Street. Tel. Gramercy 5360.

Fire Escapes.

GRAND CENTRAL IRON WORKS, 212 E. 52d street. Tel. Plaza 3583.

Fireproof Partitions.

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

Fireproofing.

MAURER & SON, H., 420 East 23d street. Tel. Gramercy 5050.
OLIVER, ALBERT, & SON, INC., 101 Park avenue. Tel. Murray Hill 5562.

Fireproofing, Hollow Tile.

THE ANNES & POTTER FIRE CLAY CO., 30 E. 42d st., N. Y. Tel. Murray Hill, 3582.

Folding Gates.

BATAILLE & CO., A., 587 Hudson St. Tel. Chels 891.
HOPKINS & CO., 199 Franklin St. Tel. Franklin 3782.

Gas.

CONSOLIDATED GAS CO. OF N. Y., 130 East 15th street. Tel. Stuyvesant 4900.

Gas Cooking Appliances.

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

Glass.

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

Hardware, Builders'

FORD PULLEY & HARDWARE CO., 432 4th Ave. Tel. Madison Sq. 782-783.

House Mover and Shorer.

VORNDRAN'S SONS, C., 412 East 147th street. Tel. Melrose 456.

House Wreckers.

NORTHERN WRECKING CO., 103 Park Ave. Murray Hill 802. Harris Ave. and Sherman Pl., L. I. City. Tel. Hunters Point 2966.

Incinerators.

NIGHTINGALE CO., THE, 103 Park Ave. Tel. Murray Hill 7767.

Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. Tel. John 796. James J. Hoey, Executive Special Agent.
GERMAN-AMERICAN INSURANCE CO., 1 Liberty St. Tel. John 2881.
RITCH, INC., WILLIAM T., 30-34 West 33d street. Tel. Madison Square 3060.
RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

Interior Decorator.

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

Interior Woodwork.

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

Iron Grille Work.

BATAILLE & CO., A., 587 Hudson street. Tel. Chelsea 891.

Iron Work (Arch. and Struc.)

GRAND CENTRAL IRON WORKS, 212 East 52d street. Tel. Plaza 3583.
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.
PERLMAN IRON WORKS, INC., A., 1735 West Farms road. Tel. Intervale 2167.
RICHEY, BROWNE & DONALD, INC., Maspeeth, L. I. Tel. Williamsburgh 3100.
SCHWENN, WM., 822 Lexington avenue, Brooklyn. Tel. Bushwick 1700.
WELLS ARCH. IRON CO., River avenue and East 151st street. Tel. Melrose 8280.