

REAL ESTATE RECORD AND BUILDERS GUIDE.

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THREE IMPORTANT DECISIONS WHICH AFFECT THOSE INTERESTED IN BUILDING

By ALFRED LUDWIG, Superintendent of Buildings

THERE have recently been handed down by the courts several decisions of vital importance to those interested in building operations or having business with the Bureau of Buildings. These decisions have materially changed the construction that must hereafter be placed upon certain sections of the Building Code; they also materially change the status of certain classes of buildings that have heretofore been used as places of public amusement or entertainment.

Possibly the decision which will more immediately affect the public in general will be that of the Appellate Division affecting the validity of permits. Under the provisions of subdivision 4, of Section 4, of the Building Code, it has been the practice of the Bureau of Buildings for many years past to consider a permit valid for one year from the date of its issue, regardless of the passage of any new laws or ordinances that might in any way affect the character of the construction or conditions under which the permit was approved. The Appellate Division in the case of the Publicity Leasing Company v. Ludwig held as follows:

"It is quite clear that the adoption of the ordinance on May 29, 1914, rendered it unlawful to erect thereafter the sign for which the Superintendent of Buildings had previously issued a permit, and it became the duty of the Superintendent to take definite measures to prevent the construction of the sign. Whether he formally revoked his permit or not, is perhaps of little consequence, since the passage of the ordinance had ipso facto invalidated it, for of course no permit issued by any official could give authority for the erection of a structure forbidden by law. After the ordinance became effective, it not only became unlawful to erect a sign more than 75 feet high, or to alter an existing sign so as to carry it to a greater height, but any structure erected in violation of the ordinance became an unlawful structure, and no permit from the Superintendent of Buildings whether issued before or after May 29, 1914, could make it lawful."

In view of this decision, the following special order has been promulgated by the Bureau of Buildings for the future guidance of architects, builders, plumbers and others:

Special Order No. 11.

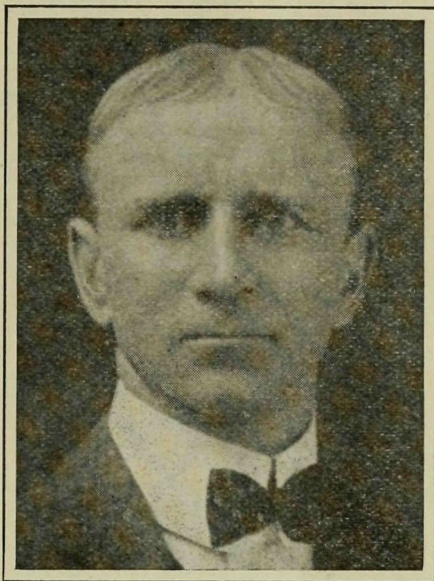
Validity of Permits.

"Any permit issued by the Bureau of Buildings or for the appurtenances thereto, will become null and void if any provisions of said permit are inconsistent or contrary to any of the provisions of any new law or ordinances which may become effective before actual work under the permit at the building site commences."

The meaning of this order is that any permit issued by the Bureau of Buildings becomes invalid if any new law or ordinance, which may in any way affect the conditions or character of construction becomes effective before actual physical work at the building site begins.

Another most important and far reaching decision in this instance affecting the use of buildings is that of Mr. Justice Shearn in the case of the City of New York v. Lauchheimer. The decision in full is as follows:

"Section 520 of the Building Code prohibits the use of any building for public entertainments of any kind if not erected or made to conform to the requirements of the Code, excepting only buildings 'in actual use for theatrical or operatic purposes' at the time of the passage of the ordinance. It is not claimed that this building was used for either theatrical or operatic purposes when the ordinance was adopted, but it appeared that it was then and long theretofore had been used for public entertainments.



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"Section 538 of the Building Code, entitled 'Saving Clause,' reads: 'The provisions of the foregoing article shall not be construed to mean or made to apply to any theatre, opera house, or building intended to be used for theatrical or operatic purposes, lawfully erected prior to June 3, 1904.' Defendants contend that, construing the sections together, there should be read into the saving clause the words 'or for public entertainment.' Then the exemption from the requirements of the Building Code would apply to any theatre, opera house or building intended to be used for theatrical or operatic purposes, or for public entertainments.' If that were done it would make it lawful to take any building that was used for any kind of public entertainment prior to 1904 and use it for a theatre without observing any fireproof or other safety requirements.

"Such an intention cannot be imputed to the framers of the ordinance. It would afford an easy loophole for the multiplication of non-fireproof theatres, entirely contrary to the purpose of the statute. The words sought to be read into the 'saving clause' are also omitted from the exception to the prohibition in Section 520, which is carefully and with evident intention limited to buildings 'in actual use for theatrical or operatic purposes.'

"If it had been intended to except also buildings used for public entertainments of any kind that was the place for the additional exception, and it would have been very simple and easy to express.

"The reason for the exception was doubtless the hardship involved in the expense of making over a building used as a theatre or opera house whereas there would be no such hardship in making an ordinary ball-room or meeting-room conform to the requirements of the Building Code.

"The Court says that owing, however, to the large number of buildings that may be affected by this ruling, and to the delay that must ensue in reviewing it because of the summer recess, and to afford a reasonable time to apply to the Board of Aldermen to make the ordinance conform to the intention claimed but not expressed, the injunction, so far as it applies to the use of the building for dances, lodge and political meetings and similar entertainments (but not including minstrel shows), will be suspended until November 15, 1916."

This decision practically prohibits the use of any premises for amusement purposes other than theatres or opera houses erected and in use as such prior to June 3, 1904, where accommodations are provided for more than 300 persons, unless the premises conforms to the provisions of Article 25 of the Building Code (theatres and other places of amusement). As a result of this decision, the Bureau of Buildings of Manhattan is disapproving all applications

for the use of existing buildings as places of public amusement where accommodations are provided for more than 300 persons, except theatres and opera houses legally exempt, unless in conformity with the theatre law. Unless the law is changed before November 15, 1916, scores of places now used as dance halls, etc., will be forced to discontinue such use until they have been made to conform to the requirements of Section 25 of the Building Code.

A third decision—that of Mr. Justice Bijur—in the case of Altschul v. Ludwig in the matter of the Dewey Theatre, while directly affecting the powers of the Board of Examiners will also apply with equal force to the new Board of Appeals, which will succeed the Board of Examiners on October 1, 1916.

The decision denies to this latter Board the right to vary or modify the fundamental law relating to buildings, as set forth in the Building Code, excepting in strict conformity with the provisions of the Greater New York Charter. The practice of the Board in the past has been to approve appeals made to it which did not appear to be detrimental to the public interests, although not strictly in accordance with the Building Code. While the decision is rendered in a special case, its application must be considered as general and placing a definite limitation upon the powers of the Board of Examiners and its successor, the new Board of Appeals, until a higher court has decided otherwise.

Mr. Justice Bijur's decision in full is as follows:

"This action was begun August 5, 1915, by the plaintiff as a taxpayer to enjoin the first named defendant as Superintendent of Buildings from approving plans filed April, 1915, and issuing a permit for the alteration and reconstruction of a building known as the Dewey Theatre, in this city. The remaining parties are, respectively, owner and tenant of the building. A temporary injunction had been granted, but was subsequently vacated. The Appellate Division reversed the vacation order and granted the motion to continue the temporary injunction. On appeal to the Court of Appeals, involving two certified questions, to which I shall refer later on, the decision of the Appellate Division was affirmed, with opinion reported in 216 N. Y., 459. The action for the injunction has now been tried before me on the merits.

"Before the action was begun the Superintendent of Buildings had disapproved the plans, whereupon an appeal was taken under Section 411 of the Greater New York Charter to the Board of Examiners. This Board, after a hearing, approved the plans upon certain conditions and returned them to the Superintendent for his approval. After the temporary injunction was dissolved, the Superintendent, believing himself bound by the decision of the Board, approved the plans and issued a permit, but the work after its commencement was interrupted by the decision of the Appellate Court hereinabove referred to.

"The testimony shows that this building was originally a church, known as Trinity Chapel, constructed about 1876. In 1896 it was lawfully converted into a hotel and music hall, where refreshments and beverages were sold. In this form it varied from its original condition so far as structural changes were concerned only to the extent that the front was rebuilt and ten rooms there installed (in order to comply with the law requiring that amount of accommodation in a hotel). The floor was leveled and a gallery built on both sides. There was no stage, proscenium arch or curtain, but merely a platform of the ordinary kind for musicians.

"In 1898 a number of successive applications for permission to alter the building into a theatre were filed; but so far as the records of the Department show they were all rejected by the Commissioner of Buildings of this borough, who, with two other Commissioners, constituted the Building Department under the Greater New York Charter (Laws of 1897, chap. 378, sec. 644, et seq.).

"Some evidence was offered at the trial by the then Superintendent of Buildings, a subordinate official in the Department, to the effect that he had the Commissioner's authority to and actually did issue a permit for these alterations. Of this permit there is no trace or record, and the testimony as to its issuance or existence is of such character that I accord it no credence. The mere reading of the evidence will sufficiently explain my reasons for this conclusion, apart from the utter improbability that such action would have been taken in palpable defiance of the precise requirements of the law. But, quite regardless of that fact, I should, for reasons which I shall explain, regard such a permit as totally ineffective for any purpose.

"Notwithstanding the disapproval of the Building Department the building was actually altered, in substantial conformity to the plans that had been disapproved, into a theatre, and continuously operated as such until the events that have led to the bringing of the present suit. In 1904 a plan of alteration was filed and approved by the Building Department, and in the application the building was described as one used as a theatre. There were also various inspections by the Police and Fire Departments, respectively, made during ensuing years, in which it is evident that the use of the building as a theatre was either known or taken for granted.

"Defendants lay some stress on these occurrences, though, in the view which I have taken of the case, they have no legal significance. In the light of the decision of the Court of Appeals (supra) it seems to me that but one question remains to be determined. In deciding whether the action of the Board of Examiners is 'final' and conclusive, as provided in Section 411 of the Greater New York Charter, the learned Court pointed to the language of the second question submitted to it, which asked whether the action of the Board of Examiners was final and conclusive 'even if the plans approved by the Board of Examiners do not comply with the Building Law,' and the Court said: 'If the Board approved plans that did not comply with the Building Code, its action is not final; it is wholly void as beyond the limited statutory authority possessed by the Board.'

"The question, then, is whether on the trial it was proved that the plans did not comply with the Building Code. This question again must be regarded from two aspects: First, whether the alterations in question are to be treated as proposed to be made to a building which had not previously been a theatre, and, second, whether the building is being altered on the assumption that it is an existing theatre.

"The power of the Board, as established in Section 411 of the Charter (so far as material to the present controversy), is as follows: 'Whenever a Superintendent of Buildings, to whom such question has been submitted, shall reject or refuse to approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of any such building or structure, or when it is claimed that the rules and regulations of the President of the Borough or the provisions of law or of said ordinances do not apply, or that an equally good and more desirable form of construction can be employed in any specific case, the owner of such building or structure, or his duly authorized agent, may appeal from the decision of such Superintendent where the amount involved by such decision shall exceed the sum of one thousand dollars. * * * The decision of the Board of Examiners, upon such appeal, shall be rendered without unnecessary delay, and such decision shall be final.'

"I assume that plaintiff relies in the first instance on the claim that an 'equally good and more desirable form of construction' than that laid down in the Building Code has been approved by the Board in this case. This brings me to what I regard as the vital issue, namely, the meaning and force of the provisions of the Building Code. In *City of New York v. Trustees of Sailors' Snug Harbor* (85 App. Div. 355) the Building Code has been held to have the same force within the corporate limits of this city as an act of the Legislature. The article of that Code applicable is 25 (formerly designated as sec. 109). It provides among other things, that every theatre thereafter erected shall have 'in the rear and on both sides of said building where there is (as in the case at bar) but one frontage on the street,' an 'open court or space' of prescribed width, extending the full length and height of the building; that from the auditorium there shall be not less than two exits in each tier opening into the said open court. 'The roof over the auditorium shall be constructed of iron and steel and fireproof materials, etc.' 'Every steam boiler * * * shall be located outside of the building, etc.' There are other provisions in regard to the amount of clear space beyond the last row of seats in the balcony and orchestra, and the width of the aisles, as also numerous other details, which are perhaps not of equal importance. Altogether the article comprises some nine printed pages of minute detail as to the construction of a theatre.

"Neither the original plans first disapproved by the Superintendent of Buildings nor the plan as approved by the Board of Examiners, with the conditions imposed by it, provide the important items which I have enumerated. The striking disparity between the plans and the Building Code is to be found in the absence from the former of provision for any court or space at the rear or sides of the theatre, of a fireproof roof, of the location of the boiler outside of the limits of the building and of sufficient aisle room in and at the back of the auditorium. I think it may be fairly said that if the Building Code is to be regarded as setting

forth the requirements of a lawful theatre, the plan, both as originally filed and as amended by the Board of Examiners, is so markedly at variance with it as to be regarded as nothing less than a violation thereof. The interpretation which the defendants ask shall be placed upon the Code amounts in substance to holding that under Section 411 of the Charter, hereinabove recited, the Board of Examiners may authorize the erection of any reasonable form of theatre which in their judgment is safe, and that the elaborate provisions of the Code are to be treated merely as advisory. To my mind practically the converse is correct.

"The provisions of the Code are mandatory with the exception that if, in case of peculiar or extraordinary conditions or of new discoveries by way of scientific development, a change or substitution in some details should become advisable, such modification might be authorized by the Board of Examiners; provided, moreover, it be 'equally good and more desirable.' This view seems not only to follow from the elaborate text of the Code and the subject matter of the legislation, but to be approved by previous decisions such as *People ex rel. Tucker v. D'Oench* (44 Hun. 33), *Brill v. Miller* (140 App. Div., 602; see also *French v. Edwards*, 13 Wall., U. S., 506). Indeed, I think it is necessarily implied in the very question which the Court of Appeals considered in this case, which asked whether the action of the Board of Examiners is final, even if the plans approved by it 'did not comply with the Building Code.'

"Unless the Code contained provisions which are mandatory there would be nothing with which to 'comply.' If, on the other hand, compliance with its provisions is mandatory, this surely must have reference to the actual requirements of its important provisions. In this, as in all human affairs, the question of degree cannot but enter into the determination. It may be said that the difference is one only of degree; most differences are when nicely analyzed (Mr. Justice Holmes in *Rideout v. Knox*, 148 Mass., 368, 372).

"So radical is the divergence between the requirements of the Code and the plan approved by the Board of Examiners as that a building constructed under the one would be an altogether different structure from that required by the other. Feeling as I do, therefore, that the Board of Examiners was without power to authorize the alterations here in question, if this building is to be regarded as a new theatre, it remains to consider whether it was justified in acting as it did upon the advice of the corporation counsel (testified to by some of the members of the Board) to the effect that this was an alteration of an existing theatre.

"In 1904 old Section 109 of the Code was amended by the addition of a second section (subsequently, i. e., in 1906, designated Section 109a) reading: 'The provisions of the foregoing section shall not be construed to mean or made to apply to any theatre, opera house or building intended to be used for theatrical or operatic purposes now erected or for which plans have heretofore been approved by the Superintendent of Buildings. This is in harmony with the language in the first subdivision of Section 109 (now Sec. 520): 'No building which, at the time of the passage of this Code, is not in actual use for theatrical or operatic purposes' shall be so used until made to conform to the requirements of this section.'

"The amendment of the Building Code which went into effect March 30, 1915, changed Section 109a to read: 'Section 538, Saving Clause. The provisions of the foregoing article shall not be construed to mean or made to apply to any theatre, opera house or building intended to be used for theatrical or operatic purposes lawfully erected prior to June 3, 1904.'

"I have pointed out that this building was altered into the form of a theatre in 1898 without authority, namely, unlawfully; but assuming that permission had been given to so alter it, that permission would have been as devoid of legal effect then as the act of the Board of Examiners which I have just been considering is now, because the requirements of the Building Code in 1898 were substantially the same as those of the present Code (L. 1892, chap. 275, secs. 471, 484 and 500; see also Consolidation Act, L. 1882, chap. 410; L. 1885, chap. 456, sec. 500; L. 1887, chap. 566). It need scarcely be added that the same argument disposes of any legal result claimed to arise from surveys, permits and licenses of city departments other than the Building Department.

"The alteration of this building in 1898 into a theatre, and its subsequent use as such, was in violation and defiance of the law. I do not understand defendants even to claim that the public may be estopped (by the negligence or mistake of an administrative officer) to abate such violation, or that a person may acquire a vested interest in the nullification of a statute. This is not a case in which an act is authorized by law to be done by permission of an administrative body or officer. In such cases the act, even though unlawful without permission, becomes lawful thereby, and may, when such permit is issued, even give rise to vested rights (see, for example, *Campion v. City of Buffalo*, 8 N. Y. St. Rep., 329; *City of Buffalo v. Chadeayne*, 134 N. Y., 163).

"Of course if an express permit would have been ineffective in the case at bar, acquiescence by the city authorities, from which no more could be inferred than an implied permit (*Trustees of Canandaigua v. Foster*, 156 N. Y., 354), is of still less juridical value.

"Finally, in respect of plaintiff's remedy, defendants urge that since the permit has actually now been issued by the Superintendent of Buildings, plaintiff's right to maintain this action for an injunction is at

an end, on the authority of *Southern Leasing Co. v. Ludwig* (217 N. Y., 100). The answer to that contention, however, is the simple one that this action was begun before the permit referred to was issued under the misapprehension to which I have first hereinabove referred. Defendants also urge, on the authority of the same case, that this action cannot be maintained by a taxpayer unless there is 'in a real sense a menace to the public welfare.'

"This contention is based no doubt on the testimony of the members of the Board of Examiners to the effect that they consider the building, if altered according to their suggestion, reasonably safe, some of the members going so far as to express the opinion that in some respects it would be safer than a theatre constructed under the new law. In fairness to defendants I permitted this testimony to be taken although I expressed my opinion at the trial—which is now fully confirmed—that it is utterly immaterial.

"The good faith of the Board of Examiners is not attacked, and the previous discussion has, I think, demonstrated that theatres must be built in the City of New York according to the requirements of the appropriate legislation for that purpose and not according to the opinions of the Board of Examiners. The safety of the theatre-going public is to be guarded according to the view of the Legislature and not of this administrative body with limited functions.

"The effect upon the public welfare is described in part by the Court of Appeals in the following words: 'It is manifest that the violation of the safeguards that these provisions of the Building Code prescribe imperils the public interest and is calculated to produce public injury.' Judgment for the plaintiff, with costs.'

By reason of this decision many concessions in the matter of side and rear courts, etc., to theatres formerly granted by the Board of Examiners to persons interested in theatre construction were no longer obtainable through it. An appeal was made to the Board of Aldermen to amend the law to grant some relief from certain requirements in the matter of size and extent of side and rear courts, etc., that were considered unduly severe. The following amendment passed by the Board of Aldermen and approved by the Mayor on August 8, 1916, is now a law:

An Ordinance to Amend Sections 527 and 532 of Article 25 of Chapter 5 of the Code of Ordinances, Relating to Theatres.

Be it ordained, by the Board of Aldermen of the City of New York, as follows:

Section 1. Subdivision 1 of section 527 of article 25 of chapter 5 of the Code of Ordinances is hereby amended to read as follows:

1. Exits to streets. Every theatre accommodating 300 persons shall have at least two exits; when accommodating 500 persons, at least three such exits shall be provided; these exits not referring to or including the exits to the open court at the side of the theatre. Every such building shall have one or more fronts on the streets, and in such fronts there shall be suitable means of entrance and exit for the audience, aggregating not less than 25 feet in width. The entrance of the main front of the building shall be not on a higher level from the sidewalk than four steps, unless approved by the Superintendent of Buildings. Each exit shall be at least five feet in width in the clear and provided with doors of iron or wood; if of wood, the doors shall be constructed as hereinbefore prescribed in this chapter. All of said doors shall open outwardly, and shall be fastened with movable bolts, the bolts to be kept drawn during performances.

Section 2. Subdivision 2 of section 527 of article 25 of chapter 5 of the Code of Ordinances is hereby amended to read as follows:

2. Exits to courts. In addition to the aforesaid entrances and exits on the street, there shall be reserved for service in case of an emergency an open court or space on each side of the auditorium not bordering on a street. The unobstructed, clear width of every such open court or space shall be not less than 8 feet where the total number of persons to be accommodated in the auditorium is not over 700, increasing proportionately in width above 8 feet in the ratio of 1 foot for every 500 persons above 700 to be accommodated. Every such open court or space from each and every exit required to lead thereto, to a street or open public space and opening thereon either directly or through a corridor or passageway of fireproof construction not less than 10 feet high in the clear, having an unobstructed clear width equal to that requested for the open court or space and separated completely by solid walls, floors and ceilings from the building or structure through which it passes, provided that no such corridor or passageway shall pass under any portion of the auditorium or stage. From the auditorium opening into the said open courts or on a street, there shall be not less than two exits on each side in each tier from and including the parquet and each gallery. The said open courts, spaces, corridors and passageways shall not be used for storage purposes, or for any purposes whatsoever, except for exit and entrance from and to the auditorium and stage, and must be kept free

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WHY 1916 WILL BE KNOWN AS "LANDLORD'S" YEAR

Shortage of Rentable Space Has Reduced Vacancies to a Minimum
—Apartments and Choice Business Properties Fully Tenanted

NOT so very long ago an old-time broker made the remark that the law of averages applies to real estate as much as to any other thing. This statement was made at a time when the market looked very blue, when it was the fashion and habit to complain about all the hardships that realty was suffering, and when there was practically no light ahead and everything looked most gloomy.

During the last year the real estate situation has cleared up in a marked degree. Of course, it is understood that all the deterrent factors have not been eliminated, but there is a clear light in the East which is easily discernable by anyone who is at all familiar with the market and can read the signs.

When the business depression swept over the country some years ago, it came at a time when realty was at the top notch, and the market was in a weak technical position. Values had been inflated, purchases were made, not on their merits, but simply because there was a ready sales market. When the reaction came many were hurt, and these complained bitterly that real estate was unsound, when in reality the only thing that needed adjustment was their own judgment.

As time went on, business improved throughout the country, the war being largely responsible. Industrial concerns, which were on the verge of bankruptcy, took on a new lease of life and business was quickened at a rate which was almost unhealthy. To say the least it was most unusual.

But back of this revival was a sound, healthy condition. The markets of the world were oversold, realty and other values were at their lowest, money was tight and general conditions were about as bad as could be readily imagined. Then came the turn. Money was made on all sides, and real estate profited with other kinds of investments.

This improvement has not been reflected in full as far as the sales market is concerned, but renting has never been so good as at the present time. There are two principal reasons for this improvement; first, that during the depression there was a halt in building operations, specially as far as apartment houses were concerned, thus a shortage was created, and, secondly, people are now willing to pay more rent, because they can afford to do so. Another reason, and one which is not specially applicable to the present situation, though it holds good, is the normal increase in population, which, in detail, absorbs a large number of apartments each year.

So far as commercial properties are concerned, business revival has had a direct influence. Concerns which were doing little or nothing a few years ago are today making money and are taking increased space to care for their trades. Old sections are being reclaimed, notably on Broadway, south of 14th street, and also the adjacent side streets. Union Square, the section of Broadway north of that point, to Madison Square, is also feeling the beneficial effects, as is 23d street, which for so long was dead after the exodus of the retail merchants.

The year 1916 will go down in history as a "landlord's" year, the first one that he has had in a decade. Properties are well tenanted and are netting, in many instances, handsome returns on the investments. This in itself will attract the investor, and it will not be surprising if 1917 will witness a buying era which has not been surpassed in many years.

The Record and Guide has made a canvass among many of the leading real estate brokers, who make renting a specialty. Below is given some of the expressions of opinion obtained from these men who have made realty a study:

Lawrence B. Elliman, of Pease & Elliman.—"This year is certainly a 'landlord's' year, as for the first time in a great many seasons there is going to be a decided shortage in housing accommodations on the East Side. In spite of the fact that there were nearly double the number of new apartments to be completed on October 1, there are considerably less apartments actually left unrented as of September 15, than there have been for many years. This year has been an unusual one in many respects, but one of the most interesting features of the renting season was the apparent realization on the part of many tenants that there would be a shortage of apartments, and the desire on their part to arrange for accommodations early in the year, so that many of the buildings were fully rented before the summer exodus took place. In fact one building of which we have charge at the northwest corner of 69th street and Lexington avenue was completely rented before the middle of March, which was a record in the renting of apartments. At the present time there is no doubt whatever that every apartment, in good condition, and especially the new ones, will be fully tenanted this winter and the agents are more disturbed about getting accommodations for their clients than they are about getting tenants for the apartments of which they have charge. There is also going to be a decided shortage of furnished apartments and furnished houses, and we are making every effort to try to get such accommodations for clients, but the present outlook is not very encouraging."

Charles G. Edwards, of Daniel Birdsall & Co.—"I am most optimistic about conditions in the downtown dry-goods district this year. All indications point to an increase in rentals of all property in this district, due principally to good business conditions generally, and to the fact that the neighborhood is well tenanted and there are so few vacancies. At this writing, almost five months before the expiration of leases, 50 per cent. or more of these leases, expiring February 1, 1917, have been renewed and in almost every case at rentals slightly in excess of those received at present. The opening of the Broadway subway within the next year will be of material benefit to property in this section, and evidences of the owners' desires to improve their property as they should have done five years ago are seen on every hand. That section of Broadway, south of Canal street, has recently seen several notable improvements, and large companies from other parts of the city have acquired premises there for a long term of years. The effect on adjacent streets is already felt, and I am certain that within the next sixty days it will be impossible to obtain premises in the downtown dry-goods center."

Joseph H. Nassoit, of Nassoit & Lanning.—"The trouble with the renting situation, from the broker's standpoint, is that there are no apartments vacant. Practically every suite under our management is under lease, and we are daily receiving many inquiries which we are unable to handle on account of the shortage in available space. From 72 street to 116th street we have only a few eight-room suites, while north of 116th street to about 180th street there are only a few five and seven-room apartments to rent. There is an urgent demand for apartments ranging from four to seven rooms and bath, and good rentals can be obtained. Free rent is now a thing of the past and no concessions are being made in this office. In fact, this condition prevails pretty generally, except in isolated cases where builders desire to fill their houses in order to show good income returns. This hold good in some sections of Washington Heights. Owners should

be gratified with their investments and investors will surely come into the market in large numbers within a comparatively short time."

Albert B. Ashforth.—"The rental of the mid-town district has more than fulfilled our expectations. The demand has been unusual as compared with other years and the number of vacancies is at a minimum. The zoning system and high cost of building have been contributory causes to this condition and lead to the belief that few vacancies will be carried over the first of the year. The sale of property is improving and the outlook is for a much better market. There has been a number of good trades made in the mid-town section and a considerable amount of cash has been invested in real estate during the past summer. With the decrease in the enormous transactions on the Stock Exchange a much healthier condition should obtain in the real estate market."

Eugene S. Moses, of J. Romaine Brown Co.—"The renting situation this year is so good that it can be summed up in a very few words. In practically all of our apartment houses almost every apartment is rented, and those few vacancies that we have in two or three buildings will undoubtedly be filled before the end of this month. We have not attempted to raise rents to any very great extent, but we have eliminated all concessions of every nature, and the houses under our charge will show the actual aggregate rents called for by their schedules for the ensuing year. From the present outlook for new buildings, we believe that the success of this season will be duplicated next year, and if there is any change at all, it will be in favor of the landlord, and we think that there is some possibility of an increase in rents for the renting season of 1917."

F. P. Howe, of the Queensboro Corporation.—"We have found rental conditions to be very good this Autumn at Jackson Heights. A number of new five-story apartment buildings have been completed and are filling up at excellent rentals. Study of the sections from which our tenants come reveals the fact that about 75 per cent. are moving from Manhattan, and the balance are people coming to New York to live from other places. New York people are attracted to Jackson Heights because it is new and because of exceptional light and air, and opportunities for out-door enjoyment, such as tennis and playgrounds which have been provided for the children. The combination of the out-of-door attractions with apartment house conveniences at very much lower rentals than are obtainable in many sections of Manhattan, is drawing people to Jackson Heights at a rate which will be limited only by ability of builders in this section to meet the demand. The improvement of the rapid transit facilities, notably the extension last week of the Queensboro subway into Grand Central terminal and the operation of the entire rapid transit system in Queens, which is to take place about the middle of December, are also important factors in accounting for the increasing demand for apartment house accommodations in this section."

Edward C. H. Vogler.—"At no time during the past nine years have we had as good a rental season as at present. I am speaking of the five-story walk-up apartments, ranging in rentals from \$30 to \$75 a month. We are practically 95 per cent. rented at this date, with, in many cases, increase of rent from \$3 to \$5 a month. We are also making three year leases instead of one year leases in many instances, something which we have not heard of before in walk-up apartments. We find that the majority

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LEGAL NOTES AFFECTING REALTY

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

Renewals of Leases.

IN construing a lease to determine whether it is a lease with an option of renewal, requiring notice of the intent of the lessee to renew before its expiration, or whether it is a lease with an option of extension, not requiring such notice, notice being implied by the tenant's remaining in possession after the expiration of the lease, unless otherwise provided, the court will consider the entire instrument, together with the facts and circumstances alleged in the bill. Though the authorities are divided, the better rule probably is that the tenant is required to give notice of his intention to renew before the expiration of the period of the lease, regardless of any provision as to notice, where it is clearly the parties' intention that a new lease at the expiration of the old is to be obtained, and not that the option is merely one of extension, though "option of renewal" and "option of extension" are substantially synonymous.

A case where it was held that the circumstances were such that no notice was required was recently decided by the Supreme Court of Mississippi, *Crenshaw-Gary Lumber Co. v. Norton*. A lumber company leased land for its mill for seven years. The lease provided that at the expiration of the term the lessee "should have the option to renew said lease" for an additional term of seven years. Prior to the expiration of the original term the company acquired timber lands about its plant sufficient to furnish material for its operations for several additional years. The court held that it was not required to give specific notice to the lessor of its intention to renew, as no new lease was intended, and remaining in possession after the expiration of the original term was sufficient notice and extended the lease for several years longer.

The court quoted with approval the following passage from *Underhill on Landlord and Tenant*, Vol. 2 p. 1362. "In the absence of an express provision that a new lease is intended to be executed, the presumption is that no new lease is intended, but that the lessee is to continue to hold under the original lease. The lease must clearly and positively show that the making of a new lease was intended. This must appear from the express language of the parties. The reason for the presumption is the fact that the making of a new lease will involve trouble and expense, which should be avoided by the courts, if possible, unless it is very clear that the parties had expressly agreed to incur such trouble and expense. For if the new lease, as is always the case, when executed, is but a substitute for and a re-execution of the old lease, it is in no wise more efficacious or obligatory, nor does it confer any greater rights than the latter. Hence, a court of equity will not direct the performance of a useless ceremony, but will regard the language of such leases as conferring a vested interest in the lessee at their execution, with an option in him to continue or determine that interest at some future date. In all cases where, from the language of the lease, viewed in connection with the circumstances of the case, it is clear that an execution of a new lease was not the intention of the parties, but that the provision was for an extension, the continuing in possession of the lessee after the lease has expired without notice to the landlord, unless notice is expressly required, is an extension of the lease and operates to continue the relation of landlord and tenant."

The court also held that a lessor's covenant to renew or extend the lease for a like term runs with the land and can be availed of by the lessee's assignee as matter of law. Again quoting from *Underhill on Landlord and Tenant*, Vol. 2, p. 1391: "The right of a lessee under

a covenant to renew his lease at its expiration is a substantial and important part of the term itself; and, as it relates to the premises themselves, it is transferred with the term by an assignment of the lessee's and as incident thereof. In other words, the covenant to renew is said to run with the land and may operate in favor of the assignee, mortgagee or pledgee of the lessee, though the word assigns is not mentioned in it. The assignee may therefore enforce the covenant against the lessor or he may enforce it against a grantee of the lessor."

There is ample authority in support of the quoted statements in the decisions of the courts of New York and other jurisdictions.

Brokers Win Suit.

The Kansas City Court of Appeals, *May v. Avancino*, 185 S. W. 1178, holds that evidence that the defendant engaged the plaintiffs, brokers, to sell realty for \$6,500 on a 2½ per cent. commission, that the plaintiffs showed the property to the buyer, but did not take her inside it, that the buyer said the price was too high, but that within two or three days she bought it direct from the defendant for \$6,300, make a prima facie case for the plaintiffs in an action for their commission.

Broker's Commission.

The Texas Court of Civil Appeals holds, *Overshiner v. Palmer*, 185 S. W. 387, that where a broker sent a telegram to his principal containing an offer, on behalf of a third party, of a price for his land "net," an express contract was concluded between the parties, and no implied contract would arise out of its performance for the payment of a broker's fee.

"LANDLORD'S" YEAR.

(Continued from page 417.)

of the apartments rented this season are strictly for private families. Very few rooming rentals. As to stores, I have but one store left on my list, having closed all leases for October rentals with an increase of from \$100 to \$200 per annum for a double store. I am getting at the rate of \$75 a month for small single stores, 10x22, on Amsterdam avenue."

A. R. Bastine, of Bastine & Co.—"The renting situation in the district covered by us is very strong. Our field is business buildings from 8th to 48th streets. I have felt that there will be a big demand for lofts and stores this year, and I have avoided taking up the question of renewals during the summer, and in fact am waiting even now, as the demand is becoming stronger every day. I have found that tenants are coming to us now on the renewal question, and the anxiety is with the tenant, and we are having a 'landlord's' year. Leases that were made one, two and three years ago have been renewed at advanced figures, and in one instance a store and basement tenant has offered an increase of more than 50 per cent. We expect from now on a vast improvement in rental returns from business buildings in this district."

Oscar L. Foley, of John R. & Oscar L. Foley, said:—"It is my opinion that this fall is what you would term a 'landlord's' year to a greater extent than has been the case for many years past, due no doubt in a great degree to the halt in new building operations. In the various properties under our management, renting has been better the past few months than for some time, and in some cases the demand exceeds the supply. I look for a continued improvement along this line, and for the time when a vacancy will be a rarity."

Harry C. Bryan, of Williamson & Bryan—"The renting situation in the Eastern Bronx was never healthier than it is today. I find that in our renting department we are 98 per cent. rented. This is accounted for mostly for the fact

that in the last year there has been quite a falling off in the erection of apartment houses, and our old law houses, where formerly they showed a number of vacancies, are now wholly occupied, or have but one vacancy, and we look for a scarcity of apartments in the Eastern Bronx, in a very short while, unless there is more activity in the building of moderate priced apartments."

Henry Voorhis, of Goodale, Perry & Dwight—"The renting situation in the Madison Square section this season is the most encouraging we have seen for some years. Vacant space is becoming scarce and better rents are being obtained. The beneficial effect of the zoning movement is being felt markedly in two ways. Some tenants are moving back into the 20th's from the 30th's, and tenants who had expected to move further uptown are remaining and in many instances paying advanced rents over last year. We expect a scarcity of desirable loft space this season. This will undoubtedly cause owners of unproductive properties in this section to prepare plans for loft buildings, containing all the requirements of the various departments having jurisdiction."

Edward A. Arnold—"The renting situation, in what is commonly known as the financial district of this city, in so far as offices and banking floors are concerned, is today better both from the viewpoint of rental values and percentage of vacancies than it has been in the past ten years. Mentioning Wall street in particular, all of its office buildings west of Pearl street are today 90 per cent. rented, and the larger and more modern structures are practically filled. In my opinion the present conditions will improve rather than depreciate, and during the coming winter there is bound to be an active renting market due to the general expansion of present business, and the development of many new enterprises, which must from necessity find office space in this section of the city."

Leon S. Altmayer—"In many plots accumulated by me, as broker, for clients who have improved with apartment buildings of twelve stories or more in height, these houses are fully tenanted by high class tenants. In each building there are tenants who are strong enough financially to buy the building from the owners. In the older buildings we have practically no vacancies to speak of and in some instances we have been successful in advancing the rents in these houses under our charge. I have a considerable waiting list for the rental and purchase of modernized up-to-date private dwellings, particularly of the American basement type, with elevators. All things considered the situation is hopeful and encouraging."

Eugene J. Busher—"Renting conditions in the Bronx, especially the lower section, have surpassed all expectations. Out of 400 flats we show only twenty vacancies, a percentage we have never before equaled. This is no doubt due to added transit facilities, the third tracking of the "L" lines and additional cross-town trolleys, which bring other boroughs into closer proximity to our own."

George S. Horton, of Bulkley & Horton Co.—"Never before in the apartment house history of these sections has there been such a demand for apartments. The few new buildings that are completed and renting from October 1 have been snapped up quickly, and are renting from \$9 to \$12 a room. My offices have received numerous applications for the high-class apartment; that is, the seven and eight-room apartment with elevator, ranging from \$15 to \$22 per month a room. The majority of these people now are living in private residences ranging in price from \$12,000 to \$20,000 and renting from \$100 to \$125 a month. They desire to locate near their friends and acquaintances. Where can they find such an apartment? Builders can obtain excellent building plots at approximately \$7,000 a lot—can rent every one of their vacancies from the plans and before the buildings are completed."

DEMAND FOR APARTMENTS FAR AHEAD OF SUPPLY

Builders Can Find Many Opportunities for Improving Sites in Greenwich Village Section—Necessity Urgent

THAT opportunities exist, and many of them, for the speculative builder in the Greenwich Village section of Manhattan, has been pointed out several times in the Record and Guide, but these opportunities are becoming more apparent since the subway along Varick street is progressing along toward completion. There are practically no tenement houses erected in the section, that is, of the better class, though the demand for houses, with improvements, is most marked.

There has been a decided tendency on the part of property owners to alter old dwellings into studio apartments, but even this movement is only in its infancy. There are really hundreds of houses which could be altered at a low cost, to the profit of the owner, and in this way much of the property in the

row strip in the east side of Varick street, at the southeast corner of Spring street and joining with 15, 17 and part of 19 Dominick street. When Varick street was widened in order that the Seventh avenue subway could be constructed and a suitable thoroughfare provided, a strip was taken off the front of the entire block front, between Spring and Dominick streets. It was a problem what to do with the balance of the plot, but recently the strip was acquired by interests identified with the Spring Street Presbyterian Church, adjoining in the east, which also has negotiated for the site located to the west of the Varick House, at 13 Varick street.

One of the interesting features of the improvement of this site is the demolishing of two old landmarks, which were erected at 15 and 17 Dominick street in the early part of the Nineteenth century. These houses were originally two-

improvements installed and there is no vacancy in the building; in fact, as soon as an apartment becomes vacant there are several families who are willing to move in.

"There have been some substantial improvements made in the section. The old public school building in the east side of Clark street has been torn down, and is now used as a playground for the children. The new structure, across the way, occupying the block front between Dominick and Broome streets, accommodates many of the children who live in the neighborhood. Two blocks to the north is the large establishment of the Butterick Company, while the Pittsburgh Plate Glass Company and the Garvin Machine Company occupy the entire block bounded by Spring, Vandam, Varick and Hudson streets. These concerns alone employ many people and at present there are no suitable quarters



CORNER OF VARICK AND DOMINICK STREETS, GREENWICH VILLAGE.

section could be reclaimed and brought back again into its own.

Greenwich Village is most accessible. It can be reached from every part of the city in a short time. It is for this reason, if the historical feature be eliminated, that artists are making the Washington Square section and its immediate vicinity, their headquarters. These people deal with a class who are unwilling to go very much out of the way, but the old buildings, situated as they are, in what was once the substantial section of the city, appeals to them very strongly.

But leaving aside the demand for studios and the suites which are usually found in houses of this character, there is a cry for apartments, with kitchens, by families who are employed in the neighborhood. These people at the present time have to travel far to their work, and the inconvenience in loss of time, as well as the money expended for carfares, is a serious matter, and one which eats into their incomes.

It has been contended, and rightly so, by manufacturers in other large communities, that better work is obtained from employees if they live near their work, than if they reside at some distance from their place of employment. One of the reasons is that considerable energy is saved if travel be eliminated, and in addition the day is not so long. Working people figure that their day's work commences when they leave home in the morning and does not stop until they arrive at their abode in the evening. The time spent in transit is figured as work, though neither they nor their employers get any benefit from this time. On the other hand, there are always so and so many days during the year when delays on the lines cause late arrivals at business. The employee as well as the employer are both sufferers as a result.

An interesting building operation will shortly be commenced, occupying a nar-

row strip in the east side of Varick street, at the southeast corner of Spring street and joining with 15, 17 and part of 19 Dominick street. When Varick street was widened in order that the Seventh avenue subway could be constructed and a suitable thoroughfare provided, a strip was taken off the front of the entire block front, between Spring and Dominick streets. It was a problem what to do with the balance of the plot, but recently the strip was acquired by interests identified with the Spring Street Presbyterian Church, adjoining in the east, which also has negotiated for the site located to the west of the Varick House, at 13 Varick street. One of the interesting features of the improvement of this site is the demolishing of two old landmarks, which were erected at 15 and 17 Dominick street in the early part of the Nineteenth century. These houses were originally two-story and attic frame farm buildings and were built at a time when there was but little around the sections but meadows. It was originally a part of the Trinity Church Corporation farm, and as improvements came in to the neighborhood these houses stood out as relics of former days. The present occupant of 15 Dominick street has lived in the house for more than a half century and her daughter resided in the adjoining house at 17 Dominick street. When these houses first became tenanted by the present owner there was no basement in the building, but the dwellings were altered to suit the requirements of the day. Water was installed, as was gas. There was an old pump in the yard and this family, together with other residents in the neighborhood, used to obtain water from this source.

Old Fashioned Fireplaces.

In these old buildings are the original mantels, and the fireplaces were designed to give heat to warm the house, and not as mere ornaments such as are installed in the present city house. These fireplaces are large and were well able to care for the wood smoke. Between the two buildings was built a brick wall, and this material was imported from Holland.

Vincent C. Pepe, of Pepe & Brother, said this week: "There is a big demand for tenement houses, with improvements, and when builders once realize the opportunity which now exists they will be eager to come into this field. The houses in demand must have improvements, including steam heat and hot water, and rentals from \$10 to \$15 a room a month can easily be obtained. Three, four and five rooms are most needed.

"There are a large number of dwelling houses in the Greenwich Village section, but these houses are mostly occupied by business men, though some are rented for from \$900 to \$1,100 a year. There is only one tenement house with

where they may live near their work. There is certainly a field for the builder who will erect a suitable structure for the accommodation of the artisan."

There is but little doubt in the minds of those familiar with the section, but that in the course of a few years there will be a tremendous building movement along Varick street, in fact following the route of the new Seventh avenue subway system. There will be a legitimate demand for new structures, for this section will become one of the most convenient districts in the city, located as it is within easy access of the river front where goods can be handled with expediency.

Greenwich village is surely entering into a new era, and it behooves speculators and investors to give this part of the city careful consideration, for much money is to be made by investing in well located properties within its boundaries.

Contracts for Stations.

The Public Service Commission for the First District has set October 6, at 11.30 A. M. as the date for the receipt of bids for the construction of station finish for six stations on the rapid transit railroads now being constructed under the Dual Contracts. One of the stations is the new Diagonal Station on the Lexington avenue line underneath 42nd street beneath Park and Lexington avenues and which must be completed or substantially completed before the Lexington avenue line is placed in operation. The other five stations are located on the upper portion of the Seventh avenue line, as follows: 42nd street and Times Square, Pennsylvania Station (33rd street), 28th street, 23rd street and 18th street. It is hoped that the Seventh avenue line as far south as the Pennsylvania station may be opened either by the end of 1916 or early in the new year.

STATUS OF WORK ON VARIOUS SUBWAY LINES

Report of Interborough Rapid Transit Company Gives Interesting Data—Passenger Traffic and Elevated Systems Dwelt Upon

IN the annual statement of the Interborough Rapid Transit Company, which is of June 30, 1916, and just published, are given several interesting facts, including the present status of construction on the new subway and elevated railroad lines. The increase in passenger traffic, elevated railroad improvements, both Manhattan and Interborough are also dwelt upon.

The increase in passenger travel on the Manhattan Railway Division for the six months ended June 30, 1916, as the result of third track operation, without any of the northern terminals, extensions or feeders being included in this operation, indicate an increase between January 17, 1916, the date of initial operation, and June 30, 1916, of 11,893,155 passengers, as against a decrease of 976,972 passengers for the first six months' period of the present fiscal year, and 461,904 for the first sixteen days in January. During this same period there was an increase of 15,840,859 passengers on the subway division, as against an increase of only 6,216,718 for the previous six months.

Both the subway and elevated feeders in these districts will be ready for operation in connection with existing lines in advance of the new subways, thus affording an opportunity for development and the creation of a permanent traffic pending the completion of the trunk lines.

For the purpose of creating a West Side elevated connection with the Jerome avenue extension, a contract was entered into on January 28, 1916, with the New York Central Railroad Company, effective about June 1, 1917, by which the I. R. T. Co. obtained the right to use the Putnam Bridge over the Harlem river, and the two main tracks of the New York and Putnam Railroad Company extending from the 155th street station across and to a point near the easterly end of the bridge, as part of the Eighth avenue and 162nd street and Jerome avenue connection. The agreement covers a period of eighty-five years, and thereafter during the continuance of the operation of this connection. The New York Central Company as part of said agreement grants a perpetual right, easement and right-of-way for the construction and operation of a new viaduct or bridge over the Spuyten Duyvil & Port Morris Railroad tracks to form a new easterly approach and means of connection between the Putnam Bridge line and the Eighth avenue and 162nd street connection. It also agrees to construct a new station at that point for the joint use of the New York & Putnam and Interborough Rapid Transit Lines.

The construction of the new subways for which the Interborough Rapid Transit Company has the operating contract, is progressing favorably.

The Seventh avenue line from a connection with the present subway at Times Square to West Broadway and Vesey street, which was 50 per cent. completed last year, is now 80 per cent. completed.

The two track extension from Vesey street via Greenwich street to South Ferry, which was 25 per cent. completed last year, is now 77 per cent. completed.

The Park place, William and Clark streets line from West Broadway to a connection with the present subway at Borough Hall, Brooklyn, which was 10 per cent. completed last year, is now 12 per cent. completed.

The Eastern Parkway line, Brooklyn, from the terminus of the present subway at Atlantic avenue to Nostrand avenue, which was only 25 per cent. constructed to Pros-

pect Park, and not commenced beyond that point last year, is now 46 per cent. completed.

The Nostrand avenue line, construction which had not been commenced last year, is now 14 per cent. completed.

The Eastern Parkway line from Nostrand avenue to Buffalo avenue, which had not been commenced last year, is now 17 per cent. completed.

The contract for the construction of the Livonia avenue line from Buffalo avenue to New Lots avenue has not yet been let.

The Lexington avenue line from a connection with the present subway at Park avenue and 38th street to Lexington avenue and 43rd street, 25 per cent. completed last year, is now 60 per cent. completed.

From 43rd street to 53rd street on Lexington avenue, 25 per cent. completed last year, is now 58 per cent. completed.

From 53rd street via Lexington avenue, Mott and Gerard avenues to 157th street, the subway is practically completed.

The connection between the old and new subways at Mott avenue and 149th street, has not yet been placed under contract.

The Jerome avenue extension from 157th street to Woodlawn road, which was 80 per cent. completed last year, is now practically completed.

The Southern Boulevard and Westchester avenue extension from Southern Boulevard and 138th street to Bancroft street, which was 60 per cent. completed last year, is now 91 per cent. completed. The remaining portion of this line from Bancroft street via Westchester avenue to the terminus at Pelham Bay Park (which is an elevated structure) has been placed under contract, but no work has yet been done.

The White Plains Road extension from a connection with the present subway at 179th street and Boston road to East 241st street and White Plains road, 70 per cent. completed last year, is now 97.3 per cent. completed.

The Queensboro line from the Grand Central station near East 42nd street and Lexington avenue to Jackson avenue, Long Island City, is completed and in operation. From that point to Queensboro Bridge Plaza, 70 per cent. completed last year, is now 92 per cent. completed.

The Woodside and Corona elevated line from Queensboro bridge plaza to Vandam street, 50 per cent. completed last year, is now 98 per cent. completed, and from Vandam street via Queens boulevard and Roosevelt avenue to Alburts avenue, is completed.

The Astoria elevated line from Queensboro bridge plaza via Second avenue to Ditmars avenue is completed.

The elevated portions of the subways on the Astoria and Corona lines in Queens and the White Plains road and Jerome avenue lines in the Bronx will be available for use in connection with the present elevated and subway systems in advance of the completion of the subway portions of these lines. These branches will be placed in operation in conjunction with the existing line as soon as completed so as to give the residents of those sections through traffic accommodations at the earliest possible date.

The third tracking of the elevated lines is practically completed. The new facilities on the Second and Third avenue lines from City Hall and South Ferry to 149th street, and on the Ninth avenue line from Cortlandt to 130th streets were placed in operation on January 17, 1916.

The new center track on the Third avenue line from 149th street to Fordham road is completed but not operated on account of the necessity of using this trackage for car storage until the Webster avenue extension and the storage yard at 239th street and White Plains road are completed. Ten stations on this line have been reconstructed and are now being used.

The section of the Ninth avenue line from 130th street to 155th street is completed with the exception of the station at 155th street, which cannot be completed until the New York Central Putnam Division terminal station is transferred to the new terminal now being constructed on the Bronx side of the river at Sedgwick avenue.

Express stations have been located and opened for service (excepting 145th and 155th streets) at the following intermediate points on all of the lines where transfers may be had to local trains, thus securing the benefit of the express service throughout the entire system:

Ninth Avenue Line—Cortlandt, Warren, Desbrosses, Christopher, 14th, 34th, 66th, 116th, 125th, 145th and 155th streets.

Third Avenue Line—City Hall, Chatham Square, Canal, Grand, Houston, 9th, 23rd, 42nd, 106th, 125th, 133rd, 138th, 143rd, 149th streets, Tremont avenue and Fordham road.

Second Avenue Line—City Hall, Chatham square, 14th, 42nd, 86th and 125th streets.

The Queensboro bridge line connecting the Second avenue line at 59th street with the elevated lines in Queens at the Queensboro Bridge plaza is 25 per cent. completed. The south bound Queensboro bridge track will cross above the north bound local and express tracks of the Second avenue line, and descend between the south bound local and express tracks to a connection with these tracks at 51st street and Second avenue. The 57th street station on the Second avenue line is being reconstructed to provide an upper level platform for the south bound Queensboro Bridge trains, and a mezzanine bridge connecting the north bound and south bound local stations so that passengers from the north may transfer at this point to north bound trains operating across the Queensboro Bridge.

The Webster avenue extension from Fordham road through Webster avenue and Gun Hill road to White Plains road is now under construction.

The West Farms subway connection from 143rd street through private property, Willis and Bergen avenues, and over the present subway to a connection with the Manhattan-Bronx Rapid Transit line at Westchester avenue is 50 per cent. completed.

The Eighth avenue and 162nd street connection, extending from a point in eighth avenue, near 157th street over the Putnam Bridge and private property to Sedgwick avenue, near 162nd street, thence as a tunnel through the hill to Jerome avenue, thence across Jerome avenue and private property to an elevated structure to a connection with Jerome avenue extension of the new subway in River avenue is under construction. Contracts for the main portions of these three extensions were awarded in February, 1916.

Mileage June 30, 1916.

Division.	Length of road.	Single track.	Two. track.	Three track.	Four track.	Five track.	Sidings etc.	Total single track.
Queensboro Subway	1.61	.42	1.19	.....	.....	.....	.06	2.86
Subway	25.72	.63	10.41	7.18	7.50	.....	12.30	85.29
Manhattan	37.67	.....	7.28	27.93	2.30	0.16	21.29	129.64
	65.00	1.05	18.88	35.11	9.80	0.16	33.65	217.79

.14 mile of two-track tunnel opened in Queensboro Subway, from Van Alst avenue to Hunter's Point avenue.

11.64 miles of single track was added during the year on the Manhattan Railway Division, being composed of express tracks opened for operation on January 17, 1916.

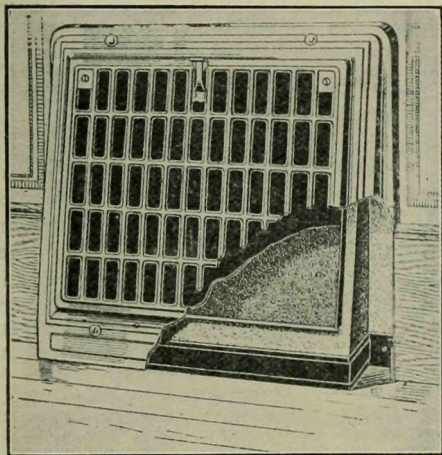
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

New Baseboard Register.

BASEBOARD registers for use in connection with warm-air furnace heating systems are rapidly gaining in popularity. The illustration presented herewith is of a new type of register of this character that has lately been introduced. This device is made in a variety of sizes and includes some interesting features. These registers are made in two pieces, the frame proper, formed from a solid piece of metal, and the convex quick detachable face. For convenience in setting, there is provided a steel gage, as shown at the bottom of the illustration. The register face is made to give a free air space equal to the largest boot with which it may be connected. The valve is of a single flat piece and arranged in such a manner that it can be operated either by the hand or by the foot. The register box flanges of sheet metal can be turned over the edge of the register frame, thus making a tight job and preventing the leakage of air at points which would



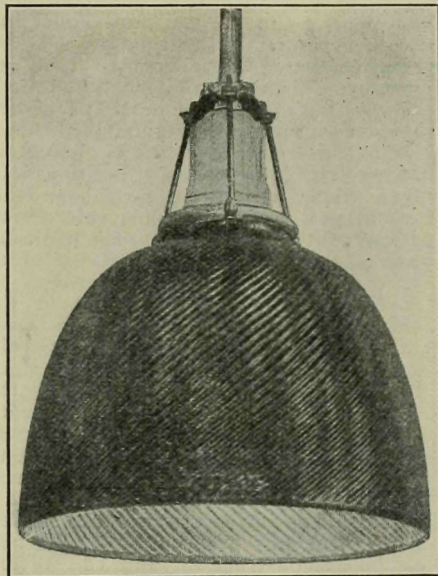
leave dust streaks on the wall. The detachable face can be easily removed by giving half a turn to a rivet screw. Another feature claimed for this register is the fact that the distance between the open lattice and the floor is sufficient to prevent annoyance from dust or dirt being swept into it when a room is being cleaned.

Whitewash, Cleanable and Waterproof.

A WHITEWASH that is useable for a variety of purposes can be made by dissolving a pound of glue in three and one-half pints of water, then subsequently adding three ounces of bichromate of potash dissolved in half a pint of hot water. These ingredients should be thoroughly mixed and enough whitening added to secure the proper consistency. This mixture can be applied to walls or roofs, in the usual manner, and dries rapidly, while the action of the sun upon the potash and glue serves to render it waterproof. A whitewash of this character is available for a variety of applications, both exterior and interior. The compound will adhere firmly to slate, glass, metal, masonry or plaster, care being taken if on plaster to rub in well with a brush. This whitewash not only affords an excellent protection from the effects of the rays of the sun in hot weather, but acts as a waterproofing to walls that are exposed to driving rains. When desirable, surfaces treated with this compound can be cleaned with a hose and cold water or washed with a sponge.

Reflector for Direct Lighting.

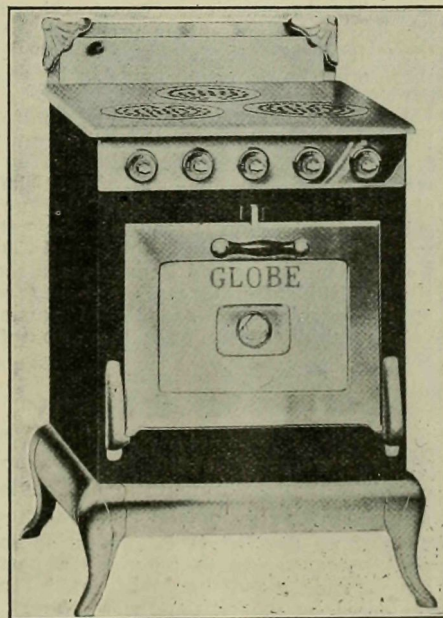
AMONG recently introduced lighting specialties is a reflector of the deep-bowl type, designed especially for use with nitrogen-filled lamps and for the direct illumination of large interiors. This reflector is provided with an adjustable holder that has been designed



to fit any mogul socket. The reflectors are placed at the ceiling, thus avoiding drop cords and reducing lamp breakage, it is claimed, as well as economizing the time of employees who do not have to fix their individual light. This type of reflector has been marketed especially for use with 300-watt, 400-watt and 500-watt lamps, has a diameter of approximately 12 inches and weighs 4½ pounds.

Electric Range of Simple Design.

TWO new models of electric ranges have recently been brought out which, according to the claim of the manufacturer, are entirely different in construction, finish and price, from any

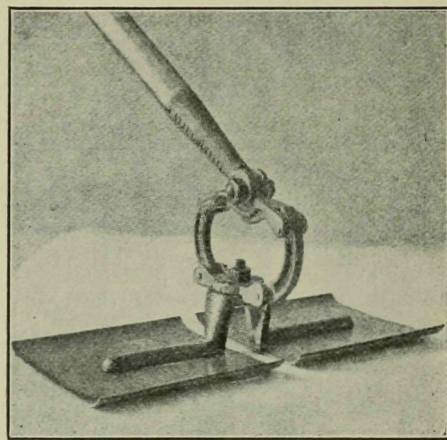


electric ranges now on the market. The top surface of these new ranges is made of cast iron and may be treated with either a black or dull finish. On this

surface three heating units have been placed, two of which are three-heat, 1,300-watt units, and the third is a single heat unit of 1,000-watt capacity. An oven 13x18x18 inches has been provided which contains two heating units, one at the top and the other at the bottom, both of which are of the open-coil type. These ranges are made with either a low or side elevated oven and can be supplied in a black or nickel finish. The general construction of these ranges is sheet steel, spot-welded throughout. The manufacturer states that these ranges are absolutely plain and serviceable, designed for rugged service, and built without frills of any sort.

Double-Action Split Float.

THE accompanying illustration shows a divided or "split float" as it is more commonly called, that has lately been produced commercially as a result of an increasing demand on the part of workers in concrete, especially builders of concrete roads. The great difficulty of road builders had been the inability to get the concrete on both sides of the joints in a true plane, resulted in home-made split floats, of wood, many of which are now being used. The tool illustrated is of steel, and although the trade generally has not accepted the idea of a steel float for use where a float finish rather than a trowel finish is desired, the experience of some users with the new floats has been satisfactory and their use is increasing. This float has a double action that facilitates its manipulation, is made of cold pressed steel with a half-inch opening in the center so that



the joint can be straddled. The bridging over this opening has an upward bend of 1½ inches, giving ample room to take care of the surplus of felt strips used in the expansion joints. The tool has been built to be used with a long handle.

Improved Soldering Compound.

METAL workers will be interested in an improved soldering compound that has lately been introduced and for which the manufacturer claims that by the method of compounding, segregation is almost totally removed and the material has the same consistency after a year of standing as it had when first made up. The actual percentage of flux in comparison with the soldering metal has been decreased, while at the same time the fluxing powder has been improved. This is said to be due to an improvement in the character of the flux itself.

Former compositions made it necessary for the workman to stir the paste thoroughly before using, but this is not required when the improved compound is used, as the material is uniform and works evenly at all times without stirring. The compound consists of finely-ground solder in various proportions of tin and lead, each grain of which is coated with a fatty organic substance that is neither acid nor alkaline. This coating of flux begins to melt before the solder, but is not completely evaporated until the solder has set; in this manner it protects the solder against oxidation throughout the course of the entire operation.

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Only three per cent. of vacancies in West Side apartment houses. That must be near the highest practical percentage of occupancy.

Mandatory legislation is the gnome that stands guard over the city pay rolls and frightens away the budget revisers. Mandatory legislation keeps the civil lists crowded with office holders and employees, most of whom have to work hard to find something to do. Mandatory legislation is largely responsible for the high taxes and the mounting rents.

The operating expenses of skyscraper office buildings vary from 35 to 55 per cent. of gross income, and a building that is producing within 80 per cent. of its possible earning capacity is considered a normal proposition in these times. If it earns more than 5 per cent. on the total cost of land and building, it has been built on cheaper land than can now be obtained on Broadway or has special advantages.

The scarcity of apartments this fall is supporting a very general advance in rentals, as a natural consequence of the extraordinary high taxes. While owners are thus enabled to shift the extra burden caused by wasteful government at Albany, and an over-manned civil service in the city, the consequence to rent payers of the higher cost of government is thus brought home to them in the most effective way.

According to data compiled by the United States Bureau of Labor Statistics the number of strikes and lockouts during the six months, February to July, 1916, inclusive, was 1,865. The number similarly compiled during the corresponding months of the year 1915 was 543. This is exclusive of an incalculable number of demands obtained by labor unions without having to strike. It has been a great year for organized labor—and not a very good one for the unorganized.

Precedents and Expectations.

For some time yet the real estate market is not likely to be generally influenced by transit improvements. The present subway system did not have much effect upon values at large until trains were running, except in the Times Square and Greeley Square sections. Because the day of actual operation is so remote and so precarious the new subways are not expected to have a different effect. Valuable sites will continue to be picked up in the central sections, but there are no symptoms of a marked revival of speculative interest in any new district as yet on account of prospective subway facilities.

While waiting for the opening of the new subway routes, property owners are paying for a substantial part of the financial increment that will come to realty from the added transit conveniences. But they do not expect to reap the benefit of a \$250,000,000 expenditure on the part of the city without contributing their share in the form of extra taxes. This consoling thought sustains them in their pilgrimages to the Tax Department, and in the meantime their premises are for the most part well rented and returning a good income.

But for the interposition of certain unexpected consequences of the war, there would doubtless have been this present year a very considerable anticipation of the future in those principal business sections of Manhattan which are certain to be further improved by transit conveniences, somewhat in the same manner, and for a similar reason, that the Times Square and Greeley Square (including 34th street) sections anticipated the first subway and the Pennsylvania Railroad improvements. This early activity in midtown would have been as much in accordance with precedent as is the present hesitation in the residential sections of the city.

The interpositions were the sudden entrance of war prices for metallic materials of construction, and the advantage that was taken by trade organizations of the better outlook for employment to demand increased wages before the building business had fully recovered its equilibrium. To the higher material prices builders and owners are at last becoming resigned, believing that these are to be permanent factors, but the labor eruptions continue to upset their calculations.

Opportunities for discriminating investments both in the central and outer sections of the city are, therefore, still present in a marked degree. Pressure for business and residential space, while it has not yet noticeably advanced land values, is certain before long to burst its economic bonds. Increasing rates for apartments in Manhattan are steadily compressing the middle classes of society into smaller spaces. Not in a number of years has there been any construction in this borough for families unable to pay the rents of elevator houses, and for such there must be provision made in less expensive parts of the city.

Moreover, if precedent is yet to be followed in the business sections there must soon be substantial anticipations of new transit benefits in the form of first-class physical improvements along the new subway routes—on Broadway, Seventh avenue, and once again in the Grand Central, Times Square and Pennsylvania sections. Evidently, forces are being restrained which are capable of raising values rapidly when once they go into action.

Extravagant State Government.

Amazing extravagance in administering the government of this State was exposed by the last Constitutional Convention. Attested by official records, it admits of no denial. It is a question too vital to taxpayers to be made a party issue, and must be confronted and remedied by the citizens as a whole.

In twenty years the State debt has risen from nothing to over \$200,000,000.

In fifteen years the State's expenditures have grown from \$24,500,000 an-

nually to \$95,000,000, or 286 per cent., while the population has increased only 34.5 per cent.

In the last four years the number of employees has increased 41 per cent. and the average salary 25 per cent.

For the ten years anterior to 1905 the total expenditures were \$258,000,000, and for the ten years last past \$673,000,000.

By common report large sums of money have been wasted on poor road construction, on excessive printing, on high prices paid for supplies to State institutions and, more than all, on unnecessary departments, boards, commissions, charities and other agencies principally designed to make room on the State pay-rolls for political favorites. The State architect, Mr. Pilcher, has said that \$300,000 could be saved annually in fuel cost alone.

The State has apparently been run for political organization purposes primarily. To some extent it always was and no doubt will continue to be, but the more recent carnival of waste has been beyond reason. This has not consisted merely in draining the treasury, but in order to raise new revenue, new taxes have had to be devised, which for the most part ultimately fall upon real estate tending to make it less desirable as an investment and reducing the professional and mechanical opportunities connected with its purchase, sale and improvement.

Whatever political determinations may be necessary for taxpayers in order to protect their interests at Albany should be formulated now at the inception of the State party campaigns. In other cities tax and rent payers are making themselves felt as such in the councils of their respective parties as never before. The evil of over-taxation should be rooted out as was the evil of over-regulation of buildings. A government at Albany grounded on business principles, and less susceptible to social welfare and partisan influences, is the present need.

Early Landscape Architecture.

Winthrop Sargent's death drew out few public references to his famous estate, "Woodneathe," at Fishkill-on-the-Hudson, and the unique place it fills in the history of American landscape architecture. Preserved for three-quarters of a century, Woodneathe was the most notable and costly among the Hudson River estates designed by Andrew J. Downing, who was the exemplar of Olmsted, Vaux and a long line of architects, landscape gardeners and park and city planners. Its twenty acres were planted with specimens of every known tree, vine, shrub and bulb that would grow in the Hudson valley, so arranged as to present the most beautiful floral patterns and vistas imaginable.

The nurseries of Europe were searched to supply curious growths. In 1897 the trees that had survived half a century at Woodneathe were catalogued in one of the most inspiring and instructive descriptions of an American country place ever written. Woodneathe helped us to discover what parts of the world can send beautiful plants that can succeed in this climate, and the further lesson that enduring beauty cannot be made with colors of purple, yellow and white, but that the best trees and flowers of all are those which are native to each particular region.

Downing taught us, in the Sargent place, and at other Hudson River and Newport estates and parks which he designed, to break up a panorama into several views, and not to permit a full sweep of the horizon from the house. Notice on your next trip up the river that nearly all the notable private grounds exemplify this principle. Downing's vistas were sometimes round like an oriel window, sometimes square, or long and narrow, sometimes to whether it was a mountain, a lake or a shore that was framed in them.

Modern real estate interests are realizing more and more the importance of good landscaping in adding to the value of a country place. The present keen

demand for suburban estates and the reluctance of owners to part with their testify to the renewed interest in rural architecture. Some of the old places on the Hudson which Downing planned and planted have been handed down in families for generations. But years ago, alas, not a few were allowed to fall into ruins. Nearly every old place of size around Downing's lifelong home at Newburgh carries the evidence of his artistic genius. Close by Woodneathe is the home of the DeWints, where he built the first example of Elizabethan architecture in this country. Also near is the Howland estate, which was recently conveyed as a free gift to the City of Beacon for a public park. From Woodneathe the visitor can discern across the river a long line of park-like residences, most of which are indebted to Downing or his brother, Charles, for something.

Downing is remembered as a man of letters as well as an architect and horticulturist. His biographer, George William Curtis, was plainly of the opinion that his greatest achievements were in literature, notwithstanding the fame that his embellishment of the public grounds at the national capital brought him. His "Landscape Gardening," "Cottage Residences," "Architecture of Country Houses," and "Fruit and Fruit Trees of America" are classics and established him as the first authority on rural art and horticulture. Downing was more than a genius, he was a prodigy. From 1840 to about 1870 Woodneathe was visited by thousands of home builders for inspiration, and there is much still to be learned there, as well as admired.

City and Country Housing Costs.

Editor of the RECORD AND GUIDE:

I was astounded at first when I read in the advertisement of a suburban development company that \$35 a month paid for the rent of a city flat means \$4,200 paid out in ten years, and nothing to show for it. The inference conveyed was that had the rentpayer put his money into the deed of a suburban cottage he would now have something to show for his money. It made me pause and start an examination into my economic status and financial sanity.

Could it be possible that by staying in a city flat of modest but respectable pretensions I was actually throwing my money away to that extent? It was true enough that I had in the last ten years actually paid to my landlord \$4,200, and had only his last receipt to show for the expenditure. I had no deed or any claim whatever on the property where I had lived so long.

Incidentally, while looking for the rent receipt, to see if it said "in full to date," I turned over a lot of receipted doctors' bills, grocers' and butchers' bills, gas bills, and an innumerable collection of other kinds of receipted bills for which also I have nothing whatever at this date to show. If I had only bought diamonds with all this money, I thought, I would now have something. Better still, if I had invested in a country dwelling I would now have a home to call my own.

As it is never too late to mend I began to figure on buying a cottage somewhere outside for a sum approximating the rent I had paid in the last ten years, and to see if the next decade would find me any better off. If I invested \$4,500 for the purpose, I would have to sell my Brooklyn Rapid Transit stock, which is bringing me in 6 per cent. nominally, but actually more than that, because I bought it at less than 90 a share. That would mean the loss of \$270, reckoning the interest at an even 6 per cent.

Then at the rate of \$2 a hundred, the taxes on my house would cost me about \$90 a year in most any suburban town hereabouts. I couldn't get along without making some structural repairs and improvements; everybody going into the country counts on that. I would have to knock up a garage, or fix over the barn, without a doubt. There would have to be a place for chickens, a garden patch plowed up, for what's the country home without a garden.

Then the lady of the house would want a lot of things done, painting and decorating and so on; and of course the house would have to be repainted every three or four years. One hundred dollars set aside every year for structural repairs and improvements would be none too much.

Coal would consume another \$100 bill, and \$100 for commutation and family railroad tickets would be well inside the mark. Then you would have to have a gardener, once a week most of the year to cut the grass, trim the hedges, and dig around the flowers, because you cannot spend all your Sundays and holidays in such work. You will prefer to be out in the motor car with the family and the church has its claims upon you. Sixty dollars would be a minimum sum to allow for this.

All these estimates are scaled in proportion to the style of living represented by the \$35 a month paid for the city apartment, as above referred to. I have had no consideration for any higher plane of living, such as a \$25,000 or \$50,000 home would represent in the country, or the \$2,000 or \$3,000 apartment in the city. Figure it up, and you will find that the annual cost of living in that \$4,500 suburban cottage is \$720 a year, or \$60 a month, and \$7,200 in ten years, to compare with the afore-said \$4,200, which the real estate developer says I have "thrown away" for my old-style city flat in the Bloomingdale section during the past ten years.

All this figuring led me to the conclusion that no one can escape paying for his shelter, whether he owns or leases, any more than he can avoid the cost of the other necessities of life. What one pays out for rent "and has nothing to show for" is as poor a real estate argument as was ever written, as, in most cases the man who rents his home pays less for it than the one who owns. Besides, the capital locked up in the title to the dwelling could otherwise be put out at interest so that it would go a good way toward paying his rent.

CYNIC.

Realty Values Affected.

Editor of the RECORD AND GUIDE:

Wherever situated, real estate value is based upon accessibility. This rule may be said to apply universally. Where transit facilities exist these are understood to be in normal and continuous operation. When this transportation is not to be had, or when there are frequent interruptions to it, a hindrance to value is present, due to the dissatisfaction of tenants or occupants, because of their being inconvenienced, and they are more susceptible, therefore, to calls from other sections. When the dweller goes, the store-keeper follows.

The City of New York bases its calculation for legal borrowing largely upon realty, which in turn pays the municipal government expenditure or budget. It seems needless to say that if population wanes, rentals fall, fee value declines, and the city's privilege to borrow is automatically curtailed.

The geography of Manhattan and the Bronx compels longitudinal travel, with long distances between home and shop. Now it would seem a necessary matter for our officials to set in motion some plan to preserve these values. It is quite within the province of the management of our car lines to arrogate that "no union labor is desired." The franchises could not be abrogated on that account. If no legislation or other control is at hand to adjust the differences between the street railroads and their employees, some measure should be immediately arranged for, to take care of this awkward situation.

The Real Estate Board, the Tenants' Union, the Chamber of Commerce, the Merchants' Association, Advisory Council and allied interests should form a composite body to help exploit some remedy.

A. O. R.

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. 138.—Please advise whether there is a Tenement House Law existing that limits the number of families to use a toilet situated in the public hall or yard of a tenement house?
S. C.

Answer No. 138.—Section 99 of the Tenement House Law provides that "there shall be provided at least one water-closet for every two families in every tenement house existing on April 11, 1901." Section 93 provides that "in every tenement house hereafter erected (April 11, 1901) there shall be a separate water-closet in a separate compartment within each apartment."

Question No. 139.—How much time is allowed to an owner within which to redeem his interest in a piece of property sold under a tax sale? What is the interest charged against the owner on the tax lien before the sale and after the sale?
C. O.

Answer No. 139.—Interest on unpaid taxes after June 1 and December 1 of each year accrues at the rate of 7 per cent. After three years if taxes are unpaid the City sells the tax lien. The method is provided for in the Charter, Section 1027, as amended by Chapter 490, Laws of 1908.

The old method for the collection of arrears was by the sale of a lease of the property for the lowest term of years for which the bidder would advance the amount of the arrears due. The uncertain validity of leases given by administrative process resulted in inactive bidding, and leases were sold for extravagant terms of over nine hundred years. Delinquent taxpayers were obliged to pay heavy penalties to redeem their property from such sales, and the method was not effective in obtaining for the City what was due. The new law provides for the sale of the City's lien to the person who bids the lowest rate of interest for which he will take the lien and carry it for three years. The maximum interest rate is 12 per cent. and the actual interest rate on each tax lien is the minimum bid, which sometimes is flat—no interest. The lien, when sold, is treated in exactly the same manner as a mortgage, and if not paid at maturity, or if interest is not paid within thirty days, or subsequent taxes are not paid within six months, the lien may be foreclosed in the Supreme Court exactly as a mortgage would be foreclosed.

No title can be obtained by the holder of a tax lien in New York without judicial foreclosure and the sale of property at auction to the highest bidder. The surplus, after the payment of the tax lien, with interest, is held for the benefit of the owner.

The owner may pay the amount of the tax lien at any time before action is commenced to foreclose. After the commencement of proceedings to foreclose the owner must pay costs in addition to the amount of the tax lien with interest. It is important to note the difference between the sale of the tax lien by the City and the subsequent foreclosure if the owner of the property defaults. After the sale of the tax lien he may pay as herein explained; but after the sale pursuant to foreclosure by the purchaser of the tax lien the owner can never redeem the property, though he does get any surplus that may result from the sale.

The new Silver Lake Terminal reservoir on Staten Island will have a capacity of 400,000,000 gallons when completed.

REAL ESTATE NEWS OF THE WEEK

Market Shows Reversal of Form Since January 1,
With Renting Looming Up as a Principal Feature

By FRANK LORD, of Cross & Brown Co.

THE reversal of form in the real estate market since January 1, 1916, has been very remarkable. All active brokers will concur in the statement that the recent renting market has been rapid in its action, and that an enormous area of vacant space, stores, lofts and offices has been suddenly swept out of the market. The bargain counter is entirely empty except where owners have refused to put their premises in rentable shape, and have practically refused to rent their premises through failure to make their vacancies fit for occupancy.

There is still much to be done in the old districts in filling up vacant space, especially in the old silk district, but the old dry goods district has given an excellent account of itself, and Broadway has completely changed its vacant condition. The zoning project has had much to do with this, but long before the zoning scheme was made effective the taking up of vacant space was going rapidly on. It is not unreasonable to say that more than 50 per cent. of vacant space in New York business districts has been rented within the past six months.

The so-called uptown movement has thoroughly spent itself so far as the old dry goods district is concerned, and it may almost be said that many concerns that have located uptown, while the movement was hot, have had leisure to repent, and would not be averse to returning to the old district if suitable quarters could be provided, but they will not go back to broken down buildings.

The ideal downtown building for merchandise is not a high fireproof building, with congested elevators, but is a clean light building in good repair. These buildings have much to commend them in comparison with the modern structure, and such buildings can be rented without the slightest trouble where owners have the courage and good business judgment to give the merchants something that can be called the best of its kind.

The sale market has likewise had a very satisfactory reversal since January 1, but the sale of property has not gone on as fast as the renting of vacancies, but the time is not far off when investors will turn to real estate and absorb everything in a neighborhood that has a promise of improvement or rehabilitation.

The amount of property sold since January 1, has been remarkable, and while real estate is naturally a laggard until everything else has had its inning, there is unmistakable evidence that investors who have been released from the burden of stocks which they were carrying at higher prices, will gladly put some of their recovered money into good New York property.

The zoning system and the limiting of the height of buildings has been a great factor in the revival of confidence in New York real estate, and men of sound business judgment now realize that they can invest with some confidence and security whereas formerly the removal of one or two large tenants, or the invasion of one or two undesirable concerns have destroyed the value of localities almost overnight.

The high class shopping district in this city has been fixed for many years to come between 34th and 60th streets; residence neighborhoods have been fixed and secured against destruction, and loaning institutions have confidence to make mortgage investments where formerly they were in absolute doubt as to the future of any neighborhood, either for residence or business.

New York is the most promising spot for real estate investments on the Western Continent, and for a long time to come investors will not want to have European investments or to be involved in the reconstruction of Europe even

though higher rates of interest are offered. American capital has been driven home, and many rich investors who resided abroad have returned to New York and will be glad to stay here for an indefinite time.

The old cry of excessive taxation has been buried so deep that a tax rate of 2 per cent. in New York City seems absolutely low compared with the enormous taxes being levied throughout Europe.

The only gloomy spot in New York real estate, so far, is the tendency of loaning institutions to call mortgages, or to demand the reduction of reasonable mortgages and to increase the rate without the slightest basis of necessity. Even the mortgage situation has improved greatly, but apparently some of the loaning institutions have got the habit of demanding the reduction of their mortgages and an increase of rate, and are retarding the development of confidence in this way. As idle money accumulates, however, there is every reason to believe that while the old system of inflated loans will not be restored, that a new loaning basis will be established, and, as the material market comes to a more normal basis, many modern structures will be built in this city.

For the present, however, the situation looks tremendously favorable to the remodeling of substantial buildings to supply the unusual demand that exists for both residence and business buildings.

IMPORTANT DECISIONS.

(Continued from page 416.)

and clear during performances. Any open court or space may be used in common for two or more auditoriums, provided the unobstructed clear width of such open court or space is equal to that required for the total number of persons to be accommodated in all the auditoriums opening on the same.

Section 3. Subdivision 4 of section 527 of article 25 of chapter 5 of the Code of Ordinances is hereby amended to read as follows:

4. Foyers, lobbies and corridors. The aggregate capacity of the foyers, lobbies, corridors, passages and rooms for the use of the audience, not including toilet rooms or aisle space between seats, shall, on each floor or gallery be sufficient to contain the entire number to be accommodated on said floor or gallery in the ratio of 150 square feet of clear floor space for every one hundred persons. The level of said corridors at the front entrance to the building shall be not greater than one step above the level of the sidewalk where they begin at the street entrance. During the performance the doors or gates in the corridors shall be kept open by proper fastenings; at other times they may be closed and fastened by movable bolts.

Section 4. Subdivision 5 of section 527 of article 25 of chapter 5 of the Code of Ordinances is hereby amended to read as follows:

5. Aisles. All aisles on the respective floors of the auditorium shall be not less than three feet wide where they begin, and shall be increased in width toward the exit in a ratio of 1 1/2 inches to 5 running feet. Where exits, corridors, passages or cross-over aisles are provided at both ends of any aisle, the said aisle shall be uniform in width and not less than the average width obtained by increasing the width of the aisle from the starting point to the end as hereinbefore prescribed.

Section 5. Subdivision 6 of section 527 of article 25 of chapter 5 of the Code of Ordinances is hereby amended to read as follows:

6. Gradients. Gradients or inclined planes shall be employed instead of steps where possible to overcome slight difference of level in or between aisles, corridors and passages. To overcome any difference of level in and between courts, corridors, lobbies, passages and aisles, gradients shall be employed of not over 1 foot in 12 feet, with no perpendicular risers, except that in aisles runs of not more than 10 feet in length may be one in eight.

Section 6. Section 532 of article 25 of chapter 5 of the Code of Ordinances is hereby amended to read as follows:

Section 532. Seats. All seats in the auditorium, excepting those contained in boxes, shall be not less than 32 inches from back to back, measured in a horizontal direction, and firmly secured to the floor. There shall be not more than 14 seats in any row extending from one aisle to another, nor more than 7 seats in any row extending from one aisle to a wall. No stool or seat shall be placed in any aisle. All platforms in galleries formed to receive the seats shall not

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be more than 21 inches in height of riser, nor less than 32 inches in width of platform.

Section 7. The provisions of this ordinance shall take effect immediately.

Adopted by the Board of Aldermen July 7, 1916.

Approved by the Mayor August 8, 1916.

While the amendment to article 25 of the Building Code does not require a rear court, the Building Zone Resolution (adopted July 25, 1916) would require a rear yard in general if the theatres were located on other than a corner lot or plot. Inasmuch, however, as theatres are restricted to business zones, even on an interior lot the entire area of the rear yard can be covered over to a height of 23 feet, above which the full area extending the full width of the lot and of a depth computed at 2 inches per foot of height above the 23 feet limit must be free and unobstructed.

The Annual Budget.

Owners of real estate are reminded by the Institute for Public Service that in spite of experience in past years, they are approaching the present budget at a great disadvantage for want, first of facts, and second, of provision for getting facts.

There is still time to secure two important sets of data in connection with the tentative budget, (1) a column showing clearly where increases and decreases are made. (2) Explanations of all increases and decreases.

In addition, two other steps should be taken at once by taxpayers. (1) To secure from the Board of Estimate agreement to have the tentative budget ready for at least one week, certainly not less than three days, in advance of final action, by the Board.

Again taxpayers ought to know what is being cut out of the budget. All this information is taken by the Budget Committee. In fact an outside private stenographer is being hired to take the minutes notwithstanding the large number of stenographers in the city service, some of whom, it would seem, could be spared.

"Repeatedly in past years," said Mr. Allen, director of the Institute for Public Service, "I urge members of the Board of Estimate to give the public information paid for by the public, which is really essential to understanding budget allowances, namely, the different disallowances, with reasons. This will make for the most part a creditable record for the city budget makers. Without it, taxpayers will be helpless next year, and must continue to live each year from hand to mouth, instead of having a reservoir of information to help study each budget."

As illustration of one situation that seems to need taxpayers' attention, the Institute cited the Department of Taxes and Assessments. This is asking for a payroll 2 per cent. less next year than this year. In fact four deputy Tax Commissioners and a searcher are being discontinued. In the estimates no reason is given for reducing the staff. Four years ago there were ninety-nine deputy Tax Commissioners and eight searchers. For next year the department is asking for eighty-eight deputy Tax Commissioners and five searchers, a decrease respectively of eleven deputies and three searchers.

In 1912 Mr. Purdy said that as the increase of population was about 3 per cent. and assessed values between 3 and 4 per cent. a year, there should be a corresponding increase in the work of the Department "to keep the Department abreast of the general progress of the city." To the Institute, on September 16, 1916, President Purdy said that perhaps the Department had become overmanned because it got into the habit of asking for a regular annual increase. He also said, however, that during the past few years more work has been put on the men, salaries have not been raised and positions vacated by death or retirement had either not been filled or had been filled with younger men, at a lower rate. He says that it has been embarrassing to have to cut so close "but the work of the Department has not been seriously handicapped."

Losses or Profits

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This conclusion is one which taxpayers are quite as interested in as is the Department. For several years there has been considerable complaint that property was over-assessed. In 1915 the average price of 5,003 sales was less than the assessed valuation. This figure, it should be remembered, is the average and includes many properties sold considerably above the assessed valuation. The excess of valuation above selling consideration was 4 per cent. in Manhattan, for 2,574 sales; 3 per cent. in the Bronx for 629 sales; 2 per cent. in Brooklyn for 1,052 sales, etc.

What owners of real estate feel that enough study is made by the Department when assessing parcels? This, of course, is a question of fact, but a question which deserves serious study before the Tax Department equipment is decreased. If no deputy is sick and if he works every single day during the appraisal season, it seems that the seventy-one deputies must average considerably over 70 parcels a day. Can this be done?

Andrew C. Zabriskie.

Andrew C. Zabriskie, large real estate owner and well known through his charities, died last week at his country home, "Blithewood," at Barrytown-on-Hudson, in his sixty-fourth year. He was a member of one of this country's oldest families, being descended from Albrecht Zabrowsky, who came here on the ship Fox, in 1662. Mr. Zabriskie was one of the directors of the Poughkeepsie Trust and the Bonner Brick Companies, vice-president of the Hospital and House of Rest for Consumptives, a trustee of the Sheltering Arms and of the Parochial Fund of the Protestant Episcopal Church, and president of the Board of Trustees of the Church of St. John the Evangelist, at Barrytown. In addition, he was a member of the St. Nicholas and Holland Societies, the Society of Colonial Wars, the Military Society of the War of 1812, and the Union, Metropolitan, Army and Navy, City, Riding and Church Clubs, and the Aero Club of America.

Mr. Zabriskie's New York City realty holdings, which he managed from his office at 52 Beaver street, included 140 William street, 133 Liberty street, 48-54 Beaver street, 10-12 East 30th street, 54-6 White street, 135-137 Liberty street, 155-157 Washington street, 36-40 John street, 716 Fifth avenue, and 2 West 56th street. He also owned extensive holdings in the State of New Jersey.

Mr. Zabriskie's grandfather was said to have been the first man in New York City to use corrugated iron in building construction, which he employed in the structure at 48-54 Beaver street. In the great fire of 1845 which wiped out the major portion of what was then the city's most important business district, it is said that the progress of the fire was effectually checked by this building. Mr. Delmonico, who was conducting his famous restaurant on neighboring property, was so enthusiastic over the success of construction of this type that he tendered a public dinner to the originator of the idea.

Mr. Zabriskie was one of the oldest subscribers of the Record and Guide, he and his family having received it continuously from the date of the first issue, on March 21, 1868.

PRIVATE REALTY SALES.

LEASING comprised the bulk of the business in the real estate market, and a brisk demand continued to be apparent not only for residential properties, but also for commercial holdings. It has often been said, within recent times, that the renting demand for nearly all classes of real estate is manifesting itself at all seasons of the year, and that now there is really no apartment renting season inactivity.

The renting, especially of residential properties, has been so active that leases have been closed at times which, in other years, were unheard of, and this situation has been brought about not only on account of the unprecedented demand, but also on account of the type of buildings which have been erected, and the longer terms for which the leases run.

In some of the newer apartment houses which have been erected, tenants have obligated themselves to ten year leases and in the smaller houses, three and five year terms are the rule rather than the exception.

The sales market this week was quiet, and the transactions closed reflected no new developments. There continued to be considerable talk of big deals in the course of negotiation.

An interesting lease, reflecting one of the first concrete results of the "Save New York" movement, concerned the acquisition of a ten-story wing of an old department store building in West 19th street, in the heart of what was once New York City's retail shopping zone. A large clothing concern which had penetrated as far north as Broadway and 37th street decided to go back into a section which is showing new signs of life. There has been considerable remodeling and altering of a number of the abandoned buildings south of 23rd street, in the Sixth avenue district, in anticipation of the return of firms which have gone uptown, and if this removal is any criterion, it might indicate that a promising future is in store for a district which in its time took a leading rank in New York City's business centers.

The coming week will be one of the lightest in the year as regards auction room business, since only six properties in Manhattan will be offered at foreclosure. Among them is the two-story theatre, and the two, three and five story tenements, at 139-145 East Houston street, which will be sold by Percy A. Joseph, on Wednesday, September 27, as the result of an action, commenced by the Metropolitan Savings Bank, against Max D. Steuer and others, to recover \$80,292. There are back taxes due amounting to about \$7,487.

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The total number of sales reported, and not recorded, in Manhattan this week was 12, as against 18 last week and 12 a year ago.

The number of sales south of 59th street was 6, as compared with 2 last week and 5 a year ago.

The sales north of 59th street aggregated 6, as compared with 16 last week and 7 a year ago.

From the Bronx 8 sales at private contract were reported, as against 6 last week and 8 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 435 of this issue.

\$2,000,000 Exchange.

The Flinn Realty Corporation, William Flinn, president, which owns two costly West Side apartment houses, has added to its choice investment properties by purchasing from the Charter Construction Company, Bing & Bing, through Tucker, Speyers & Company, the twelve-story apartment house at the southeast corner of Park avenue and 84th street, on a plot fronting 102.2 feet on the avenue and 133 feet in 84th street. The house is fully tenanted and houses forty-two families. It was built in 1914 from plans by Robert T. Lyons. In part payment, Bing & Bing took the five-story store and loft building at 259 Fifth avenue, on a plot 49.4x100, near 28th street, and twenty-five summer residences at Cape May, N. J. Tucker, Speyers & Company have been appointed agents for the apartment house. The Flinn Realty Corporation owns the twelve-story apartment houses, respectively at the northeast corner of Broadway and 81st street and the southwest corner of West End avenue and 78th street. The deal involved close to \$2,000,000.

"Automat" Owners Buy.

The Horn & Hardart Company, which owns and operates the Automat Restaurants, has purchased at a reported price of \$1,000,000, from the Finance Company of Pa., at 1557-1561 Broadway, just south of 47th street, a three-story building, on a plot 70.10x83.4 now occupied by them under a long term lease. The same company last week purchased in the immediate neighborhood, another large building occupied by one of its branch restaurants, at 250-252 West 42nd street, adjoining the American Theatre. Besides these properties, the Horn & Hardart Company has under lease at an aggregate rental of approximately \$2,500,000 space for branch establishments, in the Standard Arcade, 50 Broad street, at Broadway, southeast corner of John street, 31-32 Park Row, 146 Nassau street, 604-6 Broadway, southeast corner of Fourth avenue and 23rd street, southwest corner of Broadway and 41st street, 604-6 Sixth avenue and in the new building now in course of construction at the southeast corner of Fifth avenue and 42nd street.

Deal in Times Square Section.

Interesting among the sales closed this week is that of the old five-story building used as a hotel at 133 West 41st street, between Broadway and Sixth avenue, on a plot 35 x 98.9. William Lustgarten acquired this property from John Martin, who has been holding it at \$125,000. The building adjoins the six-story structure at 135 West 41st street, running through and connected with the large plot at 132-134 West 42nd street, which was recently leased from John Hoge for a long term, by the Bush Terminal Company. This lease carries with it an option to buy. The 42nd street building has been torn down and a 25-story mercantile structure is in course of erection by the Bush Company.

Take Back Loft Building.

The sixteen-story store, office and loft building, at the northwest corner of Fourth avenue and 28th street, on a plot 94.1 x 78, bought, some time ago by William T. Evans of Mills & Gibb, has been turned back to the original owner and builder, the Hasco Building Com-

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pany, by mutual consent. Ewing Bacon & Henry have been appointed managers of the property.

Deal at Hanover Square.

The Lower New York Realty Corporation, with a directorate of Charles A. Frueauff, W. B. Robinson and Robert Burns, has purchased from William D. Kilpatrick and James H. Cruickshank, the vacant plot, 47 x 123, at 122-124 Pearl street, through to 86-88 Water street, facing Hanover square. Although no plans have been announced regarding the improvement of the site, it is understood that an eight-story office building will be erected. The broker was the Charles F. Noyes Co.

East Side Project Rumored.

S. Bassil and T. Ryan have sold through the Cross & Brown Company and Duff & Conger the two four-story flats, at 112-114 East 89th street, forming a plot 51 x 100.3. The purchaser gave in part payment property at Deal Beach, held at \$25,000. The deal in its entirety involved about \$150,000. The plans of the purchaser could not be learned, although it was said in some quarters that the deal may lead to an apartment house operation.

Hospital Adds to Holdings.

The Jewish Hospital for Deformities and Joint Diseases has purchased from the Lawyers' Mortgage Company two three-story dwellings at 45 and 47 East 123rd street, on a plot 34.6 x 100.11. The property will be used in connection with the work of the hospital.

Deal in Produce District.

Descalzi Brothers (Inc.), produce merchants, have purchased from the estate of Charles E. Rhineland, through Wm. A. White & Sons, the five-story business building at 236 Washington street, on lot 18.6 x 65 feet, for occupancy.

Buys for Dyckman Project.

Samuel Kempner has purchased, from Dr. Wesley Wait, the vacant plot 106.2 x 70.9, at the southeast corner of Seaman avenue and Academy street, for improvement with a six-story apartment house. The broker was Joseph P. Day.

Renewal of Brooklyn Activity

William Meruk & Son have sold the two 5½-story apartment houses at 469-473 Marcy avenue, Brooklyn, on a plot 75 x 100. The deal involves about \$75,000. The sellers report revived activity in the real estate market in the Eastern District, and state they are looking forward to a prosperous autumn market.

South—of 59th Street.

MITCHELL PL.—Daniel Casey has sold for Mrs. G. Gilmore to H. Kruger 2 Mitchell pl, a 3-sty flat, on lot 18x100, adjoining the northeast corner of 1st av.

North—of 59th Street.

63D ST.—Frederick Brown has purchased from William J. Norris the 5-sty flat at 31 West 63d st, on plot 37.6x100, opposite the Century Opera House. The property has been held at \$70,000. The broker in the deal was the Houghton Company.

73D ST.—Thomas J. McLaughlin bought, through the F. R. Wood, W. H. Dolson Co., from the estate of Mary H. Bell, the dwelling, at 278 West 73d st, on lot 17.6x76. The buyer owns adjoining property at 274-276 and now controls a plot, 78.9x100, on which a 9-sty apartment house will be built. The F. R. Wood-W. H. Dolson Co. has been appointed agent for the building.

Bronx.

165TH ST.—William L. Phelan, in conjunction with E. W. Gray, sold for the Bond and Mortgage Guarantee Co. 169 East 165th st, a dwelling, 25x32x106.51, to Sarah A. Sutter, who will occupy.

165TH ST.—Harold H. Harding sold for August Kellerman to Arthur Ridley the dwelling at 126 West 165th st, on lot 17x77, near Jerome av.

HOE AV.—Samuel Cowen sold the two 3-sty dwellings, at 1533 and 1535 Hoe av, each on lot 20x100, to Daniel H. Holloway, of Ramsey, N. J.

HUNTS POINT AV.—Henry Morgenthau Co. has sold 871 and 875 Hunts Point av, two 4-sty apartment houses, on lot 39x100. These are two of a row of fifteen houses which were built seven years ago.

PALISADE AV.—George W. Perkins is reported to have sold at Riverdale to Frederick

E. Williamson, of the New York Central Railroad, the dwelling with an acre of land at Palisade av and 255th st, overlooking the Hudson River. The property adjoins Mr. Perkins's Riverdale estate.

RYER AV.—Frederick Brown sold to August Eimer, of Eimer & Amend, 2342 Ryer av, a 5-sty apartment house, 75x100, held at \$85,000. In part payment Mr. Brown took 528 West 175th st, a dwelling, 18x95, and the dwelling and a garage at 2680 Morris av, 50x122. The transaction involved about \$110,000 and was negotiated by Irving Wolf.

ST. ANN'S AV.—J. Clarence Davies, with Samuel Cowen, has sold for the estate of Charles E. Fleming 284 St. Ann's av., a 5-sty flat on lot 27x100.

WALES AV.—Samuel Cowen has sold 627 Wales av, a 6-sty apartment house, on plot 60x 105 ft., for L. Davis.

Brooklyn.

CARROLL ST.—Charles E. Rickerson sold 812 Carroll st, dwelling, with extension on lot 20x99, for Mrs. H. I. Housman to George E. Lovett, who will occupy.

PRESIDENT ST.—John Pullman has sold 689 President st, a 2-sty dwelling, on lot 18x100, for Charles A. Maney to Samuel Rehbin for occupancy.

WESTMINSTER RD, ETC.—William H. Goldey has sold the detached dwelling at 291 Westminster rd, on plot 50x100, for Bert O. Tilden; for Mrs. Martha Steiner 1173 Kenmore pl, on plot 40x100, to George W. Whitney; for Henry W. Franklin the detached house at 1825 East 17th st, on plot 40x100; for Eugene B. Thomson 751 Argyle rd, on plot 40x100, to Walter O. Earle, and two plots in the west side of East 18th st, north of Av J.

49TH ST.—Henry Agar and I. Hoeflinger sold the 3-fam. house at 347 49th st, to Elizabeth Hamm.

51ST ST., ETC.—Realty Associates sold, through Frederick J. Getreau, the 2-sty. dwelling with 2-sty semi-detached garage, at 1115 51st st, to M. Lippert; also the 3-sty recently renovated dwelling at 749 Carroll st, on lot 20x 100, to S. O. Chase.

77TH ST.—Frank A. Seavers & Co. have sold the plot 40x109 in the north side of 77th st, 240 ft. east of Colonial rd, for the Dowling estate.

3D AV.—Tutino & Cerny have sold for William Halls, Jr., the 1-sty brick store on lot 15x 100, at 4922 3d av, Brooklyn.

Queens.

BRIGHTWATERS, L. I.—C. E. Crittenden of the Borden Company, print mills at Fall River, Mass., has purchased a plot in the bay section, Brightwaters, L. I., overlooking Great South Bay, on which he will erect a large cottage for summer use.

LONG ISLAND CITY.—Clay, real estate broker, sold for the Zollikofer Realty Co. a plot, 150x200, on Pierce av, from 6th to 7th avs, to the Globe Thread Co., of Manhattan, which will improve with a 4-sty building.

MALBA.—Malba Estates Corporation, William C. Demorest, president, sold a plot on Center drive, diagonally opposite the Malba Field & Marine Club, to Dr. Gertrude M. Streep for improvement with a large Colonial dwelling, to be erected by Frank Gibson, builder. The same company has also sold a plot on the shore front overlooking the Sound at the junction of Malba drive and Boulevard to Dr. Frederick Kent Ream. The purchaser will erect a large county home next spring.

Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for Albert Denithorne the house at 32 Beverly st to James Henderson.

NEWARK, N. J.—Feist & Feist sold the 3-sty building at 93 Mercer st.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold the residence and garage on plot 50x100, at 837 South 11th st for W. Frank Ropping, of the Bockoven Lumber Co., to Mrs. F. Irving Fletcher, who will occupy.

NEWARK, N. J.—Louis Schlesinger (Inc.) has sold for John E. Simonson to Joseph Riegler three lots at 66-68-70 Fabyan pl.

Rural and Suburban.

ATLANTIC HIGHLANDS, N. J.—Robert A. Clement, of Paterson, N. J., purchased a large tract of land at Atlantic Highlands, N. J., a short distance from the water front, measuring 200 ft. on Central av and 527 ft. on Halliday av. There are now five bungalows on the property and the purchaser intends to erect others in the spring.

BABYLON, L. I.—A syndicate of Manhattan builders has purchased a tract of 47 acres at

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NEW YORK CITY

Babylon, on the south side of the Merrick rd, with 800 ft. frontage on the Great South Bay, from Barnard Samuels, for development. I. G. Wolf was the broker.

BAYPORT, L. I.—L'Ecluse, Washburn & Co. sold the J. N. Mollenhauer estate property at Bayport adjoining the estate of John R. Suydam, and consisting of 22 acres extending from the South Country rd to Great South Bay. The property has been held at \$25,000. It is understood that the purchaser will improve the property in the near future with a fine residence.

BAYSHORE, L. I.—Terry & Brewster sold for the estate of Mrs. H. B. Livingston and J. D. Adams a ten-acre estate at Bay Shore, L. I., held at \$60,000. The same brokers also sold the W. W. Hulse property, on Awixa av, Bay Shore, a plot 274x416, with a residence, for about \$16,000, and for R. J. Bolles four acres on 5th av to Joseph Krejci.

GREENWICH, CONN.—Pease & Elliman have sold for Edward Shearson, of Shearson, Hammill & Co., bankers, his large waterfront residence at Field Point to James H. Snowden, of Indianapolis. This property consists of a house 165 ft. long and numerous outbuildings, and is one of the show places of the section. It was held at \$275,000. Mr. Snowden last year rented the brick house belonging to the Anson Phelps Stokes estate at Noroton, and intends to make his permanent home in Greenwich.

KINDERHOOK, N. Y.—The Batson Farm Agency sold to Dr. William Whitney a large farm near the Hudson River; also a farm near Brewster, Dutchess county, N. Y., to Frank Saddler, and a farm near Carmel, Putnam county, N. Y., to Herman Bussman.

LAKEVIEW, N. J.—Arthur S. Hughes sold the property of the Gould Estate, consisting of 25 acres on Main av, Lakeview, N. J., opposite Olympic Park, midway between the cities of Passaic and Paterson, to a syndicate of Passaic men headed by Dr. Bertram F. Holden and Edward N. Kevitt, who have incorporated the Union Lot Association. The price paid is said to have been about \$50,000. It is reported that the new owners will develop the tract into a residential section.

MANHASSET, L. I.—E. S. Browning sold to the Sunhill Realty Co. a large plot in the south side of North Hempstead Turnpike.

MANHASSET, L. I.—L'Ecluse, Washburn & Co. sold for Louis Eickwort, Jr., his residence on Plandome rd.

PLANDOME, L. I.—Shields Brothers (Inc.) sold on Manhasset Bay a large Colonial dwelling and 1/2 acre of ground for Francis D. Jackson. The house has a fine water view over the bay and is near the North Hempstead Country Club. It was held at \$22,500.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold for Arthur J. Rau his residence in Lincoln av to Allan Macfarlan.

RYE, N. Y.—Kenneth Ives & Co. sold for J. Temple Gwathmey his shore front estate, in Grace Church st, containing six acres, residence, garage, cottage, etc., to Frank S. Washburn, president of the American Cyanamid Co. The property adjoins the estates of Erickson N. Nichols, Waldron Williams and Mrs. J. M. Sherman. It was held at \$125,000.

SCARSDALE, N. Y.—Scarsdale Estate Organization sold for the Model House Co. its cottage on Walworth av, in the Greenacres section, to Harold W. Slaussen.

SCARSDALE, N. Y.—The Scarsdale Estates Organization sold the Frederick Hurdman plot, corner of Greenacres av and Brayton rd, Greenacres, to Clarence MacDaniel.

YONKERS, N. Y.—L. Brue of Yonkers has bought through Thomas S. Burke the corner of Park Hill av and Oak st in the Park Hill North section of Yonkers, on plot 60x112, which will be improved by Mr. Brue with a dwelling and garage.

YONKERS, N. Y.—Henry Morgenthau Co. has sold the northeast corner of Moreland st and Bronxville rd, a plot 112x104x100. This property is in the Bronxville section, adjoining the Lawrence Park developments. Cahn & Cahn were the brokers.

YONKERS, N. Y.—Burke Stone, Inc., sold for George Gleichert the 2 1/4-sty stucco residence on the easterly side of Cassilis av, to J. B. Wohlfarth.

LEASES.

Lease in Old Retail Center.

One of the most important leases of the year, not so much on account of the amount involved, but rather on account of the location, was closed this week, when the Bijou Waist Company took over the ten-story wing of the former Simpson-Crawford store at 121-131 West 19th street. The building, which contains about 160,000 square feet, will be used to house all the branches of the firm, including the manufacturing departments, which are now scattered in six different buildings, one of which is the Hobart Building at Broadway and 37th street. This latter structure is in the "Save New York" district from which an attempt is being made to oust the manufacturing of clothing. The property just leased occupies a plot measuring 122.10 feet front by 92 feet deep, and is owned by the Equitable Life Assurance Society, which acquired it as the result of foreclosure proceedings earlier in the year. The leasing com-

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pany is one of the largest firms in its line, and it is expected that it will have the influence of segregating, in the immediate section, other concerns in the same business. The several structures which were formerly occupied by retail merchants have been or are being altered so that manufacturing may be done on the premises. These include the one-time Stern store, in West 23d street, which has been made over and rented; also the former Henry Siegel store, at Sixth avenue and 14th street, and the Altman and Greenhut stores, at Sixth avenue and 18th street, which are now undergoing alterations. Maynicke & Francke are the architects which have prepared plans for the alteration of the 19th street property.

New Westinghouse Service Station.

The Westinghouse Electric Company leased from the Crystal Spring Water Company the four-story building at the southwest corner of Tenth avenue and 36th street at an aggregate rental of about \$150,000. The broker was the Lawton H. Slawson Company. The building will be used as a service station and factory.

New Branch for Confectioner.

Schrafft, confectioner, has leased from Bonwit Teller & Company, a store in the 37th street addition of their establishment at Fifth avenue and 38th street. The lease is for a term of fifteen years, at an aggregate rental of about \$175,000. Extensive alterations will be made and possession taken on November 1. This will make the fifth branch of the lessee's business.

Clothier Will Move.

George G. Benjamin, clothier, now at the corner of Fifth avenue and 24th street, has leased, through the J. Romaine Brown Company, the two stores at 299 Madison avenue, at the northeast corner of 41st street. The lessee will take possession about November 1.

Bronx Theater Leased.

The Big Three Amusement Company has leased from the Bedford Park Amusement Company the United States Theatre, now in course of construction, at the northwest corner of Webster avenue and 195th street, opposite Fordham College, for twenty years, at a reported net rental of \$320,000. This theatre has a seating capacity of 2,500 people.

Majestic Theater Leased.

The Majestic Theater, at the southwest corner of St. Nicholas avenue and 185th street, a motion picture house, seating about 1,700 people, has been rented by the Life Amusement Company, to the Big Three Amusement Company, for twenty years, at a reported aggregate rental of \$250,000.

Book Publishers Will Move.

Henry Holt & Company, book publishers, now in the Builders' Exchange Building at 30-34 West 33d street, leased, through the Brett & Goode Company, the twelfth floor, containing about 16,200 square feet in the Berkeley Building, in course of construction at 19-25 West 44th street, through to 18-22 West 45th street. The lease is for ten years at a rental approximating \$150,000.

Important Trade Removal.

Carson Pirie Scott & Company, dry goods, who have been for more than forty years in their present quarters at 115 West street, have leased, through Ewing Bacon & Henry, one and one-half floors in the building under construction at 404 Fourth avenue, northwest corner of 28th street.

\$700,000 Newark Lease.

L. Bamberger & Company have leased from the executors of the estate of Frank L. Stoutenburgh and Mrs. Herbert B. Gleason the property at 143-145 Market street, Newark, with a frontage of 28 feet and a depth of 193 feet, comprising the center portion of the old Bamberger store. The lease involves an aggregate rental of approximately \$700,000, and was negotiated by Robert B. Stoutenburgh and Louis Schlesinger.

Manhattan.

DANIEL BIRDSALL & CO. and William H. Whiting & Co. rented the 3d, 4th, 5th and 6th floors at 428 Broadway and 37 Howard st to the Columbia Leather Goods Manufacturing Co.; also the 5 stories at 30 Reade st to the Sonora Phonograph Co.

VASA K. BRACHER has leased for Samuel Untermyer, the building at 84 Broad st to John N. and Theodore N. Poullides, manufacturers of the Mignon cigarettes.

HENRY BRADY leased for the Church Temperance Society the two top lofts at 131 Bowery to the United Furniture Co.

GEORGE W. BRETTELL leased the dwelling at 151 East 127th st to Ernest Haberbob.

CARSTEIN & LINNEKIN (INC.) leased the 5th floor at 19 Madison av to Moses A. Goldsmith, which completes the renting of this 14-story building; at 3-7 West 29th st space to Grey & Grey, Ltd.; at 126 5th av to the King Garment Co., and in the same building, with Bernard Wurtenberg, the entire 10 floor to G. Vorzimer & Son; at 24-26 East 21st st, with Bastine & Co., the easterly store to Breslow & Sheskowitz; at 303 5th av space to French Model Co.; at 873 Broadway, with Daniel Birdsall & Co.; the 3d loft to F. Schmickl & Co.; at 12 West 31st st the 3d floor to the Empire Costume Co.; at 840 Broadway the 11th loft to Markowitz Bros.; the 10th loft to Mannie Jacobs & Sons and the 9th loft to Manhattan Clothing Co.; at 1161 Broadway space to Deo Netter, and at 320 5th av to William Reichert.

CROOK & LIVINGSTON CO. has leased the parlor floor store at 678 Madison av to Raimundo Ruiz, of Madrid, Spain, for the sale of antiques.

CROSS & BROWN CO. has leased part of the store floor at the northeast corner of Broadway and 60th st to M. Biggins for the estate of Charles F. Hoffman; space in the Strand Building to George M. Cohan for Mitchell H. Mark Realty Corp.; on the 3d floor at 1765 Broadway to Springs & Co. and on the 5th floor to E. L. Russell Eng. Co. for the Rutland Leasing Co.; at 1790 Broadway to the Perlman Rim Corporation for the U. S. Rubber Co.; 5th floor at 56-58 West 45th st to N. A. Berwin & Co. (Inc.) for Glenalla Realty Corp.; at 120-122 West 31st st 5th floor to Morris Nagel & Co. for County Holding Co., in conjunction with Frederick Fox & Co.; entire 10th floor at 2-6 West 47th st to H. T. Lindeberg for a long term for the Interstate Land Holding Co.

CROSS & BROWN CO. has leased the store and basement at 1650 Broadway to Stern Picard Co., in conjunction with William B. May & Co.; also the 6th floor at 229-239 West 28th st for John J. Radley to Rubin Schumann Co., in conjunction with M. & L. Hess; also at 147 West 36th st the 2d floor to Ridabock & Co., for the Finney Building Co., the 8th floor in the Mecca Building to William W. Tams Music Library for a long term, for the Mecca Realty Co.; at 511-513 West 56th st the 3d floor for Gustav Schock to the Paige Detroit Motor Co.

CROSS & BROWN CO. has leased the entire building 508-512 West 58th st for a long term to the Pittsburgh Taximeter Co. for Caroline Ludorf; also the 5th floor at 511-513 West 42d st to the Interborough Rapid Transit Co. for William M. Hayward & Co.; 5th floor at 311 West 59th st to Morgenstern & Co. for Rieser Realty & Construction Co.

CROSS & BROWN CO. has leased for Felix Isman to Sidney B. Bowman Automobile Co., agents for the Oakland cars, the corner store, 41x70, at the northeast corner of Broadway and 52d st, which is the fourth automobile sales-room these brokers have leased on Broadway between 50th and 52d sts during the past 30 days.

CROSS & BROWN CO. has leased to Mary Pickford (The Pickford Film Corp.) a large space in the Godfrey Bldg. as offices and headquarters.

MAURICE DEUTSCH has leased the corner store at 20 Lenox av, for ten years, to the United Cigar Stores Co.

L. W. ELBERSON leased apartments at 436 Madison av to the Misses West; at 25 West 56th st to Belle Story; at 44-46 West 37th st to Gerda Simonson, Edwin Hoff and Addison Thorne, and 40 West 56th st to Rose Overfield.

DOUGLAS L. ELLIMAN & CO. have leased apartments at 930 Park av to Frank B. Harden; at 55 West 55th st for S. M. Banner to Mrs. Elizabeth H. Smith; a furnished apartment at 383 Park av for Samuel F. Striet to Mrs. Van Kirk Thompson; at 130 West 57th st to Dana H. Carroll; for A. N. Connell, Jr., at 755 Park av to Charles J. Marr, of Price, Waterhouse & Co., Chicago, and have secured an extension of the lease from the owners; at 152 West 58th st for the Marcaro Corp. to Mrs. Elizabeth French; at 108 East 82d st for Mrs. J. F. Schenck to Robert A. Fulton; at 43 East 58th st to Mrs. C. MacGregor, and a large duplex apartment, consisting of 16 rooms and 5 baths on 998 5th av for Arthur Curtiss James, represented by Douglas Robinson, Charles S. Brown Co., to Jervis R. Harbeck, vice-president of the American Can Co.

DOUGLAS L. ELLIMAN & CO. have leased a large duplex apartment for J. B. MacDonald to Mrs. Frederick Roosevelt and have secured an extension of the lease from the owners; in conjunction with William J. Roome & Co. an apartment at 901 Lexington av for John de Witt Warner to Gordon W. Abbott; at 55 West 55th st for S. M. Banner to Clinton Hall; at 20 East 48th st to Charles Brendon; also renewed leases at 18 East 48th st to Miss Olga Weiss, Mrs. Martha Maynard, and at 24 East 49th st to Mme. Louise Moniot; and the basement store at 36 East 49th st for Myron Holmes to Mrs. C. B. Nichols.

DOUGLAS L. ELLIMAN & CO. have leased the last remaining apartment in the new building to be ready October 1, at 930 Park av, for Edgar A. Levy to W. R. Thurston; an apartment at 108 East 82d st to Mrs. L. Brightman; at 55 West 55th st for S. Morrill Banner to Miss Violet Grosbie, and in the new building

nearing completion at 106 East 85th st for I Mishkind to Charles F. Winch.

DOUGLAS L. ELLIMAN & CO. have leased a large duplex apartment furnished for the winter, at 925 Park av for Mrs. Lucy M. Whitin to J. H. Child, of Boston, Mass.; also an apartment at 156 East 79th st for Julius Tishman & Sons to S. Wyman Aldrich; and a furnished apartment at 875 Park av for Miss Edith L. Smith to Messmore Kendall.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 570 Park av, for Bing & Bing to E. H. H. Simons; at 55 West 55th st for S. Morrill Banner to George Hutzler, and sublet an apartment at 108 East 82d st for Guy P. Estes to Miss Mary T. Lane.

DOUGLAS L. ELLIMAN & CO. sublet for Mrs. Frederick Houseman her apartment at 755 Park av to Mrs. Harold F. Hadden, who recently sold her residence at 7 East 76th st to Herbert Parsons.

J. B. ENGLISH has leased for Horace S. Ely & Co. to the New York Clipper space in the new building at 1604-1710 Broadway. The premises will be used by the Clipper as an uptown publication office.

J. B. ENGLISH has leased for J. Guthorn and A. Auerbach the entire building at 224 West 46th st to Duilio Sherbo, to be used as a club house for musicians.

EWING, BACON & HENRY leased to West, Baker & Co., cotton commission merchants, one-half floor of the Everett Building, 17th st and 4th av. This concern has been at its present address for about a quarter of a century. This and the lease to Carson, Pirie, Scott & Co., also reported this week, would indicate a demand for 4th av space during the coming season.

GOODALE, PERRY & DWIGHT have rented the 4th floor at 131-3 East 23d st to H. A. James & Co.; space at 36 East 23d st to L. Freeman; at 19-21 West 21st st to Jos. Jitomir; at 171 Madison av to Sachs & Co.; at 20-6 West 22d st to George Sohmer; part of 10th floor at 131-3 East 23d st to J. Lopez; part of the 12th floor at 7-9 East 20th st to Martin & Co.; 1st loft at 402 6th av to Day Bros., and the 2d loft to L. Braunstein.

GOODALE, PERRY & DWIGHT has leased the entire 20th floor at 13-15 East 26th st for a long term to Wilkin & Adler; also the entire building at 124 East 24th st to Louis Alcantara, and the entire building at 51 West 12th st to Edward Fields Sanford, Jr.

GOODWIN & GOODWIN rented for Matilda Fitzsimmons to Dr. J. Hoving, the 3-sty dwelling at 125 West 122d st.

GOODWIN & GOODWIN have subleased for Jacob Jacobs to Lawrence Schack a 3-sty dwelling at 118 West 119th st.

GOODWIN & GOODWIN rented for Joseph L. R. Wood to Myron Straus the 4-sty dwelling at 144 West 118th st.

HEIL & STERN have leased for the Hasco Building Co., at 44-50 East 32d st, the 11th loft to Morris Freundlich, and for the Wallack Construction Co., at 30-8 East 33d st, the 6th loft to Charles Lavine & Co.

HENRY HOF leased for Wendell L. Nichols, the 3d loft at 157-9 East 32d st, to H. Plattner & Co., furniture dealers.

HENRY HOF has leased the store at 167 East 37th st to J. London; also space at 585 3d av. to the A. D. Howlett Co., of Boston.

HOUGHTON COMPANY has leased for the estate of Prince A. Morrow the 4-sty dwelling 66 West 68th st to Ernesto Rodriguez.

HOUGHTON COMPANY leased for Sarah Cohen the 4-sty dwelling at 68 West 69th st to F. G. Mattern.

HOUGHTON COMPANY has leased for George C. Austin the 4½-sty dwelling 265 West 93d st to Carl Frederick Loewenberg.

A. KANE Co. leased for Philip W. Higman the 3-sty dwelling at 487 Manhattan av to Harry Ross.

JOHN J. KAVANAGH leased the 4-sty dwelling at 72 East 80th st for Edward Hilson to Mrs. F. J. Martin; also the 3-sty dwelling at 69 East 77th st for Charles R. Bangs to John Nickerson, Jr., and an apartment at 1142 Madison av to Dr. Allen O. Whipple.

JAMES McCREERY REALTY CORPORATION has rented the 2d floor in the McCreery Building, at 23d st and 6th av, to Max Neuberger & Co., wholesale furriers, now at 5th av and 21st st.

MANNING & TRUNK leased for Mary A. and Elizabeth Keena to Katherine Wragge the parlor floor store at 43 West 46th st; for the estate of Peter A. Hegeman the store at 842 8th av to Arthur Greenleaf and the store at 846 Eighth av to William Wooster; for Josephine G. Buckley the 2d loft at 161 East 54th st to Alexander Allen and for A. B. Maclay temporarily the store at 32 West 14th st to S. W. Steel & Co.

MOORE & WYCKOFF leased an apartment at 150 East 72d st to Walter M. Scheffel for a long term, and for Mr. Howard S. Borden his apartment at 410 Park av, furnished, to Franklin J. Matchette.

NELSON, LEE & GREEN have leased for eight years for the Rialto Theatre Corporation, agents for the Hammerstein Amusement Co. the store on Broadway, just south of the entrance to the Rialto Theatre, to the Shaw Co., manufacturing jewelers, who already conduct a chain of retail stores. The same brokers have recently leased the two adjoining stores in this building together with the basement.

CHARLES F. NOYES CO. has leased the store and basement at 541-7 Pearl st for Eberhard Faber to the C. & M. Envelope Co. at an aggregate rental of about \$16,000. This lease completes the renting of the building.

CHARLES F. NOYES CO. has leased a loft at 46 Fulton st to Frank Bradford and Edward A. Reed; at 117 Spring st to Sol Bergfeld and space at 226-40 William st to the Whiting Paterson Co.

THOMAS J. O'REILLY has leased the following: for the Emigrant Industrial Savings Bank the dwelling at 122 West 122d st to Herbert and Reta Hipwell; for estate of Robert E. Westcott a loft at the southwest corner of Broadway and 110th st to Grace Johnston; and also a loft at the southwest corner of Broadway and 110th st to Lillian Horwitz for one year; stores for M. Bayard Brown at 3910 Broadway to Waldo Cruz for a cigar store; for M. Bayard Brown at 3902 Broadway, to Kalish & Rodin; at 3914½ Broadway to Sheffield-Farms Slawson Decker Co.; and at 3908 Broadway to Ralph Grimaldi.

PEASE & ELLIMAN have leased for Mrs. J. Maynard to Mrs. M. E. Fogarty the 3-sty dwelling at 166 West 94th st; for Julius Tishman & Sons, at 30 West 70th st, an apartment to C. W. Rendings; at 146 East 49th st to Henry P. Hopkins and one at 829 Park av to J. Nelson Steele, Jr.; for the 76th St Co., an apartment in the "Lombard," at the southeast corner of 76th st and West End av, to Richard D. Upham; for the Jaton Construction Co., apartments in their new house on the south side of 70th st, between Central Park West and Columbus av, to Albert Floersheimer, and Mrs. Vinita Diehl; at 723 St. Nicholas av, to Frank C. Hedley, Jr.; and at 146 East 49th st, to Mrs. Laura C. Merrill; have renewed the store lease of S. Swidler at 262 Lexington av; the loft leases of Sauer & Schaefer at 4 West 37th st, and of Richard C. Rathbone at 18 West 47th st, and have made the following renewals of apartment leases: at 146 East 49th st, to Isabelle Ruddy; at 960 Park av, to Dr. R. Cole and Mrs. C. Newcombe; at 60 West 58th st, to Mathew L. Carr; at 116 West 59th st, to Jane Hall; and at 59 West 76th st, to Alexander M. Charlton and Miss C. A. Saver.

PEASE & ELLIMAN leased for Payson McL. Merrill, as agent, to Vladimir Rogavine the 5-sty dwelling at 7 East 10th st; also furnished for Miss Ina Claire her apartment at 200 West 59th st to Charles Wesley Turner, Jr.; in Harperly Hall, at the north corner of 64th st and Central Park West, to Miss Grace B. Tweedy; and for Slawson & Hobbs, as agents, at 262 West 94th st to Dr. Herman Reis; also leased for Herbert Gulick, as agent, a store in the "Carlton Chambers" at 402 Madison av to the Esler Decorating Co.; subleased for Hamilton King his apartment at 119 West 71st st to C. H. Eagle, and subleased for J. C. Lounsbury to W. C. Smith an apartment at 144 East 36th st.

PEASE & ELLIMAN subleased for Robert M. McMullen his apartment at the southwest corner of 77th st and Park av, to H. Lesinsky; also for Harry Fischel, an apartment in the new house covering the entire block front on the west side of Park av, from 50th st to 51st sts, to C. B. MacDonald, golfer and member of the banking firm of R. H. Thomas & Co; rented in the houses for which they are agents, apartments as follows: 24 West 59th st, to Walter S. Hoyt; 601 Madison av, to John D. Castles, of Convent, N. J.; 138 West 36th st, to W. W. Bosworth; the southeast corner of 92d st and Broadway to Arthur J. Hanblen; 309 West 99th st, to Mrs. J. E. Nelson, and 315 West 115th st, to Frederick W. Wright.

PEASE & ELLIMAN have leased for Burnside Potter to D. Thomas Moore the 4-sty dwelling at 55 East 78th st; subleased for Mrs. Frederick Essler to Miss Margaret R. Walsh an apartment at 123 East 53d st; also made the following renewals of apartment leases: at 60 East 90th st to Ibert Berkowitz; at 510 Park av to M. Karpe and to Walter C. Taylor; at 72 East 82d st to N. M. Drake; at 67 Riverside dr to Edward Muller; and at 404 Riverside dr to T. A. Murphy; also for the Marcaro Corporation an apartment at 152 West 58th st to Dr. Granville M. White, of Morristown, N. J.

PEASE & ELLIMAN have subleased for Mrs. L. Auerbach her apartment at the southwest corner of 77th st and Park av to C. A. Sherman; also leased for Harris & Vaughan, as agents, apartment at 27 East 62d st to A. Lucci; for Mrs. Lillian Townsend to Madame J. A. Rieffel the 5-sty dwelling at 12 East 95th st; subleased for J. C. Rochester his apartment at 1155 Park av, belonging to Bing & Bing, to G. F. Steele.

PEASE & ELLIMAN have leased for Hoggson Bros. the 2-sty garage, 25x100, at 32 East 40th st, to Haverty's Taxicabs, Inc; also for Edmund Coffin, who was represented by Goodale Perry & Dwight, a loft at 39-41 West 24th st, to D. Chavas & Co., and for Bing & Bing an apartment in the new house now being completed at the southwest corner of Park av and 63d st, to Wallace Eddinger.

PEASE & ELLIMAN have subleased, furnished, for Mrs. Anne P. Neilson her apartment at 142 East 40th st to Charles E. Ives; also as agents for Goldberg & Kramer an apartment at 145 East 49th st to Lyman D. Hall; apartments at 24 West 59th st to James C. Parish; at 146 East 49th st to Miss Jane Mackay; and at 56 West 11th st to F. E. Clegg.

PEPE & BROTHER have leased for Mrs. Frances Walton an apartment at 25 East 11th st to Miss Louise Smith at a yearly rental of \$960.

F. & G. PFLOMM leased for the Burdett estate the 3-sty dwelling at 30 East 28th st to S. Masella. After extensive alterations the premises will be occupied as a tailoring establishment.

L. J. PHILLIPS & CO. have rented the following houses for full occupancy: at 110 West 81st st to George S. Traunce; 5 West 87th st to A. B. Cohen; 60 West 87th st to H. N. Straus; 48 West 86th st to C. W. Skimmel; 321 Riverside dr to P. A. Bernard; 19 West 88th st to Herman Behr; 43 West 70th st to N. Jungman; 30 West 97th st to E. Kisselmark; 122 West 85th st to J. A. Mitchell; 58 West 97th st to B. White, and apartments in each of the following buildings not under their control: in the Belnord to J. W. Mayer for F. R. Wood, Dolson Co.; in the Roxborough for Louis B. Preston, M. H. Frankenthal, and at 828 West

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William P. Rae Co.

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All builders of modern apartments and residences wire for electric light; but he who sells or rents first, usually has some especially attractive feature to offer.

Why not make this feature an electrical one? An Electric Washing Machine for the use of each tenant is a suggestion.

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EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

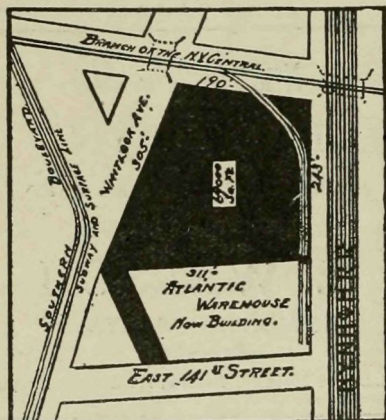
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New York Central R. R. siding on property, available for connection with N. Y. Connecting R. R., Penn., and N. Y., N. H. & H. Systems



FOR SALE OR WILL BUILD
Upon your own specifications and Lease for Term of Years

The NORCROSS BROTHERS CO.

103 PARK AV., NEW YORK CITY
OR YOUR OWN BROKER

EXECUTOR'S SALE

ESTATE CHARLES JACOBY

929 West End Ave.
7-Story Elevator Apartment House.
Near 106th St.—splendid investment.
Land 50'x100'

109 West 129th St.
6-Story Elevator Apartment House.
Well rented. Land 50'x99'11"

141 & 143 West 113th St.
Each 25'x100'11"

5-Story Apartment Houses.

Will Be Offered at Auction

Exchange Salesroom, 14 Vesey St.

Thursday, October 5th, noon.

M. S. GUTERMAN, Extr.

G. B. TOWNSEND, Atty. for Ex., 32 Liberty.

On Same Day
10 East 66th St.

Land 20'x100'5"; 180 feet from 5th Ave.
4-Story and Basement Private Dwelling—with possession, caretaker on premises.
Townsend and Guterman, Attys., 32 Liberty St.

L. J. PHILLIPS & CO., Auctioneers,
158 Broadway.

End av for Mark Rafalsky & Co. to Sylvan Stix.

L. J. PHILLIPS & CO. have rented for Sylvan Stix 475 West 152d st to J. J. Frank, and for the Samson estate, represented by W. H. Jeffers, 418 West 154th st to W. E. Callender.

PORTER & CO. have leased the 3-sty dwelling at 216 West 122d st for George D. Nicholas to Augusta Fogelstrom.

PREVILLE & ROSENBERG have leased the store and basement at 10 West 17th st to Markus Itzkowitz, machinists, now at 11 West 18th st; also to the James S. Reiner Co., now at 334 5th av, offices at 392 5th av.

LOUIS SCHRAG leased for the Eouitable Life Assurance Society the store, 435 6th av, to Alex Grantz; for Alexander Rickard, the store at 44 East 30th st, to William Vorhaus, and for the estate of William M. Leslie, the store and basement, 280 8th av, to S. Dipino & Brother.

SHAW & CO. have leased for Wm. A. Martin the store, 58 West 125th st, to George A. Appleton.

SHAW & CO. have leased for Margaret T. Coates the 4-sty dwelling 210 West 127th st to Hastings & Duncan.

SHAW & CO. have leased for Mary B. Hopper the 3-sty dwelling 121 West 123d st to August Weyman.

SHAW & CO. leased for Charles H. Hart, Irene N. Collord and Emma J. Sheridan the 4-sty dwelling at 199 Lenox av to Madaline Tully.

SLAWSON & HOBBS rented for Miss V. Birch, 610 West 114th st to Charles Kemar; for the Free Synagogue, 34 West 68th st, to Harris Parr, and for Mrs. J. F. Lynch, 243 West End av to A. D. Brown.

SLAWSON & HOBBS have rented for Mrs. J. E. Dyer, 137 West 80th st to R. E. Chapell; for Miss A. Bogart, 314 West 72d st to E. A. Hall.

FREDERICK SOUTHACK AND ALWYN BALL, JR., leased the store at the southwest corner of 5th av and 32d st, held to rent at \$22,000 a year and formerly occupied by Kirkpatrick & Co., jewelers, to the Hilton Co., clothiers.

SPEAR & CO. have rented the store and basement at 136-138 West 22d st to John A. Dysche; with Carstein, Linniken & Co. the 2d loft at 75-77 Spring st to Progress Belt Co.; the store and basement at 27 East 10th st to

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

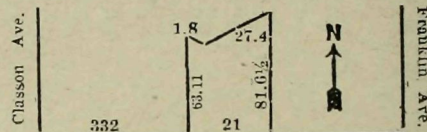
FOR THE CONVENIENCE OF HIS UPTOWN CLIENTS AN OFFICE WILL BE CONDUCTED AT NO. 331 MADISON AVENUE AT 43rd STREET.

NATHANIEL SHUTER, Auctioneer EXECUTOR'S SALE

at Public Auction, on Wednesday, September 27th, 1916 at 12 o'clock noon, in the Brooklyn Real Estate Exchange 189 Montague St., Brooklyn

109 PUTNAM AVENUE

a 3-story frame building, containing one store and two apartments, on an irregular plot of land, as per diagram.



To be sold subject to a first mortgage for \$2,500. Information on request from CHARLES H. McCARTY, Executor, Produce Exchange Building, Manhattan Borough; or A. W. BURLINGAME, Jr., Attorney, 391 Fulton street, Brooklyn.

Real Estate at Public Auction

Special Sales Day

Tuesday, October 3d

AT 12 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14 VESEY ST., N. Y. C.

ABSOLUTE EXECUTORS' SALE

Estate of ANNIE D. SMITH, Dec'd.

1323 Madison Avenue

(Adj. N. E. Cor. 93rd Street)

A 3-story brick and brownstone dwelling. Size of plot 20x74.
CHARLES N. TALBOT, Esq., Atty., 34 Pine St., N. Y. C.

EXECUTORS' SALE

Estate of GEORGE A. BLESSING, Dec'd.

217 to 221 West 21st St.

(Bet. 7th & 8th Avs.)

Two 3-story and basement brick and brownstone dwellings and one 5-story brick and brownstone tenement. Size of plot 75x98.9.

John Kadel, Esq., Atty., 372 East 149th St., N. Y. City.

52 West 22nd Street

(Bet. 5th & 6th Avs.)

A 4-story brick and brownstone building. Size of lot 23x98.9.

70% may remain on mortgage at 5% for three years.

Receiver's Sale

Estate of J. and J. LIVINGSTON.

90 and 92 White Street

(Near Corner of Lafayette St.)

No. 90 is a 5-story and basement brick business building. Size of lot 24x103.4x24.1x103.11.
No. 92 is a 3-story and basement brick business building. Size of lot 22.3x81.1x23.9x82.6x2.
Messrs. HUNTINGTON, RHINELANDER & SEYMOUR, Attys.
54 William St., N. Y.

Administrator's Sale

84 Mulberry Street

(Bet. Canal & Bayard Streets)

A 3-story brick business building with a 1-story brick extension. Size of lot 25x100.8x4.
EDWARD THOMPSON, Esq., Atty.,
215 Montague St., Brooklyn, N. Y.

SPECIAL SALES

114-116 East 25th Street

(Bet. 4th & Lexington Avs.)

A vacant plot, size 41.8x98.9.
80% may remain on mortgages at 5%.
Messrs. WINTHROP & STIMSON, Attys.
32 Nassau St., N. Y. City.

9 East 38th Street

(Bet. Madison & 5th Avs.)

A 4-story and basement brick and brownstone business building. Size of lot 23.9x98.9.
HENRY G. K. HEATH, Esq., Atty.
35 Nassau St., N. Y. City.

316 West 31st Street

(Opposite Pennsylvania Terminal)

A 3 story and basement brick dwelling; size of lot 18.9x98.9.
JOHN P. O'BRIEN, Esq., Atty.,
51 Broad St., N. Y.

Rye, N. Y.

(East side of Boston Post Road)

A 2 1/2-story frame dwelling; furnace heat and electricity; size of plot 116x240x irreg.

Woodmere, L. I.

(Broadway, Bet. Woodlane and Wyckoff Place)

Four large residence plots; to be sold separately.
MATTHEW J. RILEY, Esq., Atty.,
175 Remsen St., Brooklyn.

Brooklyn, N. Y.

(S. E. Cor. Bay 17th and 86th Sts.)

A two-story frame dwelling; size of plot 50x96.8.
65% may remain on mortgage 5% for 3 years at

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Joseph A. Day
Auctioneer

31 Nassau St.
N. Y. City

Hollywood Paper Co.; and the 5th loft at 227-239 West 17th st to Murray & Sorensen.

UNGER & WATSON (INC.) leased dwellings at 613 Lexington av for B. O'Brien; at 128 East 61st st for B. F. Sewall; at 634 Lexington av for the estate of Rosina Rosentel; at 679 Lexington av to L. Spadafora; also stores at 161 East 53d st for J. Tortora and at 706 Lexington av to M. Russo.

CHARLES B. VAN VALEN leased offices at 95 William st to Kramer & Clarke and Henry E. Otto & Co.; space at 51 Maiden lane to Charles & Levinton; at 50 John st to P. D. Aguilar, and in conjunction with Joseph P. Day offices in the Postal Life Building to J. C. Cornell, L. B. Garretson and Albert T. Maurice.

J. IRVING WALSH leased for the Farmers Loan & Trust Co., trustees, the corner store of their recently remodeled building at the north-west corner of 6th av and West 11th st to Daniel Reeves, Inc., grocer; also for the same owner, the store at 151 6th av to the Locust Farms Co.

WILLIAM R. WARE has leased for George Wilder the 5-sty dwelling at 329 West 108th st to Leo Paul.

WERTHEIM & CLEAR have leased the parlor store at 681 Lexington av for Jane A. Hennessy to E. Schaler, dealer in antiques; also the store at 159 East 48th st for Frank J. Cassidy to Charles Hagstedt.

WM. A. WHITE & SONS have leased offices at 100 Hudson st to Maynard & Childs; at 41 West 21st st to Harry Schmulevitz and Tony Papa, and at 48 West 27th st to Henry Chandless.

WM. A. WHITE & SONS have leased for the estate of Amos F. Eno the 4-sty and basement building, 15 South William st, to George A. Georgopulo & Co., cigarette manufacturers, for many years at 108 Broad st.

WM. A. WHITE & SONS have leased the basement at 113-115 Leonard st to the Royal Card & Paper Co., and the 2d loft at 112 Pearl st to Weil Bros.; and leased the parlor store at 140 West 34th st to Dr. Samuel B. Moss.

WM. A. WHITE & SONS have leased apartments at 173 Madison av to Charles H. Baker and Albert H. Hoxie; at 206 West 52d st to Harry Bowman and Henry Tilford Parker; at 77 Irving pl, to Paul L. Rosenfeld; and at 19 West 54th st to Harold W. Lahey.

WHITE-GOODMAN leased to Joseph Rosenberg the store and basement at 236 4th av; also for the Eighth Av. & 53d St. Realty Co. the store and basement at 883 8th av to the Hygrade Wine Co.

WORTHINGTON WHITEHOUSE (INC.) leased for R. H. Jones, agent, a furnished apartment at 33 West 51st st for the season to Stephen H. Brown.

Bronx.

EUGENE J. BUSHNER has leased the 2-fam. house at 1044 Morris av to Morris Cohen for 2 years; also 1890 Cedar av, a private house to John McDonald for 1 year.

Brooklyn.

ERNEST A. HOWARD rented the 3-sty dwelling at 200 6th av to Mrs. Mary E. Healy; also 226 Garfield pl, a 3-sty dwelling, to Otto Sartorius; also at 396 1st st, the upper part to A. I. Steel, and apartments at 751 President st to L. A. Kelly at 751 Union st to Mrs. H. Ligelis; at 390 St. Johns pl to Val M. Ahren and at 69 7th av space to Charles Bookman.

GEORGE W. MERCER & SON, Brooklyn office, rented the corner store at 49th st and New Utrecht av, to the Sheffield Farms, Slawson-Decker Co.; also the store and basement at 4811 New Utrecht av to Jacob Koh, fish and meat market; at 4825 New Utrecht av, store and basement to Edward Martone, tailor, and the store and basement at 4823 New Utrecht av to A. Giodani.

Queens.

WM. D. BLOODGOOD & CO. (INC) leased the Consumers' Brewery Building at Woodside, L. I., to the Holliday-Kemp Co., manufacturers of Aniline dyes.

WM. D. BLOODGOOD & CO. (INC.) leased the store at the southeast corner of Jackson av and Diagonal st, L. I. City, for James H. Beals to "Harwood," of 1212 Broadway, New York, haberdasher and tailor.

CROSS & BROWN CO. has leased for Ramo Films (H. H. Snow) the moving picture studio at Flushing, L. I. This building, formerly the Flushing Armory, has been thoroughly equipped for studio work, and the lessee, the Frohman Amusement Corp., will take immediate possession.

LEWIS H. MAY CO. has leased cottages at Far Rockaway, L. I., for Bayswater Realty Co.; at 1368 Dickens st to William T. Little; for Bayswater Realty Co at 1366 Dickens st to A. Jungman.

REAL ESTATE NOTES.

FRANK MALONE, realty investments, has opened new offices at 308 75th st, Brooklyn.

WILLIAM R. LOHMAN is now associated with the Lewis H. May Co. as manager of its real estate and insurance office, at Cedarhurst, L. I.

D. L. HEWITT has moved his real estate office to 7715 17th av, Brooklyn, directly opposite the elevated station at 77th st.

S. S. SALINGER is now associated with the Lewis H. May Co. as manager of its real estate and insurance office at Far Rockaway, L. I.

MICHAEL COLEMAN has appointed Spear & Co. agents of the 11-sty building at 41-43 West 25th st.

CHARLES W. KIRBY, formerly of the firm of Gibbs & Kirby, is now associated with the Duross Co. at their 14th st office.

DAVID S. LOEB is now associated with the Lewis H. May Co. as manager of its real estate and insurance office at Arverne, L. I.

HORACE S. ELY & CO. were the brokers in the recently recorded sale of 302 West 107th st, for William J. Casey to John J. Pulleyn.

PEASE & ELLIMAN have been appointed by the 808 West End Avenue Corporation, Samuel Eisemall, president, managing agents of the "Allendale," a 12-sty apartment house at the northeast corner of 99th st and West End av.

NEW YORK TITLE AND MORTGAGE CO. has made two loans of \$33,000 each to Charles T. Streeter Construction Co. on two 5-sty apartment houses just completed in the north side of 194th st, 34.5 west of Bainbridge av.

PEASE & ELLIMAN will remain managing and renting agents of the Liberty Tower, 55 Liberty st, northwest corner Nassau st, a 31-sty office building, having been reappointed by the Garden City Co., the recent purchasers of the property.

S. FREEDMAN, JR., and S. HAUSMAN have opened an office at 416 West 125th st, where they will transact a general real estate and insurance business. Mr. Hausman was formerly with L. J. Muhlfelder and the Tomahawk Realty Co.

EDMUND COFFIN is the purchaser of the easterly 30 ft. of the 82 ft. plot covered with four old flats at 104 to 110 East 71st st, sold by Carle Tucker and Hiram W. Sibley. The same interests have also resold a plot of 42 ft. adjoining on the west of the site sold to Mr. Coffin, who is going to build a home.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents for the "Westminster," 68 East 86th st, a 12-sty apartment house erected a few years ago by Samuel A. Herzog and sold to W. Emlen Roosevelt, the present owner. Douglas L. Elliman & Co. were the renting agents at the time of its erection.

GEO. W. MERCER & SON have opened a branch office at 4813 New Utrecht av, Brooklyn, where they will conduct a general real estate and insurance business in connection with their main office at 266 West 23d st, Manhattan, where they have been established for more than seventy years.

GOLD THEATRE CORPORATION is the buyer of a plot, 75x103.3, on the west side of Haven av, about 175 ft. north of 170th st, sold by L. J. Phillips & Co. for Delancey Ward, of Paris, and Adolph Wurzburger. The new owner will build a theatre and apartment on the site just acquired.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1916 Sept. 15 to 21	1915 Sept. 17 to 23
Total No.....	139	87
Assessed value.....	\$8,396,000	\$3,191,500
No. with consideration..	17	17
Consideration.....	\$730,600	\$408,200
Assessed value.....	\$714,500	\$490,500
Jan. 1 to Sept. 21		
Total No.....	5,214	4,931
Assessed value.....	\$279,913,332	\$282,386,768
No. with consideration..	758	767
Consideration.....	\$32,607,779	\$38,891,132
Assessed value.....	\$34,896,745	\$42,185,833

Mortgages.

	1916 Sept. 15 to 21	1915 Sept. 17 to 23
Total No.....	63	65
Amount.....	\$1,404,845	\$1,869,677
To Banks & Ins. Cos....	7	12
Amount.....	\$186,000	\$883,800
No. at 6%.....	31	35
Amount.....	\$446,295	\$1,503,877
No. at 5½%.....	3	5
Amount.....	\$27,000	\$44,000
No. at 5%.....	14	10
Amount.....	\$779,700	\$201,600
No. at 4½%.....	1	1
Amount.....	\$2,000	\$6,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	14	14
Amount.....	\$149,850	\$114,200
Jan. 1 to Sept. 21		
Total No.....	2,611	2,800
Amount.....	\$77,888,919	\$74,385,961
To Banks & Ins. Cos....	585	556
Amount.....	\$33,011,074	\$32,444,113

Mortgage Extensions.

	1916 Sept. 15 to 21	1915 Sept. 17 to 23
Total No.....	21	33
Amount.....	\$881,682	\$1,815,500
To Banks & Ins. Cos....	11	16
Amount.....	\$745,000	\$1,193,000
Jan. 1 to Sept. 21		
Total No.....	1,298	1,384
Amount.....	\$74,761,374	\$81,095,506
To Banks & Ins. Cos....	667	564
Amount.....	\$55,225,750	\$57,760,400

Building Permits.

	1916 Sept. 16 to 22	1915 Sept. 18 to 25
New buildings.....	4	6
Cost.....	\$500,000	\$709,400
Alterations.....	\$113,400	\$132,475

Jan. 1 to Sept. 22

	1916 Jan. 1 to Sept. 22	1915 Jan. 1 to Sept. 23
New buildings.....	472	354
Cost.....	\$100,601,645	\$51,058,170
Alterations.....	\$15,733,193	\$11,367,049

BRONX.

Conveyances.

	1916 Sept. 15 to 21	1915 Sept. 17 to 23
Total No.....	65	81
No. with consideration..	6	7
Consideration.....	\$36,500	\$58,025
Jan. 1 to Sept. 21		
Total No.....	4,225	4,478
No. with consideration..	676	765
Consideration.....	\$4,681,259	\$5,212,769

Mortgages.

	1916 Sept. 15 to 21	1915 Sept. 17 to 23
Total No.....	42	54
Amount.....	\$561,802	\$511,541
To Banks & Ins. Cos....	2	7
Amount.....	\$202,000	\$72,500
No. at 6%.....	20	25
Amount.....	\$205,299	\$263,704
No. at 5½%.....	3	7
Amount.....	\$7,450	\$79,300
No. at 5%.....	4	7
Amount.....	\$67,000	\$49,650
No. at 4½%.....	2	.....
Amount.....	\$4,303	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	13	15
Amount.....	\$277,750	\$118,887

Jan. 1 to Sept. 21

	1916 Jan. 1 to Sept. 21	1915 Jan. 1 to Sept. 23
Total No.....	2,762	2,600
Amount.....	\$21,839,368	\$22,666,067
To Banks & Ins. Cos....	203	186
Amount.....	\$4,416,727	\$3,929,678

Mortgage Extensions.

	1916 Sept. 15 to 21	1915 Sept. 17 to 23
Total No.....	9	4
Amount.....	\$143,800	\$38,250
To Banks & Ins. Cos....	5	1
Amount.....	\$129,500	\$4,000
Jan. 1 to Sept. 21		
Total No.....	536	636
Amount.....	\$10,971,909	\$10,197,655
To Banks & Ins. Cos....	149	159
Amount.....	\$4,599,500	\$3,557,425

Building Permits.

	1916 Sept. 15 to 21	1915 Sept. 17 to 23
New buildings.....	7	13
Cost.....	\$200,500	\$335,000
Alterations.....	\$23,075	\$4,725
Jan. 1 to Sept. 21		
New buildings.....	511	635
Cost.....	\$13,938,182	\$20,119,550
Alterations.....	\$955,155	\$582,175

BROOKLYN.

Conveyances.

	1916 Sept. 14 to 20	1915 Sept. 16 to 22
Total No.....	464	425
No. with consideration..	31	40
Consideration.....	\$459,692	\$275,066
Jan. 1 to Sept. 20		
Total No.....	16,190	16,032
No. with consideration..	1,543	1,777
Consideration.....	\$11,286,083	\$13,606,570

Mortgages.

	1916 Sept. 14 to 20	1915 Sept. 16 to 22
Total No.....	343	319
Amount.....	\$1,422,440	\$1,300,081
To Banks & Ins. Cos....	106	80
Amount.....	\$570,750	\$577,800
No. at 6%.....	168	169
Amount.....	\$486,509	\$478,932
No. at 5½%.....	97	84
Amount.....	\$446,450	\$449,820
No. at 5%.....	44	44
Amount.....	\$358,450	\$310,500
Unusual rates.....	1	.....
Amount.....	\$1,000	.....
Interest not given.....	33	18
Amount.....	\$130,031	\$57,372

Jan. 1 to Sept. 20

	1916 Jan. 1 to Sept. 20	1915 Jan. 1 to Sept. 22
Total No.....	12,307	12,065
Amount.....	\$53,891,615	\$59,904,808
To Banks & Ins. Cos....	4,954	2,445
Amount.....	\$22,105,427	\$17,524,255

Building Permits.

	1916 Sept. 15 to 21	1915 Sept. 17 to 23
New buildings.....	81	79
Cost.....	\$297,600	\$755,950
Alterations.....	\$62,765	\$54,680
Jan. 1 to Sept. 21		
New buildings.....	3,587	3,789
Cost.....	\$32,519,480	\$32,122,180
Alterations.....	\$4,293,057	\$3,065,533

QUEENS.

Building Permits.

	1916 Sept. 15 to 21	1915 Sept. 17 to 23
New buildings.....	80	99
Cost.....	\$316,250	\$328,720
Alterations.....	\$17,829	\$20,650
Jan. 1 to Sept. 21		
New buildings.....	3,810	4,202
Cost.....	\$14,679,669	\$15,382,481
Alterations.....	\$1,642,035	\$667,326

RICHMOND.

Building Permits.

	1916 Sept. 15 to 21	1915 Sept. 17 to 23
New buildings.....	26	17
Cost.....	\$31,607	\$116,700
Alterations.....	\$8,725	\$1,925
Jan. 1 to Sept. 21		
New buildings.....	650	875
Cost.....	\$1,393,607	\$1,747,124
Alterations.....	\$194,090	\$184,847

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

IN the midst of a Presidential campaign, and with the fear of a general sympathetic strike of trades hanging over the city, the building material market showed improvement over last week in its tone and aspect. Particularly significant were a number of steel contracts awarded for important speculative operations, including the Paterno apartment house in the Grand Central section, and another Bing & Bing job. A rumor that the steel contract for the Hotel Commodore will soon be signed was also encouraging, as steel lettings are the final and best assurances of an intention to make progress. General contracts were also awarded this week for a business building on Union Square and a studio building on Seventh avenue at 57th street.

A large accumulation of constructive energy with financial power is under restraint. Much needs to be done to make up for the slow pace in past years. An extraordinary amount of work will, of course, be put under contract when costs are lower, but it is more important to know how much of it will be available before then.

Quotations on all metallic commodities are holding firm. Advances are reported for steel billets, sheet bars, galvanized iron, cast-iron pipe and woven wire. A higher schedule of prices was announced by the leading producer of hollow tile. Linseed oil and turpentine keep up a saw-saw fluctuation. Brick and cement prices are unchanged. Coastwise freight rates are still high and in the case of lumber tend to hold the market higher than it would otherwise be.

A most serious car shortage is apprehended this fall when the crops are moving and adding to the congestion of foreign munition orders. Warnings have been issued by the Federal Trade Commission, the Interstate Commerce Commission and other authorities. The American Railway Association is seeking authority to raise demurrage rates. It is proposed after allowing two free days for unloading to charge \$2 for the third day, \$3 for the fourth day, and \$5 for the sixth and each succeeding day.

The Universal Portland Cement Company has made the suggestion that buyers of cement, when ordering, specify "one

car any size," "two cars, any size," etc., so as to permit cement companies to load up to the limit of capacity whatever cars are obtained from the railroads. When an order is for a fixed number of barrels it is often necessary to send out a car partly loaded, a practice which utilizes cars inefficiently and adds to the cost of freighting.

The new Federal bill of lading law has for its object the fixing of the legal status of such bills. It provides that in the absence of lawful excuse, a carrier must deliver goods upon demand to the consignee named in a straight bill of lading therefor, or to the holder of an order bill if the demand is accompanied by an offer to satisfy the carrier's lawful lien upon the goods, to surrender the bill properly indorsed and to sign a receipt for the delivery of the goods. Failure to deliver the goods under such circumstances puts upon the carrier the burden of establishing a lawful excuse. The carrier is liable when it delivers the goods to anyone not entitled to them. Alterations, additions or erasures made in a bill after issue without the authority of the carrier issuing it are void.

While commodity prices are high, property values are not inflated. The opportunity presented by realty prices in central districts that will be improved by new transportation facilities continues open, though it is not being altogether neglected. This is decidedly noticeable in the strength of the movement which is gradually filling the long vacant department stores in the former retail district, including the old Altman and Simpson Crawford, which are being remodeled to suit the new tenants. This is a companion movement to what is going on along lower Broadway in the old commission district, which for some time has engaged interested attention.

Labor continues scarce and perplexing. The building material interests do not anticipate serious consequences from the threatened sympathetic walkout in the interests of the street railroad strike. But under the circumstances it is difficult to speed up business. Money, however, is abundant for all purposes and collections are fair to good. Numerous lines complain of inability to get raw materials promptly or not at all.

at \$1,110,492, or nearly a third of the output and value of the New York portion of the region, an increase of 42,962,000 brick and \$214,186 over 1914. Dutchess County was second and Rockland County third.

New Jersey's portion of the production of the region was 218,959,000 brick, valued at \$1,264,517, an increase of 9,813,000 brick and of \$197,084 compared with 1914. The average price per thousand increased 68 cents compared with 1914.

SUMMARY of transactions in the North River wholesale brick market for the week ending September 22, 1916:

Condition of market, firm. Hudson Rivers, \$7.00@7.25; Raritans, \$7.25 to \$7.75. Number of cargoes remaining from last week's sales, 8. Arrived this week, 48. Number of cargoes sold, 41. Distribution: Manhattan, 14; Bronx, 2; Brooklyn, 17; New Jersey points, 8. Left over Friday, September 22, 9.

Hollow Tile.—Some advances in the price schedule of hollow tile are announced by the National Fireproofing Company. In this territory, as a whole, a normal business is offering. In Manhattan, however, which used to take 80 per cent. of all the material utilized within a hundred miles, the trade requires only half as much. Deliveries are behind on account of labor scarcity limiting production.

Lumber.—Hardwoods are generally very firm. Nearly all deliveries of North Carolina pine are being made by rail, ocean rates being beyond the ability of

the average receiver to pay. The quotation for ten-inch stuff is \$20 to \$20.50, in this market, with the eight-inch at \$19 to \$19.50. Cypress is in a strong position, and is now quoted at \$47 to \$49 for 1's and 2's, New York delivery. Hemlock holds to the base price of \$24 for Pennsylvania stock. Cargoes of wide Eastern spruce bring \$25 to \$28, with the narrow ranging from \$22 to \$25.

Coal.—Premiums for prompt delivery of anthracite to replenish stocks of domestic sizes are expected to be offered by retail dealers soon as a general rule. Reports are current of premiums of 5 to 15 cents a ton above the circular price paid to independent operators and middlemen. Stove and egg are scarce at tidewater, as the production for August was sub-normal. Stove coal, the standard size, is 40 cents a ton higher at retail than last year at this season. It was quoted this week by wholesalers at \$5.75 a long ton. Retail dealers quoted it at \$7.45 a short ton. For all kinds of coal 25 cents a ton more is demanded than before the recent railroad strike scare.

Structural Steel.—The steel capacity of the country is plainly insufficient for present needs. The mills are mostly sold up for the first half of next year. Orders for thousands of tons are being refused. What more need be said as to demand and supply? Structural shapes have been advanced by some makers. Woven wire has gone up \$2 a ton, and cast iron pipe is \$1 higher. Steel billets and sheet bars are commanding \$5 more a ton.

A number of significant contracts for structural steel were announced this week. Dr. Paterno gave an order for the 6,000 tons needed for the superstructure of his big apartment house in the Grand Central section to the Passaic Structural Steel Company. The contract for the 3,500 tons for the substructure has not yet been signed.

Bing & Bing, who gave out the contract for their West 71st street building a fortnight ago, have now awarded the steel work for their West 60th street job to the same contractors, the A. E. Norton Co. Other contracts reported are 500 tons for the Compagna apartment house at 94th street and West End avenue to the Passaic Structural Steel Co., 1100 tons to the Harris Silver Baker Co. for the Ferguson apartment at Amsterdam avenue and 87th street, 800 tons for the Tishman apartment at Lexington avenue and 72nd street, to the Hinkle Iron Works, 600 tons to Milliken Bros. for the Trade School for Girls.

A Comparison of Prices.—The following table exhibits current prices, per gross ton or per pound, from first hands to large buyers, for basic iron and steel items, compared with prices a year ago. The freight rate from Pittsburgh, in carloads, is 16.9 cents per cwt.; from Philadelphia, 15.9 cents.

	Sept. 22, 1916.	Sept. 24, 1915.
Pig iron, No. 2X, Phila., ton.	\$19.50	\$16.00
Pig iron, B's'm'r, Pitts., ton.	21.95	16.95
Wire rods, Pittsburgh, ton.	55.00	30.00
Iron bars, Pittsburgh, lb.	2.60c.	1.35c.
Steel bars, New York, per lb.	2.769c.	1.52c.
Beams, etc., N. York, per lb.	2.769c.	1.52c.
Sheets, blk, No. 28, P'gh., lb.	2.90c.	1.90c.
Galvanized sheets, No. 28, Pittsburgh, per lb.	4.15c.	3.60c.
Wire nails, Pitts'gh, per lb.	2.60c.	1.65c.
Cut nails, Pittsburgh, per lb.	2.60c.	1.60c.
Copper electrolytic, per lb.	28.25c.	17.75c.
Spelter, N. Y., per lb.	9.25c.	14.00c.
Lead, N. Y., per lb.	6.75c.	4.50c.
Tin plate, Pittsburgh, box.	5.75c.	3.15c.

Reinforcing Bars.—Iron bars are quoted on the basis of 2.60c. to 2.70c. Pittsburgh. The demand for reinforcing bars is very active, and the mills report that they are sold up for three or four months.

Brick.—The strike of the drivers for the dealers in masons' materials was settled last Saturday and the men returned to work on Monday without their organization being recognized any more than it has been. The brick market at once resumed its wonted activity, with a sale of 41 cargoes as the record for the week. Of these Manhattan took 14 cargoes, compared to only 3 last week, and Brooklyn required 17, in comparison with 15 the week before. Brick building is picking up in Brooklyn, but continues at a low rate in the Bronx. Prices were unchanged.

Final statistics from the U. S. Geographical Survey relating to the Hudson River brick industry (including Bergen and Middlesex counties, N. J.), give the output of common brick in this region as 960,527,000, valued at \$5,009,065, or \$5.21 per thousand. This was an increase of 72,261,000 brick and \$658,233 and of 31 cents per thousand over 1914. The New York portion of this region marketed 741,568,000 common brick in 1915, valued at \$3,744,548, or \$5.05 per thousand, which was about three-fourths of the quantity and value of the entire region and was an increase of 62,448,000 brick and \$461,149 and of 22 cents per thousand over 1914.

Ulster County was the leading county in production and value of common brick, reporting 229,343,000 brick, valued

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, 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.	.....	\$0.065	—
6x12x12 in.	.....	.091	—
8x12x12 in.	.....	.11	—
10x12x12 in.	.....	.13	—
12x12x12 in.	.....	.1625	—

Interior—

2x12x12 in.	.....	\$0.048	—
3x12x12 in.	.....	.048	—
4x12x12 in.	.....	.054	—
6x12x12 in.	.....	.072	—

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 12 in., 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.	.....	—@	24.00
base price, per M.	.....	—@	24.00
Hemlock, W. Va., base price per M.	.....	—@	23.50
Hemlock, Eastern mixed cargoes	.....	22.00@	—
(To mixed cargo price add freight \$1.50.)	.....	—	—
Spruce, Eastern, random cargoes, narrow (delivered)	.....	\$22.00@	\$25.00
Wide cargoes	.....	25.00@	28.00
Add \$1.00 per M. for each inch in width over 12 in. 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	.....	\$4.10@	\$4.25
Cypress lumber (by car, f. o. b. N. Y.):	.....	—	—
Firsts and seconds, 2-in.	.....	\$51.00@	—
Cypress shingles, 6x18, No. 1	.....	—	—
Hearts	.....	8.75@	\$9.00
Cypress shingles, 6x18, No. 1	.....	—	—
Prime	.....	7.25@	—
Quartered oak	.....	\$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.	.....	\$0.06	—
Block, 3 in. (hollow)	.....	.06	—
Blocks, 4 in. (hollow)	.....	.07½	—
Boards, ¼ 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.	\$0.46@	\$0.47
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WHITE LEAD (in oil):

100 to 500-lb. kegs.	10.50c.	—
25 to 50-lb. kegs.	10.75c.	—

"STORES ABOVE GROUND" FEATURE OF BUILDING FOR LANE BRYANT, INC.

Novel Idea Copied From Chicago

A BUSINESS building of unusual character is being erected at 21-23 West 38th street, on a plot 42.11x98.9, to be occupied by Lane Bryant, Inc., Albert Malsin, president. The owner of the project is Arthur Brisbane, editor of the Evening Journal, who has leased the proposed sixteen-story structure for a term of twenty years, at an aggregate rental of approximately \$1,000,000. The structure is being built under a general contract by Marc Eidlitz & Sons, from plans by Holabird & Roche, 104 South Michigan avenue, Chicago, Ill. The super-

the new Lane Bryant Building, which is expected to be completed in the early winter, we propose to give New York City the first opportunity of testing this idea, and the upper eight stories of the building are to be devoted for trying out the scheme.

"I believe that this project is interesting to the public because it will make it possible for a shopper to have every conceivable kind of a high-class retail business close at hand, and her comfort will be materially increased as a consequence. It will, of course, benefit the property owner by virtue of an increased possibility of revenue and benefit the merchants in the immediate neighborhood who desire to attract a greater possible number of customers and desirable neighbors."

The new building will be modern in every respect and embody all the details of high-class present day commercial building construction. Every attention has been paid to safety and fire protection devices, including a 100 per cent. sprinkler system, automatic fire alarms, fire tower and other equipment. Four high speed elevators will be installed in addition to a separate freight elevator. The location of the building assures fresh air and a maximum of light at all times.

Special attention has been given to the roof, on which it is planned to install a model lunch room, rest and recreation rooms for employees, as well as an emergency hospital in charge of a trained nurse. A lecture hall has also been provided. Other unique features include a system of filtered drinking water, which will supply the entire building, and a special ventilating system which will carry purified air, cooled in summer and heated in winter.

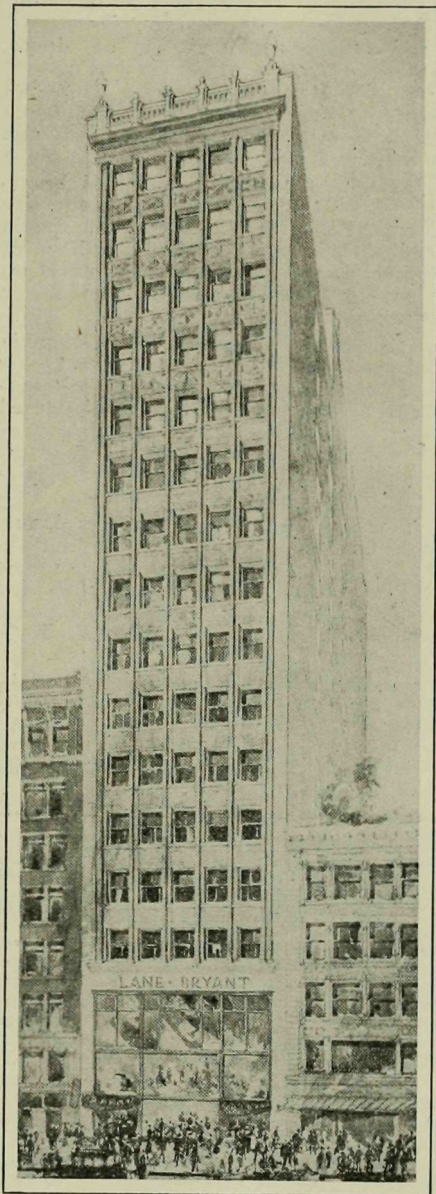
The basements, main floor and first seven stories will be occupied by Lane Bryant, Inc., for the housing of its retail establishments, mail order department, stock rooms and administration offices, now located at 15-19 and 25 West 38th street. The manufacturing will be done in other districts, it being the desire of the firm to co-operate in the restriction of the 38th street zone, as a shopping center exclusively.

This building is in the immediate neighborhood of the homes of B. Altman & Co., Arnold Constable & Co., Bonwit Teller & Co., Tiffany & Co., Lord & Taylor, Franklin Simon & Co., Best & Co. and the Gorham Company.

The Low Bidder System.

In a letter to the Engineering Record, Zenas W. Carter, field secretary of the Granite Paving Block Manufacturers' Association, of Boston, commended on the question of the policy of awarding contracts to the lowest bidder. His letter follows:

In my opinion, most city engineers and city officials recognize that this is a pernicious practice, and that many times a city spends more money for its work through this method and gets the poorest job than if the contract were awarded at a higher price. It may be that the difficulty of changing the practice is entirely due to the attitude of the average citizen, who so frequently comes to the conclusion that city officials are dishonest unless contracts are awarded to the lowest bidder. At the same time it is certain that the citizen in his private life and the manufacturers do not place their orders solely on the basis of the lowest bid. It seems to me that some method by which cities would award contracts to the bidder whose price was nearest the average would tend to improve the class of contractors, raise the standard of work, and make city work more attractive to efficient, responsible parties. Some such method of awarding contracts to the bidder nearest the average would prevent a contractor from receiving excessive prices and at the same time would prevent the city from accepting bids from irresponsible men, who bid so low that they must either fail before the work is completed or skin the job. * * * By making the average bid the standard, the aim of the contractor in every case would be to make the price absolutely correct and just for the work. It would give the engineer an opportunity to demand that the specifications be lived up to and relieve him of the feeling that it would be unjust to insist upon rigid adherence to the specification when the contractor had taken the job at a losing price.



Holabird & Roche, Arch't. Lucian E. Smith, Super. Arch't. Mar Eidlitz & Sons, Genl. Con.

UNIQUE STORE BUILDING.

vising architect is Lucian E. Smith, 2 West 47th street, Manhattan.

The new plan, as far as New York is concerned, which is to be incorporated in the project, is modeled after the so-called "stores above ground," which is typical of the commercial development of State street, Chicago.

Mr. Malsin, of Lane Bryant, Inc., in discussing the proposed innovation said: "The commerce of State street, Chicago, is made possible only by this system of tall buildings. On each of the stories in these buildings a separate retail business is conducted, and ten or fifteen stories in the air, one may witness a shoe store or millinery shop crowded with customers and doing business just as though they were located on the grade floor. The elevator shaft in these structures takes the place of the street, and becomes as a result, as valuable to the landlord as though he owned a proportionate amount of street frontage. In

The Rise of Wages.

In the seventeenth century when the early colonists were clearing and settling the wilderness, skilled workmen generally seem never to have earned more than \$2 a week, but their board was usually added to that sum. In the first decade of the nineteenth century (1800 to 1810) carpenters earned \$1.09 a day, masons \$1.41; painters, \$1.15. In the year 1840 wages had risen to \$1.47 for blacksmiths, \$1.37 for carpenters, \$1.62 for machinists, \$1.54 for metal workers, \$1.47 for painters. In the period between 1850 and 1860 carpenters were generally paid \$2.03 a day (without board), carriage makers, \$1.85; harness makers, \$1.46; laborers, 58c.; machinists, \$1.62; masons, \$1.53; metal workers, \$1.35; painters, \$1.85; stone cutters, \$1.40; woolen mill operatives, 87c.; agricultural laborers, \$1; blacksmiths, \$1.69, and shipbuilders, \$3.65.

Ship building was the best paying mechanical industry in the years before the Civil War. Between 1850 and 1860, however, prices rose 10 to 15 per cent., but taking everything into account the average wage-earner had a considerably larger income at the beginning of the Civil War than at any previous period.

August Building.

In its comparative statement of building operations for August, including the official reports of building permits issued in 112 of the principal cities of the United States, the American Contractor reports a total of \$72,397,168, as compared with \$71,449,439 for August, 1915, an increase of \$948,179 or one per cent. A total of 25,826 buildings were planned for August, 1916, as against 23,002 for the corresponding month last year.

Designs Havana House.

Arthur Lobo, 105 West 40th street, architect, is preparing plans for a two and one-half story brick and reinforced concrete dwelling at 15th and K streets, Havana, Cuba, for L. S. Galban of Havana. The house will cost about \$25,000, and will measure 65x50 feet. It will contain tile and terrazzo floors and include various details of interior marble construction. A two-story garage, 21x30, is also contemplated. The house is to be figured by local contractors.

New Building for Barnard College.

Chas. A. Cowen & Co., 30 East 42d street, have obtained a general contract for the students' building to be constructed for Barnard College, on the east side of Clermont avenue, between 116th and 119th streets. The plans and specifications for this important project have been prepared by Buchman & Fox, 30 East 42d street, and Arnold W. Brunner, 101 Park avenue, associated architects. The building will cost more than \$600,000.

Ice Skating Rink in Brooklyn.

The Bedford Riding Academy, at the northeast corner of Bedford and Atlantic avenues, Brooklyn, is to be converted into an ice-skating rink, embodying the latest improvements, including a modern lighting equipment of 300 watt nitrogen lamps. The rink will be one of the largest in the city.

Union Square Contract Awarded.

G. H. Pigueron, 32 Union Square, has been awarded the general contract for the construction of the thirteen-story brick and limestone store, showroom and office building, at 26-28 Union Square, measuring 50x100x115 feet, for the Union Square Building Corporation, 15 Broad street, owner. Plans have been prepared by William T. Pigueron, 59-61 Pearl street. The estimated cost is about \$225,000.

New William Street Skyscraper.

Frank H. Quinby, 99 Nassau street, is preparing plans for a twenty-story brick and steel office building, 90x125, at 110-116 William street, for the 110 William Street Corporation, H. Rudolph Anderson, president, 95 William street, owner.

PERSONAL AND TRADE NOTES.

Alexander List's Sons, masons and building contractors, have moved their offices to the Grand Central Terminal Building, Park avenue and 42d street.

Graham Burnham & Co., 80 Maiden Lane, have not discontinued their offices at that address. A. F. Gilbert will continue to act as the company's New York representative.

Kiesewetter Brothers Co., dealers in building material, has been incorporated with a capital stock of \$100,000. The office of the company is at 15 Exchange place, Jersey City, N. J.

Paul Schaad, 110 John street, has been appointed sole agent in the Greater New York District, by the Mead Gas Heater Co. of Delawanna, N. J., manufacturers of gas water radiators.

I. Feldman, manufacturer of doors, sashes and allied products, has moved from 675 Manhattan avenue to 98-104 Engert avenue, Brooklyn. The name has also been changed to I. Feldman & Sons.

Jersey City's Building Code is to be re-drafted, it being the opinion of the city commissioners that it is obsolete and in need of revision. The plan is to have an unsalaried commission of five draw up a new code for submission to the city commissioners.

Architectural Society of Columbia University has issued its annual year book, handsomely bound, and containing sixty-six pages of heavy calendered paper. The book details the history of the society and the scope of its work and considerable space is devoted to pictures of prize designs and theses.

Plumbers' Mutual Indemnity Insurance Co. has been formed in Buffalo, N. Y., with the object of assuming liability and compensation risks for Greater New York master plumbers exclusively. It was organized by E. G. Trimble & Co., of New York, Buffalo and Kansas City, Mo. The plan is to issue policies at the standard approved rates and, with the approval of the insurance department, return a 20 per cent. dividend in addition to maintaining the required loss reserves.

NO ARCHITECTS SELECTED.

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

BINGHAMTON, N. Y.—Dr. W. M. Sharpe, 129 Park av, Binghamton, N. Y., has purchased the property at 126 Chenango st and contemplates erecting a business building. Details have not yet been decided. No architect selected.

DOVER, N. J.—The Knights of Pythias, Morris Lodge, No. 127, Andrew Wright, secretary, Union National Bank Building, Dover, N. J., is contemplating the erection of a store and office building to contain lodge rooms at Dover, N. J., to cost approximately \$15,000. The site has not yet been selected. Details of construction are undecided. No architect selected.

BUFFALO, N. Y.—The Westminster Presbyterian Church, 726 Delaware av, Buffalo, N. Y., Edward Barcalo, 225 Louisiana st, Buffalo, chairman building committee, contemplates the erection of a 2 or 3-story parish house on Delaware av, near Sumner st, to cost \$50,000. No architect selected.

ROCHESTER, N. Y.—The Lake Avenue Baptist Church, Ambrose st, Rev. A. W. Boanen, rector, E. W. Fisk, 262 Court st, chairman building committee, is receiving competitive sketches for a new brick and stone 2-story church to cost approximately \$110,000, in Ambrose st, near Jones st.

SCHENECTADY, N. Y.—Knights of Columbus, William Casey, Grand Knight, 362 McClellan st, Schenectady, contemplates the erection of a 3-story brick and steel addition to the Lodge bldg at 508 Union st. Cost, \$60,000. Architect not selected.

STEUBEN COUNTY, N. Y.—The Board of Supervisors of Steuben County, Frank R. Aulls, chairman bldg committee, Campbell, N. Y., contemplates the erection of a tuberculosis hospital. Exact location and architect has not been selected. Details will be available later.

OGDENSBURG, N. J.—The Borough of Ogdensburg, N. J., P. J. Dolan, Mayor, contemplates the erection of a 1-sty borough hall, for which no details have been decided and no architect selected. Cost, \$7,000.

JERSEY CITY, N. J.—The Jersey City Free Public Library, Nelson J. Edge, pres., 472 Jersey av, Jersey City, N. J., contemplates the erection of a library in the Hudson City section, for which no site has been selected, or no details decided. No architect selected. Cost, \$25,000.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—The 250 West 103d Street Corporation, Louis Cowan, secy., 154 Nassau st, owner and builder, is ready to take bids, on sub-contracts, for the 14-sty brick, terra cotta and limestone apartment hotel, 72x100, at 246-252 West 103d st, from plans by Rouse & Goldstone, 33 West 32d st, architects. Cost, \$350,000.

DWELLINGS.

BROOKLYN, N. Y.—Severance & Van Alen, architects, 4 West 37th st, Manhattan, are receiving bids from sub-contractors on the residence of J. Bartley Eakins, on Albermarle rd; also on the Midget Building, at 129th st and Broadway, Manhattan.

HALLS AND CLUBS.

BROOKLYN, N. Y.—The Ninth Assembly District Club, 54th st and 5th av, Brooklyn, T. F. Wogan, president, and L. T. F. Bradshaw, secretary, is ready to take new bids on the general contract for the 2-sty brick, clubhouse at 75th st, near 5th av. Plans have been prepared by Thomas Bennett, 303 52d st, Brooklyn. Cost, \$15,000.

HOSPITALS AND ASYLUMS.

PATERSON, N. J.—The City of Paterson, Department of Health, Edward King, president, is taking estimates on the general contract to close 4.30 p. m., Sept. 26, for additional buildings to the tuberculosis hospital on Preakness Hill. The project includes a 1-sty tuberculosis pavilion, 27x71 ft, a 1-sty laundry building, 22x36 ft, and a 2-sty nurses' home, 28x40 ft, from plans by Oakley Houman, architect, Central Building, Paterson, N. J.

MUNICIPAL.

BAYONNE, N. J.—United States Government, Treasury Department, Washington, D. C., Hon. A. S. Burleson, postmaster general, is taking bids to close 3 p. m., Oct. 20, for the Post Office Building at 6th st and Broadway, from plans by James A. Wetmore, Acting Supervising Architect, Treasury Department, Washington, D. C.

MISCELLANEOUS.

MANHATTAN.—The City of New York Public Service Commission for the First District is taking bids to close at 11 a. m., Oct. 6th, for the construction of station finish for six stations on the Seventh av-Lexington av Rapid Transit system.

JERSEY CITY, N. J.—The Hudson Laundry Co., c/o Morgan Steam Laundry Co., 476-11th av, Manhattan, is taking estimates on general contract to close at 10 a. m., Sept. 28th, for a reinforced concrete and brick laundry, 243x218x irreg., on Johnson av, bet Grand and Bishop sts, from plans by F. A. Hale, architect. Cost, \$60,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

8TH AV.—George H. Van Anken, 1265 Broadway, is preparing plans for alterations to the two 4-sty tenements at 833-885 8th av, into stores and offices. Project consists of a 1-sty brick extension, 20x22 ft, and general interior changes. Owner, L. M. Goldberg, 859 8th av. Cost, \$15,000.

ACADEMY ST.—George F. Pelham, Inc., 30 East 42d st, has been retained to prepare plans for the construction of apartment houses at the northeast cor of Academy and 12th sts, and at the southwest cor of Vermilyea and Hawthorne avs, for the Merritt-Ferguson Co., Charles F. Merritt, president; John A. Ferguson, secretary, 131 Cathedral Parkway, owner and builder. Details will be available later.

57TH ST.—Cass Gilbert, 11 East 24th st, is preparing plans for a 14-sty brick, terra cotta and limestone apartment house, 100x115 ft, at the southwest cor of 57th st and 7th av, for the Rodin Studios, Lawton S. Parker, president, 142 West 49th st, owner.

BROADWAY.—Moore & Landsidel, 148th st and 3d av, have completed plans for a 5-sty brick terra cotta and limestone apartment house, with five stores,

100x109 ft, at the southwest cor of Broadway and Isham st, for the A. I. Bldg. Co., P. G. Galardi, pres., Broadway and 207th st, owner and builder. Cost, \$100,000.

STABLES AND GARAGES.

SOUTH ST.—M. Joseph Harrison, 63 Park Row, is preparing plans for a 2-sty reinforced concrete, brick and steel garage, 60x80 ft, at the northwest cor of South st and Rutgers slip. Owner's name will be announced later. Cost, about \$25,000. The general contract has been awarded without competition to the Waverly Const. Co., 63 Park Row.

CHARLES ST.—James S. Maher, 431 West 14th st, has completed plans for alterations to the 3-sty brick dwelling, 20 x56 ft, at 48 Charles st, into a garage, for Robert Mulligan, owner. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

PARK AV.—William P. Seaver, Grand Central Terminal, is revising plans for a 5-sty office and salesroom at the southwest cor of Park av and 67th st, for the White Co., c/o architect, owner. Cost, \$80,000.

BROADWAY.—Elias A. Cohen, 182 Broadway, contemplates alterations and additions to the 9-sty store and office building at 206 Broadway, southeast cor of Fulton st. Project consists of installing a new facade, the addition of another story and changes to the entrance and store floors. Additional details and name of architect will be announced later.

52D ST.—Sloane & Kilgour, 1182 Broadway, are preparing plans for the alteration of the 5-sty brick tenement at the southwest cor of 57th st and 11th av, for Mullen Bros., 108 West 61st st, owners. Project consists of alterations into a cafe and restaurant. Cost, \$14,000.

23D ST.—Paul C. Hunter, and Albert E. Straker, associated architects, 191 9th av, are revising plans for the 12-sty brick, limestone and terra cotta store and loft bldg, 50x98 ft, at 549-551 West 23d st, for the Moore Estate. Cost, \$175,000.

BROADWAY.—Bradish Johnson Estate, Inc., 59 Cortlandt st, has purchased the property at 921-925 Broadway, and 149-151 Fifth av, to be used as a site for a store, office and loft bldg. Name of architect and details will be available later.

THEATRES.

DIVISION ST.—M. Joseph Harrison, 63 Park Row, is revising plans for the 2-sty

moving picture theatre, to contain ten stores, 25x141 ft, to occupy the block bounded by Division, Market and Forsyth sts and East Broadway, for M. & M. Friedman, 310 Grand st, owner. Cost, \$100,000.

HAVEN AV.—The Gold Theatre Corp., c/o L. J. Phillips & Co., 3787 Broadway, is contemplating the erection of a combination vaudeville and moving picture theatre and apartment house on the west side of Haven av, about 175 ft north of 170th st, on a plot 75x103 ft. Name of architect and details will be available later.

Bronx

CHURCHES.

135TH ST.—Forman & Light, 40 Cedar st, Manhattan, are revising plans for alterations and additions to the 1-sty brick and limestone church at 632-634 East 135th st, for the Bethlehem Swedish Congregational Church, Rev. Alexander Hollis, pastor, 440 East 139th st, John Spellman, chairman building committee, 4011 Seton av, Edenwald, owners. The project consists of a 1-sty addition and a 2-sty brick and limestone extension, 40x12 ft, to contain an auditorium with a seating capacity of 300. Cost, \$16,000.

DWELLINGS.

AMUNDSON AV.—Lucian Pisciotta, 391 East 149th st, has completed plans for a 2-sty hollow tile dwelling, 30x35 ft, on the east side of Amundson av, 350 ft south of 233d st, for the Wilson-Bryant Co., Samuel Harrowitz, president, 391 East 149th st, owner and builder. Cost, \$5,000.

CANNON PLACE.—M. W. Del Gaudio, 401 East Tremont av, has completed plans for four 2-sty brick dwellings, 18x40 ft each, in Cannon Place, 100 feet south of 238th st, for the Cannon Place Construction Co., 259th st and Liebig av, owner and builder. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

PARK AV.—Lloyd I. Phyfe, 970 Anderson av, has completed plans for a 1-sty brick shed, 50x222 ft, on the east side of Park av, 127 ft north of 138th st, for the Highbridge Bldg. Co., J. H. Jones, pres., 455 Undercliff av, owner and builder. Cost, \$6,000.

STABLES AND GARAGES.

CASTLE HILL AV.—Anton Pirner, 2069 Westchester av, has finished plans for a 1-sty brick garage, 50x77 ft, on the west side of Castle Hill av, 55 ft north of Lud-

low av, for Edwin Bailer, 185th st and Bathgate av, owner. Cost, \$10,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
ROSS ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 6-sty brick and limestone apartment, 60x100 ft, at 190-196 Ross st. Owner's name will be announced later. Cost, \$60,000.

78TH ST.—Wilson Harrington, 5th av and 57th st, Brooklyn, is preparing plans for five 3-sty brick and limestone non-fireproof tenements, 25x90 ft each, at 451-473 78th st, for the Rezilo Real Estate Co., 339 76th st, owner and builder. Cost, \$9,000 each.

59TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 3-sty brick tenements, 20x80 ft each, in the south side of 59th st, 220 ft east of 7th av, for the Brooklyn Investors' Incorporation, 1164 49th st, Brooklyn, owners and builders. Cost, \$16,000.

SURF AV.—Charles M. Straub, 147 4th av, Manhattan, is preparing plans for a 4-sty brick and limestone apartment, with four stores, 80x96 ft, at the northeast cor of Surf av and West st, Coney Island, for Max Blitzler, owner. Cost, \$50,000.

MERMAID AV.—T. Goldstone, 50 Graham av, has finished plans for nine 2-sty tenements, 20x84 ft each, on Mermaid av and Warehouse av, for the L. & L. Const. Co., owner and builder. Cost, \$40,000.

DWELLINGS.

LEONARD ST.—Glucroft & Glucroft, 671 Broadway, have completed plans for a 2-sty brick two-family house, 25x43 ft, in the west side of Leonard st, 46 ft south of Frost st, for Jacob Zachinsky, 381 Leonard st, owner and builder. Cost, \$3,500.

68TH ST.—F. W. Eisenla, 186 Remsen st, has finished plans for five 2-sty two-family dwellings, each 20x56 ft, in the north side of 68th st, 213 ft east of 6th av, for Thomas Williams, 615 75th st, owner and builder. Total cost, \$25,000.

EAST 17TH ST.—A. W. Pierce, 26 Court st, has completed plans for three 2-sty frame dwellings, 20x40 ft each, in the east side of East 17th st, 340 ft south of Av O, for Edward S. Nielsen, 276 East 9th st, owner. Total cost, \$13,500.

WEST 27TH ST.—S. B. McDonald, 2827

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15th st, has completed plans for two 2-sty brick dwellings, 20x25 ft each, in the west side of West 27th st, 150 ft north of Mermaid av, for the J. D. Desposito Co., 2858 West 22d st, owner and builder. Cost, \$6,000.

WEST END AV.—S. J. Stammers, 320 5th av, Manhattan, has completed plans for a 2½-sty frame dwelling, 27x40 ft, on the east side of West End av, 230 ft north of the Esplanade, for the J. & S. Realties, 53 West End av, owners and builders. Cost, \$6,000.

ADELPHI ST.—William C. Winters, 106 Van Sien av, has finished plans for two 2-sty dwellings, each 20x36 ft, in the south side of Adelphi st, 20 ft east of Crescent st, for the Adelphi Homes Co., 312 Wyona st, owners and builders. Cost, \$8,000.

47TH ST.—Koch & Wagner, 26 Court st, have completed plans for six 2-sty frame dwellings, each 17x42 ft, in the south side of 47th st, 120 ft west of 17th av, for the Kraslow Const. Co., 188 Montague st, owner and builder. Total cost, \$18,000.

3D AV.—John M. Baker, 9 Jackson av, L. I. City, has completed plans for the extension of the 2-sty store and dwelling at the southwest cor of 3d av and 36th st, for James J. Graham, on premises, owner and builder. Cost, \$4,000.

EAST 3D ST.—B. F. Hudson, 319 9th st, has finished plans for the 2-sty brick dwelling, 18x34 ft, in the east side of East 3d st, 183 ft north of Albermarle rd, for August Wuest, 324 East 7th st, owner and builder. Cost, \$4,500.

EAST 17TH ST.—A. G. Carlson, 225 Henry st, has finished plans for a 3-sty brick residence, with store, 12x50 ft, at the northeast cor of East 17th st and Av M, for the Paul W. Connelly Bldg. Co., 5107 New Utrecht av, owner and builder. Cost, \$4,500.

EAST 4TH ST.—B. F. Hudson, 319 9th st, Brooklyn, has completed plans for two 2-sty brick dwellings, 20x50 ft each, in the west side of East 4th st, north of Albenmarle road, for Ludwig Overmeyer, 317 East 2d st, owner and builder. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

GRAND AV.—Kreymborg Architectural Co., 1029 East 163d st, Bronx, have completed plans for a 4-sty non-fireproof factory, 50x62 ft, and a stable, 26x28 ft, on the east side of Grand av, 215 ft south of Park av, for Charles A. Wheeler, owner. Cost, \$75,000.

STABLES AND GARAGES.

66TH ST.—Wilson Harrington, 5th av and 57th st, is preparing plans for a 1-sty fireproof brick garage at 915-917 66th st, for Robert H. Hill, on premises, owner and builder. Cost, \$4,000.

FORT HAMILTON PKWAY.—Wilson Harrington, 5th av and 57th st, has plans in progress for a 1-sty brick fireproof garage, 40x60 ft, at 6510-12 Fort Hamilton Pkway, for Dagmar Madsen, on premises, owner and builder. Cost, \$4,000.

ST. MARKS AV.—Cohn Bros., 361 Stone av, have finished plans for a 1-sty brick garage, 25x54 ft, at 1204 St. Marks av, for J. Bushman, on premises, owner. Cost, \$5,000.

LAWRENCE ST.—J. A. Gorman, 4-5 Court Square, Brooklyn, has completed plans for a 2-sty brick garage, 60x90 ft, for A. I. Namm & Son, 494 Fulton st, owners. Cost, \$11,000.

12TH ST.—Thode & Harvie are revising plans for a 3½-sty brick garage, 50x100 ft, at 459-461 12th st, for Arthur Ackerman, owner. Cost, \$30,000.

ROCHESTER AV.—Laspia & Salvati, 525 Grand st, have completed plans for a 1-sty brick garage, 27x80 ft, at the northeast cor of Rochester av and Dean st, for John P. Birch, 1821 Dean st. Cost, \$3,000.

ATLANTIC AV.—Volckening & Holler, 82 Wall st, Manhattan, have completed plans for a 1-sty brick garage, 49x149 ft, on the north side of Atlantic av, 211 ft west of New York av, for Thomas J. Walsh, 1295 Atlantic av, owner and builder. Cost, \$7,500.

Queens.

DWELLINGS.

ELMHURST, L. I.—Cohn Bros., 363 Stone av, Brooklyn, have completed plans for five 3-sty brick dwellings with stores, each 20x55 ft, on the south side of Kingsland av, 85 ft west of Card pl, for James Robinowitz, 363 Amboy st, Elmhurst, owner and builder. Total cost, \$30,000.

WOODHAVEN, L. I.—Benjamin F. Hudson, 319 9th st, Brooklyn, has finished plans for four 2-sty brick dwellings, each 18x36 ft, on the southwest cor of Woodhaven av and Bailey Court, for the Woodhaven Development Co., Woodhaven and Atlantic avs, owner and builder. Total cost, \$14,000.

WOODHAVEN, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, L. I., has completed plans for a 2-sty frame dwelling to contain two stores, 27x50 ft, at the southeast cor of Fulton st and Grand av, for the Gascoyne Realty Co., 470 Manor av, Woodhaven, owner and builder. Cost, \$3,500.

WOODHAVEN, L. I.—Benjamin F. Hudson, 319 9th st, Brooklyn, has completed plans for ten 2-sty brick dwellings, 18x36 ft each, at the southwest cor of Woodhaven av and Hopkins Court, for the Woodhaven Development Co., Woodhaven and Atlantic avs, owner and builder. Total cost, \$35,000.

MALBA, L. I.—Plans have been completed privately for the 2½-sty frame dwelling, 28x28 ft, on Central dr, 135 ft east of the Boulevard, for Frank Gibson, Woodhaven, L. I., owner and builder. Cost, \$5,000.

ROCKAWAY BEACH, L. I.—Arnold W. Johnson, Neponsit, L. I., has completed plans for a 2½-sty dwelling, 26x34 ft, in the west side of Seminole st, 404 ft south of Washington av, for James M. Roscoe, Neponsit, L. I., owner and builder. Cost, \$7,000.

MASPETH, L. I.—Edward Rose & Son, Grand st, Elmhurst, has completed plans for a 2-sty brick dwelling, 21x48 ft, on the east side of Jefferson av, 1,600 feet north of Grand st, for Seavander Nelson, 63 Jefferson av, Maspeth, owner and builder. Cost, \$3,500.

JAMAICA ESTATES.—C. F. Rosburg, c/o Ernest Flagg, 109 Broad st, is completing plans for a 2½-sty frame and shingle dwelling, 43x31 ft, on the west side of Homer Lee av, 105 ft north of Dalny Road, for Harry M. Kirby, 15 East 26th st, owner. Cost, \$7,500.

ELMHURST, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 22x53 ft, on the east side of Hillcrest av, 223 ft north of Woodside av, for Jere Moran, 243 West 48th st, Manhattan, owner and builder. Cost, \$6,500.

DUNTON, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, L. I., has finished plans for two 2½-sty frame and shingle dwellings, each 16x38 ft, on the east side of Nebraska av, 400 ft south of Jerome av, for A. Keute, Vandever av, Union Course, L. I., owner and builder. Total cost, \$8,000.

WOODHAVEN, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, L. I., has completed plans for a 2-sty frame residence with store, 20x50 ft, at the southwest cor of Fulton av and Thrall av, for the Gascoyne Realty Co., 417 Manor av, Woodhaven, L. I., owner and builder. Cost, \$5,000.

FLUSHING, L. I.—Otto Thomas, 354 Fulton st, Jamaica, L. I., is preparing plans for three 3-sty stores and residences on Forest av, near Bowne av, for H. Roßbaum, on the premises, owner. Cost, \$18,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., has completed plans for a 2½-sty frame and shingle dwelling, 20x45 ft, for H. Beoje, 1032 Atfield av, Richmond Hill, L. I., owner. Cost, \$5,000. Exact location will be announced later.

STABLES AND GARAGES.

WINFIELD, L. I.—C. L. Varrone, 166 Corona av, Corona, L. I., has completed plans for a 1-sty brick garage, 60x90 ft, at the southeast cor of Queens Blvd and Rowan Place, for Anton Loscalzo, 21 Lee av, Winfield, L. I., owner and builder. Cost, \$9,000.

GLENDALE, L. I.—Frederick J. Dassau, 1373 Broadway, Brooklyn, has finished plans for a 2-sty brick garage, 20x60 ft, on Myrtle av, southwest cor of Gamma pl, for John Flach, 14 Gamma pl, Glendale, L. I., owner. Cost, \$5,000.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Herman Fritz, News Bldg., Passaic, N. J., has completed plans for a 2½-sty frame dwelling, for Benjamin Luba, 480 Broad av, West New Brighton, S. I. Cost, \$5,000.

Nassau.

DWELLINGS.

LYNBROOK, L. I.—Plans are being prepared privately for two 2½-sty frame and shingle dwellings, 24x26 ft each, for the O'Connor Building Co., Lynbrook, L. I., owner and builder. Total cost, \$10,000.

FREEMPORT, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., has finished plans for a 2½-sty frame and stucco dwelling, 20x52 ft, for Wm. M. Decker, Springfield av, Springfield, L. I., owner and builder. Cost, \$5,000.

FREEMPORT, L. I.—Howard C. Crane, 2325 Dime Bank Bldg., Detroit, Mich., will

Prepare plans for a theatre and store bldg at Merrick road and Grove st, for Frank Tinney, Long Beach av, Freeport, L. I. Cost, \$75,000. Number of stories and other details undecided.

Suffolk.

DWELLINGS.

ISLIP, L. I.—Cross & Cross, 10 East 47th st, Manhattan, are finishing plans for a 2-sty hollow tile and stucco residence, 40x50, for F. L. Livingston. Cost, \$40,000.

BRIGHTWATERS, L. I.—Christopher F. Bozeman, Brightwaters, L. I., has been retained to prepare plans for a new residence and garage for W. E. Pearson, 115 Broadway, Manhattan. Details will be available later.

Westchester.

APARTMENTS, FLATS & TENEMENTS. YONKERS, N. Y.—J. Wilford Kirst, Radford Building, Yonkers, is preparing plans for a 4-sty brick and limestone apartment house, 82x126 ft, in St. Andrews pl, for the Wilford Realty Co., owner. Cost, \$30,000.

DWELLINGS.

LARCHMONT, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, is preparing plans for a 2½-sty frame and stucco dwelling, 34x42 ft, at Larchmont Park. Owner's name and other details will be available later. Cost, \$9,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, N. Y., has plans in progress for a 2½-sty frame and stucco dwelling, 31x52 ft, in Grand st. Owner's name to be announced later. Cost, \$8,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, N. Y., has finished plans for the alteration to the 2½-sty frame dwelling on the south side of 10th av, between 2d and 3d sts. Owner's name withheld at present. Cost, \$5,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, is preparing plans for alterations to the 2½-sty frame and clapboards dwelling at 119 Stevens av, for Max Schechter, West 1st st, Mt. Vernon, owner. Project consists of a 2-sty frame and stucco addition and the stuccoing of the present building. Cost, \$5,000.

PELHAM, N. Y.—Ludwig Lindenmeyer, 37 East 28th st, Manhattan, has finished plans for the 2½-sty frame and stucco dwelling on Loring av, for W. G. Fay, Highbrook av, Pelham, N. Y., owner and builder. Cost, \$7,000.

ARDSLEY PARK, N. Y.—Mrs. M. De Lanelle Cooper, Wainscott, L. I., contemplates building a residence at Ardsley Park, for which an architect has been selected, but details have not been decided.

STABLES AND GARAGES.

BRIARCLIFF, N. Y.—Plans are being completed by E. W. Applebee, 35 Linden av, Ossining, N. Y., for the 1-sty terra cotta and stucco garage, 75x22 ft, to be used as an addition to the firehouse, for the Village of Briarcliff, N. Y., Walter W. Law, Jr., president, Briarcliff, N. Y. Cost, \$11,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS. IRVINGTON, N. J.—Alfred Peter, 238 Washington st, Newark, N. J., has completed plans for two 3-sty frame and clapboard flats, 22x51 ft each, at 504-506 21st st, for Frank Zwigard, 825 South 13th st, Newark, N. J., owner and builder. Cost, \$5,500 each.

NEWARK, N. J.—Alfred Peter, 238 Washington st, Newark, N. J., is finishing plans for a 3-sty brick and limestone 3-family flat, 22x55 ft, in South 15th st, between 14th and 15th avs, for Mrs. Catherine Binder, 459 South 15th st, Newark, N. J., owner. Cost, \$6,000.

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, has completed plans for two 3-sty frame and clapboard 3 and 6-family flats and stores, 28x61 ft, and 22x44 ft, at the northwest cor of Horatio and Cortlandt sts, and 24 Horatio st, for Herman & Co., 73 Bank st, Newark, owners and builders. Total cost, \$11,000.

BAYONNE, N. J.—Eugene F. Reilly, 63 West 34th st, Bayonne, N. J., has completed plans for a 3-sty frame tenement, 22x62 ft, in the south side of East 16th st, west of Av E, for Jacob Tucker, 127 West 31st st, Bayonne, N. J., owner and builder. Cost, about \$6,000.

BLOOMFIELD, N. J.—F. L. Pierson, Bloomfield av, Bloomfield, N. J., is preparing plans for a 2-sty frame tenement, 32x65 ft, in Charles st, for Robert W. Ashworth, 92 Orange st, Bloomfield, owner. Cost, \$7,500.

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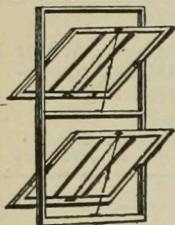
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EDGEWATER, N. J.—Nicholas Solwedel, 421 Bergenline av, Town of Union, N. J., has completed plans for a 3-sty brick apartment, 34x73x20 ft, at 365 Undercliff st, for August Feiffer, 1272 Brook av, Bronx, owner. Cost, \$18,000.

CHURCHES.

BOUND BROOK, N. J.—Joseph Jackson, 1123 Broadway, Manhattan, has completed plans for the 1-sty church, 50x100 ft, with a seating capacity of 700, in 2d st, for the Polish Catholic Church, at Bound Brook, N. J., Rev. C. Jasconowski, pastor, 161 West High st, owner. Cost, between \$15,000 and \$20,000.

RIDGEFIELD PARK, N. J.—E. A. Crandall, 57 Webster st, Ridgefield Park, N. J., has completed plans for a 2½-sty frame and stucco parsonage, 30x30 ft, in Poplar st, east of Euclid av, for the First Presbyterian Church, Ridgefield Park, N. J. Cost, \$4,500.

DWELLINGS.

CRANFORD, N. J.—Herman Fritz, News Building, Passaic, N. J., has finished plans for three 2½-sty dwellings for the Gold Realty Co., 200 Broadway, Manhattan, owner and builder. Cost, \$6,000 each.

NEWARK, N. J.—Conklin & Convery, 665 Broad st, have plans in progress for a 2½-sty frame and stucco dwelling, 28x30 ft, in Parker st, near 2d av, for Mrs. Nellie D. Craster, 51 Cypress st, Newark, N. J. Cost, \$6,000.

MOONACHIE, N. J.—Herman Fritz, News Bldg., Passaic, N. J., has completed plans for a 2½-sty frame residence for Rocco Penna, Moonachie, N. J., owner and builder. Cost, \$5,000.

NEWARK, N. J.—August M. Kleemann, 741 Broad st, Newark, is preparing plans for two 2-sty frame 2-family houses, 22x40 ft each, at 220 and 222 Fabyan Place, for John Kisela, 247 Springfield av, Newark. Cost, \$3,500 each.

JERSEY CITY, N. J.—Abraham Davis, 13 Newark av, Jersey City, N. J., has completed plans for two 2-sty brick dwellings, 20x46 ft each, with two 1-sty corrugated iron garages in rear, 14x27 ft each, on Waldo av, near Magnolia av, for the Magnolia Const. Co., 132 Stevens st, Jersey City, N. J., owner and builder. Cost, \$5,000 each.

NEW MARKET, N. J.—George H. Fisher, Jr., 224 Manson pl, Plainfield, N. J., is preparing plans for a 2½-sty tile and stucco dwelling, 25x40 ft, at New Market, N. J., for Eugene Dial, 130 Front st, Dunellen, N. J. Cost, \$6,000.

PATERSON, N. J.—Frederick Schwarz, Colt Building, Paterson, N. J., has completed plans for a 2½-sty frame dwelling, 24x37 ft, at 922 East 26th st, for Mrs. Anna Spornow, 1000 Madison av, Paterson, N. J., owner. Cost, \$4,000.

METUCHEN, N. J.—Glenn L. Saxton, 628 Plymouth Building, Minneapolis, Minn., has completed plans for a 2½-sty frame dwelling for Mrs. E. A. Wilbert, 6 Plainfield av, Metuchen, N. J., owner.

TEANECK, N. J.—Herman Fritz, News Building, Passaic, N. J., has prepared plans for a 2½-sty frame dwelling at Teaneck, N. J., for Frederick Lyons, Teaneck, N. J., owner and builder. Cost, \$5,000.

PLAINFIELD, N. J.—Fred Lancaster, First Nat'l Bank Bldg, Plainfield, N. J., has finished plans for a 2-sty frame dwelling, 19x28 ft, in Richmond st, for Thomas A. Keenan, Richmond and East 5th sts, owner and builder. Cost, \$3,000.

WESTFIELD, N. J.—Herman Fritz, News Bldg, Passaic, N. J., has prepared plans for two 2½-sty frame dwellings, 33x34 ft, at Westfield, N. J., for William Harper, West Broad st, owner and builder. Cost, \$4,500 each.

GARFIELD, N. J.—Herman Fritz, News Bldg., Passaic, has completed plans for a 2½-sty frame dwelling at Garfield, for Peter De Vries, Garfield, N. J., owner and builder. Cost, about \$5,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, is preparing plans for a 2-sty frame dwelling, 21x36 ft, in Gray st, for owner to be announced later. Cost, approximately, \$4,000.

FACTORIES AND WAREHOUSES.

DOVER, N. J.—Private plans have been completed for the 1-sty brick foundry, 40x100 ft, in Salem st, on the Jersey Central Railroad tracks, for the Downs & Slater Co., Wharton, N. J., owner. Cost, about \$18,000.

BLOOMFIELD, N. J.—Fred L. Pierson, Bloomfield av, Bloomfield, N. J., is revising plans for the 2-sty hollow tile factory on Bloomfield av, near Grove st, for B. L. Morris, Nelson pl, Bloomfield, N. J., owner. Cost, \$12,000.

PATERSON, N. J.—William T. Fanning, Colt Building, Paterson, N. J., has com-

pleted plans for the 4-sty mill, 62x152 ft, on Madison av, south of Clay st, for Thos. A. Kelley, 186 Clay st, Paterson, owner.

NEWARK, N. J.—John F. Caten, 207 Market st, has finished plans for the addition to the 2-sty factory, 45x162 ft, on Sylvan av, near Summer av, for the Martin Dennis Co., 859 Summer av, owner. Cost, \$20,000.

HALLS AND CLUBS.

JERSEY CITY, N. J.—Clinton & Russell, 32 Nassau st, Manhattan, are revising plans for the brick and stone and hollow tile fireproof clubhouse, 50x100 ft, at the southeast cor of Hudson County Blvd and Duncan av, for the Carteret Social Club, J. B. Throckmorton, 51 Glenwood av, president, Vincent R. Schenck, chairman building committee, 1 Exchange pl, Jersey City, owners. Cost, \$125,000.

PASSAIC, N. J.—Frank Pirrone, 104 Midland av, Garfield, N. J., is preparing plans for a 2-sty brick clubhouse at Monroe and 5th sts for the Polish People's Home, M. Rapewicz, manager, Monroe st, Passaic, owner. Cost, \$35,000.

STABLES AND GARAGES.

BOONTON, N. J.—Clair Darress, Boonton, N. J., is preparing plans for a 1-sty concrete and brick public garage, 43x50 ft, in Main st, for Howell & Kimball, 412 Morris av, Boonton, N. J. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

HACKETTSTOWN, N. J.—Private plans have been completed for the 2-sty reinforced concrete office building, 50x100 ft, on the land adjoining the D. L. & W. Railroad tracks, for the Lackawanna Leather Co., Richard Good, supt., in charge, on premises, owners. It is understood that this project will not go ahead until next spring. Cost, \$10,000.

UNION HILL, N. J.—Joseph D. Lugosch, 21 Bergenline av, Union Hill, N. J., has finished plans for a 6-sty printing and office building 100x120, at the northwest cor of Lewis st and New York av, for the Hudson Despatch News, George Limouze, president, 509 Lewis st, Union Hill, N. J. Cost, \$50,000.

NEWARK, N. J.—James A. Kilgour, 31 Springdale av, Newark, N. J., is preparing plans for a 2½-sty brick and wood store building at 589 Orange st, for Friedman & Ricke, on premises, owners. Cost, \$12,000.

THEATRES.

UNION HILL, N. J.—William P. Katz, 15 North Broadway, Yonkers, N. Y., is preparing plans for the addition to the 2-sty marble and limestone front theatre on Bergenline av for Goldberg & Kramer, 103 Park av, Manhattan, owners. Project will consist of an addition of 390 seats; small addition to stage and installation of four offices and one store. Cost, \$24,000.

Other Cities.

DWELLINGS.

GREENWICH, CONN.—Cross & Cross, 10 East 47th st, Manhattan, are preparing plans for the complete remodeling of the 2½-sty frame and shingle residence, about 100x50 ft, and a garage, for Miss E. S. Lauder. Cost, \$45,000.

DARIEN, CONN.—A. J. Van Suetendael, 18 North Broadway, Yonkers, N. Y., is preparing sketches for a 2½-sty frame residence, 33x105 ft, on Old Farm rd, for Geo. F. Pentecost, Jr., 16 East 40th st, Manhattan, owner. Cost, about \$15,000.

GREENWICH, CONN.—Palmer & Hornbostle, 40 Cedar st, Manhattan, are preparing plans for alterations to the 3-sty frame and stucco residence and garage, 100x120 ft, at Greenwich, Conn., for Robert F. Adams, 31 East 32nd st, Manhattan, owner. Details will be available later.

FACTORIES AND WAREHOUSES.

NIAGARA FALLS, N. Y.—Plans have been prepared privately for a 3-sty brick factory building, 100x200 ft, at Buffalo and Adams sts, for the Niagara Electro Chemical Co., owner and builder. Cost, approximately, \$75,000.

TROY, N. Y.—Westinghouse, Church, Kerr & Co., 37 Wall st, Manhattan, is preparing plans for an 8-sty reinforced concrete factory building in River st, near Hutton st, for the Cluett Peabody Co., 467 River st, Troy, N. Y., owner. Cost, \$1,500,000. Engineers build.

HALLS AND CLUBS.

HIGHLAND FALLS, N. Y.—C. C. Haight, 52 Vanderbilt av, Manhattan, is preparing revised plans for a 1-sty stone and hollow tile parish house, 30x60 ft, at the cor of Main and Church sts, for the Church of the Holy Innocents, Highland Falls, N. Y., owner. Cost, \$5,000.

MUNICIPAL.

PLATTSBURGH, N. Y.—John Russell Pope, 527 5th av, Manhattan, is preparing plans for a 2-sty city hall, 125x124 ft, in the west side of River st, between Trinity

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Park and Cornelia st, for the City of Plattsburgh, W. B. Moore, Mayor. Cost, \$200,000. Details will be available later.

SOUND BEACH, CONN.—Clyde Potts, 30 Church st, Manhattan, is preparing plans for a sewerage disposition system for District No. 1, Town of Greenwich, Conn. W. W. Beaton, chairman Board of Sewer Commissioners.

STORES, OFFICES AND LOFTS.

SYRACUSE, N. Y.—Merrick & Randall, Syracuse, N. Y., have been retained to prepare plans for a 2-sty brick sales building in East Genesee st, for the Firestone Tire & Rubber Co., Akron, O., owner. H. H. Jones, East Genesee st, Syracuse, N. Y., local manager. Details later.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Wells Construction Co., 237 5th av, has the general contract for the 14-sty brick, limestone and terra cotta fireproof apartment house, 100x115 ft, at the southwest cor of 57th st and 7th av, for the Rodin Studios, Lawton S. Parker, pres., 142 West 49th st, from plans by Cass Gilbert, 11 East 24th st, architect.

MANHATTAN.—E. B. Lathan, 74 South 17th st, Flushing, L. I., has the general contract for the alterations to the 4-sty studio bldg, 21x57 ft, at 356 West 22d st, for the Moore Estate, from plans by Paul C. Hunter, 191 9th av. Project consists of general interior alterations and masonry and carpentry work. Cost, \$4,000.

MANHATTAN.—The Allman Building Corporation, 126 West 46th st, has the general contract for remodeling an apartment house at 217-219 East 25th st, for Paul Hellinger, 320 Broadway, owner, from plans by Gross & Kleinberger, 75 Bible House. Cost, \$3,000.

ARLINGTON, N. J.—Elof Swenson, 406 Elm st, Arlington, has the general contract for the frame and clapboard 6-family flat, the 2-sty brick stable and other outbuildings at 412 Elm st, for Nylander Bros., from plans by J. B. Warren, 31 Clinton st, Newark, N. J. Cost, \$10,000.

HARRISON, N. J.—James Cundari, 3d and Jersey sts, Harrison, N. J., has received the general contract for the 3-sty frame flat in the west side of Paterson st, near Frost st, for Charles Narwid, 719 Jersey st, Harrison, owner, from plans by J. B. Warren, 31 Clinton st, Newark. Cost, \$5,000.

MONTCLAIR, N. J.—The Elm Building Corporation, 217 Glenridge av, Montclair, N. J., has the general contract for the 3-sty apartment and store building, 92x64 ft, on Glenridge av, for Joseph Stammelman, 217 Glenridge av, owner, from plans by Christopher Myers, Crane Building, Bloomfield av, Montclair, N. J. Cost, \$25,000.

BANKS.

MANHATTAN.—Charles G. Duffy Co., 285 Butler st, Brooklyn, has the general contract for the installation of banking offices at the southeast cor of 7th av and 49th st, for the George Backer Const. Co., 729 7th av, owner, and the Pacific Bank, 470 Broadway, lessee, from plans by Holmes & Winslow, 103 Park av. Cost, \$12,000.

CHURCHES.

BROOKLYN, N. Y.—Thomas Drysdale, 26 Court st, Brooklyn, has the general contract for the 1-sty brick, terra cotta and limestone church, 50x79 ft, in the south side of Schermerhorn st, 129 ft east of 4th st, for the St. Constantine's Greek Orthodox Church, 266 Washington st, from plans by Parfitt Bros., 26 Court st. Cost, \$30,000.

DWELLINGS.

KEARNEY, N. J.—Elmer B. Campbell, 143 Linden av, Arlington, N. J., has the general contract for the two 2-sty frame dwellings, at 299-301 Argyle Place, for Sadie M. Campbell, Kearney, N. J., owner, from private plans. Cost, \$3,500 each.

NEWARK, N. J.—Zacher & Kurrie, 826 South 20th st, Newark, N. J., has the general contract for the 2½-sty frame and stucco dwelling, 30x34 ft, at 955 Highland av, for James E. Dougan, 21 Heller Parkway, Newark, N. J., from plans by William J. Fitzsimons, 207 Market st, Newark. Cost, \$7,000.

WEST HOBOKEN, N. J.—The National Building Co., 74 West st, West Hoboken, N. J., has the general contract for the 2-sty brick dwelling, 25x56 ft, at the northwest cor of Palisade av and Division st, for H. C. Castens, 935 Summit av, Jersey City, from plans by William Neumann, 314 Palisade av, Jersey City. Cost, \$7,000.

WEST HOBOKEN, N. J.—August

Kleinke, 383 Clinton av, West Hoboken, N. J., has the general contract for the alterations and addition to the 2½-sty dwelling at 615 Traphagen st, for Dr. Edward K. Stretch, on premises, from plans by Joseph Turek, 770 Bergenline av, West New York, N. J. Cost, \$5,500.

PATERSON, N. J.—James P. D'Angelo, 27 Rockland st, Paterson, N. J., has the general contract for the 2-sty frame 2-family dwelling, 23x55 ft, at Grand and Rockland sts, for Abraham Calting, 161 Dixon av, Paterson, N. J., owner, from

plans by Oakley Houman, Central Building, Paterson. Cost, \$5,000.

HACKENSACK, N. J.—The George E. Voorhees Const. Co., Hackensack, N. J., has the general contract for the 2½-sty frame house, 42x26 ft, in the east side of Moore st, for George Williamson, Hackensack, N. J., from private plans. Cost, \$4,000.

MONTCLAIR, N. J.—A. P. Clark, Crane Building, Montclair, N. J., has the general contract for the 2½-sty frame dwelling, 30x40 ft, for K. Arthur Brown, the exact

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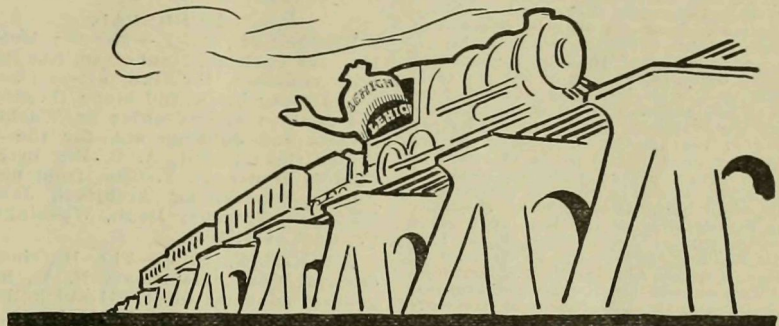
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location of which will be announced later. Plans have been completed by Christopher Myers, Crane Building, Montclair, Cost, \$8,000.

LONG ISLAND CITY.—J. E. R. Ryan, 1 Bridge Plaza, L. I. City, has the general contract for the 2-sty brick 2-family dwelling, 25x63 ft, in the south side of Elm st, 250 ft east of Academy st, for Edward Flannigan, 195 Main st, Astoria, L. I., from plans by Frederick Korfman, 9th av, L. I. City. Cost, \$8,000.

FACTORIES AND WAREHOUSES. MANHATTAN.—Cunningham & Foley, Inc., 219 West 116th st, have the general contract for the alterations to the 6-sty brick semi-fireproof factory, 100x200 ft, at

683 1st av, for George Ehret, 235 East 92d st, owner, from plans by Louis E. Dell, 1133 Broadway. Cost, \$3,500.

BROOKLYN, N. Y.—F. M. Walsh, 374 Hamilton av, Brooklyn, has the general contract for the 2-sty brick and frame factory, 25x60 ft, at 3911 2d av, for Arthur Cale, 2451 84th st, from plans by W. H. Harrington, 510 57th st, Brooklyn. Cost, \$6,000.

JERSEY CITY, N. J.—Wright & Kowalski have the general contract for the addition to the factory at Grand and Colden sts, for the C. A. Woolsey Paint & Color Co., 500 Grand st, Jersey City, from plans by E. M. Patterson, 1 Montgomery st, Jersey City.

HALLS AND CLUBS.

MANHATTAN.—The Gabler Construction Co. has received the general contract for alterations to the 5th story of the Y. M. C. A. Building at 316-320 West 57th st, for the Y. M. C. A. of the City of New York, 215 West 23d st, owner, from plans by Louis E. Jallade, 37 Liberty st, architect. Cost, \$9,000.

BRONX—George Hoffmann, 1071 Washington av, has received the general contract for remodeling the 3-sty brick clubhouse at the northeast cor of Grand Blvd and Concourse and Burnside av, for the Bronx Lodge, No. 871, of the B. P. O. E., from plans by Bruno W. Berger, 121 Bible house, architect. Cost, \$3,000.

HOTELS.

JAMAICA, L. I.—Peter Guthy, 926 Broadway, Brooklyn, has the general contract for the 3-sty brick hotel and dwelling, 42x62 ft, at the northwest cor of Sutherland rd and Archer st, for Welz & Zerweck, 1562 Myrtle av, Brooklyn, owners, from plans by Shampam & Shampam, 772 Broadway, Brooklyn. Cost, \$15,000.

MUNICIPAL.

BROOKLYN, N. Y.—Thomas McKeown, Inc., 103 Park av, Manhattan, has the general contract for the alteration of a 1 and 2-sty brick and stone theatre, 100x154 ft, into a post office at Washington, Adams and Johnson sts, for the United States Government, A. B. Fry in charge, Custom House, N. Y. City, from plans by Acting Supervising Architect, James A. Wetmore, Treasury Dept., Washington, D. C. Cost, \$82,500.

FRANKLIN, N. J.—The Harriman Industrial Corp., Harriman, N. Y., has the general contract for the 1-sty hollow tile and stucco Borough Hall, 30x40 ft, in High st, for the Borough Council of Franklin, N. J., from private plans. Cost, \$7,500.

STABLES AND GARAGES.

MANHATTAN.—The Turner Construction Co., 11 Broadway, has been awarded the contract for the 4-sty reinforced concrete garage and service station to be located bet 68th and 69th sts and the North River for the Hudson Motor Car Co. of New York, 1842 Broadway, from plans by H. B. Mulliken, 103 Park av, architect.

NEWARK, N. J.—George J. Fredericks, 278 Ridge st, Newark, has the general contract for eight 1-sty private attached garages, 66x38 ft, at 225-229 Seymour av, for Walter F. Hill, 202 Seymour av, owner, from plans by Robert Sellick, 222 Market st. Cost, \$3,000.

MISCELLANEOUS.

FARMINGDALE, L. I.—S. Jacobs & Sons, 1365 Flushing av, Brooklyn, have the general contract for the 1-sty steel and glass greenhouse for the State School of Agriculture, from plans by State Architect, Lewis F. Pilcher, Albany, N. Y. Cost, \$5,000.

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.

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

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold its annual meeting in New York December 5-8. Headquarters at the Engineering Societies Building, 29 West 39th st.

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

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

Week Ending Sept. 16.

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TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., September 16, 1916.—Sealed proposals will be opened in this office at 3 p. m., October 30, 1916, for the construction complete of the United States Post Office at Burlington, N. C. Drawings and specifications may be obtained from the Custodian of site at Burlington, N. C., 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.

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BOARD OF EXAMINERS.

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

APPEAL 89 of 1916, Alteration 2277 of 1916, premises 453 West 20th street, Manhattan, Thomas H. Styles, appellant.

1. Present building already exceeds the limit of height for non-fireproof buildings, and cannot be increased in height.

That the rules and regulations of the President of the Borough or the provisions of law do not apply, but the appellant further begs to state that the construction to be employed will be all that could be asked for or required by terms of Code.

To permit the walls of present building to be raised to conform to heights as marked on plans.

As the present building is already four stories high at rear, it is respectfully asked that permission be granted to raise entire top floor as stated above. The granting of this appeal would vastly improve the sanitary and other conditions of the nurses' sleeping quarters, and further, while the building is an old one, the walls are first class in every particular, and the strength of same is being increased in value by reason of the proposed and new conditions.

The building is to be remodeled and improved to a marked degree: new fireproof extension to be erected at rear, shut off from the main building by fire wall; new and sufficient fireproof stairs, interior and exterior, being provided for and placed therein, and an electric elevator; all of which will enable the occupants to quickly and safely vacate the premises; the building is to be provided with all requirements as prescribed by rules and regulations of the Fire Prevention Bureau whose permit has already been obtained, and while the area of building in being greatly increased the number of occupants remains as formerly, 50 children, 5 nurses and 1 matron.

The new top story is to be used solely for nurses' sleeping quarters, and the premises are vacant after 7 o'clock P. M.

Appearances: Thomas H. Styles and George A. Potterton.

On motion, APPROVED.

APPEAL 95 of 1916, Alteration 5714 of 1916, premises 6614-6616 Tenth avenue, Brooklyn, Canella & Gallo, appellants.

Contrary to Sec. 480 Par. 3.

It is claimed that the rules and regulations of the President of the Borough or the provisions of law or said ordinances do not apply.

As to whether or not Sec. 480 Par. 3 governs the case on appeal, where a two-story frame building occupied as a two-family dwelling (one family on each floor) is having a frame extension one-story high built at the rear on first floor. Extension to 15 feet in depth and 33 feet in width and will be used as living rooms by the family occupying the first floor.

That Sec. 91 entitled "Suburban Limits" allows the erection of a new frame building providing that same does not cover more than 85 per cent. of the width of the lot. Thus in the case on appeal the new extension will cover less than 85 per cent. of the width of the lot. As this building is located within the suburban limits it seems unreasonable to allow a property owner to erect a frame building in said limits provided the building does not cover more than 85 per cent. of the width of the lot, and not to allow another property owner to extend his building to the same width.

Appearance: Charles W. Gallo.

On motion, APPROVED: in view of the fact that if a new building it would be in compliance with the requirements of the Building Code.

APPEAL 96 of 1916, Alterations 2395 of 1916, premises West 44th street, 450 feet west of Fifth avenue, Manhattan. Oswald Hering, appellant, James C. McGuire, engineer.

1. As the building would exceed 150 feet in height when raised a story as proposed, the construction should be thoroughly fireproof throughout as required for such building.

5. The walls of the pent house are unlawful. Equally good and more desirable form of construction can be employed.

1. That the fireproofing of all parts of the present structure may be omitted.

5. That the side and rear, and part of front pent house walls may be made of 12" terra cotta supported on steel work, and that part of the front pent house may be made of 6" terra cotta on steel. 1. The addition making the building more than 150 feet high in only a one-story pent house about 50 feet wide and 30 feet deep on the roof of a building about 50 feet wide and 82 feet deep, and is located across the rear portion of said building, and the height of the front wall of the present building is only about 135 feet above curb, with a sloping mansard roof about 10 feet higher, and the front part of the building will not be changed.

The addition proposed is a one-story pent house to be used as a "squash court," gymnasium and locker-room, and it is intended to fireproof all parts of the addition excepting the superfloor and wall lining of the squash court, which on account of its peculiar requirements cannot be fireproofed. This super-floor and lining will be put in after and on top of the regular fireproof construction required by the Building Department.

5. Terra cotta walls are desired in order to reduce the dead load to be added to part of the present steel skeleton construction.

Appearances: Oswald Hering, James C. McGuire and Thos. J. Bird.

On motion, APPROVED on CONDITION that the gymnasium and squash court be entirely enclosed with terra cotta blocks, not less than six inches in thickness; and that the space between the furring holding the wood lining of the squash court be filled in flush on the back with fireproof material.

APPEAL 97 of 1916, Alteration 5916 of 1916, premises west side East 17th street, 280 feet south of Avenue N. Brooklyn, Edward M. Adelson, appellant.

Extension at side contrary to Sec. 480.

The provisions of said ordinances do not apply.

The building to be extended on the side 2' 9", and new extension to be 12 feet from lot line, outside the Fire Limits.

1. The law permits the erection of a new building of the same size and material as this building will be when altered.

2. The arrangement when building is altered will be as good or better than may be permitted in a new building.

3. The section referred to by the Superintendent of Buildings is not intended to apply to a location, where a new building of same kind may be erected.

Appearances: Edward M. Adelson and Edwin C. Heathcote.

On motion, APPROVED: in view of the fact that if a new building it would be in accord-

ance with the requirements of the Building Code, as applied in the suburban fire limits.

APPEAL 98 of 1916, New Building 2690 of 1916, premises northeast corner Myrtle avenue and Madison street, Queens, Edward M. Adelson, appellant.

1. This is two-story building, requires 12" walls. Plumbing 1. General watercloset accommodation cannot be placed in cellar.

The rules and regulations of the President of the Borough and the provisions of law or said ordinances do not apply. The Superintendent of Buildings has refused to approve the mode and manner of construction proposed.

Under walls may be 8" thick laid in Portland cement. Foundation walls may be 12 inches thick laid in Portland cement. Watercloset may be placed in cellar in this case.

There are practical difficulties in the way of carrying out the requirements of the Superintendent of Buildings owing to the small size of the building. The proposition as shown on plans does comply with the spirit of the law and the public safety will be secured and substantial justice done.

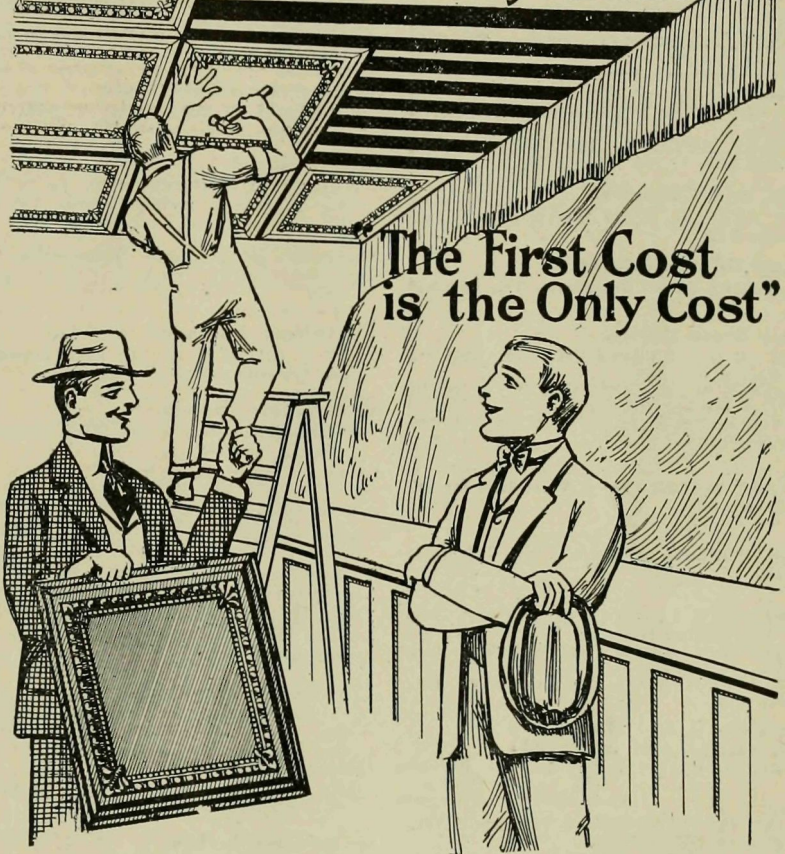
This is a one-story building.

The watercloset should be permitted in cellar because of lack of room on upper floors, and there is no fixture above same.

Appearances: Edward M. Adelson and Edwin C. Heathcote.

On motion, APPROVED.

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