

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, SEPTEMBER 16, 1916

NEW ENTRANCE WAY TO PARK AVENUE APPROVED

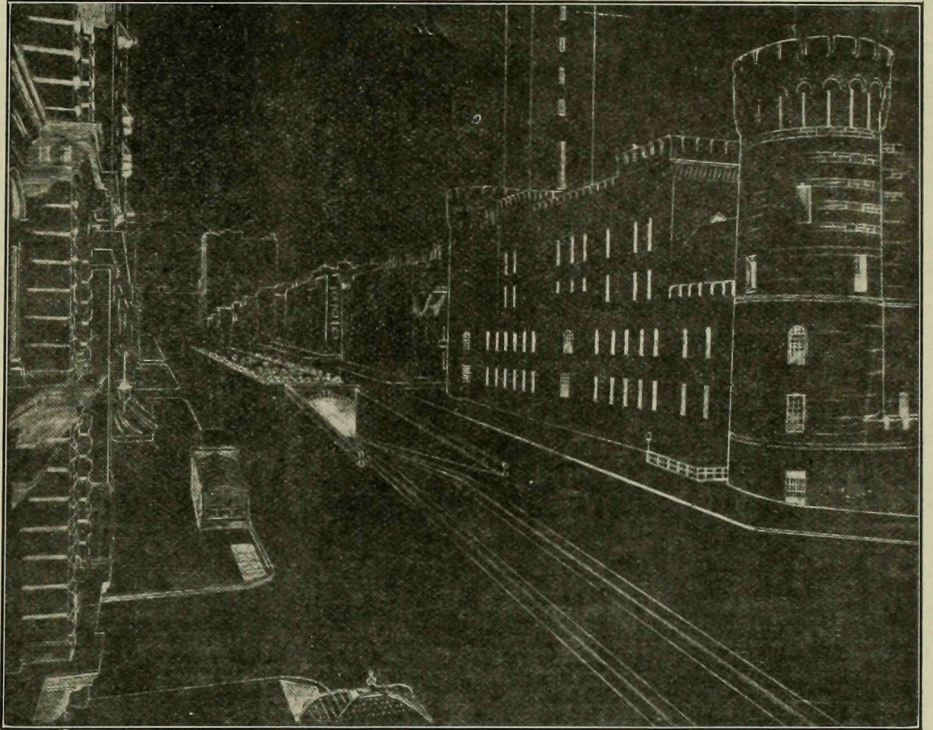
Local Board Changes Grade at Thirty-third Street—
Plan Costs Less Money Than Those First Submitted

AFTER many years of discussion and agitation, the Local Board of the Murray Hill District, composed of Borough President Marks, Aldermen Curran, Carroll and Cardani, at a meeting held on Tuesday of this week, unannouncedly adopted the new compromise plan for the change of grade at 34th street and Park avenue.

The plan provides for an additional ramp on the east side of Park avenue, between 32nd and 34th streets, similar to that which now exists on the west side, which will require the relocation of the subway kiosk at the northeast corner of 33rd street and Fourth avenue. It will allow for the opening of 33rd street to crosstown traffic by raising the entire roadway of Fourth avenue, from 32nd to 33rd street, to the present elevation of the avenue in the west side of 33rd street.

From 33rd to 34th street, the present easterly roadway will be raised so that vehicular traffic will travel north from the new elevation of 33rd street to the present surface of 34th street. To accomplish this, the elevation of the easterly roadway, at 33rd street, will be raised approximately six and a half feet. The elevation of the roadway just south of 34th street will be raised approximately fourteen feet. This will provide means of separating north and south bound traffic between 33rd and 34th streets, so that the westerly roadway will be utilized only for south bound traffic.

The Fourth and Madison avenue cars will descend by means of a seven per cent. grade from a point about eighty-seven feet north of the north curb line of 33rd street, north and into the present tunnel under 34th street. Passengers intending to transfer between the 34th street line and the afore-mentioned line will be compelled to walk from



PARK AVENUE AND 33D STREET AS PROJECTED.

34th street to about ninety feet north of 33rd street. The retaining wall will be shortened in its length so that its southerly limit will be about eighty-seven feet north of the north curb line of 33rd street.

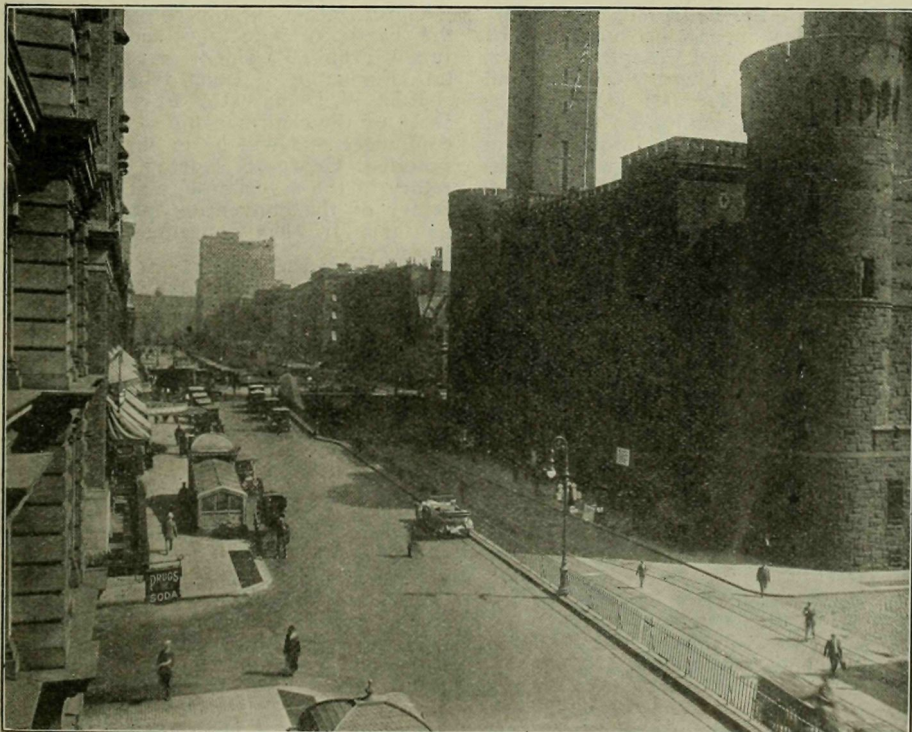
No change whatever is made in the grade of the westerly roadway of Fourth avenue. In 33rd street a change of grade is created commencing from a point about 300 feet east of the easterly curb line of Fourth avenue and reach-

ing the point of greatest change at Fourth avenue, which is approximately six and one-half feet. By means of this change, there will be established through traffic on 33rd street from Lexington avenue to Madison avenue without any abrupt drop that exists at present at Fourth avenue.

In connection with this improvement, provision has been made for the narrowing of the easterly sidewalk of Fourth avenue, between 33rd and 34th streets, to sixteen feet. The roadway width between 33rd and 34th streets on the westerly side will be thirty-four feet. That on the easterly side will be twenty-four feet. The existing steps leading down from 34th street to 4th avenue will be eliminated. No change in grade occurs on the railway tracks in Fourth avenue, north of the portal of the tunnel.

When President Marks took office, he found the property owners of the neighborhood hopelessly divided as to the two plans which were then under consideration for this improvement. No decision had been reached, although the project had been discussed for several years. The neighborhood was divided into two camps—the powerful Murray Hill interests to the north and the influential Fourth avenue interests to the south. The Murray Hill people advocated the plan known as the "Parsons" plan, which contemplated the preservation of the status quo regarding grades, and was intended as a protection against the invasion of the Murray Hill district by business interests. The other plan, known as the "Collis" plan, contemplated a leveling down of the grade at 34th street so that the trolley cars would cross at grade instead of as at present running in tunnel.

Borough President Marks, after a very thorough investigation, concluded that no successful action could be obtained



PARK AVENUE AND 33D STREET AS IT IS TODAY.

(Continued on page 402.)

LEGAL NOTES AFFECTING REALTY

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

Assignments of Mortgages.

IN an action to foreclose a mortgage on real estate the New York Appellate Division makes the following rulings:

Where the dummy holder of legal title mortgaged the property, and thereafter the real owners paid the amount of the mortgage and had an assignment made to a third person, and thereafter guaranteed payment of the mortgage before recording the assignment, it was their evident intent to keep the mortgage alive as an existing lien, and, as they were the owners of the equity, the payment did not extinguish the mortgage.

Where a past-due mortgage, on which interest had not been paid for four years, was assigned to a third person as security for a loan to the assignor and the mortgagors, he could enforce the mortgage only to the extent of the monies loaned by him, and not to its face value.

Though the assignee of a mortgage as collateral security for a loan was empowered on default to sell it without notice or demand, and to purchase it himself, discharged of any right of redemption, he was bound to use good faith in making the sale.

In the absence of a special agreement, the assignee of a mortgage as collateral security for a loan, having knowledge of special equities between his assignor and the mortgagors could not sell the mortgage, but is bound to foreclose it himself.

Where the assignee of a mortgage as collateral for a loan, having knowledge of special equities between the assignor and the mortgagors, and being empowered to sell the mortgage at private sale, on the assignor's default, sold the mortgage, of a face value of \$8,000, with accumulated interest of \$2,000, to his daughter for \$500, acting as agent for her in the transaction, she was not a bona fide purchaser, and could enforce the mortgage only to the extent to which the assignee could have enforced it.—*Gutman v. Livingston*, 160 N. Y. Supp. 243.

Clear Title.

After a contract was made for the sale of lands, it appeared that there were outstanding hostile claims, and the contract of sale was modified to require the vendor, before her right to the delivery and payment of purchase-money notes matured, to prove that clear title passed by her deed, or to make the title full and clear by obtaining further conveyances, or, failing in this, to join in an arbitration to ascertain the value of the outstanding claims and what deductions from the purchase money should be made therefor. Having performed none of these conditions, the vendor sued the vendee in assumpsit for its refusal to have the purchase money notes delivered to her and to pay them, and the vendee brought a bill to remove cloud on title to the property, making the outstanding claimants parties and joining the vendor. The Rhode Island Supreme Court held, *Blackstone Hall Co. v. Rhode Island Hospital Trust Co.*, 97 Atl. 484, that the vendee was entitled to relief by injunction against the prosecution of the vendor's action at law pending a conclusive termination of the controversy as to the title to the property.

Broker's Commission.

In an action to recover commission for the collection of rent for the defendant landlord, under a lease providing that the plaintiff remain agent for the property while the tenant occupied it, deducting 5 per cent for rent collected, the New Jersey Court of Errors and Appeals held, *Atlantic Realty Co. v. Lott*, 97 Atl. 721, that the lease was admissible in support of the claim, as against the objection that it was lacking in consideration and mutuality. It also holds that a law "to regulate the conduct of collecting agencies, bureaus and offices" has no application to a provision for collecting

rent contained under a lease made before its passage, even if its title was broad enough to include the business of collecting rents as agent.

Enforcement of Pre-Existing Lien.

The Oklahoma Supreme Court holds, *Rector v. Wildrich*, 158 Pac. 610, that one who has paid part of the purchase price of lands without notice of a lien thereon is a bona fide purchaser to the extent of the amount paid, and in a suit to enforce the lien, will be protected pro tanto; but if, after notice of the lien and existing equities in favor of a third person, he collusively makes further payment to his vendor in a manner designed to defeat the lien, it will not be enforced to the extent of such payment.

Purchaser's Remedy.

The Kansas Supreme Court, in *Allen v. Gheer*, 158 Pac. 17, holds that where a vendor of real estate receives a payment on the purchase price and afterwards repudiates the contract and wrongfully recovers possession of the property, and the vendee elects to treat the contract as repudiated, the measure of damages, where no other elements of damage are established, is the amount paid on the purchase price, less the rental value of the property while in possession of the vendee.

"Private Property"

Property held for pious or charitable uses, not for the whole public, but for a limited portion of the public, such as a church, is private property, as distinguished from the property of the State or of a municipality, which is public property, and as such is subject to the application of the doctrine of prescriptive easements; so that a right of way may be acquired by prescription across church property, *Thompson v. Bowes*, Maine Supreme Court, 97 Atl. 1.

THE NEW CITY BUDGET.

Institute for Public Service Calls Attention to Certain Relapses.

ATENTION of taxpayers is called, by the Institute for Public Service, to several relapses by New York City budget makers which, if continued here, and extended throughout the country, are certain to make so-called scientific budget making breed favoritism, bureaucratic control and confusion.

When so-called budget reform started in New York the main idea was information. This meant in the time of Mayor McClellan and Comptroller Metz, and later under Mayor Gaynor and Comptroller Prendergast: (1) information as a basis of making up the budget within a department; (2) information in the departmental estimate which went to the Board of Estimate; (4) information for the public.

With few exceptions the budget estimates that have been printed this year for 1917, while giving a vast amount of detailed information, give little information that counts, because they fail to tell reasons for changes. Take for example the published estimate for the College of the City of New York, in which taxpayers have been taking an increasing interest. It appears that a net increase of \$164,000 is required. There is not one syllable in sixteen and a half columns of the City Record which gives a reason for adding one dollar for the cost of the City College next year, yet this increase is nearly 25 per cent. The increase alone calls for more money than is spent annually by many strong colleges in the country, such as the University of North Carolina, Colgate, Hamilton and Rochester in New York, Denver University, O., Knox College, etc. On the other hand, the budget estimate gives the number of pen points, ink-wells, filing cards and adhesive plaster, etc., requested.

In using the City College for illus-

tration, the Institute for Public Service does not mean to imply that the City College has not adequate and convincing reasons for their increase. Instead, these facts are cited merely to show that whatever reason the City College has and whatever convincing evidence it has, have not been made available to those who make up the budget, to their superior officers who vote the budget, or to the public. Finally, the Institute emphasizes the fact that the real estate owners have a vital interest in the city's method of publishing budget facts. In the long run, the more the public is told, the more equitably the civil service will be conducted and the greater will be the protection of individual civil service employees. On the other hand, in the long run, to the extent that the public is given meaningless instead of meaningful information and the extent to which the public is required to do its own independent questioning in order to get its own budget information, so far will the service of the real estate interests be endangered.

Convention of Real Estate Men.

The 1916 convention of real estate men to be held under the auspices of the Real Estate Association of the State of New York at Long Beach, Long Island, on October 19, 20 and 21, will be the biggest gathering of real estate men ever held in this state. Alfred H. Wagg, second vice-president of the association and chairman of its board of managers, has been unanimously selected by the executive committee to act as general chairman of the convention. Mr. Wagg held a preliminary meeting at the rooms of the Real Estate Board of New York last week, at which plans for the convention were outlined and several important decisions made.

Joseph P. Day has accepted the chairmanship of the publicity committee and will be responsible for bringing the convention to the attention of all the real estate men, tax payers and business men throughout the State.

It was unanimously decided that the time of the convention should be about equally divided between business sessions (at which important topics will be discussed by the best authorities in the real estate profession throughout the United States), and entertainment features consisting chiefly of tours of inspection by automobile through Long Island and a water excursion around the harbor of New York and Staten Island. Among the features in contemplation for the evenings during the convention, are a general reception and dance, a clam bake and beach party and a banquet on Saturday evening, at which it was decided there should be only two speakers.

The program for the convention is in the hands of a committee headed by James Frank, President of the Real Estate Exchange of Long Island.

John W. Demarest of Forest Hills has accepted the chairmanship of the banquet committee and will be in charge of this function. George S. Horton, who is secretary of the association, will act as secretary of the convention, and M. Morgenthau, Jr., has consented to act as treasurer.

The following have been appointed by the New York Real Estate men to be in charge of the various parts of the convention program:

General committee on arrangements, Alfred H. Wagg, chairman; M. Morgenthau, Jr., treasurer; George S. Horton, secretary. Program and speakers, James Frank, chairman. Publicity, Joseph P. Day, chairman. Dinner, John W. Demarest, chairman. Finance, M. Morgenthau, Jr., chairman. Entertainment, Charles F. Rickerson, chairman. Reception, Anning S. Prall, chairman. Sight-seeing, William E. G. Gaillard, chairman. Manhattan, Laurence McGuire, chairman. Bronx, J. Clarence Davies, chairman. Queens, Louis H. May, chairman. Richmond, Cornelius Y. Kolff, chairman. Long Island, James Frank, chairman. Nassau, W. S. Pettit, chairman. Suffolk, Jeremiah Robbins, chairman. Westchester, William H. Mills, chairman. Taxpayers, Henry Block, chairman. Exhibition, E. Tanenbaum, chairman.

ANOTHER LINK IN CHAIN OF APARTMENT HOUSES

New Structures On Park Avenue Conform With Standard Already Set In This Residential Section

MODERN apartment houses have been steadily gaining in public favor during recent years; a significant fact, and one that applies with particular emphasis to the palatial structures already constructed and others now in process of erection on Park avenue north of the Grand Central zone. The great number of comforts and conveniences that have been incorporated as a part of these modern buildings make it extremely hard for families to be entirely satisfied with the old-fashioned dwellings of generations past, as evidenced by the number of prominent and wealthy New York families that have recently given up pretentious private residences in the city in favor of a suite in one of the up-to-date multi-family dwellings. Apartment living has done much to reduce the servant problem to a minimum, and the statement has been made that living expenses in apartments are lower than in private houses, while at the same time labor and worry is decreased, with conveniences largely increased.

Two important multi-family operations on Park avenue are under consideration, one of which at the present time is well under construction, and another for which the plans are now in course of preparation. Both of these structures will be erected from plans and specifications by J. E. R. Carpenter, architect, 681 Fifth avenue, who is also a member of the syndicates which own the properties. The actual construction of these operations is proceeding under the direction of the building bureau that has recently been made a part of the architect's organization, that awards all contracts for labor and materials and supervises the erection.

At the southwest corner of Park avenue and 66th street, the steel frame work has been practically completed for a twelve story apartment that has been designed to provide living accommodations for twelve families. Known as No. 630 Park Avenue, it occupies a plot 100x100 feet and will have facades of face brick, with trimmings of Indiana limestone and terra cotta. Each floor, arranged to house a single family, has been divided so as to provide nineteen rooms and six bath rooms. These rooms are all of generous size and good proportion and each suite will be completely equipped with the most modern housekeeping appliances. The cost of this operation has been placed at approximately \$500,000.

The following concerns have obtained contracts for the supply of labor or materials: Hinkle Iron Works, 534 West 46th street, structural steel; Clampos House Wrecking Company, 913 Longwood avenue, razing; T. J. Hutchinson & Son, 2383 First avenue, cut stone; J. Pagano, 2624 Park avenue, granite; W. G. Cornell & Co., Fourth avenue and 17th street, heating and plumbing; Solar Metal Products Company, 1182 Broadway, hollow metal doors; Garman Brothers, 322 East 75th street, ornamental iron; Joseph Garry & Son, 418 East 25th street, foundations; Masten Construction Company, 103 Park avenue, concrete arches; A. B. See Electric Elevator Company, 220 Broadway, elevators; Fullam Con-

struction Company, 103 Park avenue, mason work; N. Kestenbaum, 1786 First avenue, sheet metal work; American Kalamein Works, Inc., 99 Kent avenue, Brooklyn, fireproof doors, and New York Architectural Terra Cotta Company, 401 Vernon avenue, Long Island City, terra cotta.

The second project, for which the plans and specifications are now being prepared, will be located at 550 Park avenue, at the southwest corner of 62d street. This structure will rise to a height of seventeen stories and will have ground dimensions of 100x116 feet and has been planned to provide living accommodations for thirty-two families, in suites of ten and twelve rooms, not including baths, gallery or pantry. The pent house floor has been arranged as extra servants' and storage rooms. The first floor has been planned to provide two suites of offices for doctors, and a single apartment. The cost is estimated at about \$600,000.

The outlook for the further development of that section of Park avenue between 50th and 90th streets is a very favorable one. Among the high class apartment houses on this thoroughfare there are no vacancies to speak of and there are daily reports made of long term leases being closed for accommodations in structures now under construction. At the present time there are at least half a dozen palatial multi-family houses nearing completion along Park avenue, each one providing living quarters for at least twelve families and in some instances nearly fifty, to say nothing of the structures being erected in the side streets.

Among the important building operations now under construction or projected on Park avenue might be noted the new edifice for St. Bartholomew's church, which will occupy the block front on the east side of the avenue, between 50th and 51st streets, and which will be erected from plans by Bertram

G. Goodhue; the new clubhouse for the Racquet & Tennis Club, at 360-376 Park avenue from plans by McKim, Mead & White, architects, Marc Eidlitz & Son, general contractors; the proposed fourteen story apartment house on the east side of the thoroughfare, 46th to 47th streets, Harry Fischel, owner and Warren & Wetmore, architects; the seventeen story multi-family dwelling occupying the block front on the west side of the avenue, 55th to 57th streets, S. Fullerton Weaver Co., owner, Warren & Wetmore, architects. The west side of the avenue, 50th to 51st streets, has been improved by the Park Avenue Improvement Co., Harry Fischel, president, with a large apartment from plans by Warren & Wetmore, architects.

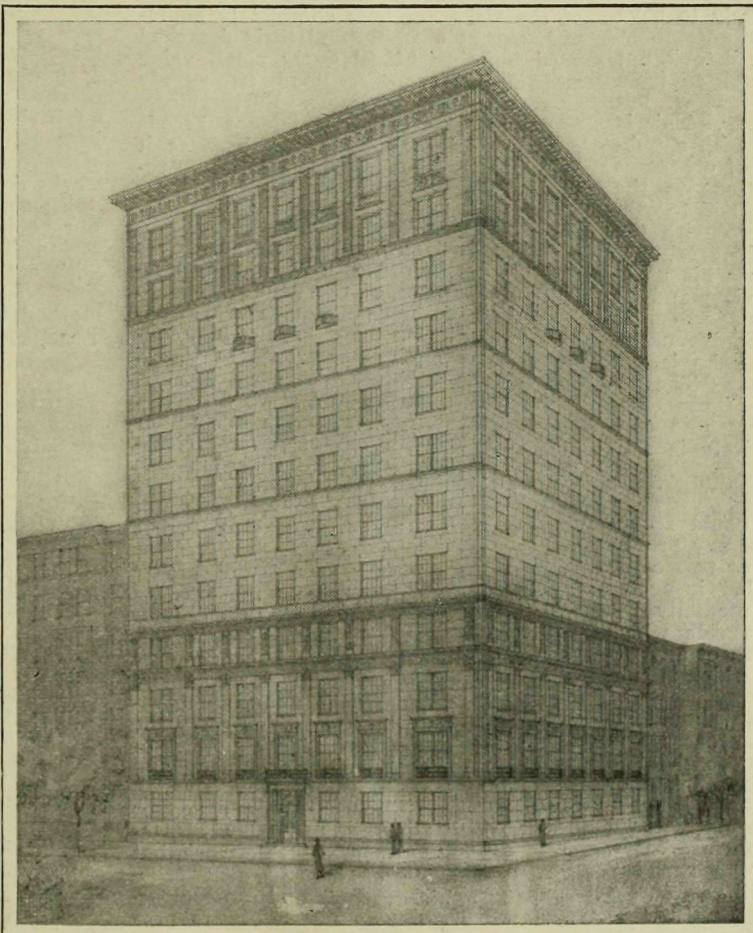
GUARANTY BUILDING.

Structure in Fifth Avenue Now About Ready for Occupancy.

CONSTRUCTION work has been practically finished on the new Guaranty Building, located at the southeast corner of Fifth avenue and 43d street. This structure has been erected under a general contract by the Columbus Circle Construction Co., of which Harry Mandel is president, from designs prepared by York & Sawyer, architects. This building will provide accommodations for the uptown branch of the Guaranty Trust Company, in the lower floors, and the balance of the structure will be leased as office space.

The new building occupies a frontage in Fifth avenue of 63 feet, with 108 feet in East 43d street, and an extension 15x38 feet in the rear that faces in a 10-foot alley, thus giving an exposure on three sides. The details of the facades have been designed in the style of the Italian Renaissance, and they have been constructed of limestone for the first two stories with the remainder of sand finished terra cotta to match the limestone. The cornice takes the form of a balcony, with a top story set back. The basement of the building contains, in addition to the mechanical plant, the quarters of the Guaranty Safe Deposit Company, and locker and toilet rooms for the employees of the trust company. The first floor, mezzanine and second floor will be occupied by the Guaranty Trust Company, with the banking room and ladies' room located on the first floor.

Above the banking quarters there are fourteen office floors and an attic story on the roof, thus making seventeen stories in all, with a basement and sub-basement. The typical office floors have a court to the south and the remaining width of the span, about 50 feet in the clear without columns, making free, open floors. Story heights in the office floors are 13' 6" from floor to floor. The main entrance is at the Fifth avenue corner, where three passenger elevators are located in a spacious corridor. The structure also has an entrance at the rear that provides access to a combination freight and passenger elevator. The trust company has two private entrances to its offices, one on Fifth avenue, near the corner, and the other facing 43d street.



J. E. R. Carpenter, Architect.

SIX HUNDRED AND THIRTY PARK AVENUE.

BUILDING MANAGEMENT

INSPECTIONS MADE BY INSURANCE COMPANIES

By FREDERICK C. MOORE*

PART TWO.

WHENEVER I think of the requisite qualifications for an inspector the training of Kipling's little Eurasian secret service hero, "Kim," flashes through my mind. You remember they sent him to a native dealer in gems and curios, in reality a trusted agent of the Indian secret service, who set Kim and two native boys at the game of observing a variety of objects on a tray for a few seconds, then the tray was taken away and each wrote down the names of as many of the objects as he could remember, to the end that observation and memory should be well trained. That would be good training for inspectors. The power of accurate observation is the corner stone of an inspector's ability.

Early in my field career I received a salutary lesson in this matter, while yet in the care of an instructor. At the end of an inspection, as we sat in the superintendent's office reviewing the work, the others asked me for any additional suggestions. "Yes," there was some dirty waste in such a place. Nothing would do but they should go and see it. It proved to be colored waste and looked dirty at a little distance, but it was quite clean. It struck me with the force of a blow that waste was not always white and that the evidence of the eye frequently needs confirmation by other senses.

Knowledge of Processes.

I am firmly of the belief that a logical idea of the processes of all the different industries he sees is essential to the development of the full value of every inspector and have always found preparation in advance of reading, whenever a risk to be visited seemed likely to have processes that were new or unfamiliar, to be well worth all the time it took, not simply reading of articles written from the fire insurance point of view, but from that of the manufacturer. This is always feasible in any city with a public library. The knowledge of processes is one of the best instructions to the superintendents of the risks, and to others who have directly to do with the manufacturing, for they will warm up to an inspector who can discuss his problems from their point of view and he can much more readily persuade them to make improvements and to give necessary information than one who is not well qualified in this manner. The advantage which knowledge of processes gives in enabling an inspector to consider his task comprehensively is self-evident.

What Statements Should Contain.

They say that Agassiz could reconstruct the entire skeleton of any prehistoric animal if he had one or two of its bones. Similarly the skilled inspector should be able to group mentally the principal processes and hazards which had a part in the production of any ordinary material or product which is submitted to him.

Every complete inspection should include a brief statement of processes in logical sequence with a more detailed explanation of each that is unusual or new. If you believe this you will agree that the phrase, "Usual to class," used in answer to a question about processes, is very unsatisfactory. Who can say whether usual processes will remain six

months without important change in these progressive days? Not one in ten of the inspectors who use that phrase could successfully undergo searching questioning on the subject he thus nonchalantly dismisses. Physiologists recognize a slow, but relentlessly fatal disease known to laymen as hardening of the arteries, the existence and progress of which may be detected by feeling the degree of flexibility of the large artery just in front of the ear. When an inspector first realizes that the use of the phrase mentioned has become a convention—a petrified habit as somebody called it—let him beware lest he be already too far gone in ossification of the observation, which may not be known to physiologists, but which is nevertheless fatal to inspectors.

Most of us have difficulty in using English with brevity and clearness and this trouble is noticeable in inspections, associated with faulty punctuation to which it is largely due. You all know what a joke an innocent little comma played on the Connecticut farmers in the new Workmen's Compensation Law.

A frequent defect in bureau inspections is that they do not make a sufficiently complete statement of fact upon vital questions, except in the complete original reports. Any statement should give an idea of conditions at that time without the necessity of hunting through former reports. It is common to see something like this: "The warehouse has been sprinkled." The careful reader with a large line naturally seeks to know in what condition that leaves the sprinkler protection of the plant as a whole and spends five minutes comparing reports and plan to find out, often by troublesome elimination. Why could not the inspector add the statement: "All parts of the risks are now completely equipped, except a stable and little detached yard building of relatively small value and importance. A good two-supply system." Then we know. Furthermore, a complete, positive statement breeds confidence in the inspector, because it indicates that he must have carefully reviewed the risk as a whole.

In the Other Man's Shoes.

Let the writer of a report read it over once before he passes it on, putting himself in the place of the man who is to read it in the company office who probably has not seen the risk. Let him consider what his reader wants to know, whether he has told him unmistakably, and whether he can add a word here, a comma there, or a sentence in another place, in the interest of greater clearness. Every minute he thus expends will ultimately save ten, or perhaps twenty. As in other things it is not first cost, but net profit, that makes economy.

Economy makes necessary the further development of the best of the existing inspection bureaus. The impersonality of the bureau makes it diplomatically valuable, because it secures improvements without causing any particular company to lose its popularity in undertaking reform work, yet its suggestions carry the weight of approval of a large number of companies. Convincing argument and persuasion must be the tools with which it works for it neither possesses, nor seeks, despotic power. These organizations are doing much valuable work, but this is capable of improvement especially in editing reports and more closely following the condition of fire protection.

Inaccuracy of description causes loss of time and errors of underwriting. The continuance of defects in a risk is bound

to cause loss of money. No company can protect itself in any feasible way against the increased chance of loss due to the temporary suspension of protection—it cannot cancel, reinsure, or otherwise reduce the line, without too great disadvantage. There is nothing to do but take the chance with a line perhaps several times larger than the temporary circumstances warrant, and breathe a sigh of relief when the trouble ceases. Neither it is sufficiently consoling to say that the rate takes these chances into consideration for many of the new ones certainly do not. Though there has been an improvement of late years the bureaus yet devote too little effort to the detection and remedy of vital defects in protection. In an important case the inspector could afford to stay until he succeeded in getting the correction of the defect.

Water Supply Troubles.

Some years ago, owing especially to the number of interferences with water supplies from freezing that winter, the need of more thorough testing was emphasized and suggestions were made to the different inspection bureaus for a more thorough and regular test of pressures under flow with a view to keeping track of any decrease in capacity from one inspection to another, as well as to detect important sudden changes such as closed valves. The principal bureaus used the method and it immediately began to develop serious troubles in water supplies, some of which had escaped notice for a long time, perhaps for years.

In one case, a year before this test, a risk had been accepted after some kind of a flow test, and a low rate promulgated. The sprinkler system was fed by city supply only, through a six-inch pipe from a large city main. At this later flow test the pressure kept dropping until after ten minutes it reached zero. When the flow was shut off it slowly returned to normal. Every gate valve was open, in city mains and elsewhere. As a last resort the water works department was persuaded to dig down and disconnect the sprinkler supply at its point of connection to the main. The connection had been made with a tapping machine to avoid shutting off the water in the large main, a method frequently used.

How the Machine Works.

The machine has a drill an inch in diameter which engages the pipe to be cut before the cutter of the large hole begins its work. When the machine is disengaged and withdrawn, the small drill brings out the large disc, which in this case would have been six inches in diameter, and constitutes unmistakable evidence of the proper completion of the work. In this case they found that the large hole had not been cut, but only the one-inch drill hole, and the companies had been risking their money on a sprinkler system with a one-inch supply. The tapping was done by an expert sent with the machine from the factory that made it. You can imagine what a glorious state he must have been in when he tried to do the work, for it is quite impossible to believe he did not understand the mechanism. Not long after exactly the same condition was found in a distant city. Other equally important defects have been discovered. This is a good example of the valuable work of inspection, but it is only one of many.

Bureau inspections offer the best means of securing systematic inspection (Continued on page 390.)

*Mr. Moore is the Superintendent of the Special Risk and Inspection Departments of the Hartford Fire Insurance Company. The article printed herewith is the second and last installment of a paper read at a meeting of the Insurance Society of New York.

BUILDING MANAGERS HOLD MEETING

Want to Standardize Insurance Rates—Care of Tenement Houses Discussed—Monthly Dinners to Start

THE regular monthly meeting of the New York Building Managers' Association was held on September 5, at the office of the association, 20 Nassau street, when the minutes of the preceding meeting were read and approved, as was also the Treasurer's report.

Referring to the matter of the responsibility of real estate agents, which was printed in full in the Record and Guide on August 12, B. E. Martin, president of the association, said that a copy of the decision of the court had been sent to each member, but that, owing to the fact that the Metropolitan Life Insurance Company and Pease & Elliman intend appealing from this decision, it was thought best to let the matter rest for the present.

The association hopes to be able to arrive, in the near future, at a standard by which the insurance companies base their building and contents rates. This is a difficult problem and a far-reaching one, but it is anticipated that other organizations will join in the movement and that it will eventually succeed. The cooperation of the insurance companies is also looked for.

The matter of employees was discussed, but owing to the fact that William R. Hooper, Chairman of this committee, has not completed his report further discussion was postponed until such report was at hand.

Mr. Martin advised that the ash and waste question is still acute, and he, in conjunction with the Real Estate Board of New York, will watch the budget and see what reduction has been made owing to the recent retrenchments of the Street Cleaning Department. Mr. Martin has arranged with a large Brooklyn building, who were recently deprived of the ash removal service, to bring a test case, although personally he does not believe that anything will be gained. The authorities are well within the law by declining this service. However, we emphasize they have no authority to discriminate. The following letter to the association, from A. C. Bang, and the reply is printed. They explain themselves: Mr. Bang's letter is as follows:

As you are no doubt aware, the Tenement House Department is continually after landlords in order to have them keep their premises in a cleanly condition, but from what I can gather they do not seem to pay much attention to the tenants themselves as to what they do.

It would seem to me that some action should be taken to see if the Tenement House Department could not be induced to have their inspectors, as they go around through the buildings, instruct the tenants that it is up to them to keep their walls clean by using soap and water and to properly use whatever sanitary appliances as furnished by the owner and also that they have due regard for the property of the owner.

Mr. Martin's letter is as follows:

Your letter of the 15th inst. is received. I quite agree with you that the Tenement House Department, and I believe the Labor Department, should hold tenants responsible for certain conditions which they create in their premises. Even if the Department does not desire to issue orders against tenants, if the inspectors on their tours were instructed to watch conditions carefully and call tenants' attention to same, threatening them with arrest, etc., I believe it would have a good moral effect.

In a meeting with Dr. Emerson some time ago, Mr. Flynn and I suggested something along these lines regarding Health Department inspectors. Dr. Emerson apparently agreed with us, stating that when we found a specific condition for which a tenant was responsible, he would be very glad to send an inspector to investigate. It is my understanding that the Health Department has the authority over all others to enforce discretionary orders, but since that time, as we know, the Health Department has been so busy that we have not advanced further along these lines.

I believe, however, that at the next meeting it would be well to take up this question independent of the Health Department and perhaps we can gain desired results without bothering the Health Department, which Department we can reserve for a further punch if necessary. If you desire it I shall call an Executive Committee Meeting promptly to consider this question, otherwise we can take it up at our next regular meeting, which, I hope, will be the latter part of next week.

The matter was discussed in full and it was resolved that the matter be referred to the Department Orders Committee for further investigation to see what can be done to improve the situation. Mr. Bang, the Chairman of this committee, will investigate and report at the next meeting.

The name of Gustave R. Schlusing was presented for membership. This gentleman was unanimously elected.

Mr. Martin has requested the Dinner Committee to arrange for a dinner at the next meeting. Rudolph P. Miller, Chairman of the Board of Standards and Appeals, will be the guest on that occasion. Fire Commissioner Adamson and A. R. Kirkus, who are also members of this board, will attend. Mr. Miller and the other gentlemen who will be present will outline, in a general way, the methods to be pursued after October 1 by this board. This dinner will be held on Tuesday, October 3.

The enormous industrial growth of Queens has brought with it the necessity for the erection of apartment houses and dwellings, which are being occupied as fast as they are being built. The extension of this new subway will mean a greater influx of home seekers from the other boroughs. Proximity to the heart of Manhattan, with dual subway connections to the other boroughs of New York City, it is expected, will bring a great new population to Queens.

In Queens, the subway extends to Hunters Point avenue, Long Island City, where there is established a connection with the Long Island Railroad. This means that within four minutes after leaving Grand Central Terminal, passengers through the Queensboro subway can be at the Hunters Point avenue station, Long Island City, Queens, where direct connection can be made with the Long Island Railroad to all parts of the borough, by an arrangement similar to that existing at the Atlantic avenue subway station in Brooklyn.

It is expected that within the month the Queensboro subway will be further extended and in operation from its present Queens terminus at Hunters Point avenue to the great new central transfer station on the Bridge Plaza, Long Island City, from which point it will connect with the new elevated lines in Queens, which extend out across the

borough into Astoria and Corona. In short, the Queensboro subway is but one link in the comprehensive system of rapid transit for Queens, which is expected to be in operation by the first of the coming year, and which includes the extension of the Second avenue elevated, of Manhattan, across the Queensboro Bridge and into Astoria and Corona. Six minutes will be the running time in the Queensboro subway from the Grand Central terminal to the Bridge Plaza, Long Island City.

Prior to the extension opened last Monday, the Queensboro subway reached only as far as Third avenue and 42nd street. This meant that passengers were required to ascend to the street surface and traverse 42nd street on foot—a distance of about 900 feet—to the Grand Central subway terminal, where subway travel could be resumed. This inconvenience is now eliminated with a resultant saving of time.

The present arrangement existing at the Grand Central for passengers traveling on the Queensboro subway includes an underground mezzanine passageway running under the north sidewalk in front of the Grand Central terminal. This passageway leads into the subway station and also the Grand Central Railway depot. Elevators carry the passengers between the mezzanine landing and the Queensboro subway trains.

The Queensboro subway has had a varied history. Construction was begun as far back as May, 1892, twenty-four years ago. During this time, it has been known as the Belmont tunnel and the Steinway tunnel. It was through the efforts of the Chamber of Commerce of the Borough of Queens that the tunnel was named the "Queensboro Subway" at the time of its opening for passenger traffic on June 22, 1915.

Restrictions Against Negroes.

In June, 1910, the owners of property situated in West 236th street, between Lenox and Eighth avenues, entered into a covenant or restrictive agreement, whereby it was stipulated that for a period running at least to 1925, no negro, mulatto, quadroon or octoroon should be permitted to enter upon or occupy any of the properties situated within the said two blocks. This agreement was signed apparently by ninety-one of the property owners and was recorded in the Register's office of New York. Any of the property sold since that time was sold subject to the restrictive covenant.

In the early summer of this year Mrs. Anna Wiedersih not being familiar with the district, purchased the premises 214 West 136th street. When her white tenant left, she couldn't get another. She then agreed to rent to a Mrs. Ruth Gleason, a mulatto. Immediately there was excitement among the other white owners in the neighborhood.

One of them, Mrs. Agnes K. Tomkins, on the 22d of August, brought a suit in equity against Mrs. Wiedersih for \$10,000 damages and to restrain her from permitting negroes to occupy the whole or any part of her premises, 214 West 136th street.

Upon the papers in the suit a motion was made last week before Mr. Justice Finch, at the special term of the Supreme Court, for a preliminary injunction against permitting negroes to occupy the premises.

The motion was contested by the defendant upon the ground principally that the covenant was void and contrary to the provisions of the constitution of the United States.

Mr. Justice Finch has denied the motion, saying: "It doesn't seem to the court that such irreparable damage will accrue to the plaintiff within the short time preceding the trial of this action, as to require the summary relief sought by this motion. Especially is this so since the validity of the covenant, in more than one respect, is not clear."

The counsel in the case were H. Irwin Keenan for the plaintiff and Joseph P. Hennessy for the defendant.

SUBWAYS CONNECTED.

Queensboro Subway System Connected With Interboro Company's Line at Grand Central Terminal.

THE operation of the extension of the Queensboro subway to Grand Central terminal by the Interborough Rapid Transit Company last Monday lengthens an important link of rapid transit that now connects Queens Borough with the subway system of the whole city. Inter-communication by subway at a five-cent fare is thus established not only between Queens and Manhattan, but between Queens and Brooklyn, and Queens and the Bronx. This will promote an even more rapid residential and commercial development in the largest of the five boroughs.

The plan urged by the Chamber of Commerce of the Borough of Queens last year for the immediate extension to Grand Central station was adopted by the city and has been put into effect. This special work required an additional expenditure of \$75,000, of which the city paid \$25,000, the Interborough Rapid Transit \$25,000, and through the efforts of the Queens Chamber of Commerce the balance was raised among the business men of the borough, in order to secure the operation of this extension one year earlier than would otherwise have been possible.

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Brooklyn points with pride to a number of new buildings of exceptional architectural merit. The new home of the Brooklyn Trust Company, two new commercial buildings in Fulton street, and the plans for the new Central Library Building are very creditable, but Brooklyn's greatest architectural charm will be found in her dwellings and apartment houses, which have a distinction all their own.

Between 1866 and 1893 real wages in this country rose more than 100 per cent. in industry and 70 per cent. in agriculture, according to government statistics. At the end of the Civil War wages rose and prices fell, and for a period workmen were better off than ever before in the history of the country. Since 1883 there has been a steady rise in the cost of commodities, and since 1903 in the rate of wages paid in organized trades. Unorganized workers in the cities, owing to the higher living costs, and the greater unemployment, are on the average less well off proportionately than they were ten and twenty years ago.

It is not difficult to account for the new demand for high-cost apartment houses. The lessee of a \$25,000 suite in one of the new houses on Fifth avenue will save \$50,000 a year by becoming a tenant instead of continuing to live in his own big house. He has said that the apartment will give him everything that his \$1,500,000 residence provides. The yearly cost of maintaining an old-style private house on Fifth avenue comprehends figures so large that this style of city living has reached the limit of its popularity, especially when compared with the alternative of a flat in the same neighborhood, plus a place in the country for the summer, for a smaller annual expenditure than is needed for the town house. Yet, for many families a town house in some good neighborhood will always be indispensable.

The Need of Arbitration.

Little, if any, assistance can be expected by the striking minority of street car men in their renewed warfare. Public sympathy is not with them. They have tried the public patience to no avail, and there is an idea abroad that the present affair will conclude the city's labor tribulations for the year, if not for a much longer period. With permanent industrial conditions re-established, many real estate projects long held in abeyance would be expected to go forward.

Legislation to ensure continued peace will undoubtedly be enacted before another year passes. Public opinion strongly favors this course. Something must be devised to protect the common interests, or else society must acknowledge that it is confronted by a serious industrial evil which it cannot control. Whoever stands to gain by a strike, the public invariably stands to lose. Therefore, from the point of view of the general welfare, strikes must be prevented, by arbitration before they are called, or by other means. The formulation of an efficient plan constitutes one of the most intricate problems which modern democracy has ever been called upon to solve.

Voluntary arbitration has not yet proved itself an adequate remedy. For five years it was tried in the New York City building trades through the medium of the General Arbitration Board. When either party to a contention refuses to accept the dictum of the tribunal the voluntary principle fails. Labor delegates with ulterior motives, when encountered, are impossible obstacles in arbitration proceedings. The arbitration board lessens their authority and opportunities.

A law with compulsion and penalties in it, to operate not after but before a strike, seems to be required. Compulsory arbitration has worked well in New Zealand, as since its introduction there only four or five unimportant strikes have broken out. In the United States, however, it might prove unworkable and unconstitutional in private occupations. The constitutional right of freedom of contract is one of the legal difficulties in the way. But for those industries which serve a public use or interest, as railroading, it seems to have been established that Congress and the State Legislatures have power to intervene and enforce permanent conditions.

If the local building trades are entering once again upon an era of great activity, they should give thought to re-establishing for themselves in advance of possible State legislation some form of arbitration to settle disputes and quiet business apprehensions. A board of arbitration, rightly constituted, would be a protector of the public's as well as of its own interests. It would not be regarded merely as a medium for raising wages, but would have both the will and the strength to resist unfair demands of labor organizations, though in view of the surrender of Congress to the railroad men, this may be expecting a good deal.

New Maritime Ambitions.

New York City, the first seaport in the world, has only a small merchant marine of its own in the foreign trade, though once its ships covered the seven seas. Our forwarding merchants have been content, under the peculiar circumstances which has prevailed in maritime affairs in this country since the Civil War, to let foreign vessels carry their oversea commerce, inasmuch as the foreigners have been able to perform the service more cheaply than ships of American registry.

They have considered the willingness of Europeans to buy what this country has to export, and to sell it what it needs to import, a more essential condition than the ownership of the transportation lines, especially when in their hands the business would not prove profitable.

But economists are now saying that our shipping may revive. The U. S. De-

partment of Commerce predicts that America will this year produce more merchant steamers than all other countries together, though not all for the foreign trade. The London Economist warns British shipowners that they must not be too confident that it is beyond our power to challenge their supremacy in this industry, and rumors are heard of a trade war between the maritime nations.

Undoubtedly one of the most vital industries that seaboard cities can engage in has been passed over by the business men of New York. But it has been because their capital has found more profitable employment in developing railroad transportation, and in manufacturing, mining, construction, and the other great industries of the land. When the industries of the sea, such as shipbuilding, whaling and trading with the West Indies, China and Japan, were more profitable than any others for the Atlantic coast cities, which was true up to about 1850, the American merchant marine was fostered. Seafaring labor was cheap and plentiful, and the nearby forests gave the United States an economic advantage over Europe in building wooden ships. That advantage slipped away little by little when the Civil War came, when iron-shipbuilding was invented, when the seafaring life became less interesting than the life of the farmer and mechanic, when free land in the West could be had for the asking, and when the higher wages paid in this country clashed with those which prevailed abroad.

Hardly could Americans hope to compete with foreign ship-builders and forwarders under conditions which have dominated sea traffic in the last 50 years. But if there is to be a change, if the country's industries have now been developed to the maximum and henceforth the conquest of foreign markets must be added to the list of its ambitions, if there is to be a ruthless trade war when the conflict in Europe has ceased, then the business men of the port will have to take their own part, and the prospect opens up before the city's real estate interests of a far greater stimulus from the sea than they had expected.

For it is agreed that the next great business incentive for both the city and the country must come from foreign trade, whether the country has a merchant marine of its own or not, and whether or no the shores of the upper Hudson are lined with shipyards and the lower Hudson with new docks, warehouses, terminals and office buildings.

Show the city's capitalists a profit in carrying its exports and imports and the American flag will be seen again in every seaport on the globe.

Polluted Waters.

When the City of New York is ready to finance the construction of a system of sewage treatment and disposal, the engineering department of the municipal government will be ready with the plans. Renewed complaints to the Board of Estimate of the menace to the public health from the heavily polluted harbor has brought out the information that after years of study of the subject by various commissions plans have been agreed upon and are now being put in definite and final form by the Sewer Bureau of the boroughs of Manhattan and the Bronx.

No engineering or medical authority disputes the contention that the waters of the harbor, especially of the Harlem River and portions of the East River, are becoming like a huge septic tank in giving off offensive gases, and that the tidal flow is insufficient to flush out the channels. The only question remaining open is how the expense shall be defrayed. There are those who would impose the cost of the improvements upon the city as a whole, but it should be apparent that any construction plan which involves a further increase in the city debt, under the extraordinary fiscal conditions by which the municipal government is confronted, is not likely to be considered in any other than an academic way for a decade to come, even if then.

If this great work shall be undertaken at any date near at hand it is improbable that it will be upon any other basis of action than local obligation, with sewer districts as the units of construction. This is the intimation gathered from the latest official consideration of the subject, as found in a report to the Board of Estimate by Chief Engineer Lewis. One sewer district after another taken up for corrective treatment, with the cost assessed against the area of greatest benefit, except when special circumstances would in justice require the borough or perhaps the city to assume the expense of some particular part of the work, seems to be the imperative program.

The plans of the engineers, it is interesting to note, comprise three projects for purifying the Harlem River. The first would intercept all the sewage north of Fordham road and discharge it after treatment into the Hudson River at a point north of Spuyten Duyvil Bridge. The second would carry the flow from another large section of the Bronx under the Harlem River by an inverted siphon at the latitude of East 156th street, and thence through a tunnel under West 155th street to the Hudson River, draining on the way that part of the East Side of Manhattan lying between 132d and 190th streets. The third unit project would carry the large volume of sewage now discharged by the Third avenue and Brook avenue sewers to a treatment plant at the eastern end of 132d street, East River, or beyond to one of the islands.

Equalizing Valuations.

John A. Hennessy's book—"What's the Matter With New York?"—which has been so highly commended by the leading newspapers of the State, is of special interest to realty holders, and indeed to all taxpayers. Mr. Hennessy sets out to show how at least \$6,000,000 a year can be saved in the administration of the State Department and how additional revenue of \$3,000,000 a year can be obtained from State owned public utilities, as a further relief to the taxpayer.

Of special interest, however, to all who wish to develop city real estate in the five boroughs are the chapters of Mr. Hennessy's book showing the failure of up-State assessors to equalize the valuations of real property so that New York City may bear only its fair share of a direct tax. He shows that New York City paid at least \$3,000,000 more than its proper share last year, and points out the remedies. It is significant that since the first publication of the book, six weeks ago, the State Tax Commissioners have begun work upon the reports of local assessors.

In the small city of Batavia alone the value of ten corporations was increased last week nearly 300 per cent., and one corporation nearly 600 per cent., for tax purposes. This, if carried out through the State, both on franchises and real estate north of the Bronx line, would add at least \$900,000,000 to the assessment values. Salamanca has raised its real estate assessment, exclusive of franchises, 118 per cent., and the town of Orwell, in Owego, 188 per cent. Orleans County has increased the valuation of its real property 46 per cent., which shows on what a farcical basis the direct State tax was levied a year ago on which New York City paid more than \$13,000,000, or 68 per cent.

Mr. Hennessy's book goes into the heart of this question and of other State expenditures which merit the keen study of the taxpayer. The book is published by the O'Connell Press, 176 Park Row.

Workingmen's Homes.

Editor of the RECORD AND GUIDE:

A movement to help thrifty farmers by loaning them money at a low rate of interest from the Government is under way. Cannot some of your contributors or readers devise a plan to help workingmen get comfortable homes to live and end their lives in by means of Government aid in a similar way by loans at a low rate of interest? Here are some ideas in relation to it:

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. 134.—In a foreclosure action affecting a loft building containing six lofts, two of which are rented under leases to expire in 1918, does the sale at auction automatically wipe out the leases? Can the purchaser at the sale, who is an outsider and who desires to occupy the entire building for his own use, order the removal of tenants, on the theory that the foreclosure sale terminated their leases? C. O.

Answer No. 134.—(1) Yes, if the leases were made after the mortgage which is being foreclosed was given, provided, however, such lessees were made parties to the foreclosure suit.

(2) Yes, if their rights have been foreclosed.

Question No. 135.—Please advise us whether Labor Law prescribes until what hour an owner of a loft building is obliged to keep the light burning in the hall after sunset. J. H. W.

Answer No. 135.—The Labor Law makes no requirement for loft buildings. If, however, a loft building comes under the definition of a factory building, that is where one or more persons are employed at labor, it would be subject to the provision of section 81, subdivision 3, of the Labor Law, which provides as follows:

"All passageways and other portions of a factory, and all moving parts of machinery which are not so guarded as to prevent accidents, where, on or about which persons work or pass or may have to work or pass in emergencies, shall be kept properly and sufficiently lighted during working hours. The halls and stairs leading to the work-rooms shall be properly and adequately lighted, and a proper and adequate light shall be kept burning by the owner or lessee in the public hallways near the stairs, upon the entrance floor and upon the other floors on every workday in the year, from the time when the building is open for use in the morning until the time it is closed in the evening, except at times when the influx of

There are thousands of vacant lots, 20 by 100 feet, in the suburbs of the city near trolley communication.

Taking into consideration that the man or even woman has \$100 in hand to start with, let him secure a lot even at the maximum price of \$500, then get a builder to contract to build him a three or four-room house, complying with the building laws, for the sum of \$1,200. Then apply for a loan of \$1,600. This will give him the \$400 to pay for the lot. His expenses will be, at 2 per cent., \$32 interest and \$50 per year toward paying off the mortgage loan. At fifty-two weeks in the year this will be \$1.58 per week and \$2 per week will leave him \$22 to meet taxes and insurance and in his old age a home of his own, and in the meantime the use of a garden in which he can grow fruit trees and some vegetables and at the same time train his children to working habits and to do odd jobs about the house.

This loan will only be given by complying with the following terms:

This house must not be occupied by any but the owner and his family for twenty years, or until the loan is paid after that time. Nor shall any part of said premises be rented or occupied, except one room, for one or two lodgers or boarders.

Should said tenant die and leave no part of his family to take possession, said property shall be sold at public auction and the proceeds thereof, after paying all expenses, shall be as follows: First, paying all dues to the Government, then paying to his heirs or complying with his will such part of the original loan as he has repaid and half of the balance or unearned increment and turn

natural light shall make artificial light unnecessary. Such lights shall be so arranged as to insure their reliable operation when, through accident or other cause, the regular factory lighting is extinguished."

Question No. 136.—The tramways running through Central Park are in poor condition. Under whose jurisdiction are these streets, the Bureau of Highways or the Park Department? What steps should be taken to have the condition bettered? C. A.

Answer No. 136.—The transverse roads running through Central Park, were recently transferred to the jurisdiction of the President of the Borough of Manhattan, for the purpose of repaving. An appropriation has been secured for this purpose, and a contract will be let in the very near future.

Question No. 137.—An owner makes a lease for a term of years for an entire building to be used for manufacturing purposes, and stipulates therein that the lessee shall comply with and execute all rules, orders, ordinances and requirements of the City and State Government, and of any and all its departments and bureaus applicable to said premises for the correction, prevention and abatement of nuisance or other grievances in, upon or connected with said premises during said term, at his own cost and expense (excepting the roof, which the lease stipulates is to be kept in repair and order by the owner). A couple of years later the lessee sublets a portion of the building (the lease reading that the lessee may sublet with the consent of the owner to responsible parties who will not increase the fire insurance hazards) to tenants who employ many more work hands, which the Building Department takes cognizance of, and sends a notice of violation to the owner for additional fire escapes, claiming that they are necessary on account of the increased number of employees. Now, who do you think should bear the expense, the owner or the lessee? E. B.

Answer No. 137.—It is difficult to answer the question without an inspection of the lease itself, so that the exact wording of the provision in question could be known, including the information as to the length of the term and all other clauses and covenants. Each case of this kind stands on its own facts, the construction depending upon the intention of the parties as evidenced by all of the terms of the lease.

From the facts as stated in the above question, it is probable that the courts would construe the words "or other grievances" to cover requirements other than those so that it may well have been within the intention of the parties that requirements involving substantial additions to the building should be complied with by the lessee, the courts would probably hold that the cost of the fire escape should be paid by the lessee.

the other half into the city, the property then becoming free as other property. The owner may have the right to sell or transfer said property to another, but he must comply with same conditions.

JAMES N. BREWSTER.

As to the Removal of Refuse.

Editor of the RECORD AND GUIDE:

In the early part of August, when the announcement was made by the Department of Street Cleaning of its intention to discontinue the removal of refuse from business buildings, a large number of property owners justifiably registered protests, and the writer would respectfully inquire what action may have been taken by the city officials toward resuming this valuable service.

A READER.

[The order went into effect August 14, and has not been rescinded. No action on the protests has been taken by the Board of Estimate. The full text of the order will be found in the Record and Guide of August 12, page 223, together with a statement of the case by B. E. Martin, president of the New York Building Managers' Association, made in the form of a letter to Secretary Mead, of the Merchants' Association, in which he recommends that property owners "keep behind this matter until we finally have the law changed at Albany."—Ed.]

—Commissioner William Williams, of the Department of Water Supply, Gas and Electricity, in his report to Mayor Mitchel predicts that the Catskill water supply system will be in general use throughout the five boroughs of the city by next April.

REAL ESTATE NEWS OF THE WEEK

Huge Resources in Banks Will Soon Start
Buying Movement—Exchanges Still a Feature

By HERBERT A. SHERMAN

REAL estate conditions are slowly but surely improving in spite of the comparative quietude of the sales market. A great many of the recent transactions have contained an element of trade, but the cash transactions that have been consummated have concerned residential properties acquired for either investment or occupancy. The larger deals that have been closed within recent weeks forecast a number of interesting building projects and indicate that the height has not yet been reached in high-class apartment house construction in this city.

In attempting to analyze the reasons for this quiet period in real estate I should say that one of the principal contributing factors has been the uncertainty in the minds of prospective buyers as to the future. Present day conditions both here and abroad have been extraordinary and unprecedented; there are no past events from which a key to the future may be interpreted.

We do know, however, that enormous sums of money have been pouring into the local banks and that eventually these funds will seek an outlet other than in railroad bonds or other securities. It is reasonable to assume that real estate will receive its share of these monies. Without any attempt to enter into a discussion as to the relative merits of real estate or stocks and bonds as investments, there is this much to say in favor of real estate, that a man has satisfaction in being reasonably certain that the daily newspaper, each morning, will not bring to his attention the fact that his fortune has gone down overnight.

The private house branch, both from the selling and rental standpoints, has shown unusual strength, and this development in view of the so-called "apartment house trend" may be regarded as especially encouraging because it indicates a revived demand for a class of property which for a time seemed to have lost some of its old-time popularity. The upper East Side of the city has been witnessing a great deal of business along these lines, and it is probable that the activity will continue provided that the owners maintain their holdings in proper condition. If a house is well kept and ready for immediate or early possession, the task of the renting or selling agent becomes a much easier proposition.

Then, again, a number of the more recent apartment houses call for greater rents than a number of people can afford, and this consideration may influence the return to the private house. For example a private house containing fourteen rooms and three baths may be obtained for \$3,600 a year, whereas an apartment of similar size will demand an outlay of from \$6,000 to \$8,000 a year.

A number of recent transactions may be cited as indications of the increased demand for dwellings. The house at 13 West 51st street was purchased some time ago and resold soon after, at a handsome profit. A costly dwelling at 12 East 77th street was acquired by a purchaser for his own occupancy and it had been in his possession for one month when he received such an excellent offer that he resold it.

The zoning ordinance now in force will, in my opinion, stabilize values generally throughout the city, and a law of this kind on the statute books assures an owner that objectionable and undesirable neighbors are not to be as greatly feared as they were in former times.

Money is becoming somewhat easier, and it is not very hard to obtain desirable loans. A great difficulty that is encountered is the conservatism of the appraisers who control the lending of large institutions and estates.

I appreciate the fact that when everything was booming some years ago, the appraisers were more liberal, but it

seems to me that they should see "the handwriting on the wall"; that real estate values are down practically to rock bottom and that it is safe for them to discount the future more than they have been doing.

There is less money lost by estates and trustees as a result of money loaned on New York real estate than on stocks and bonds. Even if the realty does go through foreclosure proceedings, if proper care is taken of the property and it is kept in adequate repair or made suitable for the neighborhood in which it is located, it can be based on a paying basis, and I am safe in saying that any owner who keeps his property in proper shape will be able, at some time or other, to dispose of it.

There is every reason for confidence in this form of investment. The wonderful growth of the city is continuing along lines which even the shrewdest could not have anticipated. The new transit lines will open up vast areas for new development and there is little doubt but that the oldest sections of the city will continue to hold their own and retain and justify the confidence of the owners.

There is only one way for real estate to go and that is upward.

INSPECTIONS.

(Continued from page 386.)

of each risk by the insured himself and there can be no more valuable system, properly carried out, for it is possible to have such inspections every little while instead of only once in six months. Unfortunately, the assured is not trained in this work and it is the bureau inspector who must train him, which is a part of the educational work of fire prevention which this country must undergo before it can make that economic saving in fire loss which is possible and will in some measure be accomplished when the individual realizes that it is his business and to his personal profit.

I cannot agree with the practice of bureaus to allow inspectors to take out the preceding inspection report except the recommendations for improvements, although there will be many to disagree with me. After seeing the same sentence in report after report, perhaps for years, one cannot help feeling that in that particular matter the inspector is relying too much on the one who preceded him, and occasionally absolute proof of it crops out. What if it does take longer? Let the man think for himself and he will develop greater self-reliance and sufficient speed, besides being stimulated by comparisons.

Do not interpret whatever of criticism or suggestion there may be in this article to denote lack of appreciation for present methods. There can be no reasonable doubt that inspections have made it possible to exercise far greater control over the hazards than would be possible otherwise and these are changing and increasing so rapidly that the ingenuity of inspection organizations is taxed to keep pace with them.

It is impossible to determine exactly how much good inspections accomplish and how many fires they prevent. The belief in their value is evidently increasing as the work progresses and the moral position of the skilled inspector has never been so good as now. Estimating inspections to cost 25 per cent. of special and general agent expense, 33 per cent. of rating organization expense, added to that specifically ascribed in state reports to "inspections and surveys," the figures for twenty of the largest companies show that 1.8 per cent. of their total expenses was paid for inspection work in 1912, or \$2,705,343, probably a conservative estimate.

On the same basis the 137 stock companies reporting to the State of Connecticut would spend almost exactly twice

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that amount, or \$5,400,000. The amount spent by the companies directly is large, but the cost of improvements recommended as a result of inspections is very much greater. One large corporation spent \$110,000 in about three years on changes. Indirectly the companies pay most of this outlay also. Considering the total outlay from both points of view it is obvious that inspection work justifies the most painstaking effort to obtain efficiency and economy.

Metering of Water.

The meeting of the Deputy Commissioner of the Department of Water Supply, Gas and Electricity with representatives of the various city civic organizations on Tuesday, September 12, was of more than ordinary importance.

In pursuance of the authority vested in the Water Commissioner under Chapter 602 of the Laws of 1916, he is preparing plans for the extension of the water meter system to every building in the city.

The Real Estate Board of New York opposed such extension and requested that any definite action in this matter be postponed in order that the next Legislature may modify the law so as to provide some protection for the property owner.

If the proposed plans were carried through at the present time, property owners would suffer seriously. The owner of a building is no more under obligation to furnish water to his tenants than to furnish gas or electricity. Even the most superficial observer can readily see that, if all dwellings and apartments are metered, while there would be a slight conservation of the water supply, which would of course benefit the property owner, there will be a tremendous increase in the owner's water bills.

This system would place the landlord entirely at the mercy of his tenant. A disgruntled tenant, by wasting water, could run up the water bill to an amount greater than the amount of the rent and the landlord could do nothing. The Board of Health would not permit the owner to take measures to curtail the tenant's use of water, and, although not responsible, the landlord would be penalized for the waste of water.

The Real Estate Board realizes, of course, that there must be additional revenue secured to maintain the Department of Water Supply, Gas and Electricity and the enormous new charges and expense, but it feels that the burden of providing the money for such additional expenses should not be placed entirely upon the property owner.

The Commissioner was advised by the representatives of the real estate organizations present that any wholesale attempt to increase the metering of apartments and dwellings would be strenuously opposed in the Board of Aldermen, and it is probable that the matter will be laid over until some arrangement can be reached which will be satisfactory to all concerned.

\$4,500,000 Loan.

The Metropolitan Life Insurance Company has agreed to finance the contemplated Hotel Commodore which is to be built by the New York Central Railroad for John McE. Bowman, proprietor of the Hotel Biltmore and the Hotel Manhattan. A loan of \$4,500,000 at 5½ per cent. interest has been arranged, and it is understood that shortly work will commence on the project. The hotel is to be built on the entire block front formerly occupied by a hospital, bounded by Lexington avenue, 42nd and 43rd streets and the new viaduct street, connecting Fourth and Park avenues. The hotel will be twenty-eight stories high and will contain about 2,000 rooms. Plans for the building have been completed by Warren & Wetmore and the general contract has been let to the George A. Fuller Company. With this additional hotel, Mr. Bowman will control three of the most important hotels in the city, each of which is located in the immediate vicinity of the Grand Central station.

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PRIVATE REALTY SALES.

TRADING was moderately active, a fair demand manifesting itself for small investment properties. In spite of the fact that there was no market increase in the volume of business transacted, a better spirit of optimism was prevalent, and many important and interesting transactions were rumored to be in course of negotiation.

One of the most important developments within recent weeks concerned the financing of the proposed Commodore Hotel at Lexington avenue and 42nd street, as a result of which a \$4,500,000 mortgage was placed. The release of such an enormous amount of money into a single building project is being regarded as highly significant inasmuch as there has been a marked tendency on the part of many builders to hold their projects in abeyance. There has been

within recent times an opinion based, probably, upon actual knowledge of existing conditions, that times were not propitious for building, not only on account of the prevailing high price of materials, but also on account of labor unrest in the building trades. The undertakings of this project, however, and the similar status of the proposed hotel of the Pennsylvania Railroad at Seventh avenue and 32nd street, indicates a probable new trend and a revival of fall building. Although individual projects even of such magnitude cannot be quoted as indicative of prevailing conditions, yet so much money will be released into building channels, and so many men will be furnished with labor, that the projects take a leading rank, and their importance to the fall building market should not be underestimated.

The thirty-one story office building known as the Liberty Tower, at the northwest corner of Nassau and Liberty streets, on a plot 82 x 57.9 x ir-

regular, was sold at foreclosure this week, and was knocked down to parties in the interest of the Garden City Company, Allen W. Evarts, president, on a single bid of \$1,800,000. The auctioneer was Daniel Greenwald. The sale was brought about as a result of an action commenced by the Title Guarantee & Trust Company, as trustee, against the Liberty-Nassau Building Company, and others, to recover \$704,525. There is a prior mortgage of \$1,600,000 on the property.

By order of M. S. Guiterman, executor of the estate of Charles Jacoby, L. J. Phillips & Company will sell at auction on October 5 the properties at 929 West End avenue, 109 West 129th street, and 141-143 West 113th street. The same auctioneers will sell on that day by order of Townsend & Guiterman, the four-story dwelling at 10 East 66th street,

THE total number of sales reported, and not recorded, in Manhattan this week was 21, as against 17 last week and 11 a year ago.

The number of sales south of 59th street was 2, as compared with 5 last week and 4 a year ago.

The sales north of 59th street aggregated 19, as compared with 12 last week and 7 a year ago.

From the Bronx 10 sales at private contract were reported, as against 12 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 400 of this issue.

Buys Costly Home Site.

Augustus G. Paine Jr., president of the New York & Pennsylvania Paper Company, has purchased from James A. Frame, the two four-story houses at 105 and 107 East 70th street, forming a plot 43x100 feet, on which he intends to erect for his own occupancy a high-class residence. The plot is in the immediate neighborhood of a number of costly private house projects, among them proposed residences for Arthur Curtiss James, George Blumenthal, and Robert S. Brewster. The adjoining house at No. 109, on a lot 20x100.5 feet, is also reported to have been sold, although it could not be learned definitely whether or not the purchaser was Mr. Paine. Another interesting report concerned the group of houses immediately adjoining the site of Mr. Paine's proposed residence, at the northeast corner of Park avenue and 70th street, which it is understood is to furnish the site for a home for Gerrish Milliken.

Broadway and Fulton Street Deal.

A new syndicate headed by Elias A. Cohen has taken over from the liquidating committee of the Borough Bank the leasehold property at the southeast corner of Broadway and Fulton street, formerly occupied by the Evening Post. The building is nine stories high, and has a frontage of 62.8 feet on Broadway and 102.4 feet in Fulton street. The property is owned by the Collegiate Reformed Dutch Church, and returns a ground rent of \$45,000 a year on a lease which has twenty-one years to run. The new lessees plan extensive alterations including the installation of new elevators, heating system and the reconstruction of the interior and exterior.

East Side Dwelling Deals.

Eugene Meyer, Jr., the banker, has sold the four four-story houses at 104-110 East 71st street, on a plot 82.4 x 95 to Carl Tucker, who owns the adjoining property at the southeast corner of Park avenue and 70th street. Associated with Mr. Tucker in the lease was Hiram W. Sibley of Rochester, N. Y. The brokers in the sale were the Douglas-Robinson, Charles S. Brown Company. The plans of the purchasers with reference to the site were not available yesterday, although it was rumored that the easterly 30 feet was being resold to a well known New York lawyer, who intends to build a residence for his own occupancy.

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Apartment Houses in Trade.

Valentine Gumprecht has sold the five-story apartment house, known as the "Riverside," at the northeast corner of West End avenue and 94th street to the Princeton Construction Company, Isaac Polstein, president, which gave in exchange the five-story apartment house at the southwest corner of Manhattan avenue and 107th street.

Buys Long Island City Block Front.

William D. Bloodgood & Company have sold the block front on the south side of Broadway, between Sixth and Seventh avenues, Long Island City, with a frontage of 200 feet on Broadway, 200 feet on Sixth avenue, and 132 feet on Seventh avenue. The purchaser is the 135 Broadway Holding Corporation. The plot will shortly be improved for the occupancy of an important firm which is locating there in order to be near the express station of the Second avenue "L" at Broadway.

South—of 59th Street.

15TH ST.—For the purpose of protecting light and air the Consolidated Gas Co. has purchased the 2-sty building at 142 East 15th st, adjoining its big office building. The structure, which occupies a lot 22.6x100, was sold by the City Real Estate Co.

North—of 59th Street.

65TH ST.—City Real Estate Co. sold to James Anderson Hawes, the dwelling at 23 East 65th st, on lot 22x100, for alterations, next year, into small apartments.

101ST ST.—A. C. Quackenbush sold, through Warren F. Quackenbush, the vacant lot, 25x100.11, at 415 East 101st st.

118TH ST.—Marie Schwarz is reported to have sold 357-359 West 118th st, a 7-sty apartment house, on plot 50x100.11.

120TH ST.—William J. Fleming sold for cash for Charles Debner to the real estate department of the State Bonding Co., 124 East 120th st, a 5-sty flat, 25x100.

120TH ST.—The Seamen's Bank for Savings has sold to an investor the 3-sty dwelling on a lot 20x100.11 at 109 West 120th st. William A. White & Sons are reported to be the brokers.

125TH ST.—Wertheim & Clear have sold for Eleanor M. Stewart as executrix of the estate of Daniel S. Doran, the 3-sty dwelling, at 249 East 125th st, on lot 25x99.11. The property adjoins Public School No. 39 on the east and has not changed hands since 1852. The purchaser contemplates improving the site with a business building.

125TH ST.—The two 4-sty buildings at 49-51 West 125th st are reported to have been sold by the estate of Edward Joyce.

176TH ST.—A. N. Gitterman sold for Frederick Brown 506 West 176th st, a 5-sty apartment house, on plot 43.6x99.11. In part payment the buyer gave the plot, 44.6x100, on the west side of Marble Hill av, 392.5 ft. north of 225th st.

178TH ST.—Nason Realty Co. re-sold 839-841 West 178th st, a 5-sty new-law house, on plot 50x100. The buyer gave in exchange 454 West 146th st, a 5-sty flat, on lot 25x100. Charles Goldberg was the broker.

HAVEN AV.—Delancey Ward, of Paris, represented by Frederick L. Allen, has sold through L. J. Phillips & Co. a plot 50x103.3 on the west side of Haven av, 200 ft. north of 170th st. For Adolph Wurzbarger, an extensive owner in the vicinity, the Phillips firm also has sold the lot adjoining the Ward plot, 25x103.3. A builder who is the buyer of both properties will improve them with 5 or 6-sty apartments. Adjoining the plot are high class private dwellings.

LENOX AV.—Herskowitz & Raynes purchased from Jacob Gordon the 6-sty apartment house, 50.11x100, known as the Lillian, at the northeast corner of Lenox av and 115th st. The parcel is assessed at \$115,000. Max Semmer was the broker.

LENOX AV.—Frederick Brown sold to Thomas Ward, Jr., 84 Lenox av, a 5-sty flat, 31x100, with an "L," 25x50. The buyer gave in part payment 166 West 83d st, a 5-sty flat, 25x100. John A. Davidson was the broker.

LENOX AV.—Frederick Brown bought from the New England Security Mortgage Co., 54 Lenox av, a 5-sty flat, 32.6x100. A. V. Amy & Co. were the brokers.

PARK AV.—Elias Ash is reported to have sold 1101 Park av, a 5-sty flat, on lot 19.8x80.

VERMILYEA AV.—Slawson & Hobbs sold for Terence F. and Elizabeth C. Carroll, to Ennis & Sinnott, the 5-sty flat, at 72 Vermilyea av, on plot 50x150.

Bronx.

145TH ST.—Halcyon Real Estate Corporation sold the two 6-sty apartment houses, at 546-550 East 145th st, on plot 75x100, which have been held at \$80,000.

169TH ST.—Samuel Cowen sold premises 622-624 East 169th st, a 5-sty apartment, on a plot 52x125, for E. Feinberg.

204TH ST.—S. A. Singerman sold to Adam Romano 225 and 227 East 204th st, two 4-sty new law houses, 50x100. Alfred Olenick was the broker.

CLAY AV.—Anthony F. Burger sold for Frederick Brown the 3-sty brick house at 1045 Clay av to William Sherwood, for occupancy.

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CROTONA PARK NORTH.—The Lindo Construction Co. has purchased a plot 75x100 on Crotona Park North, 67 ft. east of Prospect av, for the improvement with a high grade apartment structure. The proposed building will cost about \$100,000 and is being designed by Samuel Katz.

CROTONA AV.—Brady & Reale sold for Elizabeth Willets the 4-sty aptment house on plot 37.6x80 at 2327 Crotona av. This house immediately adjoins the property 2323 Crotona av, sold by the same brokers last week.

PARK AV.—Nassoit & Lanning sold for the estate of Peter Ringen 4462 Park av, a 5-sty apartment house, 25x141. In part payment the estate took the 2-fam. house, 25x100, at 2817 Creston av.

PROSPECT AV.—Samuel Cowan sold the 6-sty elevator apartment house, 75x100, known as the St. Cloud, at the northeast corner of Prospect av and 164th st, for the Newport Holding Company. The buyer, Morris Bravo, gave in part payment a dwelling, outbuildings and about 15 lots on the west side of Eastern Blvd north of Becker st. The trade involved about \$105,000.

PROSPECT AV.—Samuel Cowen has sold the 6-sty elevator apartment house at the northeast corner of Prospect av and 164th st on plot 75x100, it for the Newport Holding Co.

WEBSTER AV.—P. J. Megliacco sold for the Infantino Realty Co., the new 5-sty apartment house at 2735 Webster av, on plot 50x100.

Brooklyn.

LAFAYETTE AV.—R. A. Schlesing, as broker, sold for S. Schneider, the 3-sty dwelling at 1146 Lafayette av to Otto Dobert.

QUINCY ST.—Henry P. Cain sold 697 Quincy st, a 3-sty dwelling, for Mary J. Fitzgerald. 60TH ST.—Frank A. Seaver & Co. sold for G. A. Danforth, the 1-fam. house, 1919 60th st.

QUINCY ST.—Henry P. Cain sold 697 Quincy st, a 3-sty and basement 1-fam. brick dwelling, for Mary J. Fitzgerald to a Brooklyn client, who will occupy the premises.

REMSEN ST.—The Master School of Music has purchased for \$35,000 the old Hinman residence, at 110 Remsen st, to be used as quarters for the school, now at 96 Clinton st.

UNION ST.—John Pullman has sold 809 Union st, a 4-sty apartment house, on lot 20x100, for George A. McGuire.

SOUTH 3D ST.—Joseph Metzger has sold for Charles J. Mandel to Joseph Rabinowitz 304 and 306 South 3d st, a 6-sty tenement, on plot 41x95.

26TH ST.—John F. Kennedy & Co. have sold for William C. Kritzler the 2-fam. house at 531 East 26th st.

62D ST.—Martin A. Ansbros sold the 2-fam. residence at 561 62d st, for Harriet S. Fisher, of Ludlow, N. Y.

68TH ST.—L. F. Brauns has sold for Frank Herting, builder, the 2-fam. dwelling, on the south side of 68th st, 100 west of 4th av; also a 2-fam. store and dwelling on the west side of 5th av, 20 ft. south of 79th st, on plot 20x100, for the A. & C. Building Co.

80TH ST.—Samuel Galitzka Co. sold for the J. W. Sands Realty Corp. the 2-sty house, in the south side of 80th st, 250.1 ft. east of 5th av, on plot 26.3x100, to Isidor and Gussie Mayer, for occupancy.

LEASES.

High Rental for Eighth Avenue.

James Degnon has leased from H. Vogel the plot at the southwest corner of Eighth avenue and 42nd street, with a frontage of 50 feet on the avenue by 55 feet in the street. The rear portion was recently leased to a moving picture theater building. This structure, which has a 35 foot frontage on Eighth avenue and 45 feet in 42nd street, takes in the remainder of the property formerly occupied by the clothing store of Vogel Brothers, who had been there for more than half a century. The immediate corner which figured in the present deal has been taken for twenty years at an aggregate rental of approximately \$325,000. The lessee plans to improve with a hotel and cafe. The broker in both deals was Sidney L. Warsawer.

Lease on Upper Fifth Avenue.

Horace S. Ely & Company, as agents, leased through Charles F. Mayer, the second floor in the new building at 784 and 785 Fifth avenue, between 59th and 60th streets, on the site of the former Park & Tilford Building. The lessees are Stadler & Stadler, tailors, now at 435 Fifth avenue, between 38th and 39th streets. The concern has taken this space for a term of years, at an aggregate rental of about \$80,000.

New Automat Restaurant.

The Horn & Hadart Company, owners of the Automat Restaurants, have leased through Pease & Elliman, for twenty-one years, at an aggregate rental of about \$350,000, space in the Sun Building, owned by the New York Life

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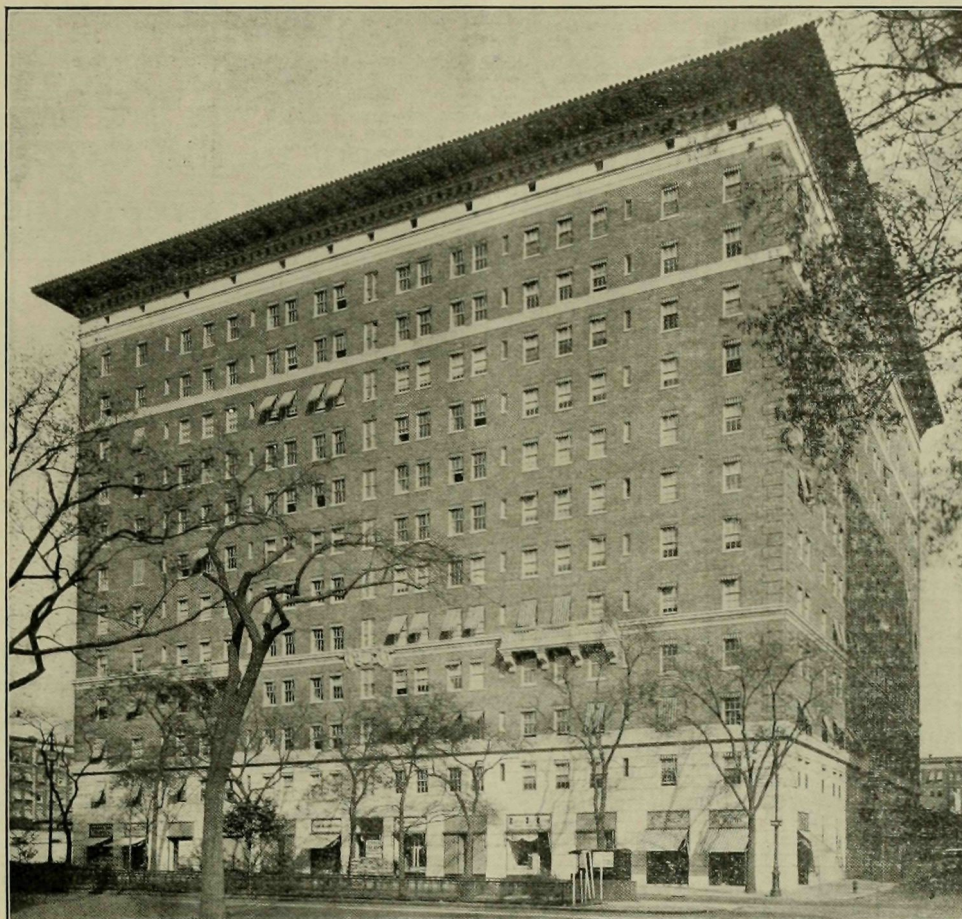
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is published annually as a supplement to the Record and Guide. It comprises 142 plates, each plate reproducing a part of the official map of the city.

Upon these plates or detail maps are engraved the unit values of land on every block front and acreage tract in each of the five boroughs. By "unit values" are understood market values of typical or standard-sized lots and plots, as determined by the Deputy Tax Commissioners.

The tentative tax assessments, after having been compiled by the Deputy Commissioners, are subject to revision by the Commissioners upon argument from taxpayers or their agents. The argument must show either that an assessment is not in accordance with market value or that it is too high or too low as compared with adjacent property.

The "Tentative Land Value Maps" is compiled and published especially to make comparative studies of assess-

ments possible. It must be consulted by all taxpayers or their agents who wish to test the equity of their assessments, and is used by the Commissioners in hearings on applications for reductions of assessments.

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Insurance Company, at the southeast corner of Nassau and Spruce streets. R. J. Horner of the William S. Denison Company represented the owner. The newly acquired space, which includes the entire southerly portion of the ground floor in addition to a large basement, will be occupied upon completion of alterations under the supervision of Stuckert & Company, architects, as a new branch of the Automat Restaurant.

Big Fifth Avenue Removal.

Maison Maurice, importer of millinery and gowns, has leased from the Phipps Estate, the eight-story building at 661-663 Fifth avenue, for a term of twenty-one years, at an aggregate rental of about \$1,500,000. The lessee, who has been located for several years at the northwest corner of Fifth avenue and 43d street, intends to occupy part of the building and sublet the rest. The owners were represented by McCombs, Wellman, Smyth & Ryan as attorneys, and Lind & Pfeiffer acted for Maison Maurice. The broker in the transaction was S. D. Cooper.

Addition to Art Colony.

The Plaza Art Galleries, a new corporation, has leased through the Cross & Brown Company and Horace S. Ely & Company, the store and basement at 5-7 East 59th street, formerly occupied by Park & Tilford as a salesroom. The lease is for a long term at an aggregate rental of about \$80,000. The new company will be an addition to the art colony that has been gradually expanding northward along the line of Fifth avenue.

Manhattan.

HENRY BRADY has leased for the 135 Broadway Holding Co. the store on the northeast corner of 7th av and 27th st to Kirshbaum Brothers, and the easterly store at 161 West 27th st to Abraham Bandar.

BRETT & GOODE CO. have renewed leases for more than 60,000 sq. ft. of space in the Fabian Building, at 151-63 West 26th st with Sperling & Sperling, Bernstein & Meyers and Morris R. Silverman. As these concerns are among the largest of their respective lines it would appear that the needlework trades are co-operating in the "Save New York Movement" by remaining outside the restricted zone.

BRETT & GOODE CO. leased apartments at 150 Lexington av to Howard D. Wheeler, Frederick R. Terwilliger and Edward E. Schubert.

CROOK & LIVINGSTON CO. leased apartments at 6 East 37th st to Miss Frances Ladd, William Geppert and J. S. Pettitt, and renewed leases for P. D. Langdon, Miss Mary R. Baylies, Miss Amy Ferris, Miss Harriet Baldwin and Dr. C. E. Achorn, and with Douglas L. Elliman & Co., an apartment to Mrs. Harriet de R. Cutting; also the parlor floor store at 6 East 37th st to A. H. Walker, and with Pease & Elliman the store at 8 East 37th st to C. Edward Brown.

JOSEPH P. DAY has leased for the Consolidated Gas Co. the plot 100x120 on the south side of 65th st, 320 ft. west of Amsterdam av, for a term of years. The site will be improved with a 3-sty garage and repair shop, to be occupied by the Doty-Demis Co. M. & L. Hess represented the lessees.

DUROSS CO. leased the 1st loft at 85 9th av for Joseph Beck to Moller Bros.; also studio apartments at 64 West 9th st for Charles Perceval, the ground floor to Adelaide Thomas; the 2d floor to Francis M. Turner, Jr.; the 3d floor to Clyde Ludwick; the 4th studio to Mary E. Watts.

DUROSS CO. leased the parlor floor at 237 West 29th st to the M. & M. Hemstitching Works; the store and basement at 783 Washington st for Mary Otten to Chas E. Durant; and the basement store at 131 West 14th st to the Van Duzer Bolster Mfg. Co.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment of 12 rooms and 4 baths at 101 East 74th st for the 101 East 74th Street Co., Charles Mayer, president, to Dwight H. Day; also an apartment at 156 East 79th st for Julius Tishman & Sons to Morris K. Parker; also an apartment at 3 West 56th st for the Misses Newell and Dudley to Newton James; also an apartment at 47 East 49th st for Myron Holmes to Miss Frances E. Lewis; also an apartment at 116 East 58th st to Dr. Brainerd Whitbeck; also an apartment at 55 West 55th st for S. Morrill Banner to Mrs. Jessie A. Mather.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 399 Park av, furnished, for Mrs. W. L. Walker to Mrs. E. M. Horne, for the Winter season; an apartment at 521 Park av, to H. B. Thayer; at 106 East 85th st to Cyrus L. Merriam; at 145 East 49th st to Marjorie Worth, and at 156 East 79th st to Mrs. C. Fairchilds.

DOUGLAS L. ELLIMAN & CO. have leased an office at 7 East 42d st for Homer Foot, Jr., agent, to Richard Woodward; also the parlor floor at 15 West 46th st to F. Foodman, Inc., for Mrs. Martha Kines.

DOUGLAS L. ELLIMAN & CO. have leased the dwelling at 45 East 50th st for Fernando Wood to Mrs. William Noe of Elmhurst, N. J.

BENJAMIN ENGLANDER has leased for the Eagle Improvement Co. to Meyer Goldberg & Sons the 1st, 2d and 3d lofts at 134-140 West 26th st; the 6th loft at 24-26 West 25th st to Cypres & Friedman; and the top loft at 22-26 West 32d st to Garfinkel & Rosenblatt.

J. B. ENGLISH has leased for John H. Martin to Felix Columbo the store at 172 West 48th st.

J. B. ENGLISH has leased for A. M. Rau to G. Brunner the store at 145 West 49th st, for automobile accessories.

FOLSOM CORPORATION leased for Charles S. Folsom, the dwelling at 229 East 123d st to Bruno A. Wilhelm, for three years; also for Miss D. G. Richardson, the three dwellings at 1220-1224 Lexington av, respectively, to Mathilda Wolf, Harry Schmenicker and Pauline Dorscher, for one year.

GOODWIN & GOODWIN rented for Matilda Fitzsimons to Dr. Johannes Hoving the 3-sty dwelling at 125 West 122d st, on lot 20x100.11.

M. M. HAYWARD & CO. have leased for a long term the 7-sty apartment house, 233-235 West 107th st, for Ernest Haertel to the Robwig Realty Holding Co.

HEIL & STERN have leased the following lofts: For Kinson Realty Co., at 158-64 West 27th st, 6th loft to Princess Children's Dress Mfg. Co.; for Arragon Holding Co., at 18-22 West 20th st, 5th loft to Rosengarten & Kellner, also at 18-22 West 20th st, 2d loft to L. P. Henryson & Co.; for Meebra Realty Co., at 13-15 West 27th st, 2d loft to B. Tauber & Co.; with the firm of L. J. Carpenter, at the southwest corner of Madison av and 32d st, the 14th loft to Phillip Mangone, and in conjunction with D. Birdsall & Co., at 119-21 West 23d st, the 5th loft to the Lafayette Waist Co.

M. & L. HESS (INC), as agent, in conjunction with L. Tannenbaum Straus & Co., leased for the Goldenberg estate et al, the store, basement, sub-basement and second floor at 18-22 Washington pl, containing about 25,000 sq. ft., to the Peruvian Panama Hat Company, now located at 12 Waverly pl, for a term of years; have also leased for John J. Radley, represented by Cross & Brown, as agents, the 6th floor at 229-39 West 28th st, to Rubin-Schuman Co., Inc., for a term of years, to be used for the manufacture of brushes.

HENRY HOF has leased for James B. Clews to the Young Women's Christian Association the building at 108 East 30th st. After extensive alterations, the building will be occupied by the International Institute of the Y. W. C. A.

HENRY HOF has leased for Dr. Charles H. Chetwood the dwelling at 144 East 44th st to Wm. J. Douglas Co., interior decorators; also for Horace Ely & Co. the studio at 183 Lexington av to Miss Zollar.

HENRY HOF leased for Leslie R. Palmer the store and basement at 12 West 33d st, Waldorf Building, to Harris and Nathan, millinery jobbers.

HOUGHTON CO. leased to Joseph Lebre the stable at 315 West 64th st for Thomas F. Devine.

HOUGHTON COMPANY and J. Edgar Deacraft leased 39 West 97th st for William G. Murphy, Jr., to Juliet Bliquez.

HOUGHTON COMPANY has leased for Ray N. Heller the 3-sty dwelling at 21 West 90th st to Esther C. Senior.

SAMUEL H. MARTIN has leased for the General Synod Reformed Church in America, the 3-sty dwelling 126 West 65th st to Mary Scanlon.

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Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

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For Sale and To Lease

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

EXPERIENCED MAN wants care of new row of houses, renting and collecting. **HACK, 3282 Hull Ave., Bronx.**

WANTED—Experienced renting man, salary and commission. Apply **HEIL & STERN, 1165-1167 Broadway.**

WANTED—Investor or partner with \$2,000 to join in company for manufacture of valuable invention in perfect insulator building blocks. **Box 193, Record & Guide.**

EXPERIENCED MAN wants care of new row of houses; renting and collecting. Write **SCHUEERMANN, 815 Eagle Ave., Bronx.**

THOROUGHLY competent real estate manager of long experience seeks connection with a real estate office or management of estate. **S. S., Box 190, Record and Guide.**

ESTIMATOR, building construction, office manager, expert high-class work, wants connection with builders or would handle construction for investors. **Box 182, Record and Guide.**

REAL ESTATE MAN, experienced, about 25, one now employed preferred, to join contractor. Incorporate; establish renting and management agency. Very little or no capital required. **CHRISTIAN, 192 Record and Guide.**

A THOROUGHLY competent, experienced realty man, Sales, Leasing, Management; accurate knowledge values; seeks opening with brokerage house of high standing, estate or financial institution. Integrity and conscientious effort assured. Address **SERVICE, Box 196, Record and Guide.**

WANTED—Copies of The Record and Guide Brooklyn Edition of July 8, 1916. We will pay 15 cents for copies of this issue if both sections are delivered in good condition. This offer expires Sept. 20, 1916. The Record and Guide Co., 119 W. 40th St.

FOR SALE OR TO LEASE

TWO-FAMILY HOUSE, improvements; \$1,500, best easy terms. **HACH, 3282 Hull Ave.**

FOR SALE.
3-story private house, brick; lot 18.9x100; all modern improvements; perfect condition. Inquire **3266 Hull Ave., Bronx.**

FOR SALE.
Two lots, 40x100; three lots, 60x100; in Bayside, L. I. **A. F. SCHAEFER, Union Square Hotel, N. Y.**

TWO HIGH, SANDY LOTS, 50x105, opposite Park and Boulevard, block from 219th St. Subway Station; good for 4 & 5-room apartment. **3833 Carpenter Ave.**

LOT, 25x100, Valentine Ave. and 198th St., near Concourse and new subway; will sell reasonable. Address **Box 197, Record & Guide.**

FARM, 60 ACRES.
Ideal country home; large 2-family house; improvements; excellent poultry house. **TUNA, 20 E. 33d St.**

MUST SACRIFICE \$3,000 EQUITY
two-family house; large lot; make offer. Address **Box 191, Record and Guide.**

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in White Plains acreage. Will exchange for income property. What have you to offer?
FRIEDMAN, 28th St. and First Ave.

OWNER OF 639 WHITE PLAINS LOTS, ten minutes' walk from station, wants financier with \$200,000 to develop the land with restricted homes.
FRIEDMAN, 28th St. and First Ave.

FOR SALE—22-ACRE FARM
in Berkshires; 5-room cottage in good condition; fine barn; model chicken house; four-acre pine grove.
Box 194, Record and Guide.

TWO-STORY AND BASEMENT
brownstone house on Putnam Ave., near Stuyvesant, for house at Rockville Centre or Lynbrook. For information address **H. SMITH, 749 Putnam Ave.**

FOR SALE—10-ROOM HOUSE, lot 125x200; studio on third floor; all improvements; large shade trees and tennis court on grounds; near train and trolley. **JOHN W. DUTCHER, 171 Madison Ave. Phones Murray Hill 4093, Leonia 725-M.**

FOR SALE.
Summer Hotel and Cottages in mountains of Northern New Jersey; 20 acres; popular resort of 20 years; over 80 rooms; plant fully equipped for business with continuous patrons; elevation 1,000 feet. For particulars address **BOX 187, Record and Guide.**

FOR SALE AT CRANFORD, N. J., AT A BARGAIN.
A fine suburban residence, free and clear; house contains fourteen rooms and three baths; fine porches; large garage and stable and nearly an acre of ground; excellent location; terms attractive. **Box 177, Record and Guide.**

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well located elevator Apartment Houses or new Law Tenements; can give satisfactory References and cash security. **HENRY H. HOLLAND, Lessee Unadilla Apartments, 128 W 11th St.**

330-332-334 EIGHTH AVE., 66x100, three 5-story (4 C. W. Flats, 8 rooms and bath each), store and basement, with one 1-story extension in the rear of the 3; brick buildings (brownstone front); price \$106,000; make an offer. **Box 189, Record and Guide.**

FOR SALE OR RENT, with option of buying, handsomely furnished 8-room house; hollow tile and concrete; corner lot, overlooking golf course; hot water heat, Rudd heater, screened-in porches, open fireplace; 15 miles out on West Shore road. Will consider selling unfurnished. Built for home. Compelled to sell on account of death. Great bargain. **MRS. GALLAGHER, Haworth, N. J.**

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GOING BRICK PLANT FOR SALE, with 34 acres, on R. R. siding, in New Jersey. Daily capacity, 45,000 brick, regardless of weather, and 90,000 if open air drying is used. Now operated with net earnings of \$10,000 yearly, which can be doubled. Price \$40,000 (valued \$75,000); payable \$10,000 cash, and balance on suitable terms. For further particulars, principals only, please address **RUDOLF KUBELKA, Westwood, N. J.**

FLUSHING HOME FOR SALE

Located in the best residential district, shaded by beautiful and rare trees, an artistic house of 10 rooms and 3 baths. Modern in every detail. Property has a \$11,000 mortgage on a 40% valuation. Agents' commission of 5% allowed. Now occupied, but will be shown by appointment by applying at **ROOM 1209, 200 5th Ave.**

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Three-story private dwelling, which fills the 100 square feet of a Park Av. corner in the 90s; will sell cheap to close estate.

TRAUBE, 1402 Lexington Ave.

MONTREAL, CANADA.
For sale—Factory plot, 180x162, central, buildings, private siding, on C. P. Ry.; \$1.50 foot; adjoining Ford Motors Building. **DAUNAIS & CO., 11 Laurier Ave., East, Montreal.**

ELEGANT COUNTRY PLACE, on main Albany Post road, Hyde Park, Dutchess County, N. Y.; about two acres; fine 14 room mansion, barn, suitable for garage; outbuildings; fine lawn, fruit and shade trees, flower and vegetable garden; fine condition; may consider exchange for city property; photos in my office. For particulars and terms call any day. **GEORGE SCHWEPPEHAUSER, 262 West 135th St.**

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Five well built, semi-detached 7-room brick houses, 5 minutes from Nostrand Ave. subway, now building. All up to date features. Wonderful decorations. Private garage driveway. **POSITIVELY** the best houses offered at the price. Agent on premises daily. Take Flatbush Ave. car to Hubbard place; go east one block on Hubbard place, then to right on E. 40th St. to No. 1305, just across Kings Highway. Satisfactory terms. **To See These Houses is to Want One.** **WALDO R. BLACKWELL, Office address, 375 Fulton St. Tel. 3728 Main. BROKERS PROTECTED.**

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NEW YORK CITY

SAMUEL H. MARTIN leased for Dr. Charles E. Hackley the 4-sty dwelling at 160 West 65th st, to David Serviss.

EGBERT MILLS leased the dwelling 405 West 148th st to Guy B. Waite.

MOORE, SCHUTTE & CO. leased the 3-sty dwelling at 545 West 152d st for Ida Feuschel to Sarah Buckenham; and the 4-sty dwelling at 460 West 141st st for Clara Stackleth to Isobel McCormick.

J. K. MOORS has leased for a term of years the moving picture theatre known as the Palace Annex, at the northeast corner of St. Nicholas av and 174th st, to the National City Amusement Enterprises, which operates the theatre at the southeast corner of 176th st and St. Nicholas av.

J. K. MOORS leased for William H. Archibald, as agent, the store at 946 8th av to Morris Pink, as a drug store.

CHARLES F. NOYES CO., in connection with Heil & Stern, has rented the 14th floor of the Madison Square Building, 15-19 East 26th st, for the Jacob Ruppert Realty Corporation to the Arlington Skirt Mfg. Co., at an aggregate rental of about \$75,000.

CHARLES F. NOYES CO. leased offices at 37-9 Liberty st to Gilbert T. Harris, Arthur T. Lobley, Emil Halle and William Diehl; also space at 21-3 Ann st to Arthur R. Bell & Co.

CHARLES F. NOYES CO. has leased for H. C. Smith & Co. to Charles G. Braxmar Co., a portion of the 10th floor at 61-3 Cliff st; also space at 130-32 Pearl st, to Paul Pfieger & Co.

PEASE & ELLIMAN leased for Mrs. John S. Radway to Mrs. Leo M. Berry the 5-sty dwelling, 20x100, at 58 East 67th st; for Goldberg & Kramer an apartment in the house which they are building in the north side of 49th st, east of Lexington av, to Harry E. Nagle; rented an apartment at 144 East 56th st to Miss E. P. Eldridge; at 829 Park av to Mrs. R. H. Turle; at 1190 Madison av to Merrill E. Gates; and at 309 West 99th st to Thomas S. Dolan; and have made the following renewals of apartment leases: at 56 West 11th st to Mabel Morris and Anne C. Wells; at 723 St. Nicholas av to Walter A. Cooney; at 39 East 27th st to F. C. Boynton; at the northwest corner of 82d st and Madison av to Harris Wolf; at the southeast corner of 64th st and Madison av to Harrison D. Kerr; at 60 East 90th st to Abraham Fisher; at 309 West 99th st to Mrs. Stella H. Aird; at 315 West 115th st to Arthur Freeman and Edgar H. Troutfelt; and at 67 Riverside Drive to Edith H. Culver.

PEASE & ELLIMAN have leased for Mary J. Hill, represented by M. T. Townsend as attorney, the 4-sty dwelling, at 123 East 57th st, to Miss Amy Richards; also for the Medlin Realty Co., a loft at 9 East 47th st, opposite Carlton House, to Mlle. Lucie Fosse, dress-maker; renewed the lease of a store at the southwest corner of 87th st and Madison av, held by Frank Russo; rented apartments at 56 West 11th st, to Stuart H. Gilmore and to P. Van Daell; at 145 East 35th st, to Miss Dora Ingram; in "St. James Court," at the southeast corner of Broadway and 92d st, to Mrs. B. Sanborn, and to Benjamin Letcher; at 144 East 36th st, to George E. Cummings; at 315 West 115th st, to Israel Ebstein, to Miss Lola Marshall, to H. Douglas Potter and to Robert Miron; and at 550 West 153d st, to Mrs. S. B. Fisher.

PEASE & ELLIMAN leased for C. E. Williams, as agent, the 3-sty dwelling, 447 West End av, to A. M. Ferguson; also sub-leased for Crook & Livingston to C. Edward Brown, the store at 6-8 East 37th st; made the following renewals of apartment leases: at 116 East 63d st, to Mrs. H. Bischoff; at 150 West 80th st, to Randolph Marshall; at 202 West 51st st, to James P. Gillroy; at the north corner of 90th st and Central Park West, to Isaac R. Reuben; at the south corner of Riverside dr and 113th st, to Max May, and at 56 West 11th st, to the Misses Ellen & M. L. Buckner, and leased apartments as follows: at 146 East 49th st, to H. M. Robinson; at 60 West 58th st, to C. F. Frothingham; at 138 East 36th st, to Mrs. F. Rose; and in the "Knickerbocker," at the southeast corner of 28th st and 5th av, to Harry L. Chapman.

REAL ESTATE NOTES.

ELMER C. GATES announces that Louis Gates, Jr., has become associated with his real estate and insurance office at 391 East 149th st.

GEORGE STEIMAN, formerly with Nehring Brothers, is now associated with the office of J. Scott, at 1 East 42d st.

HECKSCHER & DE SAULLES have moved their offices from 734 5th av to 50 East 42d st, at Madison av.

TENCO REALTY CORPORATION and Thomas J. Mannon have removed their office from 51 Chambers st to 95 Liberty st.

DUROSS CO. was appointed agent for the following properties: 219 West 10th st, 69 Barrow st, 33 Commerce st, 154-6 West 14th st and 158 West 76th st.

NEW YORK TITLE AND MORTGAGE CO. has made a loan of \$19,500 on Hugh Slevin's property at 203 West 14th st. It has also just made a loan of \$11,000 to Mrs. Katherine M. Hurley on her property at 141 East 29th st.

CHAS. F. NOYES CO. has been appointed managing agent by the Suerken Brothers for 41-45 Lafayette st, two buildings recently rented by Suerken Brothers from the City of New York.

ARTHUR C. SHERIDAN, for the past eight years associated with Herbert A. Sherman, has opened an office at 100 Broadway, where he will transact a real estate auctioneering, brokerage and appraising business. His uptown office will be located at 331 Madison av.

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CALDER'S REAL ESTATE CO., real estate and insurance, has established its offices at 215 Montague st, Brooklyn. The company consists of A. G. Calder, Jr., E. W. Calder, Kathryn Jack and C. H. Weston, who will have charge of the insurance.

ELMER C. GATES has removed his real estate and insurance business from 1120 3d av to 391 East 149th st (A-Re-Co Building), where he will cater to the wants of his clients as heretofore. Louis Gates, Jr., has also become associated with the office.

DIRECTORS of the New York Title and Mortgage Co. declared a dividend of 1 1/2 per cent. for the quarter ending September 30, 1916. This company was formerly known as the New York Title Insurance Co. Recently it took over the business of the New York Mortgage and Security Company.

BUILDING LOAN of \$700,000 has been made by the Metropolitan Life Insurance Co to the Rodin Studios for the new structure to be erected on the site of the Inverness apartment house, southwest corner of 7th av and 57th st, on a plot 114.11x100.5, purchased from the Mary A. Chisholm estate a few weeks ago. Title to the property was recorded yesterday. A second mortgage of \$200,000 has been obtained by the Rodin Studios from Georgia T. Fry. The property adjoins the Grenoble Hotel, and is opposite the Osborne apartment.

GOODALE, PERRY & DWIGHT were the brokers in the recently recorded sale of the entire block front in the south side of Morton st, from Greenwich to Washington sts, comprising a plottage of 12,200 sq. ft. This plot was sold for Charles Laue, who recently acquired it from the Hammerschlag estate, to Baker & Williams, one of the largest storage warehouse firms in the city. Plans have been prepared by Renwick, Aspinwall & Tucker, architects, for a 9-sty warehouse, and the contract for the construction of the building has been let to the Cauldwell-Wingate Co. The building will be ready in the early spring, and Baker & Williams will occupy it in lieu of their present buildings, 512-18 Washington st, running through to West st, which have been purchased by the N. Y. Central R. R. as part of their freight and terminal yards. The plot of 200 ft. on 21st st, near 10th av, that was sold to Baker & Williams through Goodale, Perry & Dwight last spring will not be improved at the present time, awaiting the development of the New York Central track elevation plans.

ARTHUR C. SHERIDAN

FOR THE PAST EIGHT YEARS ASSOCIATED WITH HERBERT A. SHERMAN, ANNOUNCES THAT HE HAS OPENED AN OFFICE AT NO. 100 BROADWAY, NEW YORK CITY, WHERE HE WILL CONTINUE TO ACT AS A

REAL ESTATE

AUCTIONEER, BROKER AND APPRAISER

FOR THE CONVENIENCE OF HIS UPTOWN CLIENTS AN OFFICE WILL BE CONDUCTED AT NO. 331 MADISON AVENUE AT 43rd STREET.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1916	1915
	Sept. 8 to 14	Sept. 10 to 16
Total No.	106	84
Assessed value	\$5,860,900	\$4,635,300
No. with consideration	15	14
Consideration	\$767,942	\$809,300
Assessed value	\$815,500	\$1,028,200
	Jan. 1 to Sept. 14	Jan. 1 to Sept. 16
Total No.	5,075	4,844
Assessed value	\$289,517,332	\$279,195,268
No. with consideration	741	750
Consideration	\$31,877,179	\$38,482,872
Assessed value	\$34,182,245	\$41,695,333

Mortgages.

	1916	1915
	Sept. 8 to 14	Sept. 10 to 16
Total No.	67	54
Amount	\$3,389,066	\$1,495,768
To Banks & Ins. Cos.	12	18
Amount	\$1,324,000	\$548,000
No. at 6%	22	23
Amount	\$343,866	\$646,250
No. at 5 1/2%	11	1
Amount	\$2,512,500	\$4,500
No. at 5%	23	16
Amount	\$356,000	\$671,000
No. at 4 1/2%	2	3
Amount	\$29,000	\$65,500
No. at 4%	1	1
Amount	.....	\$7,000
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	9	10
Amount	\$147,700	\$100,518
	Jan. 1 to Sept. 14	Jan. 1 to Sept. 16
Total No.	2,548	2,735
Amount	\$76,484,074	\$72,516,284
To Banks & Ins. Cos.	578	544
Amount	\$32,825,074	\$31,560,313

Mortgage Extensions.

	1916	1915
	Sept. 8 to 14	Sept. 10 to 16
Total No.	20	23
Amount	\$743,806	\$1,500,000
To Banks & Ins. Cos.	9	10
Amount	\$232,000	\$860,500
	Jan. 1 to Sept. 14	Jan. 1 to Sept. 16
Total No.	1,277	1,351
Amount	\$73,879,692	\$79,280,006
To Banks & Ins. Cos.	656	548
Amount	\$54,480,750	\$56,567,400

Building Permits.

	1916	1915
	Sept. 9 to 15	Sept. 11 to 17
New buildings	4	5
Cost	\$235,000	\$123,000
Alterations	\$115,210	\$230,580

Jan. 1 to Sept. 15 Jan. 1 to Sept. 17

New buildings	468	348
Cost	\$100,101,645	\$50,348,770
Alterations	\$15,619,793	\$11,234,574

BRONX.

Conveyances.

	1916	1915
	Sept. 8 to 14	Sept. 10 to 16
Total No.	80	90
No. with consideration	9	11
Consideration	\$48,150	\$25,750
	Jan. 1 to Sept. 14	Jan. 1 to Sept. 16
Total No.	4,160	4,397
No. with consideration	670	758
Consideration	\$4,644,759	\$5,154,744

Mortgages.

	1916	1915
	Sept. 8 to 14	Sept. 10 to 16
Total No.	55	53
Amount	\$228,290	\$536,921
To Banks & Ins. Cos.	5	5
Amount	\$31,400	\$60,800
No. at 6%	18	15
Amount	\$43,400	\$185,421
No. at 5 1/2%	4	1
Amount	\$20,000	\$3,600
No. at 5%	5	18
Amount	\$18,075	\$300,250
No. at 4 1/2%	.....	.....
Amount	.....	.....
Unusual rates	8	1
Amount	\$10,715	\$2,000
Interest not given	20	18
Amount	\$136,100	\$45,650
	Jan. 1 to Sept. 14	Jan. 1 to Sept. 16
Total No.	2,720	2,546
Amount	\$21,277,566	\$22,154,526
To Banks & Ins. Cos.	201	179
Amount	\$4,214,727	\$3,857,178

Mortgage Extensions.

	1916	1915
	Sept. 8 to 14	Sept. 10 to 16
Total No.	13	14
Amount	\$178,525	\$178,500
To Banks & Ins. Cos.	2	7
Amount	\$25,500	\$54,500
	Jan. 1 to Sept. 14	Jan. 1 to Sept. 16
Total No.	527	532
Amount	\$10,828,109	\$10,159,405
To Banks & Ins. Cos.	144	158
Amount	\$4,470,000	\$3,553,425

Building Permits.

	1916	1915
	Sept. 8 to 14	Sept. 10 to 16
New buildings	11	12
Cost	\$242,800	\$220,500
Alterations	\$7,750	\$8,200
	Jan. 1 to Sept. 14	Jan. 1 to Sept. 16
New buildings	504	622
Cost	\$13,737,682	\$19,784,550
Alterations	\$932,080	\$577,450

BROOKLYN.

Conveyances.

	1916	1915
	Sept. 7 to 13	Sept. 9 to 15
Total No.	390	359
No. with consideration	42	39
Consideration	\$434,722	\$279,709
	Jan. 1 to Sept. 13	Jan. 1 to Sept. 15
Total No.	15,726	15,607
No. with consideration	1,512	1,737
Consideration	\$10,826,391	\$13,331,504

Mortgages.

	1916	1915
	Sept. 7 to 13	Sept. 9 to 15
Total No.	338	252
Amount	\$1,631,044	\$1,151,118
To Banks & Ins. Cos.	81	70
Amount	\$655,800	\$579,400
No. at 6%	189	144
Amount	\$902,828	\$479,634
No. at 5 1/2%	80	67
Amount	\$428,550	\$499,680
No. at 5%	30	22
Amount	\$152,325	\$120,800
Unusual rates	2	.....
Amount	\$1,220	.....
Interest not given	37	19
Amount	\$146,121	\$51,004
	Jan. 1 to Sept. 13	Jan. 1 to Sept. 15
Total No.	11,964	11,746
Amount	\$52,469,175	\$58,604,727
To Banks & Ins. Cos.	4,848	2,365
Amount	\$21,534,677	\$16,946,455

Building Permits.

	1916	1915
	Sept. 8 to 14	Sept. 10 to 16
New buildings	102	166
Cost	\$378,750	\$1,066,000
Alterations	\$63,280	\$64,825
	Jan. 1 to Sept. 14	Jan. 1 to Sept. 16
New buildings	3,506	3,710
Cost	\$32,221,880	\$31,366,230
Alterations	\$4,230,292	\$3,010,853

QUEENS.

Building Permits.

	1916	1915
	Sept. 8 to 14	Sept. 10 to 16
New buildings	116	126
Cost	\$297,668	\$336,485
Alterations	\$45,820	\$9,049
	Jan. 1 to Sept. 14	Jan. 1 to Sept. 16
New buildings	3,730	4,103
Cost	\$14,363,419	\$15,053,761
Alterations	\$1,624,206	\$646,676

RICHMOND.

Building Permits.

	1916	1915
	Sept. 8 to 14	Sept. 10 to 16
New buildings	19	26
Cost	\$30,489	\$38,875
Alterations	\$4,045	\$2,825
	Jan. 1 to Sept. 14	Jan. 1 to Sept. 16
New buildings	624	858
Cost	\$1,362,000	\$1,630,424
Alterations	\$185,365	\$182,922

Manufacturers, Real Estate Brokers and others wishing space in Land Value Map issue of Record and Guide, should apply at once. Special positions nearly all sold.

RECORD & GUIDE

119 West 40th Street

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

BUSINESS has slowed down somewhat. The labor situation is held responsible for not only discouraging builders but also for actually blocking considerable trade. For two weeks or more a strike among drivers employed by dealers in masons' materials in Manhattan Borough has interfered with the delivery of supplies, especially of brick. This situation is less serious than a week ago, and the probabilities are that it will not continue much longer. A number of jobs are held up by inability to get material. The case is important because it menaces the most vital point of the building industry.

The renewed strike of the street car men and the discontent of labor in various callings has had an untoward effect upon business generally. Bank clearings have fallen until they are now only 20 per cent. more than last year at this stage, whereas they were 40 and 50 per cent. ahead a few weeks ago. The fact remains, however, that the strikes are an evidence of prosperity and a part of the inflatory movement that is spreading over the whole country. War has stimulated industry unevenly and unnaturally, and temporarily some unpleasant consequences must be expected.

The war stimulus is now expected to continue for years—and not suddenly stop and embarrass business more than it helped. Long after hostilities are ended Europe will be calling for raw materials to replenish exhausted stocks, and during that period will be able to send us comparatively little in return beyond the barest necessities.

A serious car shortage is looming up ahead, which building supply houses should prepare for. According to railroad men the worst period of traffic congestion in the history of the country is foreshadowed, and will be a consequence of the lack of terminal facilities by the railroads equal to the demands of the times. Insufficient funds through a long course of hard times have kept them from making enlargements. A circular from

Brick.—The strike of union drivers against non-union brick handlers, and for recognition of their union by the trade generally, continues, but is not expected to last much longer. More trucks were in use this week than last, as some of the men have returned to work and some of the vacant places have been filled.

The fight being confined to Manhattan, deliveries in the other boroughs are normal. Only three barges were taken out of the Market for Manhattan this week. The bricklayers' headquarters reported a number of jobs held up.

Cargo sales in the wholesale market were much reduced, amounting to only 32 in all, but quotations were firmly held on the basis of \$7.00 to \$7.25 for Hudson Rivers.

SUMMARY of transactions in the North River wholesale brick market for the week ending September 15, 1916:

Condition of market, firm. Hudson Rivers, \$7.00@-\$7.25; Raritan, \$7.25 to \$7.75. Number of cargoes remaining from last week's sales, 8. Arrived this week, 36. Number of cargoes sold, 32. Distribution: Manhattan, 3; Bronx, 2; Brooklyn, 15; New Jersey points, 7; Yonkers, 1; Astoria, 1; Flushing, 1; Eastchester, 1; Greenwich, 1. Left over Friday, September 15, 8.

Cement.—Typical of the state of business in the cement trade in this territory was a reduction of 10 cents a barrel for Rosendale announced by the Consolidated Rosendale Cement Company this week.

Prices per barrel (including four cloth sacks) in various cities, for Portland cement are reported as follows: Boston, \$1.92; Chicago, \$1.86; Pittsburgh, \$1.81; Cleveland, \$1.94; Minneapolis and

the Lackawanna, typical of those from the other roads, asks consignees to anticipate the arrival of cars and have bills of lading ready, to unload in minimum time and to avoid holding overnight cars containing only small lots.

Announcement was made that the New York Central has completed the financing of its \$9,000,000 hotel project with a loan of \$4,500,000 from the Metropolitan Life Insurance Company. The construction contract goes to the George A. Fuller Company, which is also the general contractor for the Pennsylvania Railroad Company's hotel. These are the two largest contracts now in hand in the city. They will provide many big orders for supply houses. The George A. Fuller Company has more contracts booked than at any previous date in its career.

The strike of the Plasterers' Union, Local No. 60, to enforce a new regulation upon such of their employers as are not members of the Building Trades Employers' Association, was settled and the men returned to work on Wednesday. The differences were not based primarily on matters of time or pay but on the work scale.

The most important change in material prices announced this week was a reduction in Rosendale cement, by the leading manufacturer, of ten cents a barrel, making the current price 90 cents, exclusive of the rebate for bags returned. Linseed oil has taken another drop, but turpentine is moving up. Wrought iron pipe prices have been advanced and leading manufacturers have withdrawn current price lists on builders' hardware in order to issue new lists on a higher basis.

The structural steel situation is locally unchanged. No promise can be held out for any improvement in delivery or price conditions for buyers. The added mill capacity has made no headway against accumulating orders. Although contract lettings were few this week fabricators report revived interest on the part of builders and the probability of much work being awarded in the near future.

St. Paul, \$2.13; Duluth \$2.06; Kansas City, \$1.92; New York, \$1.67.

Hardware.—Definite increases are reported on numerous lines, such as builders' hardware, hinges, butts and other wrought goods, and also on sash, cord, rope and other goods based on cotton. Manufacturers and merchants quite generally expect a good business for the rest of the year, while there are well-informed buyers who are placing orders six months ahead, and in some cases twelve months hence.

The Russell & Erwin Mfg. Company have withdrawn prices on all of its lines of builders' hardware, with a few exceptions, and are issuing new prices showing advances of approximately 10 per cent.

The Reading Hardware Company has also withdrawn many of its prices on builders' hardware and similar lines. New discount sheets will be ready for distribution as soon as they can be prepared, showing advances of about 10 per cent.

Lumber.—Retail yards in this territory, being generally well stocked, are reported by wholesalers to be slow buyers. Wholesale prices are standing their ground, and in some cases, as random cargoes of Eastern spruce, have advanced.

Stocks of red cedar shingles are reported rather above normal at mill points, especially in clears, but these are likely to be absorbed with the natural increase of demand usually visible in September and October. According to the latest reports sales of red cedars

are made on the basis of \$3.04 for clears and \$2.59 to \$2.64 for stars, Chicago delivery. White cedar shingles are selling moderately well, but there is no change in the general conditions. Sales of extras are made around \$2.90 and of standards at \$2.40, Chicago.

An incalculable amount of timber is being used by the contractors in the construction of the subways. Some sections have required fifty, seventy-five or one hundred thousand dollars' worth of timber. A dealer in second hand material when asked concerning what became of it all when the work was finished, answered:

"Eighty per cent. of it will never be used again. Two years are required to complete a contract and during that time much of the material has decayed under the influence of mud and water. Much of it has to be cut into lengths too short for any future use. A considerable portion is so damaged in one way or another as to make it unusable. Fully 80 per cent. goes to the discard—the dump, the refuse heap, or is given to the poor. The remaining 20 per cent. will be used again in one way and another, some of it for shoring purposes, either in engineering or building construction."

Steel.—The 8 per cent. addition to the productive capacity of the steel mills of the country has not yet enabled them to make headway against the rush of new business. No change in the relation of supply and demand from this cause is expected by iron masters before the middle of next year. An advance is announced on wrought pipe, \$2 a ton on black weld, \$4 on black lap weld, and \$4 on steel and iron boiler tubes, effective September 7.

No new contracts of importance for structural steel for use in this city were reported this week, except 450 tons to the Hay Foundry and Iron Works for an apartment house in West 86th street. Levering & Garrigues have taken 800 tons for the Ditson Building at Boston.

Stone and Marble.—The new marble pulpit at the Cathedral of St. John the Divine is the most elaborately carved of any in the world. John Evans & Son of Boston were the carvers and Henry Vaughn of Boston was the architect.

The George A. Fuller Company will finish the Lincoln Memorial at Washington a year ahead of contract time. The design is an adaptation of a Grecian temple and is being worked out in marble at a cost of \$2,590,000, from plans by Henry Bacon of New York. The same contractor is moving rapidly with the Arlington Amphitheatre at Washington, to cost \$750,000, from plans of Carrere & Hastings of New York.

The John H. Parker Co., of New York is doing the Interior Department Building at Washington, to cost \$2,500,000. This building has a limestone exterior.

Asphaltum.—This material is in fair demand locally at \$19.50 per ton in packages. The total production in 1882 was 3,000 tons, valued at \$10,500 (at mill), and in 1915 the amount was 1,266,824 short tons, valued at \$9,652,866 (\$7.63 a ton). The production had thus increased several hundred-fold, and the value per ton has more than doubled. The number of plants supplying manufactured asphalt in the United States in 1915 was 39, of which 28 utilized exclusively domestic petroleum and 9 exclusively Mexican petroleum, while 2 utilized petroleum from both sources. The manufactured asphalts did not become a factor until 1902.

Naval Stores.—A quiet market is quoting turpentine at 47 to 48c. in yard, tar at \$7.00, pitch at \$4.00 and rosins at \$6.15.

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@	\$7.25
Raritan common	7.25@	7.75
Second hand common, per M.	4.50@	—
Red face brick, rough or smooth, car lots	\$21.00@	\$27.00
Buff brick for light courts..	21.00@	27.00
Light colored for fronts...	25.00@	36.00
Special types	36.00@	50.00

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. .90@	—	—
Rebate on bags returned, 10c. bag.	—	—
Alsen's German	No Quotation	—
Dyckerhoff's German	No Quotation	—

CRUSHED STONE (500 cu. yds. lots f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in.....	\$1.00@	—
Trap rock, ¾ in.....	1.15@	1.25
Bluestone flagging, per sq. ft. . . . .	.17@	.18
Bluestone curbing, 5x16.....	.40@	—

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):

1½ in.	—@	\$1.00
¾ in.	—@	1.10
Paving gravel	1.25@	—
P. S. C. gravel	—@	1.25
Paving stone	2.20@	2.40

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

Exterior—		
4x12x12 in.....	\$0.0625	—
6x12x12 in.....	.0875	—
8x12x12 in.....	.106	—
10x12x12 in.....	.125	—
12x12x12 in.....	.156	—
Interior—		
2x12x12 in.....	\$0.042	—
3x12x12 in.....	.042	—
4x12x12 in.....	.0475	—
6x12x12 in.....	.063	—

LIME (standard 300-lb. bbls., wholesale):

Eastern common	\$1.50@	\$1.55
Eastern finishing	1.60@	1.70
Hydrated common (per ton).....	—@	9.50
Hydrated finishing (per ton).....	—@	12.68

LINSEED OIL—

City brands, raw, 5 bbl. lots..	\$0.71@	\$0.72
Less than 5 bbls.....	—@	0.74

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b. N.Y.), 8 to 12in., 16 to 20 ft.....	\$26.75@	\$31.75
14 to 16 in.....	34.75@	40.00
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@	—	—
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(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered).....	\$26.00@	\$29.00
Wide cargoes	29.00@	34.00
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.):

Standard slab	\$3.75@	\$3.85
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Cypress lumber (by car, f. o. b. N. Y.):

Firsts and seconds, 2-in.	\$51.00@	—
Cypress shingles, 6x18, No. 1	8.75@	\$9.00

Hearts

7.25@	—	—
Quartered oak	\$85.00@	\$88.00
Plain oak	60.00@	63.00

Flooring:

White oak, quartered, select.	—@	\$51.00
Red Oak, quartered, select.	—@	51.00
Maple, No. 1	\$40.00@	42.00
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	—@	\$11.00
Mill base	\$10.50@	—
Dry Mortar, in bags, returnable at 10c. each, per ton.	6.50@	7.00

Block, 2 in. (solid), per sq. ft.....

\$.06	—	—
Block, 3 in. (hollow) .....	.06	—
Blocks, 4 in. (hollow) .....	.07½	—
Boards, ¾ in. x 8 ft.....	.11	—
Boards, ¾ in. x 8 ft.....	.145	—
Boards, ½ in. x 8 ft.....	.185	—

SAND—

Screened and washed Cow Bay, 500 cu. yds. lots, wholesale.	\$0.50@	—
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STRUCTURAL STEEL (Plain material at tidewater):

Beams & channels up to 14 in.	2.769@	3.019
Beams & channels over 14 in.	2.769@	3.019
Angles 3x2 up to 6x8	2.769@	3.019
Zees and tees	2.769@	3.019
Steel bars, half extras	2.769@	3.019

TURPENTINE:

Spot, in yard, N. Y., per gal.	\$0.47@	\$0.48
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NEW HUNGARIAN REFORMED CHURCH

Edifice, Though Small, Is Attractive In Appearance and Contains Several Unique Features

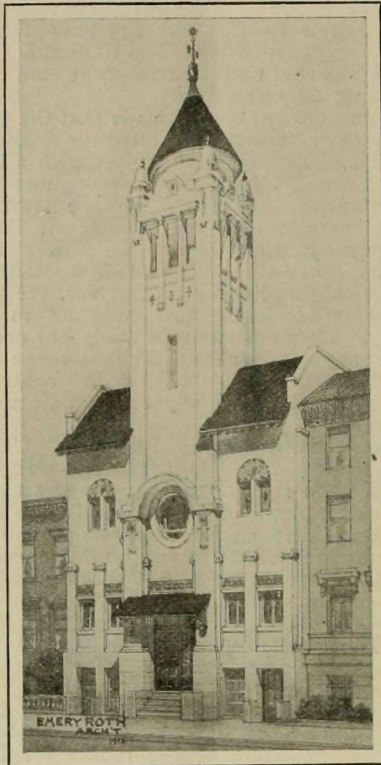
A HANDSOME new edifice has lately been completed for the First Reformed Hungarian Church, of which the Rev. Zoltan Kuthy is the pastor, located at 346-348 East 69th street, between

First and Second avenues. The building was erected under a general contract by McDermott & Hanigan, 103 Park avenue, from plans and specifications prepared by Emery Roth, architect, 119 West 40th street, the construction being under his direct supervision.

The church occupies a plot approximately 35x70 feet, and is constructed of brick with trimmings of limestone. The facade has been covered with white cement stucco, decorated with faience tile. The roof is of Spanish tile. One of the principal features of the design is the tower that rises to a height of 80 feet above the level of the curb. A large auditorium in the basement has been planned and the main meeting room has a gallery on the first floor. There are also class rooms and space set apart for the use of the various church societies. The building immediately adjoining the new church has been purchased and extensively remodeled for use as a parsonage. This operation represents the expenditure of more than \$50,000.

The block is a residential one, the north side being improved with four and five-story tenement houses, each measuring about 25x100.5 feet in size, while the properties on both sides of the church are occupied with two and three-story private dwellings.

In the north side of 68th street, almost abutting the new edifice, is the German Evangelical Reformed Church, located a few feet west of First avenue. One block to the east is St. Catharine's Roman Catholic Church, with convent attached, occupying a plot having a frontage of 238 feet in 69th street, and extending through to 68th street.



Emery Roth, Archt.
McDermott & Hanigan, B'ldrs.
HUNGARIAN REFORMED CHURCH.

PARK AVENUE ENTRANCE.

(Continued from page 383.)

on either of these plans, and, with his consulting engineer and departmental staff prepared a compromise plan which would be satisfactory to both interests. The New York Railways Company also endorsed the new arrangement presented by him; thereupon the Board of Estimate, after a public hearing, unanimously approved it.

In order to gain the maximum advantage from this improvement, it is proposed also to build a viaduct leading from 40th to 42nd streets and landing at the upper level of the Grand Central Terminal. This will enable automobiles to go up Fourth avenue on the easterly side, cross the viaduct, drive around it and up Park avenue. It will remove considerable of the congestion at 42nd street and Park avenue, since traffic will be conducted on two grades instead of one as at present. Furthermore, the opening up of Fourth and Park avenues will tend to relieve the present congestion at Fifth avenue and 42nd street, as well as Fifth avenue and 34th street, for the reason that much vehicular traffic will be transferred from Fifth avenue to Park avenue.

The cost of the physical work under the new plan is estimated at \$136,000, which is considerably less than the cost under either of the previous proposed plans, these having been calculated to run up to \$450,000.

The completion of the work will not only be beneficial in relieving the present traffic congestion, but will undoubtedly also greatly enhance real estate values in the immediate neighborhood. The opening of 33rd street to crosstown traffic ought to prove a distinct advantage to property on that street, particularly between Lexington and Madison avenues.

In announcing the action of the local board, Borough President Marks expressed himself as being elated over the final approval by all interests of the plan, particularly in view of the fact that the improvement will be made at

a comparatively small expense, and with a minimum of damage. Barring accidents, the physical construction work should be completed next year.

The proposed area of assessment for this improvement, which will cost, as far as the physical part is concerned, \$135,600, is from 8th street to 96th street for one-half the block on each side of the avenue and from the Pennsylvania Railroad station to the East River on 33rd street taking in one-half of the block on each side of the street.

The Real Estate Board of New York approves of this improvement, but it believes that the matter of the area of assessment should be given more careful consideration. In view of the fact that the purpose of the ramp is to relieve vehicular traffic on another street, it seems evident that the improvement is more than purely local and will undoubtedly benefit a larger area than that included in the proposed area of assessment. If the benefits to be derived from the improvement are not confined within the limits of the proposed area of assessment, it seems but logical that the city should bear the expense or at least the area should be widened to include Fifth avenue.

Westchester Labor Conditions.

In a recent conversation with a prominent building contractor of New Rochelle, the statement was made to a representative of the Record and Guide that, as might be supposed, the building trades in Westchester county are experiencing the same unsettled conditions as maintain in the balance of this section of the country. During the past year prices of materials and labor have increased so rapidly that they are now almost prohibitive. Many contractors complain that common laborers, in addition to demanding relatively higher wages, are most arrogant in their dealings with the employers, and that they are supported by the knowledge that their numbers are few and that there is a far greater demand for their services than can possibly be supplied.

From the suburban districts comes the report that the existing high material prices are affecting chiefly the small home-seekers, builders of a modest type of dwelling. Many architects state that they have prepared plans and specifications for numerous dwellings of this character, which, however, have failed to materialize on account of the reluctance on the part of the owners to pay the increased cost of construction. On the other hand, there has been a marked increase in the number of handsome and costly country residences erected, especially in the vicinity of Mt. Kisco. This section has been chosen by many manufacturers of munitions as the site for palatial country houses. The contracts for the construction of these projects have gone, for the most part, to building firms in Manhattan, and under these conditions they are not regarded as especially beneficial to the welfare of the local craftsmen.

POSITION DEFINED.

Board of Standards and Appeals Takes Action.

TO correct a false impression that apparently prevails in the minds of the public generally, with regard to the operation of the Lockwood-Ellenbogen bill passed by the last Legislature, the Board of Standards and Appeals, at its meeting of Thursday, September 14, 1916, adopted a resolution defining the authority of the Board of Appeals to hear appeals from orders given or decisions rendered prior to October 1, 1916, by a Superintendent of Buildings or the Fire Commissioner.

After reciting the provisions of the law on which this judgment is based, the resolution goes on to say—

It is the opinion of the Board of Standards and Appeals that the board has no authority to hear any appeal from an order or requirement issued prior to October 1, 1916, or from a decision or determination rendered previous to October 1, 1916, and that orders, requirements, decisions or determinations pending prior to October 1, 1916, if not complied with, can be

rescinded or amended only by the same authority that issued the order or requirement or rendered the decision or determination; and

Resolved, further, That in the opinion of the Board only ordinary justice would be granted by extending the right of appeal accorded to the public after October 1, 1916, to appeals from orders and requirements issued, and decisions and determinations rendered by a Superintendent of Buildings within ten days previous to October 1, 1916, or by the Fire Commissioner within twenty days previous to October 1, 1916, namely, on or after September 20, 1916, in the case of a Superintendent of Buildings, and September 10, 1916, in the case of the Fire Commissioner, and that in so extending the right of appeal, the intent of the law is fully attained.

This expression on the part of the Board of Standards and Appeals, it was felt, should be made in the interest of the Board of Appeals, as well as the general public, to avoid the unnecessary work that would be involved in the preparation of appeals made under a misapprehension.

The Board of Appeals does not come into existence until October 1, 1916, but as the members of that board are also members of the Board of Standards and Appeals, and as the resolution was adopted unanimously, it is quite certain that the new board when it comes into operation will act in accordance with the policy fixed in the last paragraph of the resolution.

PERSONAL AND TRADE NOTES.

Adams & Kirby, formerly located at Tremont and Arthur avenues, the Bronx, have moved their offices to 17 West 42d street.

A. F. Gilbert, formerly connected with the firm of Graham, Burnham & Co., architects, announces that he is now engaged in the independent practice of his profession at 80 Maiden lane.

Graham, Burnham & Co., architects and engineers, have discontinued their New York offices at 80 Maiden lane and will in future transact all of the local

business of the firm through the Chicago office.

Herbert A. Wagner, president of the National Electric Light Association, was elected an honorary member of the International Association of Municipal Electricians at its annual convention recently held at Baltimore, Md.

E. N. MacCollin, architect, formerly located in the Lambden Building, New Rochelle, N. Y., has re-entered the employ of Patterson & Dula, architects, 527 Fifth avenue. Some years ago Mr. MacCollin was connected with this firm, which he left to establish an office at New Rochelle.

Lambertville Pottery Company, Lambertville, N. J., has announced that the Brooklyn Galvanizing & Mfg. Company, E. L. Corcoran, manager, Kent avenue and North Tenth street, Brooklyn, will act as its metropolitan representative for the well known line of Lambertville sanitary earthenware.

Thompson-Starrett Co.—At special meeting of the stockholders of the Thompson-Starrett Co. recommendations of the directors of the company were approved by a large majority. These recommendations call for the merger of the Thompson-Starrett Co. and the Wall & William Corporation. As a result, when all steps of the recapitalization are completed, there will be outstanding \$1,575,000 of 8 per cent. cumulative preferred capital stock of the company, of which present stockholders will receive one share for each share of present holdings, and 18,750 shares of no par value common stock, of which each stockholder will receive one share for each share now held by him. Wall & William Corporation was organized by the Thompson-Starrett Co. with \$625,000 of securities set aside in Thompson-Starrett Trust No. 1 and No. 2. It was proposed at first to call this corporation the Construction Investment Co., but later the name was changed to the Wall & William Corporation.

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NO ARCHITECTS SELECTED.

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

TROY, N. Y.—Russell Sage College, Paul Cook, president Board of Trustees, contemplates the erection of a 4-sty stone college building in 2d st, for which no details and no architect selected.

COOPERSTOWN, N. Y.—The Fennimore Cooper Foundation, c/o W. T. Hyde, 25 Broad st, Manhattan, contemplates the erection of a brick and stone vocational school, to cost approximately \$250,000, for which no details have been decided and no architect selected.

WILLIAMSVILLE, N. Y.—The Board of Education of Williamsville, N. Y., Dr. W. H. Baker, chairman, contemplates the erection of a high school building at Academy and Eagle sts, for which no details have been decided and no architect selected.

SCARSDALE, N. Y.—Miss J. Bernard, 68 Fort Hill av, Yonkers, N. Y., contemplates the erection of a 2½-sty residence on plot 75x110 ft, at the cor of Alida st and Alamont av. Architect not selected.

PLANS FIGURING.

DWELLINGS.

BRONXVILLE, N. Y.—Clark & Arms, 21 West 45th st, Manhattan, are taking estimates on general contract to close Sept. 18 for a 2½-sty brick and stone residence, 35x90 ft, at Bronxville, N. Y., for William Hammatt Davis, owner, 35 Nassau st, Manhattan. Cost, about \$25,000.

SCHOOLS AND COLLEGES.

NEWTON, N. J.—The Board of Education of Newton, N. J., Harvey S. Hopkins, president, is taking estimates on general contract to close 8 p. m., Sept. 21, for a 3-sty brick high school building at Newton, N. J., from plans by Rasmussen & Wayland, 1133 Broadway, Manhattan, architect. Cost, \$75,000.

GARFIELD, N. J.—Board of Education of Garfield, N. J., Jacob Noonburg, president, is taking estimates on general contract to close 8 p. m., Sept. 21, for a 2-sty brick and stone high school containing ten classrooms and auditorium seating approximately 700, on Palisade av, between Passaic av and Hudson st, from plans by John J. Kelly, Post Office Building, Passaic, N. J., architect. Cost, \$90,000.

BAYONNE, N. J.—The Board of Education of Bayonne, N. J., is taking revised estimates to close Sept. 21 for a brick addition to Public School No. 3, on Broadway, between 49th and 50th sts, from plans by Fagan & Briscoe, 95 River st, Hoboken, N. J., architects. Cost, \$75,000.

BAYONNE, N. J.—The Board of Education of Bayonne, N. J., George W. Gifford, president, is taking revised estimates on general contract to close Sept. 21 for an addition to the high school building, from plans by Fagan & Briscoe, 95 River st, Hoboken, N. J., architects. Cost, \$260,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
RIVERSIDE DR.—Harold Lee Young, 32 Union sq, is preparing plans for a 6-sty brick and terra cotta apartment, 112 x142x192 ft, at the southeast cor of Riverside dr and 162d st, for the Melvin Const. Co., Henry Friedman, president, 189 Broadway, owner and builder. Details later.

70TH ST.—Rouse & Goldstone, 40 West 32d st, have plans in progress for a 9-sty brick, limestone and terra cotta apartment, 93x100 ft, at 118-126 West 70th st, for Edwin S. Brickner, 140 West 79th st, owner. Albert B. Hager, 251 4th av, steel engineer.

LEXINGTON AV.—Thomas Fitzgerald, 778 6th av, contemplates alterations to the 5-sty brick dwelling, 25x70 ft, into stores and apartments, at 1078 Lexington av, southwest cor 76th st. Cost, \$8,000. Name of architect and details will be available later.

STABLES AND GARAGES.

128TH ST.—John C. Watson, 271 West 125th st, has finished plans for alterations to the 4-sty brick garage, 50x95 ft, at 305-307 West 128th st, for George Heimlein, owner, on premises. Cost, \$17,000.

STORES, OFFICES AND LOFTS.

WADSWORTH AV.—John Hauser, 360 West 125th st, has finished plans for a

1-sty brick store building, 75x86 ft, at the southeast cor of Wadsworth av and 181st st, for Joseph L. Lawrence, 228 Broadway, owner and builder. Cost, \$8,000.

207TH ST.—Irving Margon, 370 East 149th st, has prepared plans for a 1-sty brick taxpayer, 100x100 ft, in the east side of 207th st, 100 ft south of Vermilyea av, for the Knickerbocker Realty & Holding Co., David Zipkin, president, 180 Broadway, owner and builder. Cost, \$40,000.

BROADWAY.—Clinton & Russell, 32 Nassau st, have completed plans for alterations to the 18-sty office building at 170 Broadway, for the Broadway Building Co., owner, on premises. Cost, \$10,000.

BROADWAY.—Charles D. Corby, 50 Park Row, has prepared plans for alterations to the 8-sty office building at 611-621 Broadway, for the New York Railways Co., 165 Broadway, owner. Project consists of interior alterations, fireproof stairways and new fire escapes. Cost, \$7,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
VYSE AV.—Kreymborg Architectural Co., 1029 East 163d st, has finished plans for a 5-sty brick and limestone apartment, 158x56 ft, at the northeast cor of Vyse av and West Farms rd, for William Sinnott, 967 East 165th st, owner and builder. Cost, approximately, \$65,000.

CROTONA PARK.—Samuel Katz, 405 Lexington av, has finished revised plans for a 5-sty brick and limestone apartment on plot 75x100 ft, in the north side of Crotona Park, 67 ft east of Prospect av, for the Linde Building Co., Harry T. Johnson in charge, 1910 Webster av, owner and builder. Cost, \$75,000.

154TH ST.—Edward J. Byrne, 509 Willis av, has prepared plans for a 5-sty brick tenement, 50x88 ft, in the south side of 154th st, 175 ft west of Melrose av, for the J. T. Const. Co., Joseph Thiess, 548 East 154th st, owner and builder. Cost, \$35,000.

183D ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 6-sty brick and limestone apartment, 50x80 ft, containing seven stores, at the southwest cor of 183d st and Morris av, for owner and builder to be announced later. Cost, approximately, \$50,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
MONROE PL.—Gronenberg & Leuchtag, 303 5th av, Manhattan, have plans in progress for a 5-sty brick and limestone apartment, 51x100 ft, at 34 Monroe pl, for J. & S. Silk, 106 West 13th st, Manhattan, owners and builders. Cost, \$40,000.

HANCOCK ST.—R. T. Short, 370 Macon st, has finished plans for a 4-sty brick and stone apartment, 67x89 ft, at 1064 Hancock st, for Chauncey G. Cozine, 662 Putnam av, Brooklyn, owner and builder. Cost, \$35,000.

HEWES ST.—W. B. Wills, 1181 Myrtle av, has plans in progress for two 6-sty brick and limestone apartments, 60x88 ft, with stores, at the cor of Hewes and South 3d sts, for the Paragon Const. Co., 1181 Myrtle av, owner and builder. Total cost, \$100,000.

PARKSIDE AV.—Shampan & Shampan, 772 Broadway, have completed plans for three 4-sty brick and limestone apartments on plot 150x122 ft, on the north side of Parkside av, 100 ft west of Bedford av, for the Parkside Av Holding Co., owner and builder. Total cost, \$135,000.

CYPRESS AV.—H. & G. Dangler, 215 Montague st, have prepared plans for thirteen brick tenements at the northwest cor of Cypress av and Park st, for the Cypress Park Const. Co., 215 Montague st, owner and builder. Total cost, \$119,000.

DWELLINGS.

BEAUMONT ST.—S. J. Stammers, 320 5th av, Manhattan, has completed plans for a 3-sty frame dwelling, 40x30 ft, at the southeast cor of Beaumont st and Hampton av, for the J. & S. Realities, Inc., 56 West End av, Bklyn, owner and builder. Cost, \$8,000.

EAST 9TH ST.—A. W. Pierce, 26 Court st, has prepared plans for a 2½-sty frame dwelling, 20x40 ft, in the east side of East 9th st, 100 ft north of Av I, for the Oak Crest Building Co., 1125 East 14th st, Brooklyn, owner and builder. Cost, \$4,500.

SHERIDAN AV.—J. Monda, 1237 Bigelow av, Woodhaven, L. I., has finished plans for a 2½-sty brick dwelling, 20x50 ft, on the west side of Sheridan av, 130 ft south of Belmont st, for Domenico Water, Ferry st, Woodhaven, L. I., owner and builder. Cost, \$3,000.

ELDETS LANE.—L. Allmendinger, 20 Palmetto st, is preparing plans for four-

teen 2-sty brick dwellings, 18x36 ft, in Elderts la, near Atlantic av, for Martin & Schild, Atlantic av, owner and builder. Total cost, \$50,000.

EAST 18TH ST.—S. Millman, 1780 Pitkin av, has prepared plans for a 2½-sty brick and stucco residence, 20x40 ft, in the west side of East 18th st, 140 ft south of Av D, for M. Mayersohn, 591 Logan st, owner and builder. Cost, \$5,000.

WEST 30TH ST.—S. B. MacDonald, 2827 West 15th st, has completed plans for two 2-sty brick dwellings, 24x57 ft, in the east side of West 30th st, 300 ft north of Neptune av, for Robert L. Kern, owner and builder, on premises. Total cost, \$13,000.

12TH ST.—W. J. Conway, 400 Union st, has finished plans for a 2-sty brick residence and garage, 25x100 ft, in the south side of 12th st, 75 ft west of 3d av, for Jacob Stattman, 284 11th st, owner and builder. Cost, \$35,000.

EAST 105TH ST.—Cohn Bros., 361 Stone av, have plans in progress for a 2½-sty frame and stucco dwelling, 17x40 ft, in East 105th st, 200 ft south of Av D, for Samuel Stolin, 257 Dumont av, owner and builder. Cost, \$6,000.

EAST 8TH ST.—Robert T. Schaefer, 1526 Flatbush av, has finished plans for a 2½-sty frame dwelling, 24x40 ft, in the east side of East 8th st, 140 ft south of Av I, for William Bordfeld, 636 East 34th st, Brooklyn, owner and builder. Cost, \$7,500.

BAY RIDGE.—Slee & Bryson, 154 Montague st, have plans nearing completion for three 2½-sty frame and stucco dwellings, 30x32 ft, and 22x35 ft, on Crescent Hill, for the Crescent Hill Improvement Co, c/o, architects. Total cost, \$18,000.

AV. I.—C. Albert Foster, 1 West 34th st, Manhattan, is preparing plans for a 2½-sty frame residence, 24x47 ft, at Av I and East 21st st, for owner to be announced later. Cost, \$12,000.

WEST AV.—S. B. McDonald, 2827 West 15th st, Brooklyn, has finished plans for a 2-sty brick dwelling, 20x40 ft, at the northeast cor of West av and West 3d st, for Joseph Schwartz, 2836 West 2d st, owner and builder. Cost, \$3,000.

76TH ST.—A. G. Carlson, 226 Henry st, has finished plans for five 2-sty brick dwellings, 18x60 ft, in the north side of 76th st, 206 ft east of 4th av, for the Ridge Realty Co., 511 75th st, owner and builder. Total cost, \$22,000.

3D AV.—Cantor & Dorfman, 371 Fulton st, have finished plans for three 3-sty brick dwellings, 20x75 ft, with stores on the east side of 3d av, 50 ft west of 36th st, for the Triangle Holding Co., 44 Court st, owner and builder. Total cost, \$21,000.

WEST 9TH ST.—William C. Winters, 106 Van Siclen av, is preparing plans for two 2½-sty frame dwellings, 16x46 ft, in the east side of West 9th st, 210 ft north of Av P, for Sarah Wiggins, 1735 45th st, owner and builder. Total cost, \$16,000.

MANHATTAN BEACH.—Frank A. Rooke, 489 5th av, Manhattan, will prepare plans for a 2½-sty residence at Manhattan Beach Estate for Loton Horton, president Sheffield Farms-Slawson-Decker Co., 524 West 57th st, Manhattan, owner. Details will be available later.

Factories and Warehouses.

RODNEY ST.—Harry R. Kent & Co., 141 Broadway, Manhattan, has completed plans for a 2-sty brick light manufacturing building, 44x99 ft, in the north side of Rodney st, 722 ft west of Wythe av, for the National Aniline & Chemical Co., 100 William st, Manhattan, owner. Cost, \$9,000.

GRAND AV.—Kreymborg Architectural Co., 1029 East 163d st, Bronx, is preparing plans for a 4-sty brick factory bldg, 50x62 ft, and stable, 26x28 ft, on the east side of Grand av, 215 ft south of Park av, for Charles A. Wheeler, 51 Beach st, Manhattan, owner. Total cost, \$75,000.

Stables and Garages.

LAWRENCE ST.—J. A. Gorman, 5 Court Square, has plans in progress for a 3-sty brick garage, 60x90 ft, in Lawrence st, 300 ft east of 3d st, for A. I. Namm & Son, 494 Fulton st, owners. Cost, \$11,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.
LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, L. I. City, has completed plans for a 5-sty brick store and apartment, 75x95 ft, at the southeast cor of Paynter av and Academy sts, for John M. Phillips, 63 4th st, L. I. City, owner and builder. Cost, \$80,000.

WOODSIDE, L. I.—Joseph Ziccardi, 3360 Cruger av, N. Y. City, has prepared plans for a 4-sty brick tenement, 32x64 ft, in



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the west side of 9th st, 100 ft north of Woodside av, for Fred Azzolo, 362 West 49th st, owner and builder. Cost, \$18,000.

WOODHAVEN, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, has finished plans for a 3-sty brick store and tenement, 25x55 ft, at the southeast cor of Fulton and Thrall sts, for Michael Zummo, Woodhaven, L. I., owner and builder. Cost, \$10,000.

DWELLINGS.

RICHMOND HILL, L. I.—George E. Crane, 4710 Jamaica av, has finished plans for two 2-sty frame dwellings, 16x40 ft, in the East side of Church st, 50 ft north of Ridgewood av, for John Haufe, 16 Parkview av, Richmond Hill, owner and builder. Total cost, \$8,000.

FLUSHING, L. I.—L. Danancher, 12 Washington st, Jamaica, L. I., has completed plans for a 2½-sty frame dwelling, 22x33 ft, on the north side of Cypress av, 140 ft east of Murray st, for G. E. Watson, Sanford av, Flushing, L. I., owner and builder. Cost, \$5,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, has completed plans for a 2½-sty frame dwelling, 22x36 ft, on the south side of Norwich av, 193 ft east of Flushing av, for Charles E. Clancey, 82 Herriman av, Jamaica, L. I., owner and builder. Cost, \$4,500.

MIDDLE VILLAGE, L. I.—William Von Felde, Middle Village, L. I., has prepared plans for 2-sty frame dwelling, 20x47 ft, in north side of Wayne st, 175 ft east of Hinman st, for I. Gootzeit, 2156 Metropolitan av, Middle Village, L. I., owner and builder. Cost, \$3,000.

DUNTON, L. I.—L. Danancher, 12 Washington st, Jamaica, L. I., has finished plans for two 2½-sty frame dwellings, 16x40 ft, on the west side of Morris av, 435 ft south of Liberty av, for Loshen Bros., 17 George st, Jamaica, L. I., owners and builders. Cost, \$5,500.

WOODHAVEN, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, L. I., has completed plans for three 2½-sty frame and shingle dwellings, 16x39 ft, in the north side of Ferris st, 40 ft west of Yeoman st, for Gutting Bros., Woodhaven, L. I., owners and builders. Total cost, \$10,000.

COLLEGE POINT, L. I.—Sterling Architectural Co., 212 Broadway, Manhattan, has completed plans for sixteen 2½-sty frame dwellings, 16x36 ft, on East Blvd, north of High st, for Mrs. M. J. Crawford, 100 West 82d st, Manhattan, owner. Total cost, \$52,000.

WOODHAVEN, L. I.—Newton H. Raymond, Liberty and Bigelow avs, Woodhaven, L. I., has prepared plans for twelve 2-sty frame dwellings, 16x30 ft, on the west side of Walker av, south of Liberty av, for the Clearfield Development Co., Liberty and Bigelow avs, Woodhaven, L. I., owner and builder. Total cost, \$24,000.

WOODHAVEN, L. I.—A. E. Richardson, 100 Amity st, Flushing, L. I., has finished plans for two 2-sty frame dwellings, 17x34 ft, in the north side of South st, 153 ft west of Shaw av, for E. Guilfoyle, 4 Shipley st, Woodhaven, L. I., owner and builder. Cost, \$5,500.

WOODHAVEN, L. I.—P. Dein, 743 Diamond av, has completed plans for a 2½-sty frame dwelling, 20x35 ft, on the west side of Diamond av, 297 ft north of Fulton st, for W. H. Dein, 743 Diamond av, owner and builder. Cost, \$4,000.

LITTLE NECK, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 26x43 ft, on the west side of West Moreland av, 60 ft south of Locust av, for the Bell Development Corp., 1 West 34th st, Manhattan, owner and builder. Cost, \$8,500.

WOODHAVEN, L. I.—P. Dein, 743 Diamond av, has prepared plans for three 2½-sty frame dwellings, 20x35 ft, at the southwest cor of Ridgewood av and Diamond av, for Walter H. Dein, 743 Diamond av, owner and builder. Total cost, \$12,000.

ELMHURST, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 22x48 ft, at the southwest cor of Maurice and Hanover avs, for Hoffmann & Simpkin, 51 East Grand av, Elmhurst, L. I., owners and builders. Cost, \$4,000.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., has prepared plans for a 2-sty frame dwelling, 20x36 ft, at the southwest cor of Broadway and Willow st, for Emma Kilvane, Springfield, L. I., owner and builder. Cost, \$3,000.

ELMHURST, L. I.—R. W. Johnson, 60 Hunt st, Corona, L. I., has finished plans for ten 2½-sty frame dwellings, 21x54 ft, at the southeast cor of Bode st and Van Dine st, for Thomas Daly, 12 39th st, Cor-

ona, L. I., owner and builder. Total cost, \$35,000.

LONG ISLAND CITY.—C. W. Hewitt, 604 Academy st, has prepared plans for a 2-sty brick dwelling, 25x40 ft, on the north side of Paynter av, 125 ft east of Van Alst av, for Ralph Marino, 56 Webster av, L. I. City, owner.

RICHMOND HILL, L. I.—Henry E. Haugegard, Hillside Bank Bldg., Richmond Hill, has prepared plans for four 3-sty brick dwellings, 19x56 ft, at the southwest cor of Sherman st and Jamaica av, for Arthur Jesser, 439 Lefferts av, Richmond Hill, L. I., owner and builder. Total cost, \$23,000.

WINFIELD, L. I.—F. Chmelik, 796 2nd av, L. I. City, has finished plans for a 2½-sty frame dwelling, 33x26 ft, on the west side of Fisk av, 200 ft south of Park Pl, for J. H. Knapton, 1 Fisk av, Winfield, L. I., owner and builder. Cost, \$4,500.

CORONA, L. I.—W. A. Faiella, 391 East 149th st, Bronx, has finished plans for a 2½-sty frame dwelling, 20x55 ft, on the west side of Central av, 75 ft south of Crown st, for Michael Fasany, 1577 Cambreling av, Corona, L. I., owner. Cost, \$7,500.

WOODHAVEN, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, has completed plans for a 2-sty brick store and residence, 20x50 ft, at the southeast cor of Bigelow Place and Fulton av, for Michael Zummo, Inc., 12 Syosset st, Woodhaven, L. I., owner and builder. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Schwartz & Gross, 347 5th av, Manhattan, have been retained to prepare plans for a factory annex at the northwest cor of Boulevard and 14th st for A. C. Horn Co., Bodine st, L. I. City, owner. Details will be available later.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, L. I. City, has plans in progress for a 5-sty reinforced concrete factory building, 74x128 ft, on Newtown Creek, for the Van Iderstein Co., owner, on premises. Cost, \$75,000.

HALLS AND CLUBS.

ROCKAWAY BEACH, L. I.—Plans have been prepared privately for a 2-sty brick clubhouse, 44x110 ft, on North Fairview av for the Rockaway Aerie of Eagles, No. 154, Richard Grant, 23 South Academy st, Rockaway Beach, L. I., chairman building committee. Cost, \$20,000.

Richmond.

DWELLINGS.

WEST NEW BRIGHTON, S. I.—Leopold Lee, West New Brighton, S. I., has finished plans for a 2-sty frame dwelling, 26x26 ft, in the west side of Manor Road, 363 ft south of Frontenac av, for Peter Schaning, 1578 Richmond Turnpike, owner and builder. Cost, \$3,500.

TOMPKINSVILLE, S. I.—John Davies, 177 Castleton av, has completed plans for four 2½-sty hollow tile and stucco dwellings, 25x31 ft, on the east side of Sebra av, 119 ft south of Rosewood Place, for L. & H. Melinker, Tompkinsville, S. I., owners and builders. Total cost, \$16,000.

TOMPKINSVILLE, S. I.—Plans have been prepared privately for a 2-sty frame dwelling, 24x53 ft, on the east side of St. Paul's av, 258 ft north of Beaver st, for G. P. Ingram, 88 Brewster st, Tompkinsville, S. I., owner and builder. Cost, \$5,500.

Nassau.

DWELLINGS.

GARDEN CITY, L. I.—Walter B. Wills, 1181 Myrtle av, Brooklyn, is preparing plans for a 2½-sty frame or hollow tile and stucco residence, 32x38 ft, with garage, at Garden City Estates, for John F. Stricker, 3826 Ferris st, Woodhaven, L. I., owner. Cost \$10,000.

BALDWIN, L. I.—Herman Fritz, News Bldg., Passaic, N. J., has completed plans for two 2½-sty frame dwellings, 25x35 ft, at Baldwin, L. I., for Samuel Eichens, 243 West 34th st, Manhattan, owner and builder. Cost, \$6,000 each.


HOTELS.

FREEPORT, L. I.—Kern & Levine, Freeport, L. I., have been retained to prepare plans for alterations and additions to hotel and garage on Long Beach av, near Rose st, for Max S. Grifenhagen, 249 10th av, Manhattan, owner. Cost, about \$10,000.

Suffolk.

DWELLINGS.

CENTRE MORICHES, L. I.—Plans will be prepared privately for a 2½-sty frame dwelling at Centre Moriches, L. I., for Walter Chichester, Main st, owner. Details later.

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Westchester.**APARTMENTS, FLATS & TENEMENTS.**

YONKERS, N. Y.—Frank Phillips, 79 Morningside av, Yonkers, N. Y., has completed plans for a 1-sty brick extension, 20x40 ft, to store and apartment at 414 Walnut st, for Michael Yensco, 39 Palmer av, owner. Cost, \$2,500.

DWELLINGS.

YONKERS, N. Y.—Stephen J. Kodak, 34 Warburton av, Yonkers, N. Y., is preparing plans for a 2½-sty frame dwelling, 28x38 ft, at Crestwood, for E. Haust, 1 East 53d st, Manhattan, owner. Cost, \$6,000.

YONKERS, N. Y.—Plans have been prepared privately for two 2½-sty frame dwellings, 24x30 ft, on Rossiter av, near Davis av, for Charles C. Bull, Roberts av, near Saw Hill River rd, owner and builder. Total cost, \$8,800.

YONKERS, N. Y.—Louis A. Hornum, 405 Lexington av, Manhattan, has prepared plans for a 2½-sty hollow tile and stucco dwellings, 30x39 ft, in Cross st, east of Terry pl, for Mrs. Charles Clock, 129 Wadsworth av, Manhattan, owner. Cost, \$7,000.

HARRISON, N. Y.—W. S. Wetmore, Depot sq, Portchester, N. Y., has completed plans for a 2-sty hollow tile and stucco dwelling, 24x38 ft, at Harrison, N. Y., for Louis Sambrot, Harrison, N. Y., owner and builder. Cost, \$3,000.

SCARSDALE, N. Y.—Elbert O. Fielder, a builder of Allenhurst, N. J., contemplates the construction of a 2½-sty frame and stucco dwelling on Wallworth av, to cost approximately \$7,500. Name of architect will be announced later.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Plans have been prepared privately for a 1-sty brick manufacturing building, 62x198 ft, at Lake av and Saw Mill River rd, for Alexander Smith & Sons' Carpet Co., Elm st, Yonkers, N. Y., owner and builder. Cost, \$30,000.

MISCELLANEOUS.

WHITE PLAINS, N. Y.—George F. Pentecost, Jr., 15 East 40th st, Manhattan, is preparing plans for landscape work, including roads, shrubbery, etc., on 40-acre estate for Conrad Hubert, Mamaroneck av, White Plains, owner. The project will further include the construction of a key-house, pump house, and formal garden. Cost, \$15,000.

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

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., has been retained to prepare plans for a brick tenement, in Rock st, between Baldwin and Summit ave, for Morris Solway, 90 West 17th st, Bayonne, N. J., owner and builder. Details later.

GARFIELD, N. J.—John De Rose, 119 Ellison st, Paterson, N. J., has plans in progress for a 2-sty brick flat, 22x50 ft, with store, at 246 Harrison av, for Antonio Vilarço, 142 Harrison av, owner and builder. Cost, \$5,000.

WEST NEW YORK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., has finished plans for a 5-sty brick store and tenement, 32x90 ft, at 14th st and Palisade av, for Simon Abramson, 29 East 26th st, Bayonne, N. J., owner and builder. Cost, \$35,000.

POMPTON LAKES, N. J.—Charles E. Sleight, 136 Washington st, Paterson, N. J., has prepared plans for a 2-sty concrete block apartment, 45x75 ft, containing four stores, in Cannibal rd, for A. C. Kluge, president, German Artistic Weaving Co., Pompton Lakes, N. J., owner. Cost, \$10,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, N. J., has completed plans for a 3-sty brick and limestone apartment, 50x91 ft, at 48-50 Virginia av, for Harry and Benjamin Clott, 22 Seidler st, Jersey City, N. J., owners and builders. Cost, about \$22,000.

WEST NEW YORK, N. J.—Nathan Welitoff, 222 Washington st, Newark, N. J., has plans nearing completion for a 4-sty brick and limestone apartment, 50x81 ft, containing three stores, at the southwest cor of Hudson av and 20th st, for Abraham Boorstein, owner and builder, on premises. Cost, \$40,000.

EAST ORANGE, N. J.—Nathan Welitoff, 222 Washington st, Newark, N. J., has finished plans for two 4-sty brick and limestone apartments, 46x91 ft each, at 85 and 89 Harrison st, for William Okin, 20 Clinton st, Newark, N. J., owner and builder. Cost, \$38,000 each.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, Newark, N. J., has finished plans for a 4-sty brick and limestone apartment, 53x34 ft, containing three stores at the cor of Mt. Prospect and

Montclair avs, for Hirman & Co., 79 Bank st, Newark, N. J., owners and builders. Cost, \$25,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has prepared plans for a 3-sty frame flat, 24x51 ft, at 26-28 Runyon st, for Louis Kaplan, 34 Hillside Place, Newark, N. J., owner and builder. Cost, \$6,000.

BANKS.

PERTH AMBOY, N. J.—J. N. Pierson & Son, Raritan Building, Perth Amboy, N. J., has finished plans for a 2-sty brick and terra cotta addition to bank building, 30x

30 ft, at the southeast cor of Hobart and Smith sts, for the Perth Amboy Trust Co., Harry Conard, president, on premises. Details later.

DWELLINGS.

MONTCLAIR, N. J.—Plans are being prepared privately for eight 2½-sty brick, frame and stucco dwellings, 20x30 ft, each on the Parkway, for H. S. Connolly & Co., 40 Spring st, Montclair, N. J., owners and builders. Cost, approximately, \$10,000 each.

NEW BRUNSWICK, N. J.—D. D. Williamson, 390 George st, has completed



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plans for a 2-sty frame and stucco dwelling, 24x44 ft, at Welton and Carman sts, for Jacob Levine, owner, c/o architect. Cost, \$5,000.

ELIZABETH, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x46 ft, at 1023 William st, for Bernstein & Poster, 613 Magnolia st, Elizabeth, N. J., owners and builders. Cost, \$3,000.

ELIZABETH, N. J.—J. B. Beatty, 15

PROPOSALS

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

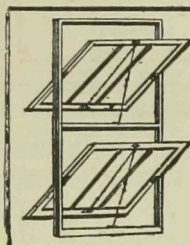
TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., August 31, 1916.—Sealed proposals will be opened in this office at 3 p. m., October 16, 1916, for the construction complete of the United States post office at Dickinson, N. Dak. Drawings and specifications may be obtained from the custodian of site at Dickinson, N. Dak., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

NOTICE TO CONTRACTORS: Sealed proposals for Electric Fixtures in connection with the Alterations and Additions to the State Hall, 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 Thursday, September 28th, 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 bid. The 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. 2588. 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, Capitol, Albany, N. Y.

Dated: September 6, 1916.

NOTICE TO CONTRACTORS: Sealed proposals for Additional Book Shelving, etc., for Legislative Library, Rooms 337-A, and 337-B, State Capitol, Albany, New York, and for Wood Furniture in connection with the Alterations and Additions to the State Hall for the Court of Appeals, State Hall, Albany, N. Y., will be received by the Trustees of Public Buildings, Capitol, Albany, N. Y., until 3 o'clock P. M., on Thursday, September 28th, 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 bid. The contractors to whom the awards are made shall be required to furnish a surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty days after official notice of award of contract, and in accordance with the terms of Specifications Nos. 2405 and 2541-A. The right is reserved to reject any or all bids. Plans 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 proposals 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, Capitol, Albany, N. Y.

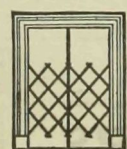
Dated September 8, 1916.



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North Reid st, is preparing plans for a 2-sty brick store and dwelling, 30x35 ft, at the cor of Augusta and Spring sts, for owner to be announced later. Cost, about \$4,000.

RUMSON, N. J.—Leon Cubberley, 192 Broadway, Long Branch, N. J., is preparing plans for alterations and additions to the 2½-sty frame dwelling in Hawthorne la for Otto Goetze, owner, on premises. Cost, about \$7,500.

PATERSON, N. J.—Plans have been prepared privately for a 2-sty frame dwelling, 22x50 ft, at 987 East 23d st, for C. Decker, 145 Martin st, Paterson, N. J., owner and builder. Cost, \$3,500.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., has finished plans for three 2-sty frame dwellings, 20 x48 ft, at 241-245 Pearsall av, for Benjamin Fishman, 135 West 22d st, Jersey City, owner and builder. Cost, \$4,000 each.

PERTH AMBOY, N. J.—Jensen & Brooks, 198 Smith st, are preparing plans for a 2½-sty tile and stucco dwelling, 21x52 ft, on the south side of Brighton av, near Gordon st, for P. Ruderman, 388 Park av, Perth Amboy, N. J., owner and builder. Cost, \$7,000.

PATERSON, N. J.—Herman Fritz, News Bldg., Passaic, N. J., has finished plans for six 2½-sty frame dwellings, 25x35 ft, in Willard Park, near Paterson, for R. & J. Hoyle, Totowa, N. J., owners and builders. Cost, \$5,000 each.

PALISADE, N. J.—Herman Fritz, News Bldg., Passaic, N. J., has prepared plans for five 2½-sty frame dwellings, 25x35 ft, at Palisade, N. J., for N. Paulson, Palisade, N. J., owner and builder. Cost, \$5,000 each.

NUTLEY, N. J.—Herman Fritz, News Bldg., Passaic, N. J., has completed plans for five 2½-sty frame dwellings, 25x30 ft, at Nutley, N. J., for Edward Mutch, Nutley, N. J., owner and builder. Cost, \$5,000 each.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Fred A. Hale, 476 10th av, Manhattan, has finished plans for a 1-sty brick and concrete laundry building, 200x210 ft, at 451-477 Johnson av, for the Hudson Laundry Co., T. Cobb, secretary, owner, on premises. Cost, \$60,000.

JERSEY CITY, N. J.—MacDonald Engineering Co., 53 West Jackson Building, Chicago, Ill., has completed plans for a 5-sty reinforced concrete steel storage warehouse, 54x90 ft, at the northwest cor of Provost and 15th sts, for the Lackawanna Terminal Stores Co., 12 Bridge st, Manhattan, owner.

PATERSON, N. J.—Frederick W. Wentworth, 140 Market st, Paterson, has completed plans for a 4-sty brick and reinforced concrete community factory building, 75x300 ft, in Gray st, near Beckwith av, for the Paterson Industrial Development Co., owner. Cost, \$145,000.

HOTELS.

ALLENHURST, N. J.—George H. Griebel, 81 East 125th st, Manhattan, has completed plans for alterations and additions to the 4-sty hollow tile frame and stucco hotel on Norwood av, for Mrs. Mary J. Norwood, c/o Gardner Hotel, Asbury av, Asbury Park, N. J., owner. Cost, about \$30,000.

STABLES AND GARAGES.

JERSEY CITY, N. J.—C. F. Long, 1 Montgomery st, has plans in progress for twenty-four attached garages, 1-sty brick, 10x20 ft, for owner to be announced later. Total cost, \$10,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

BROOKLYN, N. Y.—Milton Zeisler, 433 East 74th st, Manhattan, has the general contract for alterations to the 6-sty apartment, 50x100 ft, at 415 Washington av, for the Dandridge Co., Inc., James A. Eckert, president, 55 John st, Manhattan, owner, from plans by Ward & Walker, 52 Vanderbilt av, Manhattan, architect. Cost, about \$4,000.

PERTH AMBOY, N. J.—Robert Bozza, 405 High st, Perth Amboy, has a general contract for a 2-sty frame and stucco flat, 40x60 ft, in State st, near Gordon av, for Pavlovsky Bros., 462 State st, from plans by Goldberger & Griesen, Angle Building, Perth Amboy, N. J., architect. Cost, \$12,000.

BANKS.

MANHATTAN.—Charles G. Duffy Co., 285 Butler st, Brooklyn, has the general contract for alterations to the structure at the southeast cor of 57th st and Madi-

son av into banking quarters for the Pacific Bank, 470 Broadway, owner, from plans by Holmes & Winslow, 103 Park av, Manhattan, architects. Cost, \$7,000.

DWELLINGS.

MANHATTAN.—George P. Reinhard, 22 East 54th st, has the general contract for alterations to the 4-sty brick and stone residence, 25x110 ft, at 39 East 75th st, for Dr. H. B. Willcox, owner, on premises, from plans by James G. Rogers, 470 4th av, architect.

SCARSDALE, N. Y.—E. O. Fielder, Edgemere Drive, West Allenhurst, N. J., has the general contract for a 2½-sty frame and stucco dwelling, 35x40 ft, on Wallworth av, for Miss Ida C. Montgomery, 143 West 82d st, Manhattan, owner, from plans by Charles H. Sperry, 101 Park av, Manhattan, architect. Cost, \$7,500.

GREAT NECK, L. I.—Roberts, Nash & Co., 93 Amity st, Flushing, L. I., has the general contract for a 2½-sty frame and stucco residence, 30x80 ft, in Steamboat rd, for W. F. Schlemmer, 129 4th av, Manhattan, owner, from plans by Richard A. Walker, 448 Central Park W, Manhattan, architect. Cost, \$35,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Purdy & Henderson, 45 East 17th st, Manhattan, have the general contract for a 1-sty reinforced concrete factory building, 50x100 ft, on Newark, James and Van Winkle avs, for the Lubricating Metals Co., 2 Rector st, Manhattan, owner, from plans by Shape & Bready, architects, 220 West 42d st, Manhattan. Cost, \$15,000.

SCHOOLS AND COLLEGES.

HACKENSACK, N. J.—W. L. Crow Const. Co., 103 Park av, Manhattan, has the general contract for a 3-sty brick and hollow tile high school building containing auditorium seating 1,000, in Beach st, 1st to 2d sts, for the Board of Education of Hackensack, N. J., from plans by Frank Eurich, 127 Summit av, Hackensack, N. J., architect. Cost, \$185,000.

STABLES AND GARAGES.

PATERSON, N. J.—Richard L. Clark, 776 East 27th st, Paterson, N. J., has a general contract for a 1-sty brick and concrete garage, 50x90 ft, at 729-731 Madison av, for Martin White, owner, on premises, from plans by Joseph De Rose, 119 Ellis St, Paterson, N. J., architect. Cost, \$5,000.

ISLIP, L. I.—E. W. Howell, George st, Babylon, L. I., has a general contract for a group of terra cotta block and stucco farm buildings, consisting of garage, barn and gardner's cottage, at Islip, L. I., for J. Freeborn Carlisle, Islip, L. I., owner, from plans by Trowbridge & Ackerman, 62 West 45th st, Manhattan, architects.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Eastern Const. Co., 110 West 40th st, has the general contract for alterations to the 5-sty brick loft building at 42 North Moore st, for the Gillipse Estate, plans for which have been prepared privately. Cost, \$2,000.

BROOKLYN, N. Y.—I. Karlson, 1882 Fulton st, has the general contract for a 1-sty brick office building at the southeast cor of Oakland st and Kent av, for Albert & Davidson, 217 Union av, Brooklyn, owners, from plans by Laspia & Salvati, 525 Grand st, architects.

ELIZABETH, N. J.—Charles Flocken, 681 Newark av, has the general contract and Frank Schmieder & Son, 599 Adams av, the mason work, for a 1-sty brick office building, 36x90 ft, at 801 Magnolia av, for the Bronze Powder Works, owner, on premises, from plans by Louis Quien, Jr., 229 Broad st, architect. Cost, \$9,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

ELECTRICAL SUPPLY JOBBERS' ASSOCIATION will hold its annual meeting and convention at the Hotel Statler, Cleveland, Ohio, October 10-12.

SECOND NATIONAL EXPOSITION OF CHEMICAL INDUSTRIES will be held in the Grand Central Palace, New York City, during the week of September 25.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Ann's 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.

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, ExS.....Exit Signs, NoS.....No Smoking Signs, Spr.....Sprinkler System, St.....Stairways, Stp.....Standpipes, SA.....Structural Alterations, Tel.....Telegraphic Communication with Headquarters, TD.....Time Detector for Watchman, Vac.....Vacate Order (Discontinue use of), WSS.....Windows, Skylights and Shutters, CF.....Certificates of Fitness, D & R.....Discontinuances or Removals, FilSy.....Approved Filtering and Distilling Systems, OS.....Oil Separator, RQ.....Reduce Quantities, StSys.....Storage System.

*NOTE—The symbols A—FE—FP—Spr—St—Stp—Tel—WSS—FilSy—OS—StSys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending Sept. 9.

MANHATTAN ORDERS SERVED.

- Broadway, 801-7—James McCreery Corp, 114 W 42, FP-WSS-Spr-FP-EXS 5 av, 276-80—Holland House Co, FP-WSS-Stp-FE-DC 5 av, 489—Fred W Smyth, WSS Madison av, 1915-9—Hosp for Deformities, St-FE-FP-Rec-FA-O Morningside av, 120-2—Amsterdam Grocery, FA-O-FE(R)-Spr(R)-FP(R)-WSS Park pl, 26-8—Stewart's Restaurant, WSS-FP(R) Park pl, 30—Est Wm F Christie, c Wm F, Hastings-on-Hudson, WSS-FP(R)-Spr(R) Park Row, 114—James J Phalen Co, 16 Exchange pl, Thompson st, 228—Carlotta Ginocchio, Tel Washington pl, 4-6—Premium Hold Co, Hyman H Sonn, Pres, 149 Church, Stp(R)-WSS-FP(R)-Spr WSS-ExS(R)-FP-FE(R) Washington st, 7—Nicholas Moretos, TD 18 st, 6-8 W—Emma I Badgely, A(R) 41 st, 145 W—Louis Markel, 17 W 32, Tel 81 st, 117-9 W—Florence Schwerin, 28 Prince, Elizabeth, N J Avenue A, 107—Empire Ass'n, WSS-ExS(R)-FP-FE(R) Bowery, 97—Est Wm W Jube, O-FP Broadway, 2-8—N Y Produce, Inc, Stp(R)-Rec-O-DC-ExS-FP-WSS-ExS(R) 7 av, 592-4—Hotel Hermitage Co, A-TD(R) 6 av, 689—Chitouris Christophorous, Tel 6 av, 689—J Arthur Fischer, 690 6 av, South st, 199—Bernhard Brunjes, FP(R)-Ex(R)-WSS-FE(R)-A 10 av, 477-83—Richard Thibaut, 153 Madison av, Spr-WSS-FP(R)-DC-Obs 32 st, 38-42 E—Seach Realty Co, 76 William, Stp(R) 59 st, 61-5 E—Edgewater Realty Co, care E D Coulter, pres, 524 Willis av, Ex(R)-FP(R)-WSS-Obs-FP(R) 67 st, 157-9 E—Board of Education, 59 st & Park av, 34 st, 33-9 W—Oppenheim Collins, FD-A 44 st, 258-60 W—Dr Albert Simpson, care Alliance Press Co, 692 8 av, A 56 st, 208-10 W—48th St Realty Co, S12 Bway, Avenue A, 151—E Winters Son & Co, 93 Av A, FA Broome st, 1—Geo H Riley, FA-RQ-NoS Broome and Elizabeth sts—Knickerbocker Ice Co, 1480 Bway, FA Bowery, 87—Berlowitz, Rapoport & Lutenberg, NoS-RQ-FP(R) Broadway, 1000—Kinemacolor Co of Amer, GE-Rec-CF-Ex(R) Cannon st, 48—Meyer Groginsky, FP(R)-RQ-FA-GE-NoS Cedar st, 157—Gripwell Pulley Covering Co, FA Cherry st, 154—Stekes Progress Oil Co, DR 1 st, 3-5 E—Carlo Corsuti, RQ-GE 11 av, 566—Sam Muller, NoS-FA Elizabeth st, 152-4—Est Peter Kief, O 9 st, 234 E—Fred Dohrman, Rec-FP(R) 17 st, 515 E—Jas McCreery Co, 5 W 34, El-Rub-Rec 22 st, 223 E—A Renourd & Son, RQ 62 st, 52 E—Geo Jones, D&R-FP(R) 73 st, 163 E—Jay Gould, 15 W 55, FP(R) 98 st, 326 E—N Schwartz, CF-StSys 110 st, 129 E—W Claman, Rub-FP(R)

- Frankfort st, 11—Powers Photo Engr Co, 154 Nassau, D&R Greene st, 175—Charles A Beckman, CF-NoS-FP(R) Mott st, 180—H Herrmann Furn Co, 368 Broome, StSys Park pl, 34—Consol Fireworks, Woolworth Bldg, FP(R) 7 av, 750—Dreno Machine Co, NoS-Rec-WSS 7 av, 750-2—Drenco Garage Co, NoS-FA-Stp 6 av, 980—Henry D Moeller, Rub-FP(R) 3 av, 182—Metz Solars Co, FA 3 av, 589—Louis Moeschel, D 21 st, 547-9 W—Thos G Brown Co, FA-Rec 26 st, 518-34 W—Van Rees Press, Rec-D-O 41 st, 120 W—C L Chester (Inc), 200 5 av, NoS-CF-GE-Rec-FP(R) 43 st, 627-41 W—Brammuller Piano Co, NoS-GE 46 st, 126 W—Variety Film Corp, FP(R) 48 st, 215-7 W—48th St Garage, Rec 49 st, 244 W—Phillips Auto Seat Co, Rec 56 st, 158 W—Burton S Castles, FP(R)-El 52 st, 304 W—Wm R Smith Co, FP(R) 56 st, 153 W—Faure Pneumatic Tire Co, Rec-FA 56 st, 157 W—Wm M Erb, 546 W 45, NoS 58 st, 235 W—Geo W Honk Co, FA-NoS 62 st, 42-4 W—Marmon Service Station, NoS-FA-FP(R)-CF-Rec-D 131 st, 614 W—Clover Farms (Inc), Rec-WSS 131 st, 633 W—Standard Gas Light Co, 130 E 15, Rec 150 st, 419 W—Jas J Doyle, FP(R)

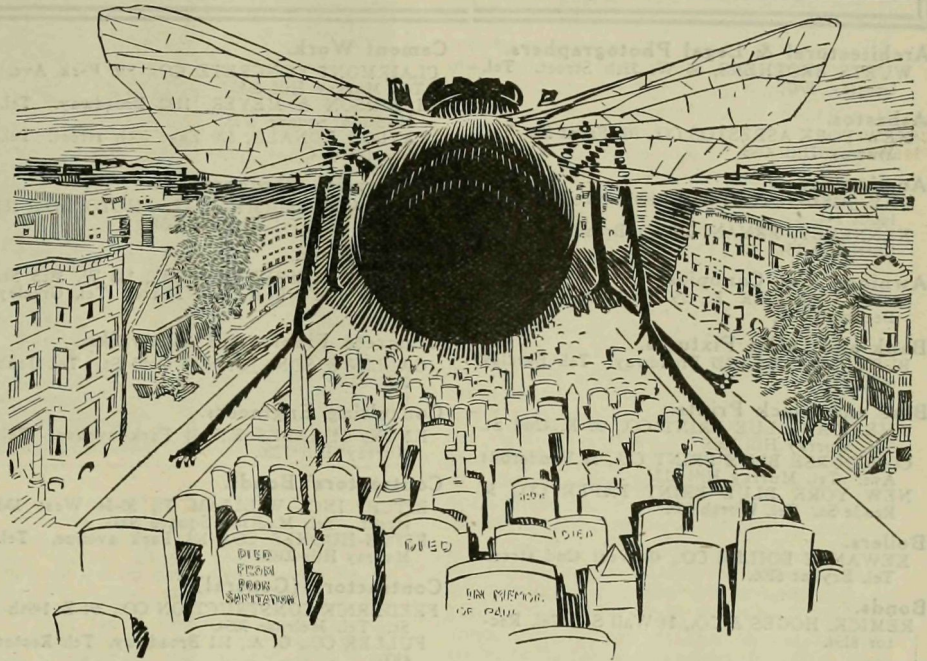
- Madison sq, 15-9—Jacob Ruppert Realty Corp, 1639 3 av, WSS-FA-Rec Rivington st, 89-93—1st Roumania Cong, FP(R)-FA-O-Ex 6 av, 288-304—Greenhut Co, FP(R) Thompson st, 288—Edw M Berrien, A

BRONX ORDERS SERVED.

- Westchester av, 810-12—Franconia Realty Co, DC-WSS-ExS-FP(R)-Ex-A Westchester av, 810-12—Bronx Cultural Inst, FA-ExS Courtlandt av, 566—Joseph Gridowitz, FP(R)-D&R 137 st, 801-7—Bronx Cooperage Co, O-RQ-FA

BROOKLYN ORDERS SERVED.

- Kent av, 828-34—Coyne & Delaney, Sur-WSS(R)-FP(R)-O-WSS(R)-Rec-GE Farragut rd, 3124—Saml Breakstone, FA-Rec-NoS 72 st, 1020—Chas G Pietsch, FA-Rec-NoS Emmons & Lonard avs, ft—Peter Galotti, Tel Atlantic av, 2832—Abr Kilner, FA-El(R)-Rec-GE Boerum st, 24-8—26 Boerum Corp, FP(R)-WSS(R) Fulton st, 2814—Clinton Ramee, Rub Fulton st, 2818—Frank Grossbard, Rub Fulton st, 2820—Louis Krasa, Rub Fulton st, 2822—Becker Dayer, Rub Fulton st, 2824—Walter White, Rub



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