

NEW YORK, SEPTEMBER 30, 1916

## INTERESTING DATA IN BUILDING REPORT

### Superintendent Ludwig Draws Attention to Observations Made on Hoffman House and Albemarle Hotel

IN the 1915 report of the Building Department, prepared by Building Superintendent Alfred Ludwig for the Borough President, interesting mention is made of the condition of the Hoffman House and Albemarle Hotel, at the northwest corner of Broadway and 24th street, when demolished.

The structure was a seven-story and cellar non-fireproof building, and adjoining and surrounding it was a twelve-story fireproof building, used in connection with the hotel. The latter structure occupied an "L"-shaped plot, with frontages on both Broadway and 24th street.

In July, 1915, a permit was issued for the demolition of the building, making in all seven and a half years as the extreme age of the structure.

The walls were of skeleton type, 12 inches thick for the uppermost 75 feet of height and thence increased 4 inches in thickness for each lower 60 feet or fraction thereof. For the floors 9-inch and 10-inch terra cotta flat arches sprung between steel beams were used, with the usual 2-inch cinder fill between the sleepers and a double wood flooring. The partition walls throughout the building were of terra cotta blocks, plastered on both sides. All interior columns were incased in 2-inch terra cotta block, while the customary 4 and 8 inches of brickwork were used for the exterior and wall columns.

#### Foundations to Rock.

The foundation consisted of concrete piers in open caissons, carried down to rock, at a depth of about 37 feet below the curb. It appears that during the construction of the foundation considerable ground water was encountered, necessitating the use of steel sheet piling. A great deal of this sheeting has been uncovered, especially where the same interfered with the construction of the new building, which has been erected on the site. The sheeting for the most part was intact and showed very little corrosion. In fact, in many places the smooth, even surface of the black iron was plainly visible. Whether the absence of rust was due to the comparatively short time that the sheeting was in place (a little over seven years), or whether it was due to the drawing away of the ground water by the new subway construction, is hard to say. Evidently both contributed toward the preservation of the metal.

At the time of the erection of the twelve-story building it was found necessary to underpin the west wall of the old Hoffman House. This was done with steel cylinders driven in five-foot lengths to rock and filled with concrete. The piles, however, showed practically no rust. When the old building was demolished, the absence of severe cases of rusting in the steel work was apparent.

The steel appeared to have been given originally two coats of paint, and in most cases the coating was intact without the slightest sign of corrosion. Practically the only places where rusting did take place was at the outer face of the exterior columns in the easterly court wall. This wall was exposed for almost its entire height to weathering conditions. In all probability, the 8 inches of brick encasing the outer face of the column would have been sufficient to protect the steel from moisture but for the fact that

the outside 4 inches of the wall was face brick. The unfilled space between the face brick and the backing appears to have aided the collection of moisture, and also to have retained it. At and near connections the conditions were worst, but in no case sufficient to impair the strength of the metal.

The outer faces of a wall column on the Broadway front, on the seventh floor, show rust formation on the outer channel and plate. These sides were protected from the weather by brickwork and ashlar facing, but apparently water was able to percolate through the joints and attack the steel. The coating of paint had already peeled off in some places, but the corrosion had not progressed to a point where the strength of the steel might be considered impaired. Many architects and engineers now specify that columns in outer walls be covered with a coating of cement mortar, as an individual protection. The fact that these columns had already begun to show signs of rust at the age of only seven years would tend to prove that more protection is necessary for wall columns than the customary coating of paint.

The inner facings of a number of wall columns were in very good condition and did not show any signs of corrosion.

Mr. Ludwig, in his report, points out that the exterior wall girders and the outside faces of the wall columns seem the vulnerable points for corrosion in the steel work of skeleton buildings, and he suggests that architects and owners give greater attention to the protection of these steel members from the danger of corrosion.

The organization of the Inspection Division of the Bureau of Buildings last year was similar to that of 1914. The following is the personnel of the division under the superintendence of Mr. Ludwig:

Chief inspector, three inspectors, for special assignments, secretary, assistant chief inspector of the construction department, one stenographer and typewriter, twenty-eight construction inspectors, twenty-six district inspectors, five iron and steel inspectors, three night inspectors, three plastering inspectors, twenty-six elevator inspectors, two clerks, one clerk and photographer. In the plumbing and drainage department, one assistant engineer, two special inspectors, twenty inspectors, one clerk in charge, one assistant clerk, one stenographer; in the public safety department, one inspector, one assistant engineer, three engineer inspectors, one inspector and one clerk. The following table shows the number of examinations made by the inspectors in the various groups of this division:

	January.	February.	March.
Construction	11,355	9,776	12,098
District	10,290	7,937	10,918
Special	343	284	363
Night	11	9	12
	April.	May.	June.
Construction	10,556	9,773	10,479
District	10,535	8,805	10,137
Special	634	437	241
Night	15	14	16
	July.	August.	Sept.
Construction	9,693	9,256	10,432
District	9,174	9,080	9,390
Special	421	306	446
Night	13	6	14
	Oct.	Nov.	Dec.
Construction	9,750	9,683	9,983
District	10,290	9,477	9,051
Special	489	416	427
Night	18	13	17

The total number of construction inspections made during 1915 was 122,834 or an average of 4,509 inspections for each inspector, or approximately 17 inspections a day. This compares with 140,046 inspections, 4,115 and 16 for the year preceding.

The inspections made by the district inspectors who were assigned to patrol duty, supervision of minor alterations, and fire repair work amounted to 115,084, or an average of 4,426 for each man, or an average of approximately 16 inspections a day, taking 286 working days to the year. This is in comparison with 109,334, 4,205, and 15 for the year 1914.

The three district inspectors assigned to answer emergency calls at night, and on Sundays and holidays, made 158 inspections during the year. Seven inspectors detailed to the examination of iron and steel construction made 16,922 inspections during 1915, averaging 2,417 inspections a man, or approximately 9 inspections a day.

January 1, 1915, the force of plastering inspectors was reduced from five to three and they have made 11,701 inspections, or an average of 3,900 per man, or 14 inspections per diem.

The work of this branch is that of inspecting all theatres, motion picture shows, dance halls, etc., prior to the issuance of licenses by the Department of Licenses, and also with the duty of inspecting fire escapes, etc., at the request of the Department of Labor.

#### Inspection of Theatres.

During the year 1915 there were in this borough 133 theatres, 221 motion picture theatres, 339 dance halls and 102 lodging-houses. All these come under this division, and the number of inspections was as follows:

Places of amusement	1,045
Lodging-Houses	117
Inspections made at request of Department of Labor	1,200
Inspections made at request of Fire Department	125
Miscellaneous inspections	885
Building notices	2,233
<b>Total</b>	<b>5,605</b>

Special inspectors assigned to the examination of sheathpiling, sidewalk sheds and conditions along the new subway routes and on the extension of Seventh avenue, made 18,957 inspections during the past year.

During the year 1915, installation of plumbing, drainage and gas piping was made as shown in the following table, comparison being made with the last two years:

	1915.	1914.	1913.
Plumbing permits issued	2,239	2,360	2,353
Notices of repair	9,779	5,681	11,783
Number of water tests	2,107	3,140	2,208
Number of final tests	3,996	4,175	4,517
Number of gas tests and certificates issued	11,498	7,209	11,783
No. of special inspections	2,383	3,477	.....
No. of district inspections	63,215	60,499	61,738

The average number of inspections made by the district inspectors was 3,160, or approximately 11 per diem.

During the last year there was 1,736 licensed plumbers registered with the Bureau of Buildings, and of this number 8 had their licenses canceled for protecting unlicensed plumbers or other violations of the plumbing and drainage regulations.

The Examining Board of Plumbers also revoked 8 certificates of competency.

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## LEGAL NOTES AFFECTING REALTY

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

## Detached Dwelling House.

A SERIES of restrictive covenants were inserted in conveyance of lots at Beverly Square, Brooklyn. Action was brought for breach of one of these covenants, which prohibited the erection before January 1, 1925, of any building except a detached dwelling house or a church, and that the house should be constructed for one family only, should have a cellar, and should not be less than two stories high, and should not have a flat roof. In *Dollard v. Whowell*, 160 N. Y. Supp. 544, the defendant had filed plans and specifications for an apartment house of four stories, with a flat roof, about 46 feet high, with the usual improvements, designed for the residences of twenty families. In affirming a judgment for the plaintiffs, the Appellate Division, Second Department, by Justice Putnam, said: "It is now settled that such a twenty-family apartment as defendant proposed building cannot be deemed 'a detached dwelling house constructed for one family only.' The purpose of these larger buildings is to accommodate several families, forming what Chancellor McGill called 'a community house'" (*Skillman v. Smatherst*, 1898, 57 N. J. Eq. 1).

"Reformed P. D. Church v. M. A. Bldg. Co., 214 N. Y. 268, held the term 'dwelling house' in the Murray Hill restrictions permitted an apartment house. But Judge Hiscock there pointed out that if the covenant had said private dwelling house, meaning a building designed for occupation by 'one family only,' it doubtless would exclude an apartment house."

The defendant, however, contended that in Brooklyn, in 1898, when the covenant was made, the term "dwelling house" was used as opposed to a tenement house, and that in framing the terms of the covenant, the type of large and luxurious apartments was not in mind. The court, however, said the proofs showed that such apartment houses were then well known, and indeed that the object of this covenant was to exclude such buildings from within this area.

The point was also made that the neighborhood had suffered such changes that it would not be inequitable to enforce the covenant. The Brighton Beach railroad tracks have since been depressed, and its right of way spanned by attractive bridges and in other respects the residential character of the vicinage, especially to the north, has advanced since 1898, showing a progress the reverse of that in *Trustees of Columbia College v. Thacher*, 87 N. Y. 311, where elevated roads had invaded the streets. It is true, the Court said, that apartment houses have been going up in the surrounding streets, but this circumstance rather tended to support the owners in Beverly Square in setting a higher value upon the security of their restrictions, which have still nine years to continue.

Finally, conceding that the restrictions might fit the lots in the midst of Beverly Square, it was argued that Ocean avenue, where on both sides large apartment houses are becoming more frequent, should be relieved from the covenant. It was held that this would treat independently one portion of such a common building scheme, and fail to regard the mutual benefits from such a common general restriction for the greater privacy of the neighborhood. The Court could not thus decree a radical change in one side of this restricted area, to the clear damage of the residents who have kept the faith of this covenant implicitly.

## Broker's Commission.

In an action for broker's commission it appeared that the plaintiff, under his employment introduced to the defendant a party who had in mind the leasing of the defendant's hotel; that the principals discussed the terms of a possible lease;

that they agreed as to the principal points; that the prospective tenant withdrew from the negotiations before there was a final determination of all the questions in issue between them; and that he never, in fact, became a tenant. The Massachusetts Supreme Court, *Woods v. Matthews*, 113 N. E. 201, holds that the broker was not entitled to his commission as having produced a ready, able and willing lessee, although the defendants wrote him indicating that they would accept. "It would seem to be clear," said the Court, "that readiness, willingness, and ability to become a tenant upon the defendant's terms in the absence of an express understanding otherwise, presupposes and implies that the terms which are to govern the rights of the parties are or are to be defined, and that so long as such terms are under discussion, there can be in the nature of things, neither a readiness nor willingness to become a tenant on the defendant's terms, or an acceptance of such a person as a tenant."

## Tax Title.

A purchaser at a sale of land for unpaid taxes, the Massachusetts Supreme Court holds, *Davis v. Allen*, 113 N. E.

364, gets a new unincumbered title in fee by force of the lien of the taxing power, which cuts under all incumbrances or qualifying estates. This title is transferable, though subject to redemption. To preclude any person from making and relying upon a purchase of lands at tax sale, there must be something in the circumstances of the case which imposes upon him a duty to the state to pay the tax, or something which renders it inequitable, as between himself and the holder of the existing title, that he should make the purchase, as in the case of a mortgagor or a mortgagee, a life tenant, or, as a general rule, a tenant in common.

## Restitution for Fraud.

A real estate agent, consulted by an owner of realty to discover if the former could extricate him from the difficulties arising from his being unable to pay for land which he had agreed to purchase of a third person, so played upon the owner's fears as to induce him to believe that he would lose his property for his breach of contract to buy the realty, and induced the owner to convey the property to himself in return for deeds to comparatively worthless lands in other states. In an action to set aside the conveyance for fraud, the Iowa Supreme Court held, *Wahl v. Taylor*, 157 N. W. 867, that the plaintiff could recover the property in equity for his agent's fraud.

## MANHATTAN'S FIRST DISPOSAL PLANT

Will Be Located at Dyckman Street and  
North River—Will Serve Uptown District

THE awarding of the contract by Borough President Marcus M. Marks to build a new sewage treatment plant at the foot of Dyckman street and the North river recently, is now only a definite step forward in the prevention of the future pollution of New York Harbor, but it also marks the beginning of a new policy of sewage disposal in the City of New York.

The contract calls for the construction of an outlet sewer, and the erection of a sewage screening plant, which is the first of its kind, and in fact the first sewage treatment plant of any kind to be installed in the Borough of Manhattan. Formerly, the sewer at this point had discharged at the edge of high water shore line without treatment, and an intolerable nuisance both to sight and smell from the accumulation of sewage solids on the shore had resulted.

## Extends into Deep Water.

The sewer is to be extended so that storm water will be carried out well toward the proposed bulkhead line and into deep water, and the ordinary sewage flow is to be taken off from the main combined sewer and carried at a sufficiently high level to a screening plant located near the end of the storm sewer, where it will be passed through two Riensch-Wurl screens, and the effluent discharged through a submerged iron pipe laid on the bottom of the river with its outlet in about forty feet of water, at a point which is swept by strong tidal currents.

The plant for which the contract has already been awarded has a capacity of about one-half of what is expected to be the ultimate need at this outlet, and has been designed to permit of its future extension. The present installation will include two fourteen foot diameter screens set at an inclination of about twenty degrees with the horizontal, and is expected to have a capacity of from ten million to twelve million gallons of sewage per day. These screens will be enclosed in a neat brick super-structure, about forty-five feet long and thirty-five feet wide. The design therefor has been approved by the Municipal Art Commission. The cost of the plant as fixed by the contract is \$77,000.

As stated above, the erection of this sewage screening plant is a part of the policy recommended to the Board of Estimate both by the Metropolitan Sewerage Commission and the New

York Sewer Plan Commission, and the plans therefor were passed upon by the Bureau of Sewer Plan of the Board of Estimate before they were finally approved by the Board itself. In its final report rendered in 1914, the Metropolitan Sewerage Commission made as one of its recommendations that the sewage coming to the North River front of Manhattan and Brooklyn, and to that part of the lower East River which is not a tributary to the ocean tunnel or to Wards Island, should be treated in isolated screening plants. The plant now to be erected is the first in accordance with this recommendation.

The main purpose of this plant is to remove the coarser suspended organic solids from the sewage. When this has been done, the harbor waters can readily take care of the daily discharge of 700,000,000 gallons of sewage, and nuisances to sight and smell will be eliminated.

## System of To-day.

At the present time, with few minor exceptions, the cities surrounding the harbor discharge their sewage at the waterfront, without any purification or sanitary regulation except such as may sporadically happen when the Local Board of Health interferes through the complaint of citizens, or when the United States Government acts to prevent shoaling of the harbor by the deposit of sewage matter.

It has been estimated that the total amount of oxygen available for the digestion of sewage in New York harbor is sufficient to oxidize the untreated sewage from a population of approximately 7,000,000 people. These figures are based, however, upon a uniform distribution of the sewage throughout the harbor. The population of the entire Metropolitan District in New York and New Jersey, tributary to New York harbor, now exceeds the 7,000,000 people.

As a part of the general sewer plan for the Borough of Manhattan, it is the intention of Borough President Marks to erect similar sewage treatment plants at various locations on the river fronts, as the conditions require.

When all the sewage reaching the harbor shall have been treated in plants similar to the Dyckman street plant, and the sewage is properly distributed and diffused, it would seem perfectly safe to estimate that the harbor waters will be capable of taking care of the effluent from a very much greater population than exists at present.

# SALES FOR CURRENT NINE MONTHS COMPARED WITH SAME PERIOD LAST YEAR

HERE is no question in the minds of the great majority of brokers but that the real estate market is on the mend and that conditions have improved during the last nine months. There are some scattered brokers who cannot see that much improvement has taken place, but this is more due to personal experience than conditions at large.

That the realty market should improve is simply the result of a natural course of events. For several years the market has been at low ebb, due to many causes, not the least of which was lack of confidence on the part of the investment public, due to municipal extravagance. Other causes can be assigned readily to the inflation of values during the "boom" period, business depression throughout the world, culminating in the upheaval in Europe. Once these matters were gotten out of the way, and the financial benefits of the war became apparent, a reversal took place, and today people are willing to invest some of their surplus in realty.

The Zoning Resolution, which became a law on July 25, relieved the market of an overhanging cloud and cleared the atmosphere. Builders realized what they could and could not do in the way of improving sites, and values began to be stabilized. The new Building Code was also another factor which relieved the tension. Until the Code went into effect no one knew what the law was. The old Code was passed so many years ago, and so many changes were made that conditions were in a chaotic state. This has also been swept aside.

The creation of the new Board of

Standards and Appeals has done much to straighten out many of the old kinks. While this board is not really active, for it does not go into power until October 1, nevertheless, it has done much missionary work and has eliminated much of the overregulation and inspection so onerous in the past.

The sales market is not the only branch of the real estate business to feel the beneficial effects of the times, for renting conditions are better than for many years past. This holds good both as far as apartment houses and residences are concerned, but also with business buildings. There are only a comparatively few vacancies today, as compared with this time a year ago. Individuals and estates have come to the realization that their properties must be improved if adequate rental returns are to be obtained, and recently they have shown a disposition to make structural changes which will bring their buildings up-to-date. Brokers report that where this work has been done, but few, if any, vacancies exist.

In order to bring clearly to the minds of those interested in realty the condition of the sales market, the Record and Guide prints below a table which shows the sales consummated at private treaty for the first nine months of 1916, as compared with the corresponding period in 1915. The table is so arranged that, at a glance, the figures for any week can be seen; also the monthly totals, as well as the grand total for the three first quarters of the year.

The table is divided into six parts; first, the total private sales in Manhattan, then those south of 59th street, north of 59th street, the Bronx, the Man-

hattan conveyances and last the deeds recorded in the Bronx.

A study of the appended table will show that there has been an improvement all along the line, though the actual conveyances in the Bronx do not line up as well. These figures are somewhat misleading because all deeds are included in the records. They do not simply represent the actual properties sold, but wherever a parcel changes hands, through partition, foreclosure, by will, or otherwise, therefore, the private sales are only one item in the total.

The Record and Guide also publishes a weekly table giving statistics dealing with several phases of real estate, notably mortgages, mortgage extensions, conveyances, building permits, in Manhattan, the same in the Bronx and Brooklyn, and building permits in both Queens and Richmond.

In Manhattan the mortgage money market has shown a considerable increase over the corresponding period in 1915, while in the Bronx the amount loaned is approximately the same, though the number of filings is greater. In Brooklyn there was a slight falling off in the amounts involved, though the number of loans placed shows an increase.

Building in Manhattan has increased about 100 per cent., the total being above the \$100,000,000 mark, as compared with about \$51,000,000 during the first nine months of 1915. This expansion was, in part, due to the Zoning Resolution, for many architects filed plans in anticipation of the law so that they could come under the old ruling. But aside and apart from this the natural increase has been very large, due to better times.

COMPARATIVE SALES TABLE

1916				Manhattan		Bronx		1915				Manhattan		Bronx	
Week Ending	Manhattan Total	Below 59th St.	Above 59th St.	Conveyances	Conveyances	Conveyances	Conveyances	Week Ending	Manhattan Total	Below 59th St.	Above 59th St.	Conveyances	Conveyances	Conveyances	Conveyances
Jan. 8	37	18	19	13	133	118	15	Jan. 9	15	3	12	8	171	124	
Jan. 15	25	7	18	16	129	96	4	Jan. 16	19	4	15	9	120	103	
Jan. 22	22	10	12	20	161	131	7	Jan. 23	19	7	12	9	123	122	
Jan. 29	24	7	17	11	156	103	7	Jan. 30	24	7	17	9	136	115	
Total	108	42	66	60	579	448	Total	77	21	56	35	550	464		
Feb. 5	37	12	25	12	173	124	Feb. 6	27	9	18	8	171	109		
Feb. 12	41	17	24	20	171	136	Feb. 13	17	7	10	11	110	87		
Feb. 19	34	11	23	15	117	88	Feb. 20	30	9	21	33	133	112		
Feb. 26	26	2	24	10	196	94	Feb. 27	21	7	14	20	92	87		
Total	138	42	96	57	557	442	Total	95	32	63	72	506	395		
Mar. 4	38	14	24	19	197	90	Mar. 6	26	13	13	23	182	156		
Mar. 11	31	13	18	28	142	138	Mar. 13	26	10	16	20	131	124		
Mar. 18	23	7	16	20	159	128	Mar. 20	24	6	18	24	128	111		
Mar. 25	33	13	20	19	135	121	Mar. 27	32	5	27	10	112	113		
Total	125	47	78	86	632	477	Total	108	34	74	77	553	504		
April 1	44	15	29	18	111	110	April 3	28	11	17	20	157	113		
April 8	21	13	8	14	148	127	April 10	20	6	14	14	143	149		
April 15	53	13	40	13	130	113	April 17	35	5	30	17	134	108		
April 22	39	11	28	19	168	127	April 24	30	6	24	9	164	119		
April 29	23	9	14	12	125	98	Total	113	28	85	60	598	489		
Total	180	61	119	76	682	575	May 1	35	5	30	21	164	138		
May 6	28	10	18	8	204	144	May 8	23	11	12	10	159	143		
May 13	39	11	28	10	140	123	May 15	45	14	31	21	147	119		
May 20	43	16	27	16	165	141	May 22	19	7	12	15	139	154		
May 27	39	18	21	8	130	133	May 29	27	12	15	7	137	127		
Total	149	55	94	42	639	541	Total	149	49	100	74	746	681		
June 3	33	9	24	12	121	129	June 5	14	6	8	5	129	107		
June 10	26	6	20	17	142	116	June 12	22	7	15	11	117	119		
June 17	35	14	21	8	174	99	June 19	17	8	9	10	112	112		
June 24	27	7	20	9	141	96	June 26	21	10	11	11	128	117		
Total	121	36	85	46	578	440	Total	74	31	43	37	586	455		
July 1	21	3	18	9	138	56	July 3	28	6	22	25	132	138		
July 8	14	5	9	16	140	106	July 10	20	9	11	12	143	91		
July 15	19	7	12	12	179	108	July 17	23	9	14	14	145	102		
July 22	15	5	10	9	140	151	July 24	20	6	14	13	179	141		
July 29	20	6	14	10	116	132	July 31	19	4	15	13	135	104		
Total	89	26	63	56	713	593	Total	110	34	76	77	734	576		
Aug. 5	21	11	10	8	163	110	Aug. 7	14	6	8	14	130	273		
Aug. 12	18	6	12	7	100	110	Aug. 14	16	6	10	8	101	96		
Aug. 19	19	9	10	12	136	109	Aug. 21	22	3	19	9	89	145		
Aug. 26	13	1	12	11	74	110	Aug. 28	25	7	18	7	129	79		
Total	71	27	44	38	473	439	Total	77	22	55	38	449	593		
Sept. 2	18	2	16	6	65	72	Sept. 4	18	5	13	14	117	79		
Sept. 9	17	5	12	12	102	70	Sept. 11	10	2	8	3	61	53		
Sept. 16	21	2	19	10	106	80	Sept. 18	11	4	7	7	81	90		
Sept. 23	12	6	6	8	139	65	Sept. 25	12	5	7	8	87	81		
Sept. 30	13	3	10	16	116	88	Total	51	16	35	32	349	303		
Total	71	18	53	52	528	375	Total	51	16	35	32	349	303		
Grand Total	1,052	384	718	513	5,330	4,313	Grand total	854	287	587	502	5,071	4,460		

# SOME PRIMARY CAUSES FOR THE SPREAD OF TUBERCULOSIS IN TENEMENT HOUSES

By DR. HAVEN EMERSON, Commissioner of Health

**A**N investigation made by the Health Department of the patients suffering from tuberculosis in the 25th census district, which is bounded by Broadway, East Houston, West Broadway, Waverly place, Sixth avenue, 14th street and the Hudson River, clearly demonstrated that not only are there fewer cures among those living in old law than in new law tenements, but the ratio of secondary to primary cases is higher in the old law than in the new law tenements. Secondary cases are those which have been acquired through contact with primary cases. In the new law tenements the incidence of secondary cases is decidedly lower than in the old law tenements.

About 45 per cent. of the tuberculosis patients in this district shared the same room and the same bed with other people. This intimate personal contact, of course, encourages the spread of the disease. Of the rooms occupied by patients with tuberculosis 6 per cent. were absolutely dark; 16 per cent. dimly lighted, and 78 per cent. lighted by windows in such a manner that artificial light was not required all the time.

## Necessity for Districting.

Adequate and effective standards of light and air in the interest of public health can be obtained only through a comprehensive districting plan.

I would say that the opinions of physicians have been expressed in reports which are almost identically worded, dating back at least one hundred years, with exactly the same conclusions and recommendations which might be considered parallel with those now arrived at by the Districting Commission; also that the report of 1832 and previous ones of citizens committees on conditions of health in this city indicated the necessity of providing for the future. These recommendations were made when the development of New York City had not yet reached 14th street.

One of the difficult things, aside from the present sanitary inconvenience and danger, is the condition that was met with in providing space for offensive trades, such as chicken slaughter houses. The device that was used by the Department of Health to protect adjacent owners and still give the property owners the right to select their own neighbors has never met with entire public approval. A great many of the advantages created through sanitary and housing reform have been lost by reason of the fact that these various laws, which were an improvement over what went before, were not co-ordinated with one another.

## Communicable Diseases.

Another point in which health authorities foresee benefit to public health by a consistent plan for the control of the future growth of the city is in the improved conditions of occupancy of traffic conveyances. It is appreciated and acknowledged that the more congested is a traffic conveyance the more dangerous does it become as a means of transmitting communicable disease to others, and there is a constant proportionate increase in infectious organisms found in the air of traffic conveyances as their congestion increases.

Observations made in the subway, from the Atlantic avenue station to 96th street, and back through the subway during the rush hours, has shown a constant increase of disease breeding organisms such as were responsible for the epidemic of infectious colds during last December, January and February.

Observations show the presence of these bacteria in such amounts as to constitute a serious public menace. The epidemic cost the city two thousand lives over and above the usual death rate as it prevailed a year ago and for the previous five years. Those deaths were due

to organisms which were found constantly in the air in the subway cars, which has been examined in our laboratory.

That epidemic extended over a period of from eight to ten weeks, during which time it prevailed in our large centers of population in this country and it occurred at the time of the maximum crowding of stores and places of amusement and traffic conveyances and at a period of maximum fatigue and exposure, owing to weather conditions and the holiday trade, and it is at those times that we may expect an annual wave of increased respiratory disease.

We may expect a repetition of it annually in a greater or less degree as the period of the year comes around when the windows are shut because of the lowering of the temperature when respiratory diseases begin and steadily increase. There are two large episodes in the death rate, one infant mortality—deaths in July and August, and the other the increase in respiratory diseases during the cold months of the year, and that is ascribed by sanitarians to the crowding of people within confined spaces inadequately provided with means of ventilation and with a personal resistance too low to avoid infection.

## Overcrowding in Cars.

To indicate the extent to which the Board of Health has considered public danger through the crowding of cars, I would call your attention to orders which had been issued to forbid the crowding of cars on certain lines in the city where traffic conditions would permit of such control being put in force. The most noticeable instances were the cross-town lines in Manhattan, at 86th street and 59th street, where the companies admitted that service could be provided sufficient to avoid crowding of cars over 50 per cent. of their seating capacity, and on Staten Island a similar condition prevailed. When it was called to their attention that infection of humans occurred as the result of persons crowding in conveyances they accepted the orders of the Board and complied. This aroused opposition on the part of people whose real estate development was predicated upon permission to carry the crowds regardless of congestion. The Board of Health has thought that the time has come when that should be forbidden, not as a matter of personal convenience, but as a matter of community danger—community health hazard.

If you summed up the causes or great episodes that take off a large percentage of the lives in a great city, it could be summed up in the words, opportunity for personal contact and diminished personal resistance. Congestion is a term that can be twisted variously. Diminished resistance of humans, as with vegetable plants, depends upon the artificiality of their environment. You cannot raise babies any more without light and air than you can raise plants, and where you cannot prove that a disease has followed congestion you can almost always show diminished resistance.

We should expect less communicable respiratory disease in detached houses than in tenements, but inasmuch as the reporting of respiratory disease is not compulsory, there is no record anywhere in this country of the incidence of respiratory diseases other than tuberculosis. We have no morbidity statistics of the city as a whole, and there are no comparative figures to prove it.

It is proved that sunlight in the living room and the sleeping room materially aids in providing resistance against diseases like tuberculosis. The sun has a destructive effect upon disease breeding bacteria. Direct sunlight is a most effective disinfectant. Direct daylight—even though not direct sunlight, has a powerful influence in destroying patho-

genic bacteria. In addition to that, people who are able to live in well-lighted apartments have a physical resistance which is superior to that of people who live in dark rooms. That has been proved under exact experimental conditions in laboratory tests and is a matter of common observation among human beings.

The morbidity of tuberculosis in the old law tenements is twenty per thousand of population, and in the new law tenements it is fifteen per thousand of population. The morbidity of tuberculosis in the twenty-fifth census district is ten per thousand, and for the entire city, one-tenth.

## Artificial Light.

It is people's impression that all artificial light is detrimental to the nervous system and causes a deterioration of nervous control; but the damage to people's individual resistance is probably a more important factor than the actual damage to special senses, except where the light is obviously insufficient or excessive.

As much damage has been caused by an excessive supply of light in certain places as has been by the absence of sufficient light in other places. One can stand a superfluity of sunlight and benefit from it. In a room where there is the same amount of light supplied by an artificial means, very serious nervous disabilities result owing to the entirely different physical qualities of most light.

Continuous high temperature of a hot spell in the city is higher and more prolonged in areas where stone or brick or concrete construction is continuous than where there are partially open spaces. Radiation during the night does not permit of the same reduction of temperature which occurs in other parts of the city where those conditions do not exist. Our general experience is that most of the heat prostrations occur in such districts.

Humidity is maintained at a more nearly normal point in the vicinity of open spaces where there is vegetation. Other things being equal, the temperature tends to be lower in the neighborhood of parks.

## Stair Climbing and Health.

Excessive stair climbing and excessive standing when fatigued in crowded conveyances unduly aggravates certain disabilities which women suffer, but climbing stairs is not per se any more dangerous for women than for men, but the disabilities from which they commonly suffer are apt to be aggravated more than the disabilities from which men suffer, and the class of people who suffer much more than women is the large army of children with cardiac diseases, and there are 16,000 children in our public schools of this city who have now such damage to their hearts as will probably permanently handicap them.

At least 2 per cent. of the children in the public schools have organic diseases of the heart resulting either from infection acquired congenitally or acquired as the result of scarlet fever, tonsillitis, rheumatism, chorea, etc.

These children if they live in such places as one and two-family houses, for instance, or premises where they have but little stair climbing to do, are going to be able to adjust themselves and compensate for their difficulties of circulation during their early years, so as to become fit and effective self-supporting citizens; whereas, if during this period their only possibility of residence is where they have to do much stair climbing, the chances of their permanent damage is considerable.

Probably the danger of dust is not so much in its carrying the actual germs of diseases as in irritating the respiratory passages and making them more accessible to invasion. The amount of dust

(Continued on page 461.)

## OPINIONS ON RENTING SITUATION

Prominent Brokers State that Present-Day Demand Exceeds that of Any Other Period

THERE is no question but that the renting conditions, especially in Manhattan, are better today than for many years. This fact is borne out by statistics gathered from all over the city. The leasing feature of the market, at the present time, is largely confined to dwellings and apartments, but still the fact remains that business properties have fewer vacancies than for a long time.

Following are some interviews with prominent brokers, who make renting one of their specialties:

**Douglas L. Elliman, of Douglas L. Elliman & Co.,** said:—"The renting season now waning has been the most active in my experience, covering a great many years, and for the first time over any extended period people have been obliged to take not what they wanted, but what they could get, and it has therefore been quite easy disposing of the last of the remaining space in the market. Apartments have been extraordinarily popular and out of some sixteen buildings, of which nine are in our charge, erected on the East Side this year, the majority of them were fully rented before September 1.

The following is a record of the more important buildings on and near Park avenue as of September 15: 320-330 Park avenue, four vacancies out of 32; 340-350 Park avenue, five vacancies out of 48; 420-430 Park avenue, entirely rented, 36; 470 Park avenue, one vacancy out of 26; 570 Park avenue, seven vacancies out of 40; 930 Park avenue, fully rented, 26; 101 East 74th street, three vacancies out of 18; 156 East 79th street, ten vacancies out of 42; 108 East 82d street, all rented, 38; 106 East 85th street, all rented, 20.

"There are three apartment houses on Fifth avenue, two of which have done very well and now are approximately 70 per cent. rented. The third, further up near the Phipps house, has not been successful as yet, due to strikes and trouble with delivery of materials.

"In the older buildings the story is the same, a larger proportion than usual having renewed, and where vacancies occurred it was possible to advance rentals in some cases quite sharply. It looks now as if there would be a great clean-up of the remaining space before October and after that time habitations would be at premium.

"The scarcity of apartments has also brought about a renewed interest in private houses with the result that many more houses have been sold during the present year than for many years past. Included among these were many houses where owners were getting very discouraged because of the lack of a market. They were offering their houses at lower and lower prices, but no buyers existed and this had an unsettling effect on the whole market. There were perhaps a dozen such cases when the increasing interest in the purchase of houses for occupancy very shortly disposed of them.

"After these houses were disposed of the next range of prices was much higher, and although even these prices were low in light of past figures, they showed a very much healthier condition than brokers had dared hope for a year ago. It has almost always been true that general prosperity throughout the country has brought about an active market for private houses and we have all been interested to see whether the great popularity of apartments would change this tendency. There is every evidence from the past year and from the present inquiries that a very active private house market will result after the renting season. It seems to have become the custom for people with any thought of buying to settle this question between the first of January and the first of May, probably because they are then settled for the current year and are making plans for the following fall in time to make alterations possible.

"Among the important purchases of private houses that of the Burden house

at 92d street and Fifth avenue stands out most prominently as the largest in many years, the price running close to \$1,000,000. After this came the purchase by Henry P. Davison, of J. P. Morgan & Co., at 69th street and Park avenue, and the adjoining sales to William Sloane and Otto F. Dommerich. Somewhat similar to this development is that promised just east of Park avenue from 70th to 71st streets, where some handsome new houses will be built by Edmund Coffin and A. G. Paine, Jr.; also the purchase by Morton F. Plant of the corner of 86th street and Fifth avenue, on which he is erecting a magnificent dwelling; the purchase of the last of the Carnegie protective property on the north side of 91st street, between Fifth and Madison avenues, by Charles M. MacNeill, the addition of Robert L. Livingston to the 96th street colony, and scattered throughout the Sixties, Seventies, Eighties and Nineties, other purchases, many of which call for development with fine modern dwellings. The number of these is quite surprising in the aggregate.

"Mortgage money has been held conservatively in spite of the great amount of funds available. This has undoubtedly been a very fortunate circumstance, as, added to the cost of building material, it has helped to keep down to a normal basis the erection of apartments and business buildings for the coming year. Without these checks there would undoubtedly have been an over-production.

"On account of the tremendously favorable renting conditions, money in small amounts for conservative loans is now available at 4½ per cent., and it is apparently available for large loans still on a conservative basis at 5 per cent. There is not much money going into this field, as the great speculative excitement in Wall street is diverting it. When this speculation has run its course, real estate will undoubtedly receive more respectful attention.

"The production of new apartment houses for next year, provided that the Paterno project, covering the block bounded by 47th and 48th streets, Park and Madison avenues, were omitted, will be about normal, unless, as is rumored, some of the new projects are abandoned because of the high cost of construction. It would be a splendid thing for the renting and investment market if the high cost of construction did bring about a cessation of building for the coming year. It would tend to strengthen investments and restore the faith of the investors."

**A. B. Wald, of Ewing Bacon & Henry,** said:—"In the Murray Hill section, the Architects' Building, 8 West 40th street, and the Yale & Towne Building are practically 100 per cent. rented at satisfactory prices. The demand for space has been unusually strong for this time of the year and the indications are that there will be no space to offer next May.

"In the Fourth avenue district, our manufacturing buildings are completely rented at prices slightly above those that have been obtained within the last four years. The loft and office building situation in this district is also satisfactory, although we believe that better prices should obtain after next February. There is an indication that the cotton goods commission merchants and large out-of-town buyers will have completely settled in this section within the next two years, or upon the expiration of their present leases further downtown. These firms alone, should account for all space now available along Fourth avenue.

"In the 23d street district, in the Mercantile Building alone, for instance, we have rented more than 50,000 feet of space within the last ten months. Some of this space has been vacant for a considerable period. The office renting situation in the Flatiron Building has been satisfactory, although here, too, it is our feeling that prices will improve in the next eighteen months. We would say

that the most healthy indication in all our renting has been the fact that present tenants have in many cases materially increased their space. This means that other buildings are not being robbed to fill new structures."

**Peter S. O'Hara, of Peter S. O'Hara & Brother,** said:—"The renting of apartment and two-family dwelling houses has been exceedingly good and there is a constant demand for more suites in the vicinity of Mosholu Parkway, between Webster and Bainbridge avenues. This demand is for three, four and five-room apartments, averaging about \$7 and \$8 a room. Builders or investors can rent their apartments as soon as the building is completed. In the vicinity of Bedford Park, apartments rent readily on account of the fine school facilities, also churches and rapid transit lines, not forgetting Bronx and Van Cortlandt Parks, which afford splendid playgrounds. The elevated road on Jerome avenue and Mosholu Parkway is expected to be in operation for service within a few months and we feel that the demand for apartments in that vicinity will be considerably augmented."

**Vincent C. Pepe, of Pepe & Bro.,** said:—"The demand for apartments, as well as studios and private houses this year, has been overwhelming. Large houses that have been converted into studios have been rented from the plan, always a month or two before the building was completed. This movement started last year and it has increased considerable this year. What is needed very much is some wide-awake builder to come down and build up some high-class apartments, consisting of two, three and four rooms and bath. The few buildings that have been erected in the section in 1916 and which are now being completed, are all rented. The great demand for apartments down here has been caused by the alterations of old colonial houses into studio apartments, where large rooms and open fire places are obtainable. We have a large list of applicants and many of them are tenants who want apartments as high as \$2,500 a year."

### Reports Adversely.

The Public Service Commission has referred to Commissioner Travis H. Whitney for consideration and reply a letter from Comptroller Prendergast transmitting a report from the Bureau of Contract Supervision of the Board of Estimate upon the Commission's request for an appropriation of \$6,000, wherewith to construct an additional mezzanine platform over the tracks of the subway at the Grand Central terminal in the effort to relieve congested traffic conditions at that point. The Bureau of Contract Supervision presented an adverse report, holding that such an expenditure would be for temporary relief only, and hence would be unwarranted, as conditions at the Grand Central terminal will improve as soon as the Lexington avenue and Seventh avenue subways are placed in operation. Commissioner Whitney will probably make further report on the matter.

### Commemorative Tablet.

The suggestion that a commemorative tablet be erected in the subway at or near Prospect Park Plaza, Brooklyn, indicative of the commencement of work there on May 23, 1914, has been made by William D. Niper, a lawyer, of 189 Montague street, Brooklyn, in a letter to Public Service Commissioner Travis H. Whitney. Mr. Niper suggests that the \$175 yet remaining in the possession of the committee which arranged the celebratory exercises will be well spent for such object. In reply Commissioner Whitney points out, however, that the Commission would be averse to the practice of permitting associations and individuals to perpetuate their names on subway tablets. Nevertheless, he would be willing to co-operate in the placing of a simple tablet stating the date of the beginning of work, etc. He said that he believed the Commission would give approval to the installation of such a tablet.

## COST OF OPERATING NEW YORK CITY

Statement by William H. Allen, of Institute for Public Service, Brings Out Certain Facts

AN official bulletin issued by the Budget Committee consisting of Comptroller Prendergast and Presidents Dowling, Pounds and Mathewson shows that in the two years 1914 and 1915 the present Board of Estimate spent \$3,500,000 more for operating departments under its budgetary control than the 1913 base which it inherited and which in 1913 its members said was from ten to twenty-five million dollars a year too high. The fact of increase is contrary to previous official utterances, but it is official and correct. The increase is an inside figure which will still grow slightly and does not include \$6,900,000 increase for schools, \$113,000 for city courts, etc., or \$2,800,000 for the Public Service Commission. It refers only to divisions administered by members of the Board of Estimate or by persons appointed by the Mayor, nor does it include any charge for occupying a \$22,000,000 Municipal Building.

In giving out these figures William H. Allen, of the Institute for Public Service, made the following statement: "No other city in the country has arranged to obtain so much clear information about budgets and expenditures as has New York City. No other city, therefore, has so little excuse for fooling itself or believing what is not true.

"News Bulletin No. 1 tells officially what each Department has spent since 1906. It is easy to compare any one year or group of years of each administration with corresponding years of two other administrations. But what's the use of all this information if taxpayers do not read it or if after reading it they mistake or forget its meaning. Our reason for showing that there was an increase of three and four-tenths millions where taxpayers thought there was a decrease of several millions is not to minimize excellencies wherever they exist, but to warn taxpayers that New York is now making a new budget and is but a few months away from a municipal campaign.

"One of the facts that no voter or taxpayer or rentpayer ought to forget is that three years ago this month voters were being told that if they would standardize salaries, put in cost accounting, select employees only for efficiency and finish putting the city on a business basis they would not only get more service out of less money, but would need to spend from ten to twenty-five millions a year less.

"What does Budget Bulletin No. 1 tell us actually happened in 1914 and 1915? In the first two years of the present administration city departments under the administrative and budgetary control of the Board of Estimate (not including schools and courts) spent \$4,600,000 more than during the last two years of the Gaynor administration and \$14,000,000 more than during the first two years of the Gaynor administration. This does not mean that too much was spent during 1914 and 1915, but it does mean that the total amount spent was not several million dollars less.

"If we take 1913 as a fairer starting point and compare its rate of expenditure with the total amount spent during the first two years of this administration we find that in 1914 and 1915 \$3,500,000 more was spent on city departments under budgetary control of the Board of Estimate than 1913 rate, which was to have been reduced several million dollars. This again does not of itself mean that too much was spent. It obviously does mean that more rather than less was spent than the inherited spending rate. How can frankly facing this fact harm anybody?

"If we subtract from the departments under complete budgetary control such divisions as private charity institutions, museums, etc., for which the Board was at liberty to deny increases of \$1,800,000 or which it does not indirectly administer, we find that during its first two years

the present administration spend \$1,700,000 more than the spending rate which it inherited from its predecessor.

"So pleased have taxpayers been over seeming decreases that most of them will undoubtedly be surprised to see these facts taken straight from official documents not yet a week old. In fact, it is quite clear that many members of the Board of Estimate themselves have fallen into the error which tripped the Mayor when writing to the Legislature and when addressing the committee of 107, viz.: they have been making comparisons between budget allowances of the last administration and budget allowances of the present administration. But it is money spent and not money allowed which the taxpayer pays.

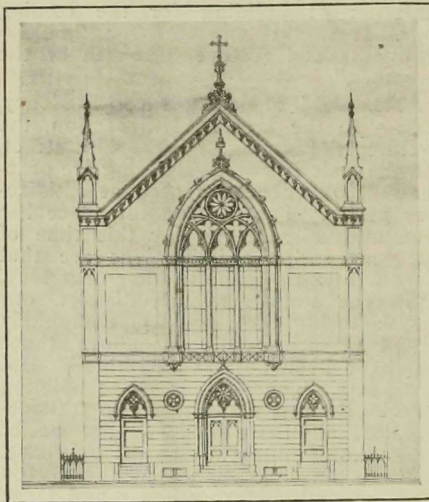
"The official bulletin shows for each year the amount spent from three separate courses: (1) Budget appropriation; (2) Special revenue bond funds; (3) Special funds. By adding these three funds taxpayers get the total expended. It is such totals that should be compared and which show the increases above mentioned. The fact that in a given year the budget itself is reduced below the preceding year is meaningless until we find the total amount used from other funds, which amount in 1914 was \$4,500,000 and in 1915 was \$2,700,000—the lowest for ten years.

"Separating the different authorities and comparing the amounts spent in 1914 and 1915 with the spending base of 1913 the facts are these: The Mayor's department spent \$2,000,000 more; the Mayor's boards, like Bellevue, etc., spent \$140,000 more; so-called fixed charges for charity institutions, museums, etc., that really are not fixed, but are subject to previous control, spent \$1,800,000 more; the Board of Estimate spent \$127,000 more. Two

### NEW CATHOLIC CHURCH.

Ground Broken for Edifice to Be Built in East 24th Street.

WORK has been started on the demolition of the old buildings on the site to be occupied by the new edifice for the Roman Catholic Church of St. Sebastian, at 312-316 East 24th street. The plans and specifications for this project have been prepared by Nicholas



N. Serracino, Arch't.  
ST. SEBASTIAN'S CHURCH.

Serracino, architect, 1170 Broadway, and call for a structure one and one-half stories in height, with a basement. The facade has been designed in the Gothic style, and will be constructed of brick with trimmings of limestone, terra cotta and copper. The interior of the building will be plastered to imitate stone work. The structure will have a frontage of 48 feet and will be 98.9 feet in depth and will have a seating capacity of approximately 650 people. The cost of the operation is placed at \$50,000.

divisions spent less—Borough Presidents, \$327,000 less; the Finance Department, \$233,000 less, which is partly offset by the increase in the Board of Estimate expenses due to transfers from the Comptroller's office.

"Finally in all comparisons made by officials in 1913 and the present administration it is blithely forgotten that the present administration has had the use of a \$22,000,000 property known as the Municipal Building, plus extensive space in buildings purchased by other millions for a courthouse. In fact, the city spent last year \$942,000 for rent or within \$170,000 as much as it spent in 1913, before it entered its \$22,000,000 concentration camp.

### Tribute to Seth Low.

Before the Board of Estimate and Board of Aldermen met in joint session last Monday afternoon for the purpose of paying appropriate respect to the memory of Seth Low, the Executive Committee of the Citizens' Union at its regular weekly meeting paid tribute to his memory by the adoption of the following memorial:

The death of Seth Low brings to a close a career remarkable in the variety of its successes and takes from New York a notable citizen whose public services were so many and of such quality as to furnish in many fields the standards by which such service is to be judged.

A leader from boyhood, he left his impress upon every activity he touched until his death at sixty-six years of age. Politics, civics, education, industry, commerce and philanthropy today owe much to his insight and moral force.

Upon the consolidation, in 1897, of the two great cities and many lesser urban communities in the five counties now comprising the territory of the city of New York, Mr. Low, the first citizen of Brooklyn, who had twice been its mayor and leader in its struggles for municipal reform, naturally became the leader of the Greater City in its greater fight to free itself from the oppressive yoke of Tammany Hall. Under the leadership of the Citizens' Union, he became the candidate of the united reform citizenship of the entire city for the office of mayor, and was defeated only through the partisanship of the Republican leaders who insisted upon naming a third candidate. In 1900 a more complete fusion was consummated and Mayor Low's election and administration laid the foundation for the movement against municipal corruption and for independent and non-partisan city government which has continued since that day.

His last important political service was rendered to the State in the Constitutional Convention of 1915, where he was an influential and tireless worker in the public welfare.

The city will long and gratefully cherish his memory.

### Hearing of Board of Standards.

At the request of the Real Estate Board of New York, the Board of Standards and Appeals has announced that it will hold public hearings on Tuesday next, October 3, 1916, at 2:30 o'clock, in room 1124, Municipal Building, on Rule 4 of the Industrial Code, applying to the City of New York, governing the construction of fire-escapes accepted as required means of exit; and on Rule 441, regarding elevators and hoistways over a passageway.

The Real Estate Board will be represented at the hearing by members of its Building Code and Building Standards Committee, William P. Bannister, chairman, and will urge, in connection with Rule 4, that fire-escapes be accepted as required means of exit on buildings ten stories or less in height, instead of nine stories, and that fire-escapes be accepted as required means of exit on buildings not exceeding twelve stories when such buildings are adequately sprinklered.

It will urge also that Rule 441 be so amended that, where in existing installation it may be necessary to maintain a passageway under an elevator or hoistway, "a device consisting of trap doors not less than seven feet above the floor of the passageway, which, when operating, shall give adequate warning signals sufficiently in advance to insure the safety of persons using the passageway," be accepted.

These proposed changes directly concern all those interested in factory buildings, and they will receive strong support at the hearings.

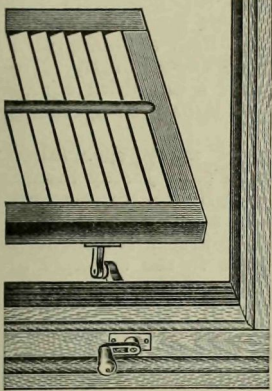
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Practical Shutter Worker.

A SHUTTER worker which opens and closes shutters without necessitating a raising of the sash, and which automatically locks the shutters in any position



has been devised to take the place of the old-fashioned turnbuckle. The new device does away with the annoyance and danger of leaning out of the window, by providing a pair of handles inside the room, by which shutters may be ad-

justed to any desired angle in a way, it is claimed, that prevents rattling, slamming and breaking. The manufacturer states that the shutter worker can be applied to old or new houses of all types of construction, and their installation does not require the tearing out of walls or the employment of mechanics. The principal working parts are of malleable iron, accurately machine cut. The working parts are tightly encased and rendered immune to moisture and dust. Other advantages claimed for the device as enumerated by the manufacturer are as follows; it enables operation of the shutters in any wind, it saves repair cost caused by pulling blinds in by the slats, and also avoids cold currents of air in winter by keeping the windows shut.

Radiator Covering Device.

A RADIATOR covering, for maintaining uniform room temperatures, is a new automatic device which may be installed on one or more radiators, on new work or old, and one which, according to the manufacturer, works automatically, furnishing its own operative power without the use of compressed air, batteries, clocks, motors or other outside means.

It is described as an isolated covering made of furniture steel, which fits over the radiator, having a grille, back of which are located louvres which are opened or closed automatically by a Siphon regulator. The regulator is exposed to the air and the louvres serve to increase or decrease the heat output depending on the needs of the room.

The regulator is made by the same manufacturer and is used in heating work, in controlling the temperature of hot water boilers and tanks, and for operating the draft dampers of house-heating boilers and furnaces. The manufacturers, in describing their product, emphasize the point that it is not necessary to increase the radiation when installing the radiator covering.

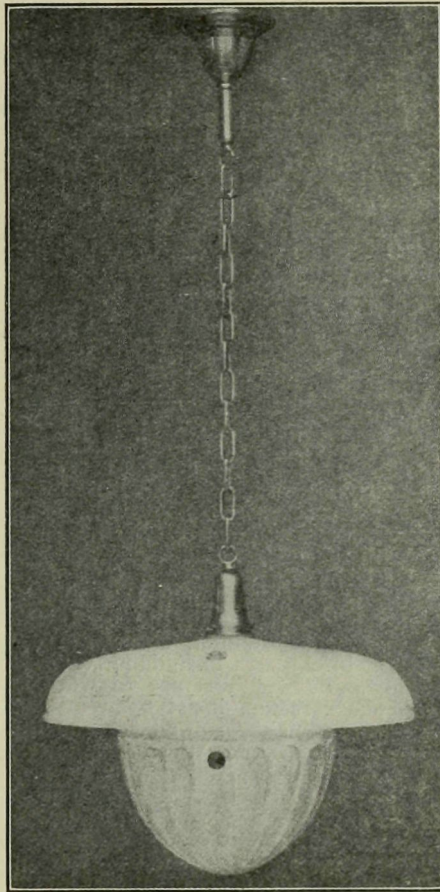
Another Use for Concrete.

AMONG new uses to which concrete is being put is the application of this material to the manufacture of safes or filing cabinets designed to store valuable papers in offices and commercial houses. The particular advantage claimed for concrete over steel is the fact that it is absolutely fireproof. Many cases are on

record of papers being reduced to ashes in a steel safe that had apparently stood the heat without serious damage, but the high temperature had penetrated the walls and consumed the papers contained within. Safes made of concrete are not burglar proof, as they can be readily blown up, but they are much cheaper than those built of steel. The construction of safes of this type is not a simple matter because their walls must have a minimum thickness capable of sustaining the bolts, hinges and locks, in order that their weight may be as small as possible.

Efficient Lighting Unit.

A DOUBLE efficiency fixture, consisting of a diffusing glass lighting unit, has been designed for use with nitrogen filled lamps. The unit, as devised, causes



the light to be diffused in a soft glow, and is particularly advantageous for installation in offices, stores, and other buildings where employees are required to do their work in artificial light. The unit is of Gothic design, as indicated on this page, and is being made in three sizes suitable for use with lamps rated at from 60 watts to 500 watts; an 11-inch reflector with a 6.5-inch bowl; a 13-inch reflector with an 8-inch bowl, and a 17-inch reflector with a 10-inch bowl.

Sanitary Vacuum Cleaner.

NEW methods of dirt separation and its automatic disposal have resulted in the placing on the market of a sanitary vacuum cleaner, which combines both unique and valuable features. One of the important elements in the new device is its centrifugal separator. As the dust laden air reaches the cleaner

it is washed with water; the dirt and water being separated by the use of a small rotor from the air by centrifugal force, and discharged under no pressure during the time the machine is in operation, the washed dry air being discharged into a flue.

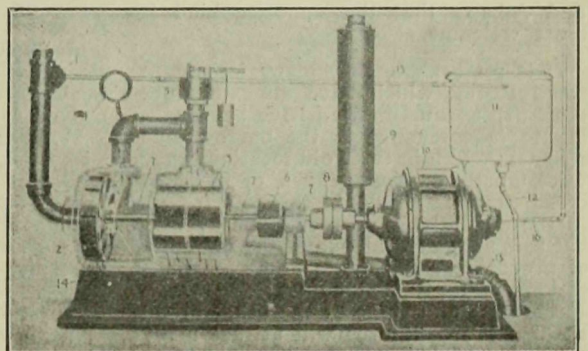
This automatic disposal of the dirt eliminates the necessity for the operators to handle the sweepings, and makes it unnecessary to clean out the tank. The centrifugal separating vacuum cleaner has only one valve. It is a swing check valve, which opens just wide enough to discharge the water and dirt forced against it by the rotor of the separator. There is a small continuous spray of clean water entering the washing chamber, so that when the tool is lifted from the floor, this water serves to cleanse the rotor and pipe line. The spray is drawn into the washing chamber from a box or tank, when the vacuum producer starts, and ceases to flow as soon as the vacuum drops to zero on shutting down the machine. This box is kept full of water by means of a ball float and valve. The float shuts off the city water supply as soon as the spray pipe ceases to draw from the box. The water and dirt are at all times handled under high velocities, thereby preventing any deposits on the inside of the piping.

Boiler and Gas Water Heater.

THERE has been put on the market an accommodation boiler and gas water heater which, it is stated, will give hot water in two minutes. The manufacturers claim that it is very compactly built and saves considerable space. This is due largely to the construction which combines the boiler and heater in one cylinder. The flames produced by the burner are said to be steady, giving a uniform heat all around the base of the cylinder. These boilers are galvanized.

New Floor Sander.

AMONG the recent appliances put on the market is a motor-operated floor sander, which has been developed for general floor sanding work. The motor operates a twelve-inch sand roll which has been bound sufficient for large floor areas and still small enough to permit convenient operation in cramped spaces. It is claimed that this machine does the work faster, cheaper, and better than can be done by hand. It is simple in design, being composed of a few parts and is built on an interchangeable plan, which assures that parts ordered for repairs will fit. The manufacturers claim that with this machine from 4,000 to 7,000 square feet of flooring can be surfaced a day (once over). By the use of ball-bearings, efficient electric motors and a well-balanced sanding roller, the machine consumes only a small amount of energy. It is stated that the operating cost does not exceed a dollar a day for electric power, including sand paper. The sanding roll is twelve inches long and runs 725 revolutions per minute. It is constructed of a steel shell covered with high-grade felt, forming a cushion for the sand paper. An edge sanding roll, 4½ inches wide, is provided which is detachable and used only for surfacing the edge of the floor close to the wall. A vacuum cleaner placed directly behind the sanding roll gathers the particles of dust and carries them through a pipe to a sack near the operating handle.



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The zoning law is working properly in Queens. A man who intended to erect a six-story public garage in a residential neighborhood has had his plans rejected.

On the whole the cost of carrying real estate in New York City in the future is likely to be less proportionately than more. This, with the higher rental rates which the scarcity of most kinds of space warrants, should help its investment value and make it easier to sell.

The decreased rentals which have been required for business space south of 23d street and the rising values north thereof can be expected to operate powerfully in combination with the new transit facilities to repopulate the zone with a substantial class of business firms in the next great real estate movement, provided that in the older buildings there is a reasonable compliance with the demand for the conveniences offered by the new uptown buildings.

Some may have overlooked the announcement that the documentary stamp tax was left out of the new emergency revenue bill. The Commissioner of Internal Revenue confirms the report and says that since midnight, September 8, no stamps have been necessary on deeds, mortgages, promissory notes, contracts of sale of real estate and all similar papers. Realty has had so much burdensome legislation thrust upon it by Washington and Albany that the opposite kind is most welcome.

It is remarkable how many important retail stores, which have migrated into the Fifth avenue district, have been willing to take tenancy in the narrow side streets, though in their old locations they were mostly on the avenues, or in broad cross streets. No doubt this is a tribute to the attractive power of Fifth avenue, but it is also an evidence of the difficulty of procuring a large site uptown. Indications multiply that before long Madison avenue and some of the other broad uptown thoroughfares will attract many of the larger firms.

### For Safe Construction.

The verdict of the Coroner's jury in the case of the collapse of a tenement house in course of construction in the Bronx, which finds two members of the firm of contractors and a building inspector guilty of criminal negligence and holds them for the action of the grand jury, has raised again the question of the advisability of licensing builders. In the past when legislation to this end has been proposed, as it was by the late Isaac A. Hopper, when he was Superintendent of Buildings for the Borough of Manhattan, both strong opposition and vigorous advocacy were developed.

The question was found to be a highly complex one, both economically and legally. Then, as now, there were a number of good precedents for passing a license law for builders, with many reasons for so doing; and at the same time there appeared to be a real danger of doing an injustice to various interests. Upon close study it was also perceived by legal minds that it would be difficult to frame a bill that would pass the test of constitutionality. Moreover, as many trades and callings had been applying for the license privilege, the Legislature had set itself against any further extension of the list of restricted occupations.

The new act for the registration of architects is not a license law. It restrains no contractor, builder, engineer or owner from drawing building plans either for himself or others; but he must not use the title of "architect" without being registered. In those States where laws have been passed forbidding anyone except registered architects to file drawings and take out building permits abuses have resulted. The New York law is drawn with a different intention. It is an educational rather than a restrictive measure, and is designed to raise the standard of the architectural profession without interfering with anyone in his usual vocation. If the right to use the initials of "R. A." (Registered Architect) after one's name is an honor worthy to be striven for by architectural students, as it is, the way has been prepared.

Conceding that the building laws and the Building Department are primarily intended to protect the public from unsafe construction, there are yet occasions when they seem unable to prevent deception and detect incompetency. In view of this, a building official has suggested to the Record and Guide that the trade unions could advance their own and the public's interest if they should direct their members not to do things contrary to the Building Code. For example, if bricklayers in building exterior bearing walls would refuse to work in "snap" headers and insist upon making a bond between the front brick and the backing, as they know the law requires, they would be performing a public service.

In their collective capacity trade societies owe the public certain obligations in return for the protection which the laws give them. One of these is the obligation to perform their work in a lawful manner so that life and property will not be endangered.

### Building and Loan Associations.

Building and loan associations are aiding materially in the growth of the New Jersey shore counties. They are recognized as exerting a beneficial influence when organized and conducted as purely local societies on the bedrock of mutual co-operation. National associations with salaried officials and not entirely co-operative have rarely, if ever, proved successful.

Membership is not, however, unattended by risk, as this is present wherever installment payments are obligatory. Forfeiture and fines being means by which the income of an association is increased, it naturally takes advantage of every opportunity to enforce them. Competitive bidding for loans is another source of profit that hastens the liquidation of loans, in addition to a rather high rate of interest. Usually in about ten years a

series terminates, and the members have then discharged their obligations and own their property free and clear.

The advantage to a borrower of a building and loan association over a savings bank consists mainly in its willingness to loan almost the full amount necessary for the purchase of a site and the erection of a home, while the savings bank will lend no more than two-thirds of the value of the premises. But when a home builder has a one-third equity he is perfectly safe with a savings bank mortgage against the property for the other two-thirds, provided he keeps his interest and insurance paid. Being free from the obligation to pay regular installments, he can follow his preference whether to increase his equity and reduce his interest gradually by continued systematic saving, or employ his extra capital elsewhere. Nothing better than a savings bank as a safe and profitable form of investment for beginners has ever been invented, but the building and loan association will help a young man to win a home more expeditiously. He need not wait to save a one-third equity before building, if he joins a co-operative society.

The willingness of many speculative builders, especially in New Jersey towns, to sell property in private transactions upon the payment of a surprisingly small amount of cash as a first installment is doubtless attributable to the example of the local associations. At any rate, any frugal man desirous of possessing property will find the way made easy for him in almost any suburban community.

The growth of these outlying places—in Queens, Nassau, Suffolk, Westchester, Putnam and Rockland counties, as well as the Jerseys—is one of the surprising manifestations of the times, being virtually an expansion of the residential quarters of the greater city, since the new householders are mainly families who have moved out from Manhattan. In consequence of the great size of the metropolis, they must go farther to find individual homes than was customary a quarter of a century ago. Old New York is more and more being given over to business buildings, hotels, rooming houses and either very expensive or very squalid apartments. Private houses and moderate-priced flats of the old order are being steadily eliminated because of the greater income that can be produced by other forms of construction. In this more distant suburban construction, building and loan associations and local contractors, rather than speculative builders, are for the present taking the leading part.

Building associations existed before the Christian era. They were then recognized institutions in China, with essentially the same fundamental features that the present associations possess; namely, the payment of dues and interest at stated periods, competitive bidding for loans, repayment of loans in installments, a system of fines and an equal division of profits.

### Unnecessary Repaving.

Editor of the RECORD AND GUIDE:

To opponents of municipal extravagance, which is largely responsible for the depression in real estate in New York City, it is disappointing to find Borough President Marks advocating the spending of more millions in repaving—a fruitful source of extravagance in previous administrations. Pavements that would be serviceable for years to come have been replaced.

The reasons given by Mr. Marks will hardly be convincing to taxpayers who realize that, while repaving is paid for out of the general tax and not by direct assessment upon the owners of property abutting the street to be paved, the cost is actually paid by every taxpayer in the city.

Mr. Marks says it is conceded that the average life of a pavement is fifteen years and that, because 112 miles of Manhattan pavements are fifteen years old, 112 miles of the pavement is worn out and should be replaced. The fact is that in some side streets a good pavement should last two or three times that long.



## 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. 140.—In selling a piece of property at the present time, is it necessary to insert in the contract that the property is sold subject to the conditions or restrictions imposed under the Zoning Resolution? Or is it unnecessary to mention this and would the purchaser be obliged to take title if he intended to use the property for a purpose other than that permitted under the Zoning Resolution if no mention were made of it in the contract?*

*Answer No. 140.—It is not necessary to insert in the contract a clause stating that the property is sold subject to the conditions and restrictions imposed under the Zoning Resolution. The purchaser could not reject title on the ground that no mention of the restrictions was made in the contract.*

*Question No. 141.—As a broker I found a buyer for a certain property. On closing the title it was found that a judgment was entered against the seller. He refused to settle the claim, stating that he was going to appeal the case. The buyer then refused to buy the property. The contract read that I was to receive my commission when the title passed. Have I any claim to a commission.*

*Answer No. 141.—Yes.*

*Question No. 142.—Is there any law on the statute books which permits a landlord to dispossess a tenant (who has a lease) for non-payment of rent and still hold him for rent on his lease? Can a landlord dispossess a tenant on a lease for same cause, rent the premises for whatever can be obtained and then hold the dispossessed tenant for any deficiency that may have occurred*

*Answer No. 142.—The form of many leases is such that a landlord may dispossess a tenant and hold him for any rent that he is not able to get by a re-letting. All that a tenant has to do in*

wise. The whole problem is to insure safe building and the solution of that problem lies in fixing responsibility, first, for structural design in accordance with loads and stresses clearly defined in the building code, and secondly, for construction with materials—brick, mortar, etc.—of quality clearly defined in the code.

The building law is clear as to what may and what may not be done. What it lacks is provision to hold offenders responsible. In England it is possible ten years after a building has been erected to call the architect before the bar and fine or imprison him if his design is discovered to be faulty.

Our statutes should fix such a degree of responsibility upon an owner that he will be careful at the beginning to engage competent persons to do his work. The law need not require him to hire an architect, but it should hold to strict accountability anyone who assumes competency to design a building.

Whether the building be small or large, whether its designer be an architect or engineer or carpenter, that designer should be responsible for its safe design according to law and also for its execution in a safe manner.

If the man who makes the structural design has under some circumstances no control over the erection, the law can at least give him access to the premises and require him under penalty to file a violation whenever the structural provisions of his plan are disregarded.

When an owner for any reason has occasion to discontinue the service of his architect or engineer at any stage of the design or its execution, he could do so with consent of the Building Department upon complying with prescribed formalities which would place upon record the

order to avoid such a situation is to pay his rent and observe his contract obligations.

*Question No. 143.—Has the Fire Commissioner the right to order an interior fire alarm signal system in a building used for an employment agency or for a lodging house and to require connections with fire headquarters?*

H. O.

*Answer No. 143.—Section 762 of the Charter, amended by an ordinance of the Board of Aldermen passed in December 1911, provides as follows:*

The owners and proprietors of all manufacturing, hotels, tenement houses, apartment houses, office buildings, boarding and lodging houses, warehouses, stores and offices, theatres and music halls, and the authorities or persons having charge of all hospitals and asylums, and of the public schools and other public buildings, churches and other places where large numbers of persons are congregated for purposes of worship, instruction or amusement, shall provide such means of communicating alarms of fire, accident or danger, to the police and fire departments, respectively, as the fire commissioner or police board may direct, and shall also provide such fire hose, fire extinguishers, buckets, axes, fire hooks, fire doors and other means of preventing and extinguishing fires as said fire commissioner may direct. In every building used or occupied as a hotel, lodging house, or public or private hospital or asylum, there shall be employed by the owner or proprietor, or other person or persons having the charge or management thereof, one or more watchmen, whose exclusive duty it shall be to visit every portion of such building, at regular and frequent intervals, under rules and regulations to be established by the fire commissioner, for the purpose of detecting fire or other sources of danger, and giving timely warning thereof to the inmates of the building. In every room of each of said buildings there shall be posted a card, upon which shall be printed a diagram showing the exits, halls, stairways, elevators and fire escapes, and in the halls and passageways, signs shall be posted indicating the location of the stairs and fire escapes. In each of the said buildings there shall be placed and provided electrical or other alarms and time detectors, to be approved by the fire commissioner, by means of which the movements of said watchman may be recorded, and through which alarms of fire or other danger may be instantly communicated, by means of bells or gongs, to every portion of the building. Said electrical apparatus, and all other appliances placed or kept within any of said buildings for the purpose of preventing or extinguishing fires, or for affording means of escape therefrom in case of fire, shall be kept at all times in good working order and proper condition for immediate use, and any member of the uniformed force of said department may enter any of the said buildings at any time for the purpose of inspecting said apparatus or appliances.

names of those who can be held responsible for the design and execution of a building at every stage.

Stated in brief—so many persons have directing hands in the different stages of one building that when an accident occurs it is difficult to fix the responsibility. Examinations and licenses to establish ability are a doubtful recourse, but the law should make it possible to locate responsibility definitely and promptly and to assess severe penalties upon offenders against safe design and good construction.

D. EVERETT WAID.

### Golf Tournament of Board.

The seventh annual golf tournament of the Real Estate Board of New York will be held on October 18, at the Scarsdale Golf Club, Hartsdale, N. Y. The great success of the previous meetings, both in interest and attendance, has made these tournaments a feature of the Board, and the members look forward to them as being permanent.

The events will be the same as last spring. There are two extra prizes, one given by Albert B. Ashforth and the other by Russell Marston. Players should arrange for partners beforehand, if possible, but the committee will assist those who are unable to do so, if requested. Owing to the difficulty in getting caddies, entries should be handed in as early as possible. The cost of the luncheon, green fees and prizes are included in the entrance fee of \$3.50.

The chairman of the Golf Committee is Albert B. Ashforth and Joel S. de Selding is the secretary. The other members include H. H. Hazelton, John P. Kirwan, Walter Stabler, W. J. Van Pelt and Russell Marston.

The life of a pavement is not determined by the number of years it has been laid. It is heavy vehicular traffic and the amount of ripping-up permitted by the city which destroys its pavements. When builders open up streets for sewer and water connections they are required to deposit a certain sum of money with the city to insure the restoring of pavements to their original condition. Perhaps if the city authorities were as zealous in seeing that this is done as they are in making inroads on the city treasury to repave streets there would be less excuse for the latter. Along how many of the 112 miles are the residents and business men asking for repaving?

"Few persons," says Mr. Marks, "realize how essential good pavements are to the success of their business, to the public health, etc." Some think it might be more fitly said that few officials realize how detrimental to business is the continual ripping up of the streets for repaving. Every time a street is repaved business is upset for weeks. Access to stores is made difficult, dust and dirt from the street blow in on the goods, the sidewalks are littered up with paving blocks and, when the job is finished, the curb is invariably set at a different grade from what it was, making the sidewalk unsightly and sometimes dangerous.

As to the public health, it is probably more endangered by the noxious gases and the malarial conditions created by upturned pavements than from any innocuous germs resting undisturbed by the Street Cleaning Department in the joints of pavements, already laid. At least that is the view of a physician I have consulted.

"I should like every citizen to bear in mind," says Mr. Marks, "that if the city desires to maintain its commercial supremacy, it must expend annually millions of dollars more for repaving than it is spending now."

The merchants of New York City and its commerce have probably suffered as much from officials disturbing existing conditions in its streets and sidewalks as from any other source.

ALBERT E. DAVIS.

### Licensing Builders.

*Editor of the RECORD AND GUIDE:*

The proposal to license builders and superintendents, as a means of preventing disasters such as the recent collapse of a new tenement house in the Bronx, is open to serious question.

Its adoption would involve the creation of an additional piece of municipal governmental machinery which would be costly to operate. It would introduce one more complication in the already complex operation of building, and add another burden of cost to building.

If the department organized to examine and license the many thousands of men engaged in the structural design and erection of buildings should be an efficient organization, it would inconvenience and hamper the building world seriously.

If it should be less efficient than it ought to be, it would actually increase the dangers it is intended to obviate. Hundreds of poorly equipped constructors would secure badges of competency which would obtain for them greater opportunities than they would otherwise have to do bad work for the public.

In the work of structural design and erection of buildings many thousands of people in New York City alone are engaged, and that with innumerable gradations and variations of functions. Any attempt to license would be most difficult and complicated to carry out on any just basis and would be most likely to result as class legislation of the most vicious sort.

It is to be feared also that all the tremendous expense and limitation of liberty of vocation would accomplish no good end. The licensing of pharmacists, or barbers, or veterinarians, is a simple matter in comparison with undertaking to license all the architects, engineers, carpenters, masons, iron-workers, superintendents, inspectors, etc., who have some part in making a building safe or other-

REAL ESTATE NEWS OF THE WEEK

Real Estate in All Branches Improved—  
Work Done for Owners by Laurence McGuire

By CHARLES F. NOYES

REAL estate in every branch is in a better condition to-day than it has been for seven years. Better confidence exists, and property values have undeniably stiffened. Mortgage money is easy, and good loans can be procured. Best of all, renting in all neighborhoods is brisk with higher rentals prevailing in many districts. There is a better understanding between owners and tenants with the various city and state authorities having the enforcement of the new building and occupancy laws, and in this regard the city at large owes Laurence McGuire, President of the Real Estate Board, a debt of gratitude that will be difficult to repay. It was he who loyally worked at Albany as well as at the City Hall to modify, make more reasonable, and to properly protect real estate owners and tenants during the period just passed when most of this legislation was placed on the statute books. Knowing conditions as probably no other man understands them, Mr. McGuire successfully took up the cause of the realty interests, and he alone deserves largely the credit of bringing about the better understanding that exists.

In the renting market conditions are so much improved that they are unbelievable, except to those who keep in active touch with the very up-to-minute conditions. I have never witnessed such a sudden reversal in renting conditions. Downtown stores and lofts where leases are usually made only in February and May are now rapidly renting. Office space is filling up and many of the better downtown office buildings are absolutely without vacancies. Large buildings, such

as Equitable, City Investing, Woolworth, Trinity, Adams, and United States Realty are in an excellent income condition, and those who predicted disaster for certain of these new investment buildings a few years ago, and who held off in making leases hoping to get lower rentals, are now forced to pay higher figures, and are not able to get the choice space selection that was offered when the buildings were new.

Broadway between Grand and Bleeker streets has come back. It is not a case of "it is coming back." Back it has come, and the doubting ones have only to look around for available space which does not exist. Practically all desirable space in this belt has been absorbed, and there is to-day less space offered on Broadway north of Grand street than at any time during the past five years. When the Broadway subway is opened—less than two years off—rents in this section of Broadway will undoubtedly advance 25 per cent., because all Broadway needs to fully come into its own as far as value is concerned—property and rental—is transportation.

The insurance district now centered on William street from Maiden Lane to Fulton street was never in a stronger condition. Buildings are filled, and one or possibly two new buildings must be erected during the next year to look out for the actual demand for additional space requirements. East of William street and south of the Bridge, rentals are being increased, and very little space is offered for rental.

Another very favorable sign is the increasing number of cash buyers that are coming into the market for real property

INDUSTRIAL IMPORTANCE OF QUEENS  
REFLECTED BY OFFICIAL FIGURES

QUEENS ranks seventh in per cent. increase of capital invested in manufacturing as compared with the larger cities in the United States, according to an article appearing in the current number of "Queens Borough," the monthly publication of the Chamber of Commerce of the Borough of Queens. "One of the best tests of the industrial importance of any community," says the article, "is the capital invested in manufacturing. Since 1909 the capital invested in factories in the Borough of Queens

has increased 29.1 per cent., according to the latest report of the Federal Census for 1914."

With the data from the following twenty-nine first class cities (with the exception of Chicago) on hand, the Chamber of Commerce shows by comparison that the Borough of Queens ranks seventh in this respect, being surpassed by only Los Angeles, Detroit, Jersey City, Cleveland, Rochester, and Seattle. The figures for 1909 and 1914 with the percentage increase compared with Queens Borough, are shown below:

CAPITAL INVESTED IN INDUSTRIES IN VARIOUS CITIES.

City	1914	1909	Per Cent. Increase
Los Angeles	\$ 101,681,000	\$ 59,518,000	70.8
Detroit	295,171,000	190,125,000	55.3
Jersey City	150,768,000	103,369,000	45.8
Cleveland	311,504,000	227,397,000	37.0
Rochester	127,489,000	95,708,000	33.2
Seattle	61,317,000	46,867,000	30.8
Queens Borough, N. Y.	187,990,000	145,617,000	29.1
Minneapolis	115,592,000	90,382,000	27.9
Portland, Ore.	48,510,000	37,996,000	27.7
Buffalo	243,311,000	193,041,000	26.0
St. Paul	76,010,000	60,467,000	25.7
Kansas City	53,341,000	42,729,000	24.8
Syracuse	63,957,000	57,726,000	23.6
Boston	214,735,000	175,182,000	22.6
New York City	1,626,104,000	1,361,860,000	19.4
Newark, N. J.	214,306,000	180,111,000	19.0
St. Louis	315,950,000	269,392,000	17.3
Indianapolis	87,724,000	76,497,000	14.7
Louisville	89,957,000	79,437,000	13.2
Philadelphia	772,696,000	688,782,000	12.2
Pittsburg	309,217,000	283,059,000	9.2
Milwaukee	240,780,000	219,391,000	9.0
San Francisco	145,622,000	133,824,000	8.8
Baltimore	177,301,000	164,437,000	7.8
Columbus	52,098,000	48,747,000	6.9
Denver	44,679,000	42,215,000	5.8
Cincinnati	157,468,000	149,896,000	5.1
Providence	119,390,000	118,512,000	0.7
Albany	26,683,000	26,276,000	-1.5
New Orleans	53,989,000	56,934,000	-5.2

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investments. Many sales are being made or negotiated, and for the first time in several years real estate can be sold on strictly investment lines for all cash. Prices while still low are getting better, and it is a certainty that a great improvement has occurred, and that real estate is being better regarded by our foremost appraisers, and by the real investors.

With all these favorable conditions, the broker that does not reap a harvest of commissions during the next few years will have only himself to blame, because property will not continue to sell at these present low levels much longer, and rentals are certain to be higher. With prosperity on every hand there are many buyers for well located income property, which will not be offered at present day prices much longer.

**HEALTH IN TENEMENTS.**

(Continued from page 454.)

which people inhale makes the nose and throat more accessible to the invasion of infection when crowded in traffic conveyances immediately after coming from the street, so, with that proviso, I should say this: That where there is excessive dust or excessive draught and spreading of dust through crowds of people in the streets, there is going to be a diminished local resistance of the respiratory tract to such diseases as people are commonly exposed to in crowded premises, such as moving picture theaters, traffic conveyances and many places of public assembly.

The infant mortality rate is usually higher in the most congested places, except for certain characteristic racial differences. The congested colored section gives an infinitely higher rate—I should say three or four times as I read the infant mortality statistics, as an area similarly congested occupied by Jewish people. There are racial differences involved so that I could not make such a very broad general answer. The colored would be three hundred and the Jewish ninety per thousand living births with similar congestion in similarly constructed buildings.

I should say we could anticipate with perfect certainty a diminished sick rate and a diminished incidence of infectious disease, and a diminished death rate, in all areas of the city limited to residence developments. The portions of the city which have the small family house development show a lower death rate under equal economic conditions.

**BUILDING DATA.**

(Continued from page 451.)

The following table shows the result of the activities of this department in the prosecution of unlicensed plumbers:

	1915.	1914.
Unlicensed plumbers reported.....	312	340
Held in bail for Special Sessions...	23	63
Discharged in Magistrates' Courts..	3	11
Summoned to court—failed to appear	1	1
Fined in Special Sessions.....	17	47
Committed to City Prison.....	7	5
Released on suspended sentence.....	2	10
Acquitted .....	1	5
Illegal plumbing signs reported.....	68	..
Illegal plumbing signs removed; also hot water boilers.....	45	4
Registered since apprehension.....	22	19
Licensed, but not registered.....	15	1
Could not be reached with summons	3	10
Registration canceled .....	8	23
Shops reported vacated .....	65	..

It should be noted that there was a decrease in the number of unlicensed plumbers reported during the past year, and also that the number of convictions in Special Sessions is less than in 1914, while the number committed to the City Prison is greater.

This bureau is badly handicapped in the work of detecting and preventing the work of unlicensed plumbers, as it has had to depend entirely on the results obtained from only one inspector who has been specially assigned to this work.

**Big Business Merger.**

Douglas L. Elliman & Company announce that they have formed a combination with the real estate brokerage concern, the J. P. Whiton-Stuart Company, now at 8 East 54th street. Mr. Whiton-Stuart, president of the company, will become a member of the board of directors of Douglas L. Elliman & Company and transfer his extensive business to that

**Mr. Owner:**

Have you any private house property which is either not returning a sufficient income or is being carried at a loss?

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firm. He has figured prominently in a number of important transactions in recent years and has been especially active in the sale and renting of private houses.

#### Junior Taxpayers' League.

The incorporation of the Junior Taxpayers' League and the increase in membership has made the organization a stronger and more powerful one in the short time of its existence by the strenuous effort on the part of its organizers to bring the organization to a high standard and large membership.

The league was organized to bring the sons and daughters of property owners together in a city wide movement to verse them in the legislative and municipal affairs; that they might know and remedy the many conditions in the administrations powers that are detrimental to realty. The league will hold meetings on the second Saturday evening of each month at the Hotel Majestic, 72d street and Central Park West,

and at each meeting a prominent speaker will address the meeting after the business part of the meeting a musical entertainment will follow.

The officers want it expressly understood that the league is not entirely devoted to the business interests, but has a strong social trend. The officers are: Oscar L. Meyerson, president, Harry W. Goodman, treasurer; George Reubel, Jr., first vice-president; Samson Friedlander, counsel; Morris Jacobs, second vice-president, and Miss Hattie Kraemer, secretary

#### Subway Contracts.

The Public Service Commission has awarded to the Degnon Contracting Company of 30 East 42nd street, New York City, a contract at \$810,265 for the construction of Section 1-B of Route No. 12, a part of the Fourth avenue Rapid Transit Railroad. The section in question lies in part underneath the Atlantic avenue station of the Long Island Rail-

road in Brooklyn. It is part of the Brighton Beach connection between the Brighton Beach Railroad and the Fourth avenue subway, and was the only section on that work yet remaining to be placed under contract. It has not been let until this time owing to the necessity of first completing preliminary construction work done by the Long Island Railroad underneath the station. This work consisted of the construction of a concrete slab or base for the railroad tracks, the slab eventually to form the roof of the subway structure underneath the subway station.

Another contract awarded during the week was that providing for the installation of tracks on the main portion of the Culver Rapid Transit Railroad in Brooklyn, to the firm of Kaufman & Garcey, of 51 Chambers street, New York City, at \$103,680. Bids were opened recently for this work. The new Culver line now under construction has an elevated railroad, and will replace the present surface extension of the Fifth avenue elevated line extending to Coney Island, and known as the Culver line. The new line will become an extension of the Fourth avenue system. The contract awarded to Kaufman & Garcey covers track installation over practically nine-tenths of the line. The portion of the line from near Avenue X to the Coney Island Terminal will be constructed later. It is expected that the line will be completed and ready for operation some time next year.

The commission has also awarded to the Serber-Stander Company of 118 East 28th street, Manhattan, the contract for the construction of station finish on three stations of the Broadway-Fourth avenue subway in Manhattan, namely, those at Canal street, 23rd street and 28th street on Broadway. The amount of the contract awarded was \$149,324.75. Other stations on this line are already under contract. The Canal street station is on the Manhattan Bridge division of the Fourth avenue line and is to be built beneath Canal street extending to the Bow-neath Canal street to the Bowery.

#### Condemnation Proceedings.

In 1913 an amendment to the Constitution was ratified by the people, providing for an alternative method of making awards for land taken for public use. Prior to that time the only method in use in this city was that of the appointment by a Justice of the Supreme Court of three commissioners, who acted together and determined the value of land taken for public use. The amendment added a new method, namely, that the award might be made by a justice of the Supreme Court without submission to a referee and without a jury. In the same amendment to the Constitution, it was provided that when streets, parks, etc., are laid out or widened, additional land might be acquired sufficient in area to form suitable building sites.

To carry out the provisions of the Constitution six bills were prepared on behalf of the city and enacted by the Legislature of 1915. Four of the chapters relate to the method of acquiring real property, one relates to the acquisition of assessed land, and one enlarges the powers of the Board of Assessors and modifies the regulations concerning the award of damages caused by the regulating and grading of streets.

#### Tour of Inspection.

Henry W. Hodge and Travis H. Whitney, Public Service Commissioners, accompanied by engineers and officials of the Commission, and officials of the Long Island Railroad, recently made a trip in a special car over the White-stone and Bayside branches of the Long Island Railroad in order to study in detail the physical condition of the two branches named, particularly from the point of view of elimination of grade crossings and adequacy of stations. The trip had particular reference to the fact that the commission has before it for consideration a proposed lease of these two branches to be operated as extensions of the elevated line in Queens now terminating at Alburty avenue, Corona.

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**PRIVATE REALTY SALES.**

TRADING this week showed considerable improvement over that of last week and a demand was manifested for widely distributed properties, rather than for those in any particular section. The strength of the apartment renting branch of the market was reflected in several important transactions forecasting building operations. The more important deals of this character concerned the acquisition of a large vacant plot in West 123d street, between Morningside and Amsterdam avenues, which may be improved with an apartment house, and builders also acquired dwellings on West End avenue and now control a large site which is to be improved with a tall apartment house, to contain small suites.

Union Square contributed an important transaction, which will also result in a building operation. It has been reported that there is an excellent demand for quarters in buildings of this section which have been modernized, to comply with the various city departmental rulings, and the contemplated building is to be erected in anticipation of a continuation of this demand.

Leasing maintained its steady strength, both in the residential and commercial branches, and brokers continue to report excellent business in practically all lines.

The auction market for the coming month offers a wide and diversified field for buyers. The usual number of suburban offerings are scheduled for disposition, and in addition a number of well located Manhattan investment properties will be offered to close the accounts of big estates.

This afternoon, Joseph P. Day will sell on the premises at Oakland Heights, Mt. Vernon, 100 lots, comprising the remainder of a development of 405 lots. Ten of the lots are available for business improvement, adjoining the Union Station of the New York, New Haven & Hartford Railroad, and the New York, Westchester and Boston Railroad. The remainder of the tract is restricted to residences, and is located in an attractive home center in Mt. Vernon.

On Thursday, October 5, L. J. Phillips & Co. will offer at an executor's sale of the estate of Charles Jacoby, by order of M. S. Guiterman, to be held at the Vesey Street Exchange Salesroom, a seven-story elevator apartment house, at 929 West End avenue, the six-story elevator apartment house at 109 West 129th street, and the two five-story apartment houses at 141-143 West 113th street. On the same day these auctioneers will offer by order of Townsend & Guiterman, attorneys, the four-story dwelling at 10 East 66th street, in a fine residential block.

One of the important auction sales to be held in New York within recent years is forecasted by the institution of partition proceedings by members of the Chisholm family, who control large holdings on the lower West Side and in the Washington Square section. Although the present action does not involve all of the real estate held under the Chisholm ownership, enough parcels are involved to offer a wide range for investment or speculative purchases. Some of the larger holdings of the estate are located in the old department store and dry goods district, which has been showing signs of revival within the last few months and the present attitude of buyers with respect to properties in this section, as evidenced by the result of the contemplated sale, will be awaited with considerable interest. The list of properties to be sold will be found in the Second Section, under the heading "Lis Pendens."

On Saturday, October 14, Joseph P. Day will sell on the premises, 642 lots at Manhattan Beach, near the former site of the Oriental Hotel, in the rear of the bathing pavilion and fronting on Oriental Boulevard, and comprising the remaining section of this well-known residential tract. These lots are all that remain out of a total number of 2,400, which were in the possession of the Manhattan Beach

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

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

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

The "Land Value Maps" is also used constantly by savings banks, title companies, insurance corporations and estates when considering loans; by investors and speculative builders; by real estate appraisers and brokers, etc.

Because of the new Zoning Law and the approaching completion of the dual subway system there is bound to be a great increase of real estate activity requiring comparative studies of market values in the different sections of the city, and the only basis for such studies is the "Land Value Maps."

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The Saturday following, on the 21st, Bryan L. Kennelly will offer the 414 lots in the town of Harrison, N. Y., immediately adjoining the city line of White Plains, known as Silver Lake Park.

**T**HE total number of sales reported, and not recorded, in Manhattan this week was 13, as against 12 last week and 27 a year ago.

The number of sales south of 59th street was 3, as compared with 6 last week and 6 a year ago.

The sales north of 59th street aggregated 10, as compared with 6 last week and 21 a year ago.

From the Bronx 16 sales at private contract were reported, as against 8 last week and 17 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 471 of this issue.

**One-Time Baseball Park Conveyed.**

The City Real Estate Company, a subsidiary of the Title Guarantee & Trust Company, took title, for a nominal consideration to the one-time baseball park occupying the property bounded by Broadway, Fort Washington avenue, 155th and 158th streets. William H. Wheelock, of the Douglas Robinson-Charles S. Brown Company, which negotiated the sale, represented the real purchaser whose identity is still being kept secret. The purchase price, as previously announced, was \$2,000,000. No information could be obtained as to what use is to be made of the property. The tract was sold by the New York Institute for the Education of the Blind, through Frederick De Peyster Foster, treasurer of the institute. Bowers & Sands acted as its attorneys in the transaction. This is the block which the Presbyterian Hospital trustees optioned to purchase last year for development as a medical center in connection with the College of Physicians and Surgeons, the medical branch of Columbia University, but the option was allowed to expire.

**Sale of Seventeen Lots.**

Directors' Realty Holding Company, I. Randolph Jacobs, president, purchased seventeen lots in the north side of 123d street, between Morningside and Amsterdam avenues. The property has a frontage of 425 feet, the easterly line being within 100 feet of Morningside avenue. The plot is vacant, with the exception of one brick building. A portion of the property has been used as a corporation yard, while the westerly end has been occupied by tennis courts. The property was sold by the Mary G. Pinkney estate, Clarence H. Kelsey, administrator, and has been held at \$275,000. It is understood that a six-story apartment house will be erected on the site. Frederick V. V. Shaw was the broker in the sale.

**\$1,000,000 Deal in Brooklyn.**

One of the most important Brooklyn sales recently closed affects the square block bounded by Bedford and Atlantic avenues, Bedford place and Brevoort place. The property has been bought from the Townsend Wandell estate by the Palher Realty Company, Paul M. Herzog, president. The property fronts 437 feet in Brevoort place and on Atlantic avenue and Bedford place the frontages measure 300 feet each. Plans are now being prepared for the improvement of the site with a theater and a number of taxpayers, and it is said that the new playhouse will be larger than any other now in the borough. The property was held at \$500,000 and was sold through J. Edgar Leaycraft & Company and the Bulkley & Horton Company.

**Sale in 46th Street.**

A. J. Robertson sold for the 31 West 46th Street Corporation, K. E. Hanley, president, to Augustus V. Curtis, of Chicago, 31 West 46th street, a five-story store and apartment building, on a lot 21x98.9. The property was held at \$80,000, which is the assessed valuation. A ten-year lease, from October 1, has

been taken by F. D. Casey. The annual rental is \$6,600 a year, which includes taxes. The lessee also pays all repairs, insurance and other charges.

**Adolph Lewisohn Adds to Holdings.**

Henry Morgenthau Company, Robert E. Simon, president, sold to Adolph Lewisohn, through L. J. Phillips & Co., the five-story business building, at 13 East 42d street, adjoining the Hotel Manhattan. The property was recently leased to George McE. Bowman, proprietor of the Biltmore and Manhattan Hotels, for twenty-one years, at an annual rental of \$25,000. The property is under contract to the selling company who purchased it about four years ago from the Schermerhorn estate, who was the owner of record for about thirty-five years. L. J. Phillips & Co. were also the brokers in this lease. At that time the property was under lease, expiring November 1, 1916, the annual rental being \$5,000. The building is used at the present time as part of the Hotel Manhattan, the store front being tenanted by the United Cigar Stores Co.

**\$1,000,000 Country Home.**

Robert E. Tod, prominently identified with yachting, has added to his holdings on the north shore of Long Island through the purchase of a tract of 217 acres on the Jericho-Oyster Bay and Syosset-Brookville roads. The property

was acquired from the estate of Mrs. Cecil Lyon and Joseph Wright. Mr. Tod will combine the properties and improve them with one estate, at an estimated cost of about \$1,000,000. In the immediate neighborhood are the estates of C. I. Hudson and Bronson Winthrop.

**Bronx Merchants Buy.**

Alfred M. and Howard J. Rogers, proprietors of the department store at the northwest corner of Third avenue and 143d street, have purchased through Richard H. Scobie, the block front on the south side of Fordham road, between Park and Webster avenues, opposite the Fordham station, at present improved with twenty-two frame stores. The property has a frontage of 170 feet on Fordham road, 160 feet on Park avenue and 180 feet on Webster avenue. The sellers were Arthur H. Murphy, Joseph P. Reed and the John P. Haskins Estate. While no plans have been announced indicating the purpose of the new owners, it is understood that eventually the site will be utilized for the construction of a large store building for their own occupancy.

**New Apartment Project.**

Joseph and Anthony Paterno bought 907 and 909 West End avenue, two old, private dwellings from Iva G. Hicks and Mrs. Marie E. L. Moseman, respectively. The buyers acquired several months ago

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NEW YORK CITY



905 West End avenue adjoining, and now control a plot 60 x 98.9, which will be improved with a thirteen-story apartment house from designs by Gaeton Ajello, architect. The new house will contain four apartments on a floor, each having four and five rooms and bath, and will be a replica of the Luxonia, at 305 West 72d street, which was erected by the same interests and subsequently sold to an investor. Earle & Calhoun were the brokers in the deal for the houses just sold.

#### Druggist Buys Corner.

Pease & Elliman have sold the six-story apartment house known as the Ponce de Leon, at 1151-9 Lexington avenue, and the five-story apartment house adjoining, called the Everett, at 150-152 East 80th street, on a plot fronting 102.2 on Lexington avenue and 51.3 in 80th street, for Edward and Clarice Josephy to P. Jaffe, druggist, at 79th street and Lexington avenue. This property has been held at \$150,000 and the purchaser has bought the property for an investment. Mr. Jaffe has been located on Lexington avenue for the past fifteen years.

#### Activity in Union Square.

Another important improvement has been commenced in the Union Square section as the result of the purchase of the three old buildings at 24, 26 and 28 Union Square East, adjoining the Union Square Savings Bank, at the northeast corner of 15th street. The property, which measures 77.6 x 125, was bought by the Union Square Improvement Co. from the Johnson estate and Theodore H. Ludwig. The new owning company is having plans prepared by William G. Pigueron, architect, 59 Pearl street, for a thirteen-story commercial building. G. H. Pigueron, 32 Union Square, has the general contract. The entire investment represents an outlay of about \$800,000. I. B. Wakeman was the broker.

#### North—of 59th Street.

**BERKELEY PL.**—John Pullman has sold 110 Berkeley pl, a 3-sty dwelling, on lot 20x100, for Mrs. Caroline Monroe to William A. Summers for occupancy.

**ST. NICHOLAS PL.**—The Knap & Wasson Co. has sold for the Christman estate 20 St. Nicholas pl, a 2½-sty dwelling, on plot 45x100, opposite 151st st. The purchaser is Nathan Wilson, who last July acquired through the same brokers the adjoining house at 18 from the Schuck estate. With this latest purchase Mr. Wilson now controls a site 90x100, which he will improve with a 5-sty apartment house.

**73D ST.**—Frank A. Seaver & Co. have sold the plot, 40x100, in the south side of 73d st, about 200 ft. west of 18th av, for Nora M. Guy.

**84TH ST.**—Horace S. Ely & Co. sold for Wolcott G. Lane 353 West 84th st, a 5-sty dwelling, on lot 16x102.2.

**104TH ST.**—Brooks & Momand sold for the Manhattan Savings Institution the 4-sty dwelling at 304 West 104th st, on a lot 20x100 ft.

**104TH ST.**—Brooks & Momand sold for the Manhattan Savings Institution a 4-sty dwelling, 20x100, at 304 West 104th st.

**114TH ST.**—Slawson & Hobbs have sold for Charles Runym, 546 West 114th st, a 5-sty dwelling, 20x55x100, to the Zeta Psi Fraternity.

**118TH ST.**—Elias Kullmann sold 14 and 16 East 118th st, two 5-sty flats on plot 50x100.11.

#### Bronx.

**WHITTIER ST.**—Alexander Selkin and David Mintz sold to Martha Schlesinger the plot, 50x100, in the west side of Whittier st, 250 ft. south of Garrison av.

**156TH ST.**—Samuel Cowen has sold the plot, 40x130, in the north side of 156th st, 100 ft. west of Prospect av, for L. Davis.

**181ST ST.**—Frederick Brown sold 937 East 181st st, a new 5-sty apartment house, 62x119. In part payment the buyer, Herman Hochstein, gave 156 Attorney st, a 5-sty tenement, 25x100.

**183D ST.**—McLernon Brothers sold for the Bond & Mortgage Guaranty Co., 53 West 183d st, a dwelling, on lot 20x200.

**BOSTON POST RD.**—Kurz & Uren have sold, for cash, to a client of Firm of Leonard J. Carpenter, the southeast corner of Boston Post rd and Bruner av, five lots known as Nos. 44-45-46-47 and 95 on map entitled map of 113 lots of the Baychester Realty Co., having a frontage of 195 ft. on Boston Post rd and 120 ft. on Bruner av.

**BROOK AV.**—Louis J. Hamel sold to Frederick Brown 1303 Brook av, a 4-sty flat, 29x100, for which he took in exchange 2144 East 19th st, Brooklyn, a dwelling, 80x100.

**FULTON AV.**—Amalie H. Q. Millholland and others sold, through Richard Dickson, the plot on the west side of Fulton av, 41.8 ft. north of 168th st, 87x115.

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**JEROME AV.**—Knap & Wasson Co. sold for Henry U. Singh the 1-sty taxpayer, 68x100, at the southeast corner of Jerome av and 183d st. The property is fully rented and has been held at \$75,000.

**LAFONTAINE AV.**—Frederick Brown sold to Paul Campaignas the 5-sty apartment house, 37.6x100, at 2021 Lafontaine av.

**MARION AV.**—Justice Cohalan has granted permission to Superintendent of Banking Eugene Lamb Richards, receiver of the Northern Bank, to sell the northeast corner of Marion av and 195th st, a 4-sty flat, 102.3x46.7xirreg, to Terrance P. Kane for \$23,500.

**MARION AV.**—Francis Haff sold for Mrs. Annie McCort her residence at 2636 Marion av, on a plot 50x175 ft. This was an all cash transaction.

**NEWBOLD AV.**—Samuel Cowen has sold the vacant plot, 100x103, on the north side of Newbold av, 87 ft. west of Zerega av, for J. Zimmerman.

**ST. ANN'S AV.**—Alexander Selkin and David Mintz sold to the Henry Morgenthau Co. 738 St. Ann's av, a 4-sty flat, 25x100.

**SOUTHERN BOULEVARD.**—A client of Clement H. Smith has purchased for investment 1334 and 1336 Southern Boulevard, two 3-sty frame dwellings, on a plot 50x100.

**3D AV.**—Richard Dickson sold for Eleanora K. Kligenbeck the lot, 25x86, at the southeast corner of 3d av and 157th st, for improvement with a taxpayer.

#### Brooklyn.

**WESTMINSTER RD.**—James B. Fisher sold the residence at 136 Westminster rd, on a plot 60x100, for Mrs. Maud Acker to Henry Main Barlow.

**48TH ST.**—Tutino & Cerny have sold for William Sturrock the plot, 82.2x100, on the south side of 48th st, 100 ft. west of 8th av.

**57TH ST.**—Tutino & Cerny sold for Carl Nielson the 2-sty, 2-fam. dwelling, on lot 20x100, at 714 57th st.

**CONCORD AV.**—Ferdinand Hecht has sold to Alessandro Di Palma the 2-sty building at 629-31 Concord av, on lot 51x96. The new owner will use it as a distributing station for a chain of grocery stores. Irving L. Goldberg was the broker.

**REID AV.**—Friday & Lehmann have sold the following: 323 Reid av, a 4-sty apartment house for Frank Dudenhofer; 22 Eldert st, a 3-sty dwelling, for Gustav Bauer; in conjunction with Haviland & Sons, the 2-sty dwelling at 245A Bainbridge st to Rosella Kennedy for occupancy; 470 Marion st, a 2-sty dwelling, for Frank Mirkes; 695 Halsey st, a 2-sty dwelling, for Charles Rehbein; 333 East 11th st, a 2-sty dwelling, on plot 50x100, for John Reid.

**4TH AV.**—Frank A. Seaver & Co. have sold the triangular block of about four lots bounded by 4th av, 90th st and Forest pl, for the Gibraltar Construction Co.

**8TH AV.**—E. T. Newman sold the 3-sty mansion at 104 8th av, on plot 40x100, for Mary E. Luckenbach to A. E. Clegg, of Westhampton Beach. Mrs. Luckenbach built the property about 12 years ago at a cost of about \$75,000. Mr. Clegg will occupy the dwelling as soon as alterations are completed.

#### Queens.

**FAR ROCKAWAY, L. I.**—H. Frankfort sold for Frances G. Mahar to Nathan Jacobson a large plot on the west side of New McNeil av and running through to Cedar Lawn av, Far Rockaway, L. I. The purchaser is having plans prepared for an all-year residence.

#### Richmond.

**AFROCHAR.**—Cornelius G. Koff sold for Cordelia Steele the residence with plot, 125x100, at 163 Richmond av, to Elvira Latorraca.

**GREAT KILLS, N. Y.**—Cornelius G. Koff has sold at Hillcrest Park lots Nos. 12 and 13, comprising a plot 40x90 ft., to Anna J. Tiffany, who owns adjoining property and bungalow.

**NEW DORP MANOR.**—Charles Munch has sold through Cornelius G. Koff the frame semi-bungalow on 4th st, New Dorp Manor, to Frederick Saccarello.

#### Nearby Cities.

**NEWARK, N. J.**—Feist & Feist have sold for John C. Gregory of Far Hills, N. J., two 3-fam. frame houses at 256-258 South 11th st, to John D. Buchanan.

#### Rural and Suburban.

**BELLPORT, L. I.**—The Ralph Brandreth bay front property has been sold through George H. Weidner to Darwin J. Meserole, of Brooklyn. The same broker also sold the Doyle place on the Main Country rd to Miss Eleanor Osborne and a large part of the Mayo-Smith property on Howell's Point rd to W. P. Earle.

**CENTER MORICHES, L. I.**—Friday & Lehmann have sold five acres of land at Center Moriches for William Preiffer; also a plot 50x133 at Hempstead, L. I., for Louise Pfeiffer.

**GLEN ROCK, N. J.**—S. S. Walstrum-Gordon & Forman have sold for the Smith-Singer Co. to Dr. Irwin H. Beech of Manhattan a Dutch Colonial residence and two acres of land on Rock rd, Glen Rock, N. J.

**LOCUST VALLEY, L. I.**—Cocks & Willets have sold to Mrs. Arthur Gibb 20 acres of the Cornelia Smith property at Locust Valley, L. I. This property adjoins the estates of William D. Guthrie, H. P. Davison and George F. Baker, Jr. The same brokers also sold the Harvey Murdock property consisting of 45 acres at Mill Neck to Arthur V. Davis, president of the Aluminum Co. of America.

**MONTCLAIR, N. J.**—Frank Hughes-Taylor Co., of Montclair, N. J., has sold for the Montclair Development Co. to Hubert Atwater the residence on the south side of Watchung av,

west of Ridgewood av, on a plot 60x130. The same firm also sold for D. C. Baldwin to Alvin J. Graffin 100 ft. on the south side of Grand View rd, Verona, N. J.

**BAKER CROWELL (INC.)** leased to Mildred Combes for 18 months the Peter M. Lanehart property formerly owned by Mrs. Astor Chantler, at Elms Point, Great Neck, L. I., and having a large water frontage on Long Island Sound.

**FEIST & FEIST** leased for Frederick H. Tipplin to William J. Morgan and Charles J. Farr, the 1-sty garage and show-room at 230 Halsey st, Newark, N. J.

#### LEASES.

##### Trinity Church Corporation Leases.

Cross & Brown Company leased for the Trinity Church Corporation the five-story building at 10 Warren street for a long term of years to the New York Sporting Goods Company, which will occupy the structure for its own business. The building will be thoroughly remodelled in line with 16 Warren street and 57 Warren street, which have been practically rebuilt under the supervision of officers of the Cross & Brown Co. It is believed that the improvement of 10 Warren street and the placing in it of a large corporation will further enhance the value of this locality as a growing wholesale and retail trade center. The leasing of this building to the New York Sporting Goods Company is a satisfactory development in the downtown district in ensuring the continuance of the sporting goods business in the downtown district. Wright & Ditson are at 16 Warren street, and with other downtown sporting goods concern, make an attractive market for this line of business. The New York Sporting Goods Company has also leased the third and fourth lofts at 12 and 14 Warren street.

##### Ice Cream Company Leases.

Shevers Ice Cream Company has leased the two-story brick building, on a plot 75x100, at 617 to 621 Eleventh avenue, for a term of years, and after extensive alterations will occupy the property. The concern now occupies the major portion of the ground floor in the St. Nicholas rink building, in 66th street, east of Columbus avenue. Karl Wake-man is the architect who prepared the designs for the alteration of the Eleventh avenue building. A hardening room will be installed; also refrigerating machinery, cold storage room, ice conveyors, etc., in fact everything appertaining to the manufacture of ice cream. The officers of the company are Elton H. Howell, president; Frederick V. Fauerbach, secretary, and Wesley G. Shevers, treasurer.

##### Leases on Park Avenue.

Douglas L. Elliman & Company leased for Amos Pinchot to Joseph C. Baldwin, Jr., of Manchester, N. Y., the five-story dwelling, on a plot 42.2 x 82, at 1021 Park avenue. The dwelling, which is reported to have been leased at \$20,000 a year, formerly was occupied by Mrs. Alfred G. Vanderbilt and Vincent Astor and is among the finest residences in this section of Park avenue. The same brokers leased for the winter, furnished, 870 Madison avenue, corner of 71st street, a five-story dwelling, facing 102 feet on the avenue, for Robert A. Chesebrough, president of the Chesebrough Manufacturing Company, to Harry F. Guggenheim.

##### Tenant for New Garage.

Edward C. Burns leased, through Feist M. Strauss & Co., the newly completed three-story garage on a plot 50 x 100, at 156 and 158 East 57th street, to John J. O'Hare, for a term of twenty years, at an aggregate rental of about \$150,000. C. B. Meyers, architect, designed the building, which contains many up-to-date improvements, such as air pressure system, a vacuum cleaning system and club-like conveniences for the chauffeurs.

##### Old Department Store Filled.

Spear & Co. have rented in the Kesner Building, Sixth avenue, from 22d to 23d street, the store and first loft, containing in the aggregate about 50,000 square feet, to Weinstein & Klipstein, manufacturers of cloaks and suits, for many years at Spring and Wooster streets. This completes the renting of the loft space in the entire building.



PAYSON McL. MERRILL CO. leased apartments at 112 West 47th st to Jos. Gilman and Edwin H. Unger, and at 63 Washington Sq South to Paul Thompson.

MOORE, SCHUTTE & CO. have leased the 3-sty dwelling at 514 West 149th st for E. M. Andrews to Dr. J. Nabstedt; the 4-sty dwelling at 455 West 144th st for the estate of Emily Charles to Walter F. King; the lower part of duplex dwelling at 504 West 142d st for the Jondrock Corp. to Catherine F. Digney.

MOORE & WYCKOFF have leased for Jervis R. Harbeck, of the American Can Co., his apartment at 410 Park av to John H. Lynch, president of the Terminal Warehouse Co., for a long term.

CHARLES F. NOYES CO. has leased for Herman P. Suerken space at 41-5 Lafayette st to the Endura Mfg. Co.; in connection with Wm. H. Whiting & Co. space to the Jewel Printing & Systems Co. in the same building; for Percival H. Gregory, receiver, a floor at 213-17 Grand st to the Helois Metal Works (Inc.), and offices in the Titus Bldg., at 52-4 Maiden lane, to Allen V. Titus.

CHARLES F. NOYES CO. has leased the store and basement at 529 Water st to John Fenicks and Floyd V. Wright; a loft at 261-7 Canal st for Eugene Higgins to the United Battery Corp.; and a loft at 162 William st for Rudolph Wirth to James H. Rhodes & Co.

THOMAS J. O'REILLY has leased the following apartments: at 227 Riverside drive to Joseph Gould, Helen M. Watkins, Samuel Marts and M. Krakower; at 561 West 163d st to Alene and Reta Burt, John Jacobs, M. Immergluck, M. Berghold and Meyer Levy; at 562 West 164th st to Joaquin de la Torre, Samuel Phillips and Hugh J. Lavery; at 7-9 West 108th st to Anna Carruth, A. Bonamassi and L. Rudie; at 401 West 118th st to Charles Paine, Hans Neilsen, Johanna Petersen; at 508 West 112th st to Georgia Moreland, David Lieber and Delphine Berry; at 526 West 113th st to Kathryn Kerr; at 510 West 113th st to K. M. French and Lewis H. Van Cleef; at 101 East 123d st to Frank J. Hendrick, Margaret Sutcliffe, T. Richard Prater, Marcus Wallach and Lena Diemel; and at 539 West 112th st to S. Zimmern and L. A. Markowitz.

THOMAS J. O'REILLY has made the following leases: for George Black the 5-sty dwelling at 621 West 113th st to Mrs. Marie A. Copley; for estate of George J. Seabury the 4-sty dwelling at 330 West 108th st to Arcadia Zallas; and for James Trowbridge the 5-sty dwelling at 325 West 108th st to Nu Nu Chapter Signi Chi Fraternity.

PEASE & ELLIMAN have leased for the Jatison Construction Co., of which Julius Tishman is the head, represented by Cross & Brown, a loft, 50x100, at 15-17 West 36th st to the Lerner Waist Co., which occupies space in the adjoining building at 19 West 36th st; also have let, furnished, for Mrs. N. H. Sadler to Roger W. Straus the 4-sty dwelling at 50 East 77th st; have leased apartments as follows: at 300 Central Park West to W. J. Hecht; at 13 Gramercy Park to Annie Lang; at 24 West 59th st to Albert Brereton, vice-president of the Guaranty Trust Co.; at 72 East 82d st to J. J. Murphy; at 315 West 115th st to David W. Cohen; at 112 East 17th st to Thomas D. Bolmer; and at 146 East 49th st to Mrs. A. B. Byrne; and have rented, in conjunction with Douglas Gibbons, an apartment at 178 East 70th st to Mrs. Anna Ward Sage.

PEASE & ELLIMAN have leased for the Centre-White Co., S. H. Stone, Pres., a loft at 5 East 47th st to Madame Najla Mogabgab, the 5th av costumer; for John G. Milburn, Jr., to Anne Goldthwaite the 3-sty dwelling at 35 West 10th st; for George Backer an apartment at 15 West 55th st to A. U. Davis; for the Durham Realty Co., James B. Duke, an apartment at 200 West 58th st to Mrs. Mary C. Wilcox, of Larchmont; for Harry Fischel an apartment in the new house that he is completing on the west block front of Park av, from 50th to 51st sts, an apartment of 14 rooms to Armin W. Brand; at 11 East 68th st to Mrs. C. E. Smith; and have subleased, furnished, his apartment in Bing & Bing's new house at 1155 Park av for Edward Stevens to J. M. Revillon, of Revillon Brothers.

PEASE & ELLIMAN have leased for Potter Brothers and A. L. Mordecai, an apartment of 10 rooms and 3 baths at 340 Park av; to Cyril Hatch, who recently married Miss Rutherford, a daughter of Mrs. W. K. Vanderbilt. Pease & Elliman, at the time of the marriage, leased to Mr. Hatch an apartment, for Bing & Bing, at 570 Park av, at the southwest corner of 63d st, now being completed; but later a larger apartment was desired, resulting in the new lease; also apartments at 565 Park av to J. S. Radway; at 56 West 11th st to C. Byron Cook; at 146 East 49th st to Hiram Kirk; in the "El Dorado," at 300 Central Park West to Mrs. W. Boyer; at 829 Park av, at the southeast corner

of 76th st, to J. F. J. Archibald; and for Payson McL. Merrill as agent, at 36 East 40th st to F. B. Rogers.

PEASE & ELLIMAN have leased for Bing & Bing an apartment in their new house at 129 East 82d st to Walter Kobbe; for Harris & Vaughan, as agents, at 57 West 58th st to Francisca E. Ackerman; for the Banly Realty Co., S. Morrill Banner, at 55 West 55th st to John L. Lawrence; furnished, for Mrs. George Sheldon, at 611 West 111th st to Miss E. C. Clark of Bridgeport; for the Harsen Langham Co., an apartment in the "Langham," on Central Park West, from 74th to 75th sts, to Leopold Schepp; leased, as agents for Alexander Smith Cochran, a store at 24 West 59th st to T. L. deVilliers, a corsetiere, and sub-leased for Sol Roggan his apartment at 108 East 82d st to A. G. Roberts, Jr.

PEASE & ELLIMAN have leased for Slawson & Hobbs, as agents, an apartment at 172 West 79th st to Mrs. G. Howe; let, furnished, for Lorenz M. Gilbert to Kennett Cowan, the 5-sty dwelling at 44 East 50th st; sub-leased, furnished, for Mrs. E. Motley, her apartment at 375 Park av, to Mrs. Walter Douglas, and have renewed apartment leases of Dr. Harry H. Weist at 32 East 64th st; Max Luria at 1190 Madison av, Edward J. Kelly in 309 East 99th st, William Lauterbach at 285 Central Park West, and of Mrs. Frances H. Johnson in 1190 Madison av.

PEASE & ELLIMAN have leased for the estate of C. G. Emery, who was represented as attorney by Henry G. Schackno, the 4-sty dwelling at 44 West 57th st. The lessee is La Petite Maison, now at 450 5th av, dealer in gowns. Several weeks ago Pease & Elliman leased a similar house at 38 West 57th st to the Maison Charles Klein of Paris, and these two leases for business in the row of old dwellings on the south side of 57th st, between 5th and 6th avs, will have a determining effect on its immediate devotion to business uses.

PEASE & ELLIMAN have leased, furnished, for Edmund Burton, his apartment at 114 East 71st st to Mrs. J. N. Whitney, and for Mrs. Sarah B. Walker her apartment, furnished, in the "Carlton Chambers," at the northwest corner of 47th st and Madison av, to Miss Maude Heaton; also sub-leased for E. K. Beddell, an apartment of 12 rooms and 5 baths in the new apartment house on the west side of Park av, from 51st to 52d sts, to Ogden L. Mills.

PEASE & ELLIMAN have leased apartments as follows: at 56 West 58th st to Edward M. Gridley; at 24 West 59th st to Miss Dagny Christiansen; at 213 West 85th st to Mrs. Annie McKeever; at 723 St. Nicholas av to Charles I. Smith and Ralph C. Weeks; at 829 Park av to Mrs. Kathryn McCune; at 144 East 56th st to H. W. Gray; and at 67 Riverside Drive to W. L. Kestor.

JOHN P. PEEL CO. has leased for Viola Jones the dwelling at 423 West 22d st to Margaret Schultz for five years.

PEPE & BRO. have leased the 4-sty building at 132 West 4th st for Charles Cottier to Bella Croft for 5 years, at an aggregate rental of about \$8,000. The house is to be altered into studio apartments.

PEPE & BRO. have leased for Mrs. C. Cordes the parlor floor and basement at 143 West 11th st to W. H. Thompson, at a yearly rental of about \$900.

PORTER & CO. have leased the 3-sty dwelling at 219 West 122d st for George F. R. Albertson to C. Howard Waters.

PORTER & CO. have leased for Louise J. Pooler to Marion Stoker, the 3-sty dwelling at 239 West 122d st.

MORRIS ROSE has leased to the Crystal Skating Ice Co., for William J. Gallagher, the 1st floor at 727 7th av. After extensive alterations the lessees will use the premises as their executive offices, and also for demonstration purposes.

SHAW & CO. have leased for Peter J. Devine the 3-sty dwelling at 344 West 123d st to Edna W. Luckey.

SHAW & CO. have leased for Edward L. Clarkson the store at 342 Lenox av to Max Pickholtz.

SHAW & CO. leased for George A. Gardner the 4-sty dwelling 57 West 130th st to Charles Fredier.

SHAW & CO. leased for the estate of Samuel H. Virgin the 4-sty dwelling at 251 Lenox av to Sarah Wurzbarger.

ARTHUR C. SHERIDAN has leased for Dr. Henry F. Deane to Anthony Vrabek for a long term the stable at 771 Lexington av. The building will be remodelled for the Lexington Auto Supply Co., of which Mr. Vrabek is the head.

LOTON H. SLAWSON CO. has leased for Israel Unterberg the 12th and 13th floors at 352 4th av, for a long term, to the Puritan Underwear Manufacturing Co., a subsidiary of Marshall Field & Co., of Chicago. This company has been located on Grand st for a number of years and the facilities will be greatly enlarged at this uptown location.

LOTON H. SLAWSON CO. has leased the store at the southwest corner of 151st st and Broadway, in the Northold apartment house, to J. B. Greenberg, who will occupy for the importation and sale of wines and mineral water.

LOTON H. SLAWSON CO. leased space in the Burrell Building, at 171 Madison av, to Francis & Curtis Co., publishers, and to the Sacks Corporation, advertising agents, an office to David J. Randall, publishers' representative.

SPEAR & CO. have rented for the American Real Estate Co., lofts at 54-62 West 21st st to Greenstein & Pelz and T. O. Stanley Co.; for the East 30th st Construction Co., the top loft at 129-133 West 29th st to Cohen & Rappaport, and for estate of Randolph Guggenheimer the 11th loft at 715-719 Broadway to D. H. Shirt Co.

CHARLES B. WALKER has leased the store and basement at 255 Canal st to the Barker

## WILLIAM R. WARE

### Real Estate

announces his removal  
September 30, 1916

to

### Larger Offices

in the Elevator Office Building

2255 Broadway

southwest corner of 81st St.

Telephone: Schuyler 5920

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PERSONAL ATTENTION GIVEN TO THE  
ECONOMICAL MANAGEMENT OF PROPERTY

## Exceptionally Advantageous Site for Factory or Warehouse

Bronx Borough, N. Y. City

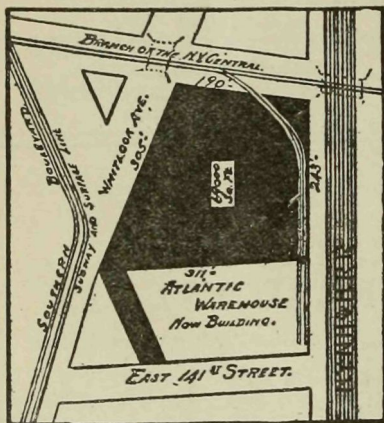
New Subway Station Opposite

New York Central R. R. siding on property,

available for connection with

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N. Y., N. H. & H. Systems



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Term of Years

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103 PARK AV., NEW YORK CITY

OR YOUR OWN BROKER

## PUBLIC AUCTION—DISSOLUTION SALE

Tuesday, October 10

at 12 o'clock noon, at Exchange Salesroom, 14 Vesey St., N. Y. C.

### LONG ISLAND CITY

9 Large Plots Containing About 21 Acres

To be sold separately and as one parcel.

Large Frontages on Long Island R. R. and Borden Av.

Right in the Heart of the Manufacturing District.

70% May Remain on Mortgage at 5%

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Auctioneer

31 Nassau St.  
N. Y. City

Metal Co., through L. J. Phillips & Co.; for Louis Eisenberg, space at 173-175 Grand st to James Moskowitz; for estate of John R. Graham, space at 124 Baxter st to the Mutual Battery Co., and for Frederick Schultz, space at 118 Prince st to A. Mahana & Co.

WILLIAM R. WARE leased for the estate of C. B. Wolfram 7 West 95th st to Mary Henderson, and for Otto Sampter 163 West 88th st to John Bannon.

WILLIAM A. WHITE & SONS have leased the 1st loft at 148-150 Greene st to Ginsberg & Silverman, the 2d loft at 121 West 22d st to C. Gray; in conjunction with Leonard Sanders, the 2d loft at 128 Bleecker st to Solomon & Sturtz, and in conjunction with the Loton H. Slawson Co. the 4th loft at 114-116 East 16th st to the Distributing Corporation.

WILLIAM A. WHITE & SONS have leased apartments in The Newport, at 200-206 West 52d st, southeast corner of Broadway, to Joseph S. Buhler, Herbert A. Yost and Antonio Bassi.

WHITE-GOODMAN leased for the 8th Av and 53d St Realty Co., to Bernard Dunbar, the entire store and basement, the 1st and 2d lofts at 17-19 Walker st to A. Goldstein & Co., and at 470-478 4th av, 10,000 sq. ft. to the Bently & Towhey Silk Co.

WM. H. WHITING & CO. have leased the store 80-2 4th av to John Wanamaker; 2d loft 59 Walker st to the Public Service Commission; 3d and 4th lofts 34 Spruce st to Richard Young Co.; 1st loft 120 Fulton st to Feinstein & Lumb; top loft 44 West 34th st to Bloodgood Tuttle; 2d loft 44 West 34th st to the Royal Art Embroidery Co.; 1st loft 180 William st to Benjamin N. Moore & Sons Co.; 1st loft 428-30 Broadway, in conjunction with Spear & Co., to Irving Pitt Manufacturing Co., and the store and basement 80 Nassau st in conjunction with Herbert Hecht & Co. to the Times Square Automobile Co.

WORTHINGTON WHITEHOUSE (INC.) have leased, furnished, for the winter for A. Graham Miles, the 5-sty dwelling at 89 Park av.

**Bronx.**

DUFF & BROWN CO. leased for Irene K. Martin to Anna K. Fogarty the entire block front, with the 3-sty dwelling, on the south side of 193d st, running from Bainbridge to Marion avs.

WILLIAM STONEBRIDGE has leased the store at 4555 3d av, northwest corner of 184th st, for Katherine B. Curry to Igmara Montagna, for a motor cycle and bicycle business.

**Brooklyn.**

LEFFERTS PL.—Jerome Property Corporation sold for Melville H. Bearns, the dwelling at 119 Lefferts pl.

PEASE & ELLIMAN leased to M. Samuels & Co., proprietors of the Newark Shoe Stores Co., the store at 887 Manhattan av.

CHARLES E. RICKERSON has leased 605 3d st, a 3-sty dwelling, to James McLaren; 819 Carroll st, a 3 1/2-sty dwelling, to Harold L. Lloyd, who will occupy after extensive alterations are completed.

RULAND & WHITING CO. have rented the store and basement at 5320 5th av for Mrs. Carrie Fields to Edward Friedman for ten years. It will be used as a shoe store.

**Queens.**

HERMAN FRANKFORT rented at Far Rockaway: to Mrs. M. Lauterbach, the Cusack cottage in Pinson pl; to H. Ginsberg, the Taber cottage on Central av and William st; to Rudolph Marks for three years the Roche cottage on Mill st, and to Max Landay the Ellsworth cottage on New McNeil av.

JUDSON A. HARRINGTON leased for Thomas J. Daley to E. Brooks & Co. (Inc.) the northeast corner of William and Henry sts, Long Island City, containing 6,600 square feet.

LEWIS H. MAY CO. leased at Far Rockaway, for Joseph Sapinsky, the cottage at 1203 Dinsmore st to H. R. Lustig.

**REAL ESTATE NOTES.**

M. & L. HESS (INC.) have been appointed agents for the 5-sty building at 513-515 6th av.

SPEAR & CO. have been appointed agents of the 12-sty building at 151-155 West 25th st.

HUBERT VAN WAGENEN CARD, son of the late James Van Dyck Card, is now associated with the Houghton Company.

EMANUEL KING is now associated with the Lewis H. May Co. as manager of its sales and management department at the New York office.

SPEAR & CO. have been appointed agents for the Altman Building at 6th av and 18th st; also for 113-123 West 18th st, running through to 110-120 West 19th st.

ELMER C. GATES has been appointed agent for the 8-fam. house at 2371 Hughes av; also for the 2-fam. and store property at 2458-2460 Hughes av.

LOTON H. SLAWSON CO. has been appointed managing agents for the 12-sty apartment house to be erected by Lorne A. Scott at 244-50 West 72d st.

BRETT & GOODE CO. leased a double store and basement at 303-305 State st, Schenectady, N. Y., for the estate of Robert Ellis to Friedman Brothers, dealers in women's wear, for a long term, at an aggregate rental of about \$20,000.

GEORGE B. CORSA, real estate agent and broker, for the past eighteen years located on Broadway, between Fulton and John sts, has removed his offices to the Transit Building Annex at 10 East 43d st, with arcade entrance in 42d st.

WILLIAM R. WARE will move his offices today from Broadway and 86th st, to larger

quarters at 2255 Broadway, southwest corner of 81st st, formerly occupied by the Paterno Construction Co. Mr. Ware specializes in the economical management of properties.

JAMES W. BULMER, for many years manager and director of the real estate office of Harris & Vaughan in the Windsor Arcade Building, at 569 5th av, has resigned from the above firm as of October 1, 1916. Mr. Bulmer has not made any plans for the future.

CROSS & BROWN CO. has been appointed managing agents, by John J. Radley, for the new 12-sty Caxton Building, 124x100, at 229-239 West 28th st. Three floors have already been leased to the Arjay Color Photo Process Co., Paul Overage (Inc.) and the Rubin-Schumann Co.

PEASE & ELLIMAN announce that Edward C. Ohl, formerly in charge of the renting department of their West Side office, has been appointed manager; and that Edward J. O'Donnell, formerly in charge of the investment and private house departments of the same office, has been appointed assistant manager of their West Side office at 165 West 72d st. Both Mr. Ohl and Mr. O'Donnell have been closely identified with West Side real estate for many years.

DOUGLAS L. ELLIMAN & CO. have been appointed renting agents for the new 14-sty building to be erected at 64 and 66 East 86th st, on a lot 62.6x102, by the 64 East 86th St Co., Samuel A. Herzog, president. The new building will be known as 64 East 86th st and will contain housekeeping apartments of 4 and 6 rooms and will be completed for occupancy next fall. It will directly adjoin the "Westminster," at No. 68 East 86th st, for which Douglas L. Elliman & Co. have just been appointed agents by W. Emlen Roosevelt.

NEW YORK BUILDING MANAGERS' ASSOCIATION will hold its first monthly dinner, following the summer adjournment, at the Machinery Club, 50 Church st, on October 3, at seven o'clock. Several matters of importance will be presented. The guests include Rudolph P. Miller, Chairman, Board of Standards and Appeals; Robert Adamson, Fire Commissioner; William Fellows Morgan, President Merchants' Association of New York; Laurence McGuire, President Real Estate Board, and A. R. Kirkus, member of the Board of Standards and Appeals.

**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. 22 to 28 1915 Sept. 24 to 30. Total No., Assessed value, No. with consideration, Consideration, Assessed value, Jan. 1 to Sept. 28, Jan. 1 to Sept. 30. Mortgages. 1916 Sept. 22 to 28 1915 Sept. 24 to 30. Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, Amount, Jan. 1 to Sept. 28, Jan. 1 to Sept. 30. Mortgage Extensions. 1916 Sept. 22 to 28 1915 Sept. 24 to 30. Total No., Amount, To Banks & Ins. Cos., Amount, Jan. 1 to Sept. 28, Jan. 1 to Sept. 30. Building Permits. 1916 Sept. 23 to 29 1915 Sept. 25 to Oct. 1. New buildings, Cost, Alterations, Jan. 1 to Sept. 29, Jan. 1 to Oct. 1.

BRONX. Conveyances. 1916 Sept. 22 to 28 1915 Sept. 24 to 30. Total No., No. with consideration, Consideration, Jan. 1 to Sept. 28, Jan. 1 to Sept. 30. Mortgages. 1916 Sept. 22 to 28 1915 Sept. 24 to 30. Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, Amount, Jan. 1 to Sept. 28, Jan. 1 to Sept. 30. Mortgage Extensions. 1916 Sept. 22 to 28 1915 Sept. 24 to 30. Total No., Amount, To Banks & Ins. Cos., Amount, Jan. 1 to Sept. 28, Jan. 1 to Sept. 30. Building Permits. 1916 Sept. 22 to 28 1915 Sept. 24 to 30. New buildings, Cost, Alterations, Jan. 1 to Sept. 28, Jan. 1 to Sept. 30. RICHMOND. Building Permits. 1916 Sept. 22 to 28 1915 Sept. 24 to 30. New buildings, Cost, Alterations, Jan. 1 to Sept. 28, Jan. 1 to Sept. 30.

BRONX. Conveyances. 1916 Sept. 22 to 28 1915 Sept. 24 to 30. Total No., No. with consideration, Consideration, Jan. 1 to Sept. 28, Jan. 1 to Sept. 30.

Mortgages. 1916 Sept. 22 to 28 1915 Sept. 24 to 30. Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, Amount, Jan. 1 to Sept. 28, Jan. 1 to Sept. 30.

Mortgage Extensions. 1916 Sept. 22 to 28 1915 Sept. 24 to 30. Total No., Amount, To Banks & Ins. Cos., Amount, Jan. 1 to Sept. 28, Jan. 1 to Sept. 30.

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Building Permits. 1916 Sept. 22 to 28 1915 Sept. 24 to 30. New buildings, Cost, Alterations, Jan. 1 to Sept. 28, Jan. 1 to Sept. 30.

BROOKLYN. Conveyances. 1916 Sept. 21 to 27 1915 Sept. 23 to 29. Total No., No. with consideration, Consideration, Jan. 1 to Sept. 27, Jan. 1 to Sept. 29. Mortgages. 1916 Sept. 21 to 27 1915 Sept. 23 to 29. Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, Amount, Jan. 1 to Sept. 27, Jan. 1 to Sept. 29. Mortgage Extensions. 1916 Sept. 21 to 27 1915 Sept. 23 to 29. Total No., Amount, To Banks & Ins. Cos., Amount, Jan. 1 to Sept. 27, Jan. 1 to Sept. 29.

Building Permits. 1916 Sept. 22 to 28 1915 Sept. 24 to 30. New buildings, Cost, Alterations, Jan. 1 to Sept. 28, Jan. 1 to Sept. 30.

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## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THE fear of a general sympathetic strike in the building trades, to help the street-car strikers, which had hung over the building material market for a fortnight, was not dispelled until Thursday, when the executive council of the United Boards of Business Agents decided not to order their unions out, the power to decide having been left in their hands by a referendum vote of the members.

It is understood that neither the long-shoremen nor any other union men, who by suspending work would embarrass the circulation of building materials, will go out. The strike of the street-car men continues, but is not noticeably interfering with building operations.

This probably ends the strike crisis for the city building trades for the season, but the shortage of common labor at supply centers continues. This difficulty is both limiting the output of supplies and increasing manufacturing costs. The demand is taking practically all the material that can be produced, but the production is in many cases, especially in masons' materials, much restricted.

The Hudson River brick works, for example, are together producing only about 35 per cent. of capacity. Cement, lime and plaster supplies are similarly restricted, though not to the same extent. One large brick manufacturer withdrew quotations this week for open market delivery, as his pending contracts are taking all he can produce.

Not only in the building material trades, but in all construction lines employing common labor the short supply thereof has been a perplexing factor. As high as \$3 a day is being paid for eight hours' work. Many contracts for public works, let in August, have increased the demand. There is still an unfilled call for machinists and strong factory labor.

Prices for masons' supplies were not notably changed this week except another advance for exterior hollow tile, but in other departments the upward trend continued—here a little and there a little. The productive capacity of the country for most kinds of metal products, for plumbers', steamfitters', sheet-metal workers', structural steel erectors' and machinists' supplies, is largely oversold. The price of tin plate from stock has been fixed by the leading interests at \$5.50 per base box, in carloads, at mill. An ad-

**Brick.**—Hudson River brick is being taken out of the wholesale market as fast as it arrives. Owing to labor shortage, the present output from the works amounts to only 35 per cent. of capacity. Last week, when the chilly weather came, the negro laborers deserted the works in flocks. One hundred and fifty left Haverstraw for the South last Saturday, not counting the exodus from other points. The Hungarians and Syrians are leaving when they find winter jobs elsewhere.

In the Raritan district the labor situation is such that the Sayre-Fisher Company has no common brick to sell in the open market. All the company can manufacture and load with the limited supply of help available is being applied on contracts previously made.

Mr. Tuthill, sales manager for the Sayre-Fisher Company, said: "We could not sell any common brick if it were bringing nine dollars a thousand. Last week we had to buy from other manufacturers in order to keep certain imperative engagements. This week we are quoting no prices for the open market at all. We simply cannot get laborers enough to do our work, and those we have are very independent and will only do certain things."

vance of \$2 to \$3 a ton on wire or wire nails may come at any time. The demand for reinforcing rods for concrete construction is heavier than the mills can supply. Orders for wire products are being refused by manufacturers. Copper at 30 cents a pound is predicted in some quarters.

Local contracts for structural steel construction continue to come out from week to week, though few in number. All the steel needed for the Paterno apartment house in the Grand Central section is understood to have now been arranged for, amounting to about ten thousand tons. City work is slowly on the increase, but is still sub-normal. Taking metropolitan territory as a whole, the state of employment is fair, as alteration and repair work bulks large.

With the advance in the cost of building materials as a whole, the relative difference between timber, steel and concrete has changed slightly in favor of concrete, but the advantage as a whole is still on the side of mill construction. The new Building Code of New York City gives favorable consideration to mill construction.

Lumber interests are calling attention to the substantial advantages and moderate costs of mill construction. The National Lumber Manufacturers' Association has issued a bulletin on the subject, in which it is said that depending on the locality in which they are built the cost per cubic foot will vary between 5 and 12 cents, with an average about 8 cents, without considering the cost of installing plumbing, heating, elevators and other equipment. On the basis of floor area, the average cost a square foot is given as 90 cents.

In order to obtain these reasonable costs, standard lengths and sizes of timber should be used. The cost of such buildings may be kept to a minimum by careful decision in choosing length of spans and areas of floors. Each girder and floor plank should be used to its full capacity, as determined by the load rating of that floor.

Areas of floors should be such that fire walls will not be needed between the different parts of a floor, thus keeping down the cost for protection of openings between rooms. A careful choosing of the sizes of bays will aid in the design of the sprinkler piping by making one or two lines of sprinklers do the work instead of many.

Quotations for Hudson Rivers were firmly held at \$7 to \$7.25 and had an upward tendency. Higher prices seemed to be imminent as the week closed, due to the short supply and the better outlook for building construction.

SUMMARY of transactions in the North River brick market for the week ending September 29, 1916:

Condition of market, firm, with prices trending upward and demand taking the full supply. Quotations: Hudson Rivers, \$7.00 to \$7.25. Number of cargoes remaining from last week's sales, 9; arrived this week, 34; number of cargoes sold, 40. Distribution: Manhattan, 11; Bronx, 3; Brooklyn, 16; New Jersey points, 6; Astoria, 1; outside points, 3. Left over September 29, 3.

**Lime.**—Eastern common and finishing lime are being maintained at the higher quotations developed last month, as printed in the statistics on the next page.

The lime sold in the United States in 1915, according to G. F. Loughlin, of the United States Geological Survey, amounted to 3,589,679 short tons, valued at \$14,336,756, an increase of 6.2 per cent. in quantity and 8 per cent. in value over the figures for 1914. The average price per ton, \$3.99, was seven cents more than that of 1914. The value of lime sold for chemical works, sugar factories, fertilizer, steel works and miscellaneous purposes increased and more than offset de-

creases in the value of lime sold for building, paper mills and tanneries. The number of plants in operation decreased from 954 in 1914 to 905 in 1915, and the number of kilns in active operation from 2,406 to 2,331.

Sales of hydrated lime continued to increase in 1915, amounting to 581,114 tons, valued at \$2,457,602, an increase of 12.8 per cent. in quantity and 9.7 per cent. in value over the sales in 1914. The average price per ton in 1915, however, dropped twelve cents, to \$4.23.

**Iron and Steel.**—Foundry and steel-making irons have a strong upward trend. In isolated cases furnaces have advanced prices 50 cents a ton. Fabricators report a quiet week in the local building trade, but several new contracts for structural steel were given out.

A. E. Norton Co. has the contract for the steel work for the apartment hotel to be erected at 203 West 103d street, requiring 600 tons, and also for an apartment house at 28 East 60th street, which will take 400 tons. Pierson & Goodrich have taken the contract for 125 tons steel for the William Woodward residence at 9 East 86th street. The Hinkle Iron Works booked 175 tons for the Howard C. Brokaw residence at Brookville, L. I. The Charles Goeller Construction Company has taken 125 tons for the Wiegand & Co. factory at Irvington, N. J.

**Steel Sheets.**—A fairly heavy demand is reported for black and galvanized sheets. Prices are firm and slightly higher. Steel sheets are used in the manufacture of fireproof doors, windows, etc. Carloads are quoted, f. o. b. mill, Pittsburgh, as follows: No. 28 Bessemer black, 3c., and open-hearth, 3.10c.; Nos. 28 galvanized, either Bessemer or open-hearth, 4.25c.; Nos. 22 and 24 black plate, tin-mill sizes, H. R. & A., 2.90c.; Nos. 25, 26 and 27, 3c. to 3.10c.; No. 28, 3.10c. to 3.15c., and No. 29, 3.20c. to 3.25c.

**Metals.**—Certain producers and sellers have advanced their price for December copper to 28½ cents a pound. This represents an advance of 1 cent a pound in less than two weeks and 5½ cents a pound since July 20. Sheet copper, cold rolled, is unchanged at \$38.50; brass sheet, wire and rods, \$40 to \$46; bronze, sheet and wire, \$40 to \$42; brazed brass tubing, \$43 to \$45; seamless copper tubing, \$42 to \$45. Lead is scarce and firmer, at \$6.75, New York, for September spot.

**Metal Lath.**—The use of metal lath steadily increases, no longer being confined to fireproof construction. A large use for it has been found in suburban stucco construction, as well as in city work. The steel sheets from which metal lath is manufactured have recently been advanced in price. Expanded metal lath, per 100 yards, painted, is quoted on the basis of \$17 for 27 gauge, 232 lbs. weight.

**Paints and Oils.**—The fall season has set in and has brought an active demand for painters' supplies. No change in the scheduled price of white lead has been made for some time. It is being offered on the basis of 9¾ cents to buyers of round.

Spot trading in zinc oxide is not important. Prices for American process zinc oxide are as follows: 9¾c. per pound for 50-ton lots, 9½c. per pound for carloads and 10c. per pound for less than carloads. Selected zinc oxide brings ½c. per pound over the above prices.

Shellac prices have gone to new levels. Large receipts find a ready market. Local jobbers quote T. N. at 32 to 33c. per pound; fine orange at 34 to 35c. per pound; second orange at 32 to 34c. per pound; commercial bleached at 32 to 33c. per pound; bone dry at 38 to 40c. per pound. Turpentine is quoted at 46c. to 46½c. a gallon.

**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	.....		@
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@	0.18
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.	.....	\$0.07	—
6x12x12 in.	.....	.098	—
8x12x12 in.	.....	.119	—
10x12x12 in.	.....	.114	—
12x12x12 in.	.....	.175	—
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. \$0.73 @ \$0.75  
Less than 5 bbls. .... @ 0.76

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.  
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 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):  
Standard slab ..... \$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  
Block, 4 in. (hollow) ..... .07 ¼  
Boards, ¼ in. x 8 ft. .... .11  
Boards, ¾ in. x 8 ft. .... .145  
Boards, 1 ½ in. x 8 ft. .... .185

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

STRUCTURAL STEEL (Plain material at tidewater):  
Beams & channels up to 14 in. .... 2.769 @ 3.019  
Beams & channels over 14 in. .... 2.769 @ 3.019  
Angles 3x2 up to 6x8 ..... 2.769 @ 3.019  
Zeas and tees ..... 2.769 @ 3.019  
Steel bars, half extras ..... 2.769 @ 3.019

TURPENTINE:  
Spot, in yard, N. Y., per gal. \$0.46 @ \$0.46 ½

WHITE LEAD (in oil):  
100 to 500-lb. kegs. .... 10.50c.  
25 to 50-lb. kegs. .... 10.75c.

**"THE THRIFT" TO HAVE NEW HOME ON PRATT INSTITUTE BLOCK**

Contract For Work Has Been Awarded

"THE Thrift," of Brooklyn, a loaning institution especially designed to encourage thrift and to encourage people to buy or build homes for themselves, is to have a new home of its own at the northeast corner of Ryerson street and De Kalb avenue, Brooklyn. Plans and specifications have been prepared by Shampan & Shampan, 772 Broadway, Brooklyn, architects, and the general contract for its construction has been awarded to Peter Guthy, 926 Broadway, Brooklyn. The contemplated structure will be in the same block that contains the Pratt Institute, which for years has played so prominent a part in Brooklyn's educational activities.

The new building will be two stories in height, with a basement, and will occupy practically the entire plot, 74x82. It will be of brick, limestone, stone and concrete construction and embody the most recent and modern details of bank building construction.

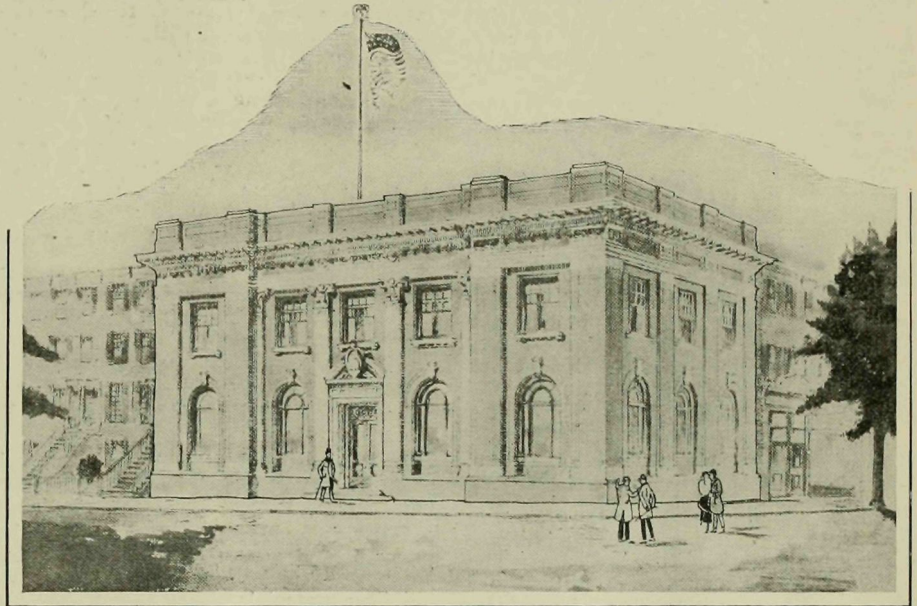
The entire ground floor will be devoted to banking purposes, the second floor to

The question of sanitation has been diligently studied and has resulted in the installation, wherever needed, of furnishings of trimmed and quartered oak with as little moulding as possible in the trim. The plumbing fixtures will be of copper and brass.

There will be for banking use, steel cabinets, on the main floor, the only vaults arranged for, being two of fire-proof construction, in the cellar, each measuring 20x18.

The heating and lighting systems will be indirect and supplied from the plant which furnished the various buildings of Pratt Institute, with which institution the "Thrift" is identified. A thorough ventilating plant has been provided for and the lighting equipment, so arranged as to provide the maximum amount of service, both to the employees and to the public.

"The Thrift" is now established at 207 Ryerson street, adjoining Pratt Institute. It was founded in October, 1889, by Charles Pratt and is supervised by a



Peter Guthy, Gen'l Con.

Shampan & Shampan, Architects.

NEW ADDITION TO INSTITUTE GROUP.

contain the administrative and clerical offices.

The building will be an example of the architecture of the neo-classic period of the Italian Renaissance—the details having been modeled to a great extent after the famous Forum De Traian, at Rome, Italy.

The materials used in the exterior construction will be granite and limestone, with a background of red brick, laid up in English band and one-half inch buff joints. The base of the building will be Milford pink granite. The corners and Corinthian pilasters will be of Indiana limestone construction.

The interior has been designed to contain unusually attractive features and to meet not only utilitarian requirements, but also to accentuate the aesthetic. To this end, the predominant element in the interior construction will be marble. The spacious lobby, 38½x18 feet, is to have a terrazzo floor of old convent Fleury marble chips; the ceiling being designed with coffers of rich mouldings, highly decorated with various colors, including old gold.

The banking screen, enclosing the public lobby, will also consist of old convent Fleury marble chips and bronze. An added feature of the main floor that will lend an additional touch of distinction to the entire layout, will be a marble staircase, leading to the upper floor, with richly carved designings on the balustrades.

Over the banking room will be a copper skylight, 15x24, with the ventilators and under it a ceiling designed in ornamental grills and Belgian glass, concealing the skylight from the public view.

Board of Directors, which include: President, Charles M. Pratt; vice-president, Francis L. Noble; treasurer, Harold I. Pratt; secretary, Francis Jordan; assistant secretary, Philip S. Clarke; cashier, John C. Maddock; assistant cashier, Roy Hume. The directors are: Alfred C. Bedford, Edward T. Horwill, Francis Jordan, W. Eugene Kimball, Francis L. Noble, Charles M. Pratt, Frederic B. Pratt, George D. Pratt, Harold I. Pratt, Herbert L. Pratt, John T. Pratt.

"The Thrift" is intended especially to be of service to all those associated with Pratt Institute, but it is not conducted by the Institute, nor is the Institute responsible for it. Any profit from its operations does, however, accrue to the Institute, since the capital stock of "The Thrift" is held in trust for Pratt Institute.

**New Estate for Mrs. Phipps.**

The George A. Fuller Company, 949 Broadway, Manhattan, has received the general contract for the construction of the two-story brick and limestone residence, about 300 x 150 feet with garage and out-buildings, at Great Neck, L. I., for Mrs. Henry Phipps, 787 Fifth avenue, Manhattan. Plans were prepared by Horace Trumbauer, Land Title Building, Philadelphia, Pa. The new country home of Mrs. Phipps is on a tract of eighty-nine acres formerly owned by the Lake Success Realty Company. The tract has a large frontage on Hyde Park road directly opposite William K. Vanderbilt, Jr.'s Deepdale estate. The land was at one time rumored to have figured in a big transaction with a syndicate which intended to build a town site and a trolley line along the Motor Parkway.

**New York City Manufacturing Statistics.**

Preliminary statements of the general results of the census of manufacturers for New York State, New York City and the Borough of Manhattan have been issued by Samuel L. Rogers, Director of the Bureau of the Census, Department of Commerce. They consist of summaries, comparing the figures for 1909 and 1914, by totals, prepared under the direction of William M. Steuart, chief statistician for manufactures.

The capital invested in the city, as reported in 1914, was \$1,626,104,000, a gain of \$264,244,000, or 19.4 per cent. over \$1,361,860,000 in 1909. The average capital per establishment was approximately \$55,000 in 1914 and \$53,000 in 1909.

The cost of materials used was \$1,229,155,000 in 1914, as against \$1,090,783,000 in 1909, an increase of \$138,372,000, or 12.7 per cent. The average cost of materials per establishment was approximately \$41,000 in 1914 and \$42,000 in 1909.

The value of products was \$2,292,832,000 in 1914 and \$2,027,425,000 in 1909, the increase being \$265,407,000, or 13.1 per cent. The average per establishment was approximately \$77,000 in 1914 and \$78,000 in 1909.

The salaries and wages amounted to \$510,711,000 in 1914 and \$445,539,000 in 1909, the increase being \$65,172,000, or 14.6 per cent. The number of salaried employes was 116,100 in 1914, as compared with 97,492 in 1909, making an increase of 18,608, or 19.1 per cent.

The average number of wage earners was 585,279 in 1914 and 553,923 in 1909, the increase being 31,356, or 5.7 per cent.

The capital invested in the borough, as reported in 1914, was \$886,162,000, a gain of \$112,383,000, or 14.5 per cent. over \$773,779,000 in 1909. The average capital per establishment was approximately \$42,000 in 1914 and \$41,000 in 1909.

The value of products was \$1,519,143,000 in 1914, and \$1,384,795,000 in 1909, the increase being \$134,348,000, or 9.7 per cent. The average per establishment was approximately \$72,000 in 1914 and \$74,000 in 1909.

The value added by manufacture represents the difference between the cost of materials used and the value of the products manufactured from them. The value added by manufacture was \$758,515,000 in 1914, and \$680,386,000 in 1909, the increase being \$78,129,000, or 11.5 per cent. The value added by manufacture formed 49.9 per cent. of the total value of products in 1914, and 49.1 per cent. in 1909.

**Interesting Building Project.**

Cantor & Dorfman, 373 Fulton street, Brooklyn, architects, have prepared plans for a four-story apartment house, to be erected at the southeast corner of Sixth avenue and 62d street, on a plot 50x100, by S. Goldstein. The building will house twenty-three families and will contain suites ranging in size from three to five rooms. An interesting detail in connection with the structure will be that five of the six suites on each floor will face the street. The estimated cost of the building is \$35,000.

The same architects have also completed plans for two operations to be started by Louis Gold, builder, opposite the Bush Terminal. Three buildings are to be erected on the east side of Third avenue, north of 36th street, and two buildings on the east side of Third avenue, north of 32d street. Each building will be three stories high 20x75 feet, with stores on the ground floor and apartments on the upper stories.

**Loft Alteration Going Ahead.**

The Equitable Life Assurance Society is going ahead with the alterations to the two loft buildings at 111-131 West 19th street, formerly occupied by the Simpson-Crawford Department Store, in which large space was leased last week to the Bijou Waist Company for a long term. Plans for the alteration at an estimated cost of \$50,000 have been prepared by Maynicke & Franke, 25 East 26th street. Recently awarded contracts, calling for work on the project, are masonry, to Charles A. Cowen & Co., 30 East 42d street, and steel, to Post & McCord, 101 Park avenue.

**Will Add to Terminal Colony.**

Announcement is made of a notable height addition to one of the large commercial structures which the New York Central Railroad erected a few years ago as part of its terminal colony. Thirteen stories will be added to the Railroad Mail Service and Express Building on Lexington avenue between 45th and 46th streets, backing up on the tracks. The building is now four stories high and measures 200 x 273 feet. Warren & Wetmore, architects for the railroad, are working on the plans, but it is hardly likely that the contract for this work will be let until March, 1917. It is estimated that the new addition will cost the railroad about \$1,000,000.

**To Build Home for the Aged.**

The William Kennedy Construction Company, 215 Montague street, has the general contract for the erection of a new three-story Home for the Aged at Albany avenue and Herkimer street, Brooklyn, for the Church Charities Foundation, Albany avenue, Brooklyn, N. Y., from plans by Lord & Hewlett, 345 Fifth avenue, Manhattan. It will be a "U" shaped structure measuring 118x37x153 feet, and will be of brick, terra cotta and stone construction.

**Contract for St. Bartholomew's Church.**

Marc Eidlitz & Son have been awarded the building contract for the handsome new edifice which St. Bartholomew's Church will erect on the site of the former Schaefer Brewery on the east side of Park avenue, between 50th and 51st streets. Bertram V. Goodhue, architect, designed the edifice, which is to be one of the finest in the city. The construction cost, it is estimated, will approximate \$1,000,000.

**PERSONAL AND TRADE NOTES.**

**Wander Iron Works** are moving their offices from 508 East 117th street to 321 East 94th street.

**I. W. Clark (Inc.)**, builder, formerly at 86 Roosevelt street, has moved to new offices at 36 West 66th street.

**George F. Hutchinson**, architect, has opened offices at 313 Cutler Building, Rochester, and desires catalogues on building materials.

**Howard W. Cutler**, architect, has dissolved partnership with George Hutchinson, and will maintain his present offices, at 312 Cutler Building, Rochester.

**General Gas & Electric Co.** on Wednesday declared the regular quarterly dividend of 13 1/4 per cent. on its cumulative preferred stock, payable October 2, to stockholders of record September 27.

**The Pearson & Ludascher Lumber Company**, of Philadelphia, has opened a New York office at 30 Church street in charge of S. C. Stailey, formerly manager of the Trexler Lumber Company.

**John Wynkoop**, architect, 30 Church street, has been appointed Acting Professor of Design in the Department of Architecture of the University of Pennsylvania to succeed Paul P. Cret, who is serving in the French Army.

**Homer C. Johnstone**, formerly with the Midvale Steel Company, has been appointed manager of the steel department of Gaston, Williams & Wigmore, Inc., 140 Broadway, New York. He served for fourteen years as manager of the Chicago and New York offices of the Midvale company.

**Alfred Craven**, chief engineer of the Public Service Commission, Second District, New York, was tendered a dinner by his friends, recently, at the Harvard Club, on the occasion of his seventieth birthday. Jules Breuchaud acted as toastmaster. William Barclay Parsons made a brief address, and presented Mr. Craven with a silver tea service.

**Julius Bohm & Son**, 30 East 42d street, will engage in the manufacture of wooden and metal screens, including screen doors and porches. Alfred D. Bohm of the firm, has had considerable experience in the line in Chicago and St. Louis,

and has installed screens in some of the largest institutions, hotels and residences in the west. He has done work for the Hotel Blackstone, in Chicago.

The stockholders of the Williamsburgh City Fire Insurance Company and the United States Fire Insurance Company held special meetings Wednesday to vote upon the merger of the two concerns under the name of the United States Fire Insurance Company. More than 90 per cent. of the stock of each company was voted for the merger, there being no dissenting votes. The requisite proportion of votes is two-thirds.

The National Fire Protection Association and the National Safety Council have united this year in urging a nationwide observance of Fire and Accident Day on October 9, which marks the anniversary of the great Chicago Fire. It is expected that civic and commercial organizations throughout the country will co-operate in an organized attempt to promote the observance of the day. An attractive poster has been designed, and suggestive programs for the day have been worked out for nation-wide distribution.

Preparations are being made for the fourth annual season of the New York School of Heating and Ventilating which commences Monday, October 9. All lectures will be given at Room 511, World Building. Two courses have been arranged of eighteen and twelve lectures, respectively, the first year course covering the principles of heating and ventilation, and the second year covering high pressure and power work. Both classes will be under the direction of Charles A. Fuller, consulting engineer, with Clark, MacMullen & Riley, New York.

**George W. Kibitz**, architect, 800 East 179th street, is conducting classes in architectural and mechanical drawing, on Tuesday and Thursdays at the Bronx Union Branch of the Y. M. C. A., and on Mondays and Fridays at the East Side Branch, in Manhattan. Sessions began on Tuesday of this week. The details of the three-year course in architectural drawing will begin with the fundamental principles of drafting. The second years work will comprise working drawings and details of construction of a frame building and a study of the Ionic and Corinthian Orders. The working drawings and details of construction of a brick building and composite order will comprise the work of the third year. Mechanical drawing, as in architectural drawing, will begin with the fundamentals of drafting, supplementing these with elementary working drawings. The second and third year will carry the work on to such plans as orthographic projection, sketching machines and machine parts.

**NO ARCHITECTS SELECTED.**

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

**BEACON, N. Y.**—W. T. Blodgett, Brooklands, and 40 East 64th st, Manhattan, contemplates rebuilding outbuildings recently destroyed by fire. No architect has been retained. Details will be available later.

**POUGHKEEPSIE, N. Y.**—The Hudson River Bottler's Association, now being formed, in which Thomas Gillman, 27 Front st, Poughkeepsie, is interested, has under consideration the building of a glass plant for which no site or architect has been selected.

**ASBURY PARK, N. J.**—A National Bank not yet organized in which James M. Ralston, Henry Steinbach and Howard L. Borden, all of Asbury Park, N. J., are interested, contemplates building a bank at the northeast cor of Mattison av and Bond st, for which no architect has been selected.

**JERSEY CITY, N. J.**—The Jersey City Free Public Library, Wilson J. Edge, president, 472 Jersey av, Jersey City, contemplates building a library in the Greenville section. No architect selected, and details will be available later.

**UNION SPRING, N. Y.**—The Cayuga Gypsum Co., Clinton D. and George D. Bachus, Union Springs, N. Y., contemplates rebuilding the cement plant de-



stroyed by fire. No architect or engineer has been retained.

PHOENIX, N. Y.—Dr. E. J. Drury, Bridge st, Phoenix, contemplates rebuilding his office and residence in Bridge st. No architect selected. Details will be available later.

BUFFALO, N. Y.—The Polish Franciscan Sisters, The Very Rev. Hyacinth Fudzinski, provincial, Clark and 10th sts, Buffalo, has purchased property on Clinton st, near the city line, and contemplates building a convent. No details decided. No architect selected.

MONTCLAIR, N. J.—D. M. Bedikian, 24 Church st, Montclair, N. J., contemplates the erection of a 2-sty brick store and apartment building on Valley road, for which no architect has been selected. Cost, \$12,000.

#### PLANS FIGURING.

##### APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, are figuring the general contract for the alteration to the 5-sty brick dwelling at 137 East 63d st, into apartments, stores and offices, for Anna M. Galbraith, owner, from plans by Harde & Hasselman, 56 West 45th st, architects, and desires bids on sub-contracts. Cost, \$10,000.

##### FACTORIES AND WAREHOUSES.

KINGS PARK, N. Y.—The Kings Park State Hospital, William Austin Macy, supt., Kings Park, N. Y., is taking bids on the general contract to close 2.30 p. m., Oct. 5, for the refrigerating plant, from plans by State Architect Lewis F. Pilcher, Capitol, Albany, N. Y. Cost, \$3,000.

WHITEHALL AND ALBANY, N. Y.—State of New York, W. W. Wotherstoon, Supt. of Public Works, Capitol, Albany, N. Y., is taking bids on general contract to close 12 o'clock, noon, on Oct. 10, for the Terminal Warehouse (Terminal contract No. 201), from plans by State Engineer Frank M. Williams, Telephone Building, Albany, N. Y. Cost, \$33,800.

##### HOSPITALS AND ASYLUMS.

ORADELL, N. J.—The Board of Chosen Freeholders of Bergen County, Court House, Hackensack, N. J., is taking bids for general contract to close 2 p. m., Oct. 2, for a combined dormitory and garage

for the Isolation Hospital, from private plans.

##### HOTELS.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, are figuring the general contract for the alteration to the 8-sty hotel at the northwest cor of 7th av and 36th st for the Hotel York Co., lessee, from plans by Franklin Hawley Janes, 154 Nassau st, architect, and desires bids on sub-contracts. Cost, \$25,000.

##### MUNICIPAL.

BRONX.—The Interborough Rapid Transit Railroad Co., Theodore P. Shonts, president, is taking bids to close 12.15 p. m., Oct. 4, for the installation of tracks and materials on the Webster av line, commencing north of 194th st; also on the West Farms Subway connection north of East 143d st. George H. Pegram, 165 Broadway, chief engineer.

##### SCHOOLS AND COLLEGES.

BROOKLYN, N. Y.—The City of New York, Board of Education, William G. Willcox, president, 500 Park av, is taking bids on the general contract to close 11 a. m., Oct. 2, for the extension to the 4-sty Public School No. 66, on the west side of Watkins av, 100 ft south of Sutter av, from plans by C. B. J. Snyder, 500 Park av. Cost, \$22,000.

BROOKLYN, N. Y.—The City of New York, Board of Education, William G. Willcox, president, 500 Park av, Manhattan, is taking estimates for the contract for interior alterations to Public School No. 132, on Manhattan av and Conselyea st, and Public School No. 165, Lott av near Hopkinson av. Bids close 11 a. m., Oct. 2.

MEDINA, N. Y.—The Board of Education of Medina, N. Y., F. H. Fowler, pres., is taking bids on general contract to close 2 p. m., October 5, for a 3-sty sandstone and brick high school, 146x84 ft, and a 3-sty grade high school, 94x46 ft, in Elizabeth st and at North and South Academy sts, from plans by Pierce & Bickford, 118 Lake st, Elmira, N. Y., architects. Cost, \$135,000.

##### STABLES AND GARAGES.

NEW ROCHELLE, N. Y.—Harold Haagen, 331 Madison av, Manhattan, is taking estimates on the general contract for the 1-sty private garage, 20x20 ft, in Pintard st, for Henry M. Lester, owner.

##### STORES, OFFICES AND LOFTS.

MANHATTAN.—Aymar Embury, 2d, 132 Madison av, is taking estimates on the general contract to close Oct. 4, for the alterations to the 5-sty brick and stone business building, 59x63 ft, at 31-35 Burling slip, for Joseph F. Cullman, 174 Water st, owner.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, are figuring the general contract for the alterations to 5-sty brick building, 25x100 ft, at 510 West 53d st, for the Silver Lunch Co., lessee, 903 8th av, from plans by L. S. Beardsley, 38 West 32d st, and desire bids on sub-contracts.

##### MISCELLANEOUS.

CALVARY CEMETERY, QUEENS, L. I.—Maynicke & Franke, 25 East 26th st, Manhattan, architects, are about ready to take bids for the granite and marble mausoleum for the estate of Henry Heide, 84 Van Dam st. Cost, \$20,000.

#### CONTEMPLATED CONSTRUCTION.

##### Manhattan.

##### APARTMENTS, FLATS & TENEMENTS.

170TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for four 5-sty brick, limestone and terra cotta apartments, 83x100 ft each, in the north side of West 170th st, 133 ft east of Fort Washington av, for E. M. Krulewitch, 30 East 42d st, owner and builder. Total cost, \$240,000.

82D ST.—Rouse & Goldstone, 40 West 32d st, have revised plans in progress for an 8-sty limestone, brick and terra cotta apartment, 75x86 ft, at 115-117 East 82d st, for the 115 East 82d St Corp., James F. Meehan, president, 115 East 82d st, owner and builder. Cost, \$200,000.

73D ST.—Thomas J. McLaughlin, 1790 Broadway, owner and builder, contemplates the erection of a 9-sty brick, limestone and terra cotta apartment house at 274-287 West 73d st. Name of architect and details will be available later.

82D ST.—Delano & Aldrich, 4 East 39th st, are preparing plans for a 10-sty brick and limestone apartment house, about 100 x100, at 1 East 82d st, for Mrs. Adele Dodd, owner. Cost, \$200,000.

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**BROADWAY.**—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty brick and limestone apartment house with stores, 100x100 ft, at the southeast cor of Broadway and Isham st, for the Seaman Construction Co., 207th st and Seaman av, owner and builder. Cost, \$100,000.

**104TH ST.**—Mulliken & Moeller, 103 Park av, have finished plans for the 13-sty brick apartment house, 62x92 ft, at 325 West 104th st, for the 86th St. & West End Av Co., 103 Park av, owners and builders. Cost, \$400,000.

**DWELLINGS.**

**72D ST.**—Hugo Taussig, 237 East 72d st, has completed plans for the alteration and addition to the two residences and stores at 314-316 East 72d st, for the Winternitz Realty Corp., Albert Winternitz, president, 103 Park av, owner. Project consists of a new brick extension and addition, 33x 50 ft. Cost, \$16,000.

**74TH ST.**—Irving Margon, 370 East 149th st, is preparing plans for the addition to the 5-sty brick dwelling, 20x101 ft, at 57 West 74th st. Owner's name withheld. Cost, \$16,000.

**104TH ST.**—Irving Margon, 370 East 149th st, has finished plans for the alteration to the 5-sty brick dwelling, 20x60 ft, at 304 West 104th st, for Leon Sobel, 215 Manhattan av, owner and builder. Cost, \$16,000.

**FACTORIES AND WAREHOUSES.**

**MANHATTAN.**—John M. Baker, 9 Jackson av, L. I. City, is preparing plans for a 6-sty reinforced concrete factory, 25x100 ft. The exact location and owner's name will be announced later. Cost, \$45,000.

**FRONT ST.**—Frederick Putnam Platt, 1123 Broadway, has been retained as architect to prepare plans for rebuilding the 4-sty brick factory at 260 Front st, for F. J. Upjohn, c/o Sidney Ross Co., 147-Waverly Place, owner.

**6TH AV.**—Maximilian Zipkes, 405 Lexington av, is preparing plans for the alteration and extension to the 7-sty brick warehouse at 140-142 6th av, for the Daniel H. Jackson Co., 35 Nassau st, owner. Cost, \$15,000.

**HOSPITALS AND ASYLUMS.**

**RANDALL'S ISLAND.**—Charles E. Knox, 101 Park av, has completed electrical engineer's plans for the institution buildings for insane patients, in the east center part of Randall's Island to be built by the City of New York, Department of Public Charities, from plans by Donn Barber, 101 Park av, architect. Cost, \$800,000.

**STABLES AND GARAGES.**

**7TH AV.**—Samuel Cohen, 32 Union sq, is revising plans for the 5-sty brick and steel face brick and limestone garage, 50 x90 ft, at the southeast cor of 7th av and 39th st, for the John G. Wendel Estate, 175 Broadway, owner, and Carl Schilo, 146 West 39th st, lessee. Cost, \$40,000.

**28TH ST.**—W. J. Russell, 25 West 42d st, has completed plans for the alteration from a stable into a garage of the 2-sty brick building, 25x162 ft, at 249-251 West 28th st, for Anna M. Cudlipp, 35 West 92d st, owner. Consists of rebuilding walls and installation of new brick elevator shaft and boiler room. Cost, \$15,000.

**112TH ST.**—T. F. Dunn, 953 Woodycrest av, has finished plans for a 2-sty brick and reinforced concrete garage, 80x100 ft, at 512-522 West 112th st, for the estate of Henry Tone, Mr. Gillen in charge, 516 West 112th st, owner and builder.

**121ST ST.**—De Rosa & Cavaleri, 2333 1st av, have finished plans for the alteration to the 1 and 2-sty brick garage at 325-327 East 121st st, for William Ortin, 325 East 121st st, owner and builder. Cost, \$5,000.

**STORES, OFFICES AND LOFTS.**

**181ST ST.**—Neville & Bagge, 105 West 40th st, are preparing plans for the addition and repairs to the 2-sty brick and steel store and loft building, 50x100 ft, at 571 West 181st st, for the Hobson Storage Warehouse, William Hobson, 571 West 181st st, owner. Cost, \$10,000.

**5TH AV.**—V. Hugo Koehler, 2 Columbus Circle, has completed plans for alteration of store at 334 5th av, for Vincent Astor, owner, 21 West 26th st. Alteration consists of installing new store front and replacing two columns with girders. Cost, \$4,000.

**19TH ST.**—James P. Whiskerman, 30 East 42d st, steel engineer, has plans in progress for the alteration of the 6, 7 and 10-sty store and storage buildings at 202-204 East 19th st, northeast cor of 3d av, for Eimer & Amend, 205 3d av, from plans by Janes & Cordes, 124 West 46th st, architects. Cost, \$100,000.

**6TH AV.**—Buchman & Fox, 30 East 42d st, are revising plans for the alteration to the 4 and 6-sty brick and stone store and loft buildings at 285 to 305 6th av, 184x305

ft, for the Department Stores Realty Co., Robert E. Simon, president, 30 East 42d st, owner. The steam heating engineer is Chauncey Matlock, 30 East 42d st. The general contract has been awarded to Charles A. Cowen & Co., 30 East 42d st. Cost, \$125,000.

**38TH ST.**—George F. Pelham, 30 East 42d st, is finishing plans for a 3-sty brick and steel office bldg and garage at 544-546 West 38th st, for the Crystal Spring Water Co., 10th av and 36th st, owner.

**39TH ST.**—Werner Nygren, 101 Park av, has heating and ventilating engineer's preliminary plans in progress for the alteration of the 16-sty store and office building at 25-33 West 39th st, for the United Engineering Societies. Plans for the alterations have been prepared by Henry G. Morse, 101 Park av, and the general contract for alterations only, awarded to the Wells Construction Co., 237 5th av. Cost, \$250,000.

**36TH ST.**—W. H. Birkmire's Sons, 1133 Broadway, are preparing plans for a 12-sty brick, limestone and terra cotta store, office and loft building, 100x100 ft, at 43-51 West 36th st, for the Nameloc Realty Co., Michael Coleman, president, 125 West 56th st, owner. Cost, \$250,000.

**THEATRES.**

**14TH ST.**—Thomas W. Lamb, 644 8th av, is preparing plans for a brick and stone moving picture theatre and stores at 126-130 East 14th st, for Schinasi Bros., 1600 Broadway, owners, and the Fox Film Co., William Fox, president, 126 West 46th st, lessee.

**Bronx.**

**APARTMENTS, FLATS & TENEMENTS.**

**SHERIDAN AV.**—Moore & Landsiedel, 3d av and 148th st, have completed plans for a 5-sty brick and limestone apartment house, 81x88 ft, on the east side of Sheridan av, 80 ft south of 166th st, for the Skandia Bldg. Co., Oscar Pederson, president, 3d av and 148th st, owner and builder. Cost, \$80,000.

**DALY AV.**—Kreymborg Architectural Co., 1029 East 163d st, has completed plans for two 5-sty brick, limestone and terra cotta apartment houses, 92x96 ft, and 75x103 ft, at the northwest cor of Daly av and 181st st, for the Simonia Realty Co., Simon Shapiro, president, 929 East 163 st, owner and builder. Cost, \$160,000.

**178TH ST.**—George F. Pelham, Inc, 30 East 42d st, has completed plans for the 5-sty brick, limestone and terra cotta apartment house, 153x27 ft, in the south side of East 178th st, bet. Southern Blvd and Marmion av, for the Boulevard Holding Co., 1932 Crotona Parkway, owner and builder. Cost, \$65,000.

**DWELLINGS.**

**AMUNDSON AV.**—The Kreymborg Architectural Co., 1029 East 163d st, has completed plans for a 2½-sty hollow tile and stucco dwelling, 35x30 ft, on the east side of Amundson av, 350 ft south of 234th st, for the Wilson-Bryant Co., Samuel Harrowitz, president, 391 East 149th st, owner and builder. Cost, \$15,000.

**229TH ST.**—William A. Faiella, 391 East 149th st, is completing plans for a 3-sty brick dwelling, 22x55 ft, in the north side of 229th st, 195 ft west of Paulding av, for Adelaide Macone, 1023 East 226th st, owner and builder. Cost, \$10,000.

**UNIVERSITY AV.**—Andrew J. Thomas, 2526 Webster av, has completed plans for a 2-sty brick residence and stores, 59x98 ft, on the east side of University av, 140 ft north of Featherbed lane, for William M. Chesbrough and others, 115 Broadway, owners and builders. Cost, \$12,000.

**STABLES AND GARAGES.**

**133D ST.**—Moore & Landsiedel, 3d av and 148th st, have completed plans for a 1-sty brick garage, 75x100 ft, in the north side of East 133d st, 515 ft east of Willis av, for Patrick Goodman, 263 East 133d st, owner and builder. Cost, \$15,000.

**PARK AV.**—John C. W. Ruhl, 3207 Hull av, has completed plans for a 2-sty brick garage, 50x135 ft, on the east side of Park av, 100 ft south of 173d st, for Emma C. Dressel, owner, 2240 Grand Boulevard and Concourse. Cost, \$30,000.

**STORES, OFFICES AND LOFTS.**

**TREMONT AV.**—B. H. & C. N. Whinston, 509 Willis av, have completed plans for the alteration of the 3-sty brick office bldg, 50x100, into a store and loft bldg on the south side of Tremont av, 362 ft each of Prospect av, for Herman Berkowitz, on premises, owner. Cost, \$10,000.

**Brooklyn.**

**APARTMENTS, FLATS & TENEMENTS.**

**COLUMBIA HEIGHTS.**—J. J. Pettit, 103 Park av, Manhattan, has completed plans for a 6-sty brick and limestone apartment, 60x99 ft, in the west side of Colum-

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bia Heights, 324 ft north of Pierrepont st, for Jerome H. Pennock, 177 Remsen st, Brooklyn, owner and builder. Cost, \$50,000.

**PROSPECT PARK WEST.**—J. A. Boyle, 367 Fulton st, is revising plans for the 6-sty brick apartment, 100x87 ft, at the northwest cor of Prospect Park West and 8th st, for Richard F. Bridgette, 305 8th av, Brooklyn, owner. Cost, \$100,000.

**KNICKERBOCKER AV.**—Cohn Bros., 363 Stone av, Brooklyn, have completed plans for three 4-sty brick and limestone apartments, 39x85 ft, 40x80 ft, and 20x79 ft, at Knickerbocker av and Cobert st, for L. Kellmer and P. Ansoorge, 1219 President st, owners and builders. Cost, \$75,000.

**SOUTH 3D ST.**—Charles M. Straub, 147 4th av, Manhattan, has finished plans for a brick, limestone and terra cotta apartment house, 50x116 ft, at 393-395 South 3d st, for M. Solomon & Sons, 217 Havemeyer st, owners and builders. Cost, \$45,000.

**EAST 34TH ST.**—S. Millman & Son, 1780 Pitkin av, have completed plans for a 3-sty brick and limestone trim tenement, 25x72 ft, in the west side of East 34th st, 260 ft north of Church av, for the L. Tashcow Const. Co., 344 Church av, owner and builder. Cost, \$8,000.

**MONROE PL.**—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 3-sty brick and limestone apartment, 51x100 ft, at 34 Monroe pl, for Joseph and Samuel Silk, 106 West 13th st, Manhattan, owners and builders. Cost, \$40,000.

**DITMAS AV.**—Kallich & Lubroth, 215 Montague st, are preparing plans for a 4-sty brick and limestone apartment house, 70x82 ft, in the north side of Ditmas av, 162 ft east of East 22d st, for the Julian Construction Co., 215 Montague st, owner and builder. Cost, \$55,000.

**DRIGGS AV.**—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty apartment house on the west side of Driggs av, 60 ft north of Division av, for Michael Hershchaft, owner. Cost, \$60,000.

**CLINTON AV.**—Slee & Bryson, 154 Montague st, are revising plans for a 6-sty brick and limestone apartment house, 50x115 ft, on the east side of Clinton av, 301 ft north of Gates av, for the Sterling Operating Co., 250 Park av, Brooklyn, owner and builder. Cost, \$80,000.

#### CHURCHES.

**DOUGLAS ST.**—M. Whinston, 459 Stone av, is preparing plans for a 2-sty brick and terra cotta synagogue, 40x90 ft, in the east side of Douglas st, 93 ft south of Pitkin av, for the Congregation Thora Ancha Chesed, c/o Louis Eisenberg, 115 Osborn st, owners. Cost, \$35,000.

#### DWELLINGS.

**ESSEX ST.**—Charles Infanger & Son, 2634 Atlantic av, has completed plans for two 2-sty brick and limestone dwellings, 20x55 ft each, with garages, 10x18 ft each, in the west side of Essex st, 100 ft north of Belmont av, for the Southside Building Co., J. Stromwasser, president, 287 Vermont st, owner and builder. Total cost, \$8,000.

**AV I.**—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 2½-sty frame residence, 18x40 ft, on the south side of Av I, 70 ft west of East 37th st, for John E. Reynolds, 1672 Flatbush av, owner and builder. Cost, \$4,500.

**EAST 96TH ST.**—E. M. Adelson, 1776 Pitkin av, has plans in progress for four 2½-sty frame cottages, 16x35 ft each, in the east side of East 96th st, 140 ft north of Av M, for S. A. Harkavy, 1097 East 94th st, owner and builder. Total cost, \$8,000.

**AV. L.**—C. G. Wessel, 143 East 12th st, has completed plans for two 2½-sty frame dwellings, 18x38 ft, on the north side of Av L, 40 ft west of Schenectady av, for the Anthracite Realty Co., 391 Fulton st, owner and builder. Cost, \$6,000.

**71ST ST.**—H. J. Wolfe, 872 71st st, has completed plans for two 2-sty brick dwellings, 20x55 ft each, in the south side of 71st st, 240 ft east of 8th st, for the H. J. Wolfe Const. Co., 872 71st st, owner and builder. Cost, \$9,000.

**ROCKAWAY PARKWAY.**—Morris Rothstein, 601 Sutter av, has finished plans for six 2-sty frame dwellings, each 16x36 ft, at the northwest cor of Rockaway Parkway and Flatlands av, for Jacob Hoffman, owner and builder, 278 New Lots av, owner and builder. Total cost, \$15,000.

**EAST 92D ST.**—Charles Infanger & Son, 2634 Atlantic av, are preparing plans for a 1½-sty frame and stucco dwelling, 26x50 ft, in the east side of East 92d st, 145 ft south of Glenwood rd, for Henry H. Husmann, Canarsie, L. I., owner. Cost, \$5,000.

**EAST 40TH ST.**—F. W. Eisenla, 186 Remsen st, has finished plans for two 2-sty frame dwellings, 18x42 ft each, in the west side of East 40th st, 197 ft south of

Av I, for Sarah Wallace, 1066 49th st, owner and builder. Total cost, \$7,000.

**WEST 28TH ST.**—Bley & Hammond, 833 St. John's pl, have completed plans for two 2-sty brick dwellings, 20x56 ft each, in the east side of West 28th st, 320 ft south of Mermaid av, for Frank Zew, 1829 Cornelia st, owner and builder. Total cost, \$8,000.

**EAST 12TH ST.**—S. Millman & Son, 1780 Pitkin av, have finished plans for fifteen 2-sty brick dwellings, 18x55 ft each, in the west side of East 12th st, 100 ft south of Av K, for the Alien Building Corp., Louis Rockmore, president, 1507 President st, owner and builder. Total cost, \$105,000.

**WICKS ST.**—S. Millman & Son, 1789 Pitkin av, are preparing plans for four

2½-sty frame dwellings, 17x34 ft each, in the west side of Wicks st, 239 ft south of Liberty av, for the F. Ed. Copper Const. Co., 76 Sutter av, owner and builder. Total cost, \$30,000.

**AV. R.**—Cantor & Dorfman, 373 Fulton st, Brooklyn, have completed plans for two 2-sty frame dwellings, each 20x36 ft, respectively, at the southeast cor of Av R and East 21st st, and on the south side of Av R, 30 ft east of East 21st st, for Louis Brounstein, 1162 43d st, owner and builder. Total cost, \$10,000.

**53D ST.**—W. I. Norris, 15 West 38th st, Manhattan, has completed plans for a 3-sty brick dwelling, 22x38 ft, in the south side of 53d st, 160 ft west of 14th av, for James B. Jennings, 1525 49th st, owner and builder. Cost, \$6,000.

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#### Westchester.

**APARTMENTS, FLATS & TENEMENTS.**  
YONKERS, N. Y.—J. Wilford Kirst, Radford Bldg., Yonkers, N. Y., is preparing plans for two 4-sty brick and limestone apartment houses, 45x100 ft each, in St. Andrews Place, for the Riverview Bldg. Co., Radford Bldg., Yonkers, N. Y., owner. Cost, \$35,000 each.

#### DWELLINGS.

MT. VERNON, N. Y.—The New York Inter Urban Development Co., 8 South 3d av, Mt. Vernon, N. Y., has completed plans for a 2½-sty frame and stucco dwelling, 30x26 ft, at 604 Hutchinson Blvd, for T. Michner, owner. Cost, \$6,000.

MT. VERNON, N. Y.—The New York Inter Urban Development Co., 8 South 3d av, Mt. Vernon, has completed plans for a 2½-sty frame and stucco dwelling, 26x30 ft, at 6668 Hutchinson Blvd. Owner's name will be announced later. Cost, \$6,000.

YONKERS, N. Y.—Irving Margon, 370 East 149th st, Manhattan, is preparing plans for a 2-sty brick dwelling, 25x40 ft, for Antonio Di Leo, Yonkers, N. Y., owner. Cost, \$4,000.

#### STABLES AND GARAGES.

YONKERS, N. Y.—Joseph A. Watson, 34 Warburton av, Yonkers, N. Y., is revising plans for a 1-sty brick and steel garage, 50x70 ft, at 184 Nepperham av, for Martin Smith, 190 Nepperham av, owner. Cost, \$7,000.

#### New Jersey.

**APARTMENTS, FLATS & TENEMENTS.**

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., has completed plans for a 3-sty brick and limestone tenement, 35x52 ft, in Rock st, bet. Baldwin and Summit avs, for Morris Solway, 90 West 17th st, owner and builder. Cost, \$10,000.

UNION HILL, N. J.—William Mayer, Jr., 711 Bergenline av, West New York, N. J., is preparing plans for a 4-sty brick and limestone apartment and three stores, 25x86 ft, at 5th st and Hudson Front av, for Morris Millimet, 711 Bergenline av, West New York, owner and builder. Cost, \$30,000.

PASSAIC, N. J.—Joseph De Rose, 119 Ellison st, Paterson, N. J., has completed plans for a 3-sty brick and stone flat and store, 22x66 ft, at 290 Oak st, for Mauro Arata, 280 Oak st, Passaic, owner and builder. Cost, \$7,500.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for a 3-sty frame and clapboards flat, 28x77 ft, at 6-8 Birks Place, for Abram Rudnewitz, 718 South 12th st, Newark, owner and builder. Cost \$10,000.

HUDSON HEIGHTS, N. J.—N. Soldwedel, 421 Bergenline av, Union Hill, N. J., has finished plans for a 2-sty brick and limestone apartment, and two stores, 40x53 ft, on Day av, for P. A. Lane, Monroe, N. Y., owner. Cost, \$12,000.

PASSAIC, N. J.—A. Preiskel, Hobart Trust Bldg., Passaic, N. J., is preparing plans for a 2-sty brick apartment and store, 80x27 ft, at 208 Monroe st, for Isaac Schurmann, 68 Sherman st, Passaic, N. J., owner and builder. Cost, \$9,000.

#### DWELLINGS.

DEAL, N. J.—E. C. Benner, Appleby Bldg., Asbury Park, N. J., is preparing plans for a 2-sty hollow tile and stucco residence, 55x37 ft, on Hathaway av, for H. J. Greenbank, owner. Cost, \$12,000.

#### FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—The MacDonald Engineering Company, 53 West Jackson Bldg., Chicago, Ill., engineers, have completed plans for a 5-sty reinforced concrete seed storage warehouse, 54x90 ft, at the northwest cor of 15th st and Provost st, for the Lackawanna Terminal Stores Co., 12 Eridge st, Manhattan, owner.

JERSEY CITY, N. J.—John T. Rowland, Jr., 100 Sip av, Jersey City, has completed plans for the 2-sty additions, 30x60 ft, and 25x60 ft, to the factory on Communipaw av, for the American Type Founders Co., on premises, owners.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, N. J., has preliminary plans in progress for a 3-sty brick mill, 59x80 ft, in Sumner st, for Michael Stern, 347 Market st, Paterson, N. J., owner. Cost, \$25,000.

WEST HOBOKEN, N. J.—C. H. Ziegler, 75 Montgomery st, Jersey City, has finished plans for a 2-sty brick, steel and reinforced concrete factory, 43x75 ft, at 732 Highpoint av, for the S. & Z. Cleaning Co., owners. Cost, \$7,000.

HOBOKEN, N. J.—Perna Marangelo, Second National Bank Bldg., Hoboken, is preparing plans for a 1-sty and mezzanine factory, 68x100 ft, in Clinton st, 25 ft north of 11th st, for P. H. Kearney, 504 West 27th st, Manhattan, owner. Cost, \$16,000.

JERSEY CITY, N. J.—George A. Flagg, Spingarn Bldg., Jersey City, N. J., has finished plans for a 2-sty brick and mill construction warehouse, 30x70 ft, at Center and Cole sts, for Leveson & Reger, 464 Grand st, Jersey City, owner. Cost, \$8,000.

JERSEY CITY, N. J.—Wilson & Co., United States Yards, Chicago, Illinois, are having plans prepared through the construction and engineering departments, for a 3-sty brick, granite and reinforced concrete branch house, 64x100 ft. Cost, \$50,000.

#### HOSPITALS AND ASYLUMS.

SCOTCH PLAINS, N. J.—Oakley & Son, 280 North Broad st, Elizabeth, N. J., are preparing plans for a 2-sty hollow tile and stucco addition to the Bonnie Burn Sanitarium, for the Board of Chosen Free-

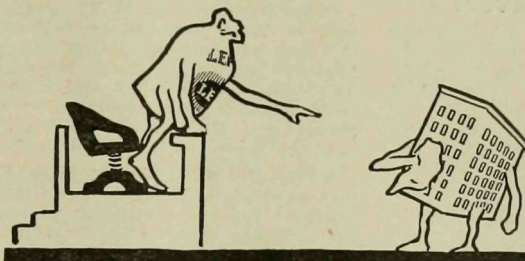
holders of Union County, Court House, Elizabeth, N. J. Cost, \$38,000.

OVERBROOK, N. J.—Joseph B. Allen, County Engineer, will prepare plans for the addition and improvements to the Hospital for the Insane, for the Board of Chosen Freeholders of Essex County, Court House, Newark, N. J. Cost, \$200,000. Project consists of an addition to the laundry building, silo coal pocket and hot-house.

ASBURY PARK, N. J.—Ernest A. Arend, Asbury Park, N. J., has been selected as architect to prepare plans for the hospital at Asbury and 1st avs and Comstock st, for the Asbury Park Hospital, Inc., c/o Dr. Thomas H. Pratt, Cookman av, Asbury Park, N. J., owner. Cost, \$40,000.

#### SCHOOLS.

HOBOKEN, N. J.—Fagan & Briscoe, 95 River st, Hoboken, N. J., are completing plans for the 3-sty brick Public School No. 3, at the northeast cor of 5th and Adams st, for the Board of Education of the City of Hoboken. Cost, \$200,000.



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