

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, OCTOBER 23, 1916

TRADE WASTE AND ASH REMOVAL SITUATION

Some Steps Which Have Been Taken--Rates Are Sufficient Only to Reimburse City for Cost of Service

By HON. WILLIAM A. PRENDERGAST

THE term "trade waste" has been defined as "material resulting from the prosecution of any business, trade or industry conducted for profit." Whether the city should collect and dispose of this "trade waste" at the expense of the taxpayers or whether this should be done at the expense of those producing it, has been much discussed. In many of its forms it can be disposed of at a profit to the factories and other sources from which it emanates. In some office buildings the janitor service for the entire year is paid from the sale of waste paper. The waste must be graded and baled before it can be sold, but there is a regular market value for it after this sorting has been done.

Committee Appointed.

Early in 1912 a committee was appointed to study the final disposition of garbage, ashes and city refuse. This committee consisted of George McAneny, President of Manhattan; John Purroy Mitchel, President of the Board of Aldermen; and George Cromwell, President of the Borough of Richmond.

In January, 1913, after a preliminary report was presented by this committee, \$5,000 was appropriated for the purpose of engaging experts and for other necessary expenditures in connection with this work, of which \$3,937.52 was used. This latter amount included Commissioner Fetherston's trip to Europe to investigate conditions and systems there. As a result of these investigations, in July, 1913, contracts were approved for the final disposal of ashes and rubbish in Manhattan, Bronx and Brooklyn for a term of three years; and this year new bids were advertised as the City had found that the old contracts were too high.

Injunction Applied For.

In 1915, the company that had contracted for the final disposition in the Boroughs of Manhattan and the Bronx, of ashes, street sweepings and rubbish, applied to the courts for an injunction restraining the authorities of the city from dumping upon the scows what the company designated as "trade waste" as distinguished from household rubbish. The decision in the lower courts in favor of the contractors was modified in the Appellate Division to read that the City of New York, etc. "is hereby enjoined and restrained . . . from delivering, dumping or depositing upon the scows or other transporting conveyances of the plaintiffs, material (other than ashes, street sweepings and rubbish as those words are specifically defined in the said contract . . .) which is collected from the department stores, factories, business establishments and buildings, no portions of which are used as dwellings or residences by other than caretakers . . ."

Terms of Contract.

In the contract the terms "ashes," "street sweepings" and "rubbish" referred to by the court are defined as follows:

(1) Wherever the term "ashes" is used in this contract it shall be taken



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to mean: Steam ash, cinders, coal and wood ashes, sawdust, floor sweepings, broken glass, broken crockery, oyster and clam shells, tin cans and discarded paving and building material from the various city departments and bureaus.

(2) Wherever the term "street sweepings" is used in this contract it shall be taken to mean the accumulation of dirt and litter collected from the pavements in the process of cleaning, the sweepings from sidewalks and areas, and the materials removed from the sewer catch basins.

Definition of "Rubbish."

(3) Wherever the term "rubbish" is used in this contract it shall be taken to mean the general household rubbish other than ashes and garbage, including bottles, paper, pasteboard, rags, mattresses, worn-out furniture, old clothes, old shoes, leather and rubber scrap, carpets, tobacco stems, straw and excelsior, plants, shrubs, evergreens and grass. The Street Cleaning Commissioner in his report of April 25, 1916, states that "the materials from distinctly business buildings which cannot be delivered on the contractors' scows will consist mainly of boxes, barrels, packing cases, crates, wood, etc. Private business houses have, therefore, been required to deliver such classes of materials to other dumps or dispose of them by some other means than delivery at the dumps owned or operated by the city. Practically this will mean that the city will be called upon to appropriate funds necessary for the disposal of other classes of trade waste for which a reduction was made in the 1916 budget approximating \$200,000 following the order then in force issued by Justice Whitaker of the Supreme Court, July 23, 1915."

On June 30, 1916 a resolution was pass-

ed by the Board of Estimate, adopting recommendation "A" of the report of the Department of Street Cleaning—"That the city discontinue the collection of such trade waste as may now be removed by city vehicles from distinctively business buildings." Very recently an application was made for a mandamus to compel the Street Cleaning Commissioner to remove "steam ashes" from the Temple Bar Building in Brooklyn. This was denied by Judge Blackmar on the ground that it had not been shown that the city is compelled to remove steam ashes from public office buildings (*People ex rel Leggett vs. Fetherston*).

Suit by Department Store.

In a suit brought in 1903 by a large department store to compel the Commissioner of Street Cleaning to remove materials falling under the definition of "trade waste," it was decided that he is not bound to remove trade waste, whether in the form of ashes, garbage or any other kind of refuse matter. Somewhat later an investigation was made by the Merchants' Association of this city relative to the practice of other towns, which developed the fact that the cities of Philadelphia, Baltimore, Chicago, St. Louis, St. Paul, Cleveland and Buffalo do not remove ashes and refuse from factories, and in some cases limit the amount of domestic ashes carted away at the public expense.

New Plan Opposed.

Despite the evident injustice to the general taxpayers, and that the usual practice of the large cities is to charge for the collection and disposition of "trade waste," the new plan is bitterly opposed by commercial interests. Contentions are made that all businesses are not affected alike, as for a time at least it is proposed to continue to remove the waste from businesses conducted in tenement houses, etc.

However, as the bill which makes possible the charges contemplated was approved by the Board of Estimate prior to its presentation to the Legislature early in 1915, it is presumed that the advantages and disadvantages of the new plan were thoroughly considered. The rates proposed are sufficient only to reimburse the city for the cost of the service it is to render, so it appears there can be no reasonable objection on that score.

What the Commissioner Said.

For the purposes of defining the issues in the matter of general policy, Commissioner Fetherston recommends:

"B"—That the city charge private cartmen the cost of receiving at the dumps and disposing of trade waste (excluding that kind of materials affected by the injunction) from distinctively business buildings, the following rates during 1916:

Borough	Cents per cubic yard (Trunk Capacity Basis)	
	Ashes	Rubbish
Manhattan	.23	.05
The Bronx	.25	.05
Brooklyn	.47	.02

This the city has power to do under Chapter 500 of the Laws of 1915, amending section 542 of the City Charter.

LAWS GOVERNING REGULATION OF TENEMENTS

Digest of Statutes Made, in Ready Reference Form, to Aid Owners and Building Managers

By HARMON ACKERMAN, Member of the New York Bar

PART TWO.

FOLLOWING is printed the second installment of the laws governing the regulation of tenement houses. These laws are presented in a concise form for the benefit of tenement house owners and managers.

Halls and Stairs.

Light in Hallways.—In tenement houses four stories and over, where the public hall is not light enough so that one can read without artificial light, wooden panels in doors located at the end of the halls, and opening up into rooms must be removed, and ground wire or translucent glass not less than four square feet must be substituted. In lieu thereof sash windows of wire glass not less than five square feet in a partition connecting a room directly opening on a street, yard, court or shaft, may be provided, or a window, the plans of which must be at right angles to the axis of hall, which window must open on street, yard, court or shaft.

If public hall and stairs have no windows opening on street or yard, and if in the opinion of the Tenement House Department the light is not sufficient, it may order that a light be kept burning in the hallway near the stairs, on each floor, from sunrise to sunset. (T. H. L. Sec. 74.)

Light in Hallways.—Proper light must be kept burning in the public hallways near the stairs upon the entrance floor and second floor above the entrance floor every night from sunset to sunrise, and on all floors from sunset until 10 P. M. (T. H. L. 76.)

Public Halls and Stairs.—In buildings built prior to April, 1901, the public halls and stairs must have skylights, ventilating windows in bulkheads, or other means of light or ventilation which may be deemed practicable by Tenement House Department. (T. H. L. Sec. 77.)

Cellar Stairs and Fireproof Walls.—When it is necessary to construct new stairs from the first story to the basement or cellar, it must be entirely enclosed with brick walls and fireproof self closing doors at both top and bottom. (T. H. L. Sec. 35.)

Bannisters and Railings.—Building must be provided with proper bannisters and railings, which must be kept in good repair. (T. H. L. Sec. 35.)

Cellar Steps.—Every entrance or flight of steps projecting beyond line of street, and descending into cellar or basement story, if not covered, must be enclosed with a permanent railing on each side from 3 to 3½ feet high, with a gate to open inwardly or with two iron chains across front of entrance—1 near top, other in center, to be closed during night, unless there is light burning. For a violation of this Section, a penalty of \$150 is imposed. After receipt of notice of violation it can be altered within ten days. If not complied with after notice is received, the penalty is \$250. (C. O. Chp. 23 Art. 14 Sec. 164-170.)

Penalties.

Violation of Fire Prevention Law.—Upon conviction for a violation or a refusal to comply with any provision of Chapter 12 of the Code of Ordinances, called Fire and Fire Prevention, a fine of \$500, or six months imprisonment, or both fine and imprisonment is imposed. A penalty of \$250 in a civil action can also be recovered. (C. O. Chp. 12 Art. 2 Sec. 30.)

Violation of Building Code.—For a violation of the Building Code, Chapter 5 of the Code of Ordinances, a fine of \$50 is imposed. If notice of violation is received, and it is not complied with within ten days, the penalty is \$250. (C. O. Chp. 5 Art. 32 Sec. 654.)

Violation of Labor Law.—Penalty for

Violation of the Labor Law is as follows:

Fine not less than \$20 nor more than \$50 for the first offense.

30 days imprisonment, or fine not less than \$50 nor more than \$200, or both, for second offense.

60 days imprisonment, or fine not less than \$250, or both, for third offense. (Penal Law 1275, Sub. 6.)

Violation of Sanitary Code.—Owners, lessee and tenants, where a nuisance exists or for a violation of the Sanitary Code, Chapter 20 of the Code of Ordinances, are jointly and severally liable in so far as they respectively have the power of prevention. (C. O. Chp. 20 Art. 4 Sec. 51.)

Violation of Tenement House Law.—Every person who violates or assists in violation of any provision of the Tenement House Law, is guilty of a misdemeanor, punishable by imprisonment for ten days for each and every day the violation continues, or not less than ten, nor more than one hundred days if the violation is not wilful. If the offense is wilful, then the penalty is \$250 fine, or not less than 10, and not more than 100 days, or both fine and imprisonment. (T. H. L. 124.)

For not filing name of owner with the T. H. D., a fine of \$50 is imposed. If notice to file same is given and not complied with, a civil penalty of \$250 may be recovered, and as a lien against the property. (T. H. L. 124.)

The owner of a tenement house or any part thereof, who violates or assists in violating any chapter of the T. H. L., or where a nuisance is liable to a civil penalty of \$50, besides costs and disbursements of the action. (T. H. L. 124.)

Prostitution in Tenements.—Tenement houses are subject to a penalty of \$1,000 if it or any part is used for the purpose of prostitution or assignation of any description with permission of owner thereof or his agent. Penalty when recovered is a lien against the property. (T. H. L. Sec. 151.)

Violation of Code.—If a specific punishment is not provided for a violation of a provision of the Code of Ordinances, the punishment or conviction is a fine of not more than \$10, or imprisonment not exceeding ten days, or both fine and imprisonment. (C. O. Chp. 27 Sec. 10.)

Prohibited Uses.

Keeping of Animals.—No horse, cow, calf, swine or goat is permitted to be kept on the premises. (T. H. L., Sec. 109.)

Detrimental to Health.—Storing, keeping or handling hay, straw, excelsior, cotton, paper stock, feathers, rags or anything dangerous or detrimental to life or health is prohibited. (T. H. L., Sec. 39.)

Storage of Combustibles.—Storage of combustible fibres is not permitted. (C. O. Chp. 12, Art. 2, Sec. 24.)

Gambling.—Where owner knows building is used for gambling purposes, he is guilty of a misdemeanor. (Penal Law, Sec. 973.)

Liability of Landlord.—One knowingly leasing or giving possession or permitting use of building for illegal trade, manufacture or other business, is liable for any damage resulting from said use. (Real Property Law, Sec. 231.)

Selling Liquors.—If part of premises are rented for sale of liquor and notice forbidding the selling or giving of liquors to a designated person is given to the owner or his agent, and the designated person subsequently becomes intoxicated, because of such selling or giving away, the owner can be sued for all damages resultant therefrom. If the notice is sent to the tenant only, then the liability of the landlord is joint with that of the tenant. (Liquor Tax Law, Sec. 41.)

Lodging, Stable, Storage of Rags.—No tenement house is permitted to be used

for a lodging house, stable or for the storage of handling rags. (T. H. L., Sec. 109.)

Lottery.—One knowingly letting building or any part thereof for lottery purposes, is guilty of a misdemeanor. (Penal Law, Sec. 1381.)

Where owner knows building is used as a place for the sale of lottery policies, he is a common gambler, and if no steps are taken to oust tenant, a penalty of one thousand dollars (\$1,000) fine or two years' imprisonment or both attaches. (Penal Law, 974-976.)

Manufacturing.—Tenement houses are not to be used for purpose of manufacturing, altering, repairing or finishing any articles whatsoever, except for sole and exclusive use of person using part of tenement or members of household, without a license, except the manufacture of collars, cuffs, shirt and shirtwaists made of cotton or linen fabrics.

Applications for license for manufacturing must be made to Labor Department, who, after investigation, will grant same.

This section does not apply to shop on main or ground floor with separate entrance to street and unconnected with living rooms and not used for sleeping or cooking purposes. (Labor Law, Sec. 100.)

An owner of a tenement house must prevent his building being used for the purposes mentioned in the foregoing paragraph. On receipt of notice that it is so being used, he must comply with it in ten days or start proceedings in fifteen days to oust the tenant. (Labor Law, Sec. 105.)

Nuisance.—One knowingly letting a building for committing or maintaining a public nuisance is guilty of a misdemeanor. (Penal Law, Sec. 1533.)

Anything that annoys, endangers or injures the comfort, repose, health, or safety of any considerable number of people, or offends public decency or unlawfully interferes with, obstructs a public park, square, street or highway is a nuisance. (Penal Law, Sec. 1530.)

Theatricals.—Where owner knowingly lets his property to be used for theatrical or other performance on Sunday, he is guilty of a misdemeanor. (Penal Law, Sec. 2152.)

Opium.—One knowingly letting a building for the sale or giving away of opium is guilty of a misdemeanor. (Penal Law, Sec. 1533.)

Pool Selling.—Pool selling, book selling, bet and wagers are not permitted, and where owner has knowledge that the building is being used for that purpose, he is guilty of a misdemeanor. (Penal Law, Sec. 986.)

Prostitution.—Where owner knows that a tenement house is used for prostitution he is guilty of a misdemeanor. (Penal Law, 1146.)

No tenement house is permitted to be used for the purpose of prostitution or assignation. (T. H. L., Sec. 109.)

If summary proceedings are not commenced within five days after receiving notice by Board of Health that building or part thereof is used for prostitution, it is deemed that it was so used with permission of owner and lessee. Two or more convictions of persons using tenement house for prostitution within a period of six months are deemed * * * * * conclusive to hold the premises were used for such purposes with the permission of the landlord and lessee. T. H. L., Sec. 154.)

General reputation of the building is competent and presumptive evidence that the building was used for prostitution. (T. H. L., Sec. 154.)

Slot Machines.—Keeping a slot machine on premises is a misdemeanor. (Penal Law, Sec. 982.)

(End of Part Two.)

THIRTEENTH ANNUAL CONVENTION HELD

Alfred H. Wagg Elected President of the Real Estate Association, State of New York—Interesting Programme Prepared

GOVERNOR CHARLES S. WHITMAN closed the Thirteenth Annual Convention of the Real Estate Association of the State of New York on Saturday at the Hotel Nassau, Long Beach, as speaker at the dinner. His address marked the end of the three days session in which delegates from all parts of the State participated, and in which practically all of the present day problems affecting real estate were discussed. The convention was generally declared to be one of the most successful ever conducted under the auspices of the association, no efforts having been spared not only in providing for the material comforts of the visitors but also in offering them the benefits of round table conferences with many leaders in the various fields of real estate activity in the State.

Good Roads.

The Governor spoke on the good roads of New York. He said in part: "The development of the highways began in 1898, and since that time we have expended approximately \$150,000,000 on the roads of the State. This outlay represents the best investment that the State ever made with the possible exception of the original Erie Canal. There are 22,000,000 acres of farm lands in the State, according to the United States census of 1910; the census showed that during the period from 1898 to 1910 or a little more than eleven years, the value of those 22,000,000 of acres have increased in value in the State of New York by \$380,000,000."

"I want you to remember those figures when you hear complaints as to what has been done in the highways. We are going on to improve the highways of this state. We are going to maintain them to the highest degree of excellence that we can. It cost \$1,040 per mile in 1913 to maintain the highways of New York. It is costing \$635 per mile in 1916 to do the same thing. We have been improving our methods from year to year. We have increased our knowledge from year to year, and probably better material is going into the roads each year."

About two hundred delegates attended the opening session of the convention on Thursday, October 19, when President Leo Day Woodworth, of Rochester, introduced Hiram R. Smith, supervisor of Hempstead, L. I., who made the address of welcome. Other speakers included S. W. Straus, who discussed real estate mortgage bonds, and Nelson P. Lewis, chief engineer of the Board of Estimate and Apportionment, who spoke on "The Traffic Problem from the Real Estate Point of View." The remainder of the morning was spent principally in consideration of the various reports of the officers of the association. The luncheon round table discussion was led by H. L. Reed of Amsterdam, N. Y., and it concerned State regulation of real estate brokerage. Brief addresses were made by Lewis H. May, C. A. Hills of Syracuse, and William H. Mills, secretary of the Westchester Real Estate Board.

First Afternoon Session.

The afternoon session was devoted to taxation problems, and the speakers included Martin Saxe, president of the State Department of Taxes and Assessments, and J. F. Zoller, tax attorney of Schenectady.

On Friday the breakfast conference concerned questions of real estate brokerage, and the discussion was led by Frederick N. Van Patten, of Syracuse. Lewis H. May delivered an address in which he advocated compulsory Sunday closing of real estate offices over which there was a heated discussion. Jawson Purdy, president of the New York Tax Board, presided at the City Planning Conference, in which Robert



ALFRED H. WAGG.

H. Whitten, of New York, and Charles M. Robinson, of Rochester, made addresses.

The delegates left for New York City at the close of the morning conference and attended a luncheon given in their honor by the Merchants' Association of New York at the Hotel Astor, and they listened to speeches made by L. F. Loree, president of the Delaware & Hudson Railroad; Walter Lindner, solicitor of the Title Guarantee & Trust Company, and L. D. Woodworth. In the afternoon they embarked on a sight-seeing trip that carried them on a big automobile trip through Brooklyn. Late in the afternoon a conference was held in the rooms of the Real Estate Board of New York at 217 Broadway, at which Laurence McGuire presided. The topic under consideration was: "Should the Taxpayers Establish a Permanent Bureau at Albany?" After considerable discussion, it was decided that a permanent taxpayers' bureau at Albany be established under the direction of men qualified to study the methods of proposed legislation and who, as a result of this knowledge, will be qualified to keep the real estate interests of the State informed as to what is going on.

Some Other Addresses.

At the Saturday sessions, addresses were made by John W. Paris, by James Frank, president of the Real Estate Exchange of Long Island, who spoke on "Restrictions," by Cornelius G. Kolff of Staten Island, on "Improvements." Other speakers were William S. Pettit, on "Real Estate Legislation;" T. B. Ackerman, on "Waterfront Development;" Hon. Marcus M. Marks, on the "Pollution of Harbors and Streams;" Thomas A. McWhinney, on the "Review of Legislation Affecting Realty;" Joseph P. Day, on "Real Estate Publicity;" Ardolph L. Kline, on "Brooklyn." At the Greater City luncheon that followed the morning conference, the presidents of the five boroughs were the guests of honor. The afternoon was taken up by an automobile sight-seeing trip through the Borough of Queens and Nassau County, one of the features being an aeroplane exhibition by United State Army aviators at Garden City. The convention closed with a banquet at the Hotel Nassau at which Governor Whitman and Edward J. Cattell, City Statistician of Philadelphia, spoke.

The officers elected for one year, who will manage the activities of the association are as follows: Alfred H. Wagg, of Malverne, was elected president. He had held the office of third vice-president, the chairmanship of the Publicity

Committee and of the Board of Managers. Clinton M. Parke, 3d, of Buffalo, was elected first vice-president; James Frank, of Woodmere, second vice-president, and Laurence McGuire, third vice-president. The new treasurer will be Clarence A. Hill, of Syracuse. George S. Horton, of Brooklyn, was re-elected secretary. The following executive committee was chosen: L. D. Woodworth, Rochester; James T. Failing, of Albany; Earl C. Clarke, of Utica; M. Morgenthau, Jr., of Manhattan, and R. A. Wright, of Brooklyn. The convention next year will be held at Utica.

NOTES OF CONVENTION.

Comment and Gossip of the Three Days' Session.

Greater New York was very well represented in the chairmanships of the important committees. M. Morgenthau, Jr., was treasurer of the committee of the convention, and George S. Horton was secretary. Other chairmen included Alfred H. Wagg, general chairman; program, James Frank; entertainment, C. E. Rickerson; Manhattan, Laurence McGuire; Queens, Lewis H. May; Nassau, William S. Pettit; Taxpayers, Henry Bloch; Northern district, Earl C. Clark; Buffalo district, Frank L. Danforth; publicity, Joseph P. Day; reception, Anning S. Prall; Bronx, J. Clarence Davies; Richmond, Cornelius G. Kolff; Suffolk, Jeremiah Robbins; exhibition, E. Tanenbaum; Syracuse district, C. A. Hills; Southern Tier District, C. A. Burris; dinner, John M. Demarest; sight seeing, W. E. G. Gaillard; Brooklyn, Robert A. Wright; Long Island, James Frank; Westchester, William H. Mills; Hudson Valley district, Ten Eyck T. Mosher, and Rochester district, A. Frank Warren.

One of the most interesting discussions of the entire session occurred at the second of the after-breakfast conferences, which concerned the proposed Sunday closing of real estate offices. Lewis H. May, president of the Far Rockaway Real Estate Board, advocated a close observance of the Sunday laws, and he recommended that the association appoint a committee from each county to investigate the matter. Many of the suburban developers, however, took issue with Mr. May, claiming that Sunday was the big day in which to take prospective purchasers over their properties. Alfred H. Wagg of Malverne, declared that the average local developer could not continue in business three months, if he were not permitted to do business on Sunday.

L. F. Loree, president of the Delaware & Hudson Railroad, delivered an impressive address at the luncheon on Friday at the Astor Hotel, given by the Merchants' Association to the visiting delegates. He predicted that in 1917, if the rate of increase shown by the first two months of the present fiscal year is maintained, this country will have a balance of trade of nearly \$5,000,000,000.

New York City had a good representation at the dinner on Saturday night that closed the convention. J. Clarence Davies, Henry Bloch, former president of the United Real Estate Owners' Association, Walter I. Willis, secretary of the Queens Chamber of Commerce, D. E. McAvoy, secretary of Wm. D. Bloodgood & Company, Charles F. Noyes, and Stuard Hirschman were among those present.

Martin Saxe, president of the State Tax Commission, called attention to the increase in special franchise valuation assessments in the State, which have grown \$67,889,000 in the last year, to a total of \$649,453,000. The total full valuation assessment of the tangible property of public service corporations in the

streets and highways, he stated amounted to \$318,309,000, and the total full valuation of assessments of the intangible right of operation comes to \$331,143,000.

Joseph P. Day created a small sensation at one of the noon time conferences devoted to discussion of current problems. Several of the speakers who preceded him had been more or less handicapped by the hustling waiters, who raised such a clatter with the dishes that in some instances their voices could hardly be heard. Mr. Day, in characteristic fashion, shooed them out of the room before he began his brief remarks, and what he had to say was uttered in a quiet that had previously been unknown. Needless to say the episode was followed by most hearty applause.

The sight seeing trip through Nassau and Suffolk Counties aroused considerable enthusiasm among the up-state delegates. One man in particular had a special reason for rejoicing because he happened to sit along side of a man who was looking for 5,000 acres of timber land. Before the end of the trip the deal had practically been closed, and it will result in commissions that will more than pay the expenses of both brokers incurred during the three day stop at the Hotel Nassau, and leave a neat sum besides.

Circulating around at various points were to be seen Lewis H. Pounds, Borough President of Brooklyn; Cornelius G. Kolff, of Staten Island; Thomas Morch, of the Equitable Building; Senator William H. Reynolds, of the Long Beach Estates; Maximilian Morgenthau, and W. E. G. Gaillard.

New Yorkers who paid Long Beach their first visit since the development began, were amazed at the changes in the character of the section. What was ten years ago a stretch of sand dunes has been transformed into a flourishing residential colony. Effort seems to have been made to incorporate original ideas into the designs of the dwellings, and the result has been a most interesting contribution to suburban architecture.

The matter of increase of the rates of real estate commissions was agitated at one of the conferences, and there was a great difference of opinion in this connection. Some of the up-State brokers were inclined to favor the proposed increase, but the local men contended that if any attempt were made to obtain more than 1 per cent. on local sales, the owners would do business among themselves, and eliminate the brokerage element entirely. The matter was referred to the executive committee.

Licensing of real estate brokers which, it may be recalled, took up a great deal of time and discussion at the 1914 convention, held in the Hotel Astor, and which also was considered last year, bobbed up again, but little headway was made.

Brooklyn was well represented at the dinner, and throughout the convention. Among the men who attended were J. De Hart Bergen, Arthur B. Gritman, George S. Horton, Isaac Horton, William P. Rae, Charles E. Rickerson, William G. Morrissey, Fenwick B. Small, Frank A. Seaver, Frank H. Tyler, Walter K. Kraslow, and Robert A. Wright.

Douglas Mathewson, Borough President of the Bronx, came all the way from that borough to hear Governor Whitman talk about state roads, and then had to return home on some of the aforesaid roads.

Colonel Ardolph L. Kline, in an interesting talk on Brooklyn, made statistics lose their terrors. In 1815, he said, Brooklyn had a population of about 2,000, as compared with 2,000,000 for 1916. The foundation of the title, "City of Churches," was laid in 1822, according to Mr. Kline. In that year the first Presbyterian Church was established,

and so were the first Baptist Church and the York Street M. E. Church. The first Catholic church in Brooklyn, St. James Church, in Jay street, also came into existence in 1822. He quoted some interesting figures in connection with early real estate movements in Brooklyn, saying in part: "Toward the end of 1833, there was a great boom in real estate, and speculation of lots grew to great proportions. In the section known as Mt. Prospect, two and one-half miles from the ferry, lots sold at from \$60 to \$200. Today a lot in the same district is worth from \$3,000 to \$10,000. In the Red Hook district, a plot of ten acres brought \$47,000, while a farm of twenty-six acres at Gowanus sold for \$25,000. Today one acre in the same district will sell for \$18,000. The biggest boom that Brooklyn has ever known came in 1898, just after the consolidation went into effect, when practically everybody who had money put it into real estate. Property would change hands so frequently that there was no time to look for title, and it was a fact that on the tax books, mortgages exceeded the assessed valuation."

New York is in reality five great cities, declared Marcus M. Marks, borough president. Manhattan is larger than Chicago; Brooklyn is larger than Philadelphia; the Bronx is as large as Detroit; Queens is larger than Minneapolis, and Richmond is larger than Salt Lake City.

A building is like a man, in the opinion of S. W. Straus. When it is new, it has its greatest earning power—just as a man has his greatest energy in the

years between 25 and 35, but as the building grows older and obsolete, lagging behind the times, its earning power diminishes, just as the earning power of a man falls off as he passes the years of productive middle life.

It was the first occasion for a great many visitors to watch a storm at sea at close range. A severe gale raged down the entire coast on Thursday, the opening day of the convention, and the waves almost broke over the top of the boardwalk at Long Beach.

John B. Creighton, secretary of the Civic Club of Brooklyn, was the leader in the string of automobiles that toured Brooklyn. In his car were L. D. Woodworth, William H. Mills and a police sergeant. Two motorcycle policemen, who preceded the procession, helped in giving the delegates the freedom of the city's roads.

Robert H. Whitten, secretary of the Committee on the City Plan, talked about the recent zoning plan. He said: "This is the most comprehensive and far reaching plan for the control of the building of the city that has ever been adopted in any American city."

One of the significant developments of the convention which should not be overlooked, is the fact that Laurence McGuire, president of the Real Estate Board of New York, was elected third vice-president of the State Association.

Secretary George S. Horton's annual report showed that the association had a total membership of 576.

CONDITIONS ON MIDDLE WEST SIDE

"Unrestricted" District, West of Herald Square, In Demand By Tenants Wanting Fireproof Buildings

By HARRY HALL, of Wm. A. White & Sons

A GLANCE at the zone maps will show that the "unrestricted" district, extending from 34th to 42d streets west of Seventh avenue, protrudes itself into the adjoining "business" district, like a large bay into the mainland. The northeastern corner of this district is only one block from Times Square, with its subway junction. The southeastern corner touches the Pennsylvania station, and is but one block from Herald Square and the Hudson tubes. Between these two points its eastern boundary, on the line of the Seventh avenue subway, parallels, at a distance of only two blocks, the most important retail section of the city; near it and through it run the Sixth and Ninth avenue elevated roads, respectively, and numerous lines of street cars. Its western edge will soon be skirted by the improvements of the New York Central Railroad, culminating in the terminal yards just below 34th street. Thus its relative location and transportation facilities now give it advantages unequalled by any other in the city for industrial purposes.

This is the district towards which, a few years ago, the pioneers of the printing and publishing industries had the temerity to cast their eyes. That the judgment of these progressives was sound has been proved by the success which has followed their efforts. The group of buildings that have been erected there recently are the finest examples of modern factory buildings to be found on Manhattan Island, and that their excellence has been appreciated by manufacturers is shown by the fact that all are well rented at rentals which, though comparatively low, show an excellent return on the investments by reason of the cheapness of the land occupied.

A striking and interesting example of the possibilities of the section is the experience of the estate of August Finck, which owns the site of the old Finck Brewery on West 39th street, between Eighth and Ninth avenues. Since the abandonment of the brewery in 1911, the only use that had been made of the old

buildings was when they were occupied for one year as a stable by a large dry-goods house.

A little more than a year ago it was decided to improve a portion of the property. October 1, 1915, saw the old brewery buildings still standing, abandoned and useless. October 1, 1916, finds a completed modern thirteen-story fireproof building, of heavy capacity, fully rented, every floor throbbing with the activities of substantial tenants gathered from all sections of the city, now finding here a suitable and convenient home. In one short year the building has been planned, financed, built and filled, and a piece of property, whose only consequence to its owners was to drain their pockets for taxes, has, without the addition of a dollar of capital on their part, been turned into a useful property of which they are justly proud and which returns them a handsome annual return on the value of their land.

While perhaps no other similar enterprise has met with such immediate and complete success, other buildings in the section have done remarkably well, and whereas, last season, there were two buildings in course of construction, including the enormous Printing Crafts Building and several vacant floors in other structures, this year the space available for the numerous tenants who will be desirous of entering the section is most decidedly limited.

Large and important as is the publishing industry, there is no good reason to suppose that it will require this entire district for its exclusive occupancy. The fact that it has found this neighborhood suitable for its purposes, from the standpoints of proximity to its customers, transportation and shipping facilities, and accessibility to labor, should tend to encourage industrial concerns in other lines to consider seriously its possibilities for their use, and it would seem that the success which has been attained by owners of recently improved buildings, together with the fact that land values are still low, should lead both operators and loaning institutions to regard this section with especial favor.

TORRENS SYSTEM OF LAND TITLE REGISTRATION

Indicating Necessary Amendments Prepared for Presentation to the 1917 Session of the Legislature

THE following sketch of the Torrens system of land title registration was prepared by Hon. John J. Hopper, Register of the County of New York, and Walter Fairchild, Special Deputy Register and official examiner of titles for New York County. This sketch was prepared as the result of numerous requests received from many parts of the United States, and the following excerpts deal with the action of the 1916 Legislature on the amendments to the Torrens Law. The sketch follows:

At the opening of the 1916 session of the Legislature we again presented our amendments to the Torrens Law. The amendments, which were introduced in the Senate by Senator Simpson and in the Assembly by Assemblyman Cotillo, embraced changes in four fundamental points:

First: Elimination of the withdrawal feature, making registrations permanent.

Second: Making payment into the assurance fund compulsory instead of optional and place the State (county) back of the fund to establish confidence.

Third: Making searching and examination of titles exclusively official.

Fourth: Simplifying the court procedure.

Besides these four important matters a great many minor changes and corrections were made.

Bill Endorsed.

The bill containing these amendments, known as the Simpson-Cotillo bill, was endorsed by the Bar Association of the City of New York, the New York County Lawyers' Association, the Chamber of Commerce, the State League of Building and Loan Associations, numerous local building and loan societies, the Bureau of Municipal Research, the Harlem Board of Commerce, the Citizens' Union, and by a great many individuals, law firms, real estate firms and corporations.

No association or public society appeared in opposition to these reforms except the Torrens Committee of the Real Estate Board of New York, which had upon it solicitors and officers of the four leading title companies of New York City.

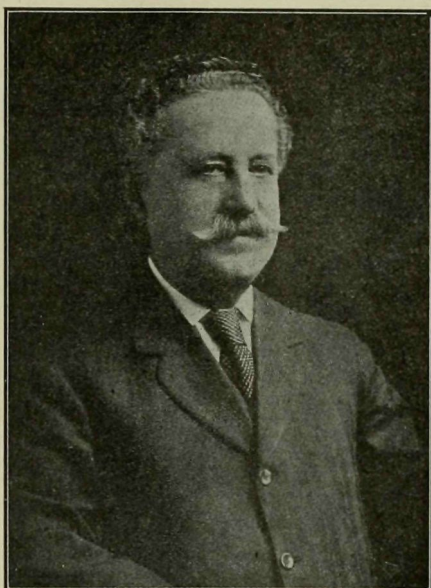
This committee was in the field with a bill introduced by Senator Boylan and Assemblyman Ellenbogen, containing amendments which proposed no fundamental improvement but contained merely verbal and minor changes. This bill was the same as the one proposed by the committee in 1915 which was defeated in the Assembly.

Two Other Bills.

Two other bills were introduced, one by Senator Gilchrist and Assemblyman Perlman, and the other by Senator Hamilton and Assemblyman Fertig. The Hamilton-Fertig bill, as amended, was practically a counterpart of the Simpson-Cotillo bill as to three of the reforms needed. It failed, however, to propose any improvement in the matter of court procedure.

After one or two hearings had been held, Senator Walters, Chairman of the Senate Judiciary Committee, appointed the four Senators and the four Assemblymen who had introduced the four bills a sub-committee of eight to study the proposals made in all the bills and to prepare a bill that could be presented as a committee bill. Assemblyman Brennan, Chairman of the Assembly Committee on General Laws, became Chairman of the joint committee.

Two hearings were held by the sub-committee at the office of the Register of New York County. The first meeting was held on Saturday, March 11, 1916. The second meeting was held on Saturday, March 18, 1916, at which there was a full attendance of all parties in-



HON. JOHN J. HOPPER.

terested. After lengthy discussion the committee decided to report in favor of those propositions on which all or a majority agreed and to omit the propositions on which they could not agree.

The result was a compromise bill which received the approval of the Judiciary and General Laws Committee. The compromise bill, as first reported, contained in its entirety two of the four fundamental reforms proposed: (1) The withdrawal feature was eliminated entirely; (2) Payment into the assurance fund was made compulsory and the State (county) was put back of the fund.

On the other hand, nothing was done to simplify the court procedure and (on the urgent plea of the title company members of the Torrens Committee of the Real Estate Board, backed by some private "official" title examiners who had formed themselves into an association) the provision permitting title companies and privately employed attorneys to act as official title examiners was retained in the law.

System Opposed.

A curious thing now happened. The idea of having official examiners of title privately employed by the applicant was strenuously opposed by Register Hopper and by many of the committee as against the spirit of the Torrens Law and contrary to the practice in other States and countries. It was due solely to the insistence of the Real Estate Board's committee that this provision remained. The representative of the Title Guarantee & Trust Company, which up to that time had remained apparently indifferent to the whole matter, appeared before the Legislature and on the ground of solicitude for the public treasury objected to the county backing the assurance fund.

The objection of the Title Guarantee & Trust Company was made specifically on the ground that searching an examination of titles was not made exclusively official. The argument of the title company was presented in a letter from Mr. Walter Lindner to the Corporation Counsel of New York City, dated March 31, 1916, in which it is stated that this provision "affects the public treasury in a dangerous manner." The letter goes on to explain:

"The danger is that it makes each county liable to pay damages for the acts of irresponsible persons who are admitted to the degree of 'official examiners of title.'"

He continues:

"... the examiner does not represent the public interest, but represents his client who has employed him . . ."

and reiterates:

"The result of this bill, if passed, would be to make the City of New York guarantor of work done by examiners who are acting solely in the interest of their clients and not to protect the public treasury, who may be incompetent and who may even intentionally omit to show interests which an impartial examiner would necessarily disclose."

This argument carried weight because it had a modicum of truth in it, but its speciousness was apparent because it was not used as it should have been used to correct the initial mistake, but it was used in the last days of the session as a means to delay and if possible to defeat the passage of the bill.

Obvious Remedy.

The obvious remedy would have been to have made all title examinations exclusively official, but this the other title company representatives fought bitterly. The result was another "compromise" and the State (county) backing of the assurance fund was eliminated, thus weakening the law by taking away that which would have restored public confidence in the assurance fund.

Experience in other States, under Torrens Laws that are real Torrens Laws, has shown that the backing of the assurance fund by the State (county) is not a source of loss but is really an asset.

In Massachusetts, where the Commonwealth stands back of the fund, the fund now amounts to more than \$250,000, while there has been but one loss of \$1,200, which was paid to an old widow. If the Judge of the Land Court and the Attorney General of Massachusetts had stood upon the letter of the law, even this one loss might not have been paid. In Chicago (Cook County) the assurance fund amounts to more than \$50,000, with one loss of \$300 paid. Both Massachusetts and Chicago have had over eighteen years' experience with their Torrens Laws.

There appears to be a public misapprehension as to the purpose of the assurance fund under the Torrens system—a misapprehension due undoubtedly to thinking that it is the same as the fund which the title companies are supposed to have in order to financially guarantee titles.

The assurance fund of the Torrens Law is not to strengthen a title. The title once registered under the Torrens Law is declared by the State to be perfect and it cannot be impeached. It needs nothing back of it. Even if an error is made in the examination of the title and the title is registered, no one can question that title. The title-holder is absolutely secure. "There is no going back of the certificate."

In Case of Injury.

On the other hand, if by chance an error should be made and someone has been injured when the title is registered, it would not be just, as the injured party cannot assail the title, to leave him with no redress. It is for this purpose that the assurance fund of the Torrens Law is established. If a party is injured in the registering of the title or in subsequent transfers, he can, by proving his claim, recover his damage from the assurance fund.

The advantage of having the State (county) back of this fund is that in the early stages of the operation of a Torrens Law, before there has been time for a considerably sized fund to accumulate, the fact that the State is behind the fund gives confidence to the early comers into the system, for, as has been said, the general impression is that the fund is needed for the security of the title, whereas it is only needed for those who have been injured through some error, the title-holder being absolutely secure under all circumstances.

(Continued on page 592.)

LEGAL NOTES AFFECTING REALTY

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

Exceeding Authority.

WHERE a landowner listed his land with brokers for sale and in consideration of their efforts to sell, granted authority to sell on specified terms, the brokers received authority to sell, not merely to find a purchaser. Real estate agents were authorized to sell on payment of \$500 cash, \$1,500 March 1, 1914, and balance in ten years at five per cent. per annum. They made a contract with the purchaser whereby he was to pay \$1,500 or more March 1, 1915, and was given the option to pay \$100 or any multiple thereof on any interest day, and requiring the owner to furnish an abstract showing good title, clear and free from all liens. The Iowa Supreme Court, *Woods v. Wilson*, 158 N. W. 495, held that the owner was not bound. A purchaser of land, dealing with agents, is bound to know the extent of their authority, and, in entering into an agreement and making payment, is to be assumed to have been aware that the agents acted in excess of the authority conferred on them by the owner.

Contract of Sale.

Promissory notes evidencing unpaid installments of the purchase price of real estate were executed pursuant to a contract of sale which contained the following provision: "It is further stipulated by and between the parties that time is of the essence of this agreement; and that upon default upon the part of the party of the second part in payment of two or more installments, the said second party shall forfeit to the parties of the first part as liquidated damages any such sum or sums as may have been paid under this agreement and all other rights and interests accruing to said second party thereunder." In an action on the notes the Oklahoma Supreme Court held, *Higgins-Jones Realty Co. v. Davis*, 158 Pac. 1160, that the maker of the notes could not, by mere failure to pay, arbitrarily terminate the contract and escape liability on the notes without the consent of the payee. The right of forfeiture under the provision of the contract, which could only be exercised after default in the payment of a note, was the exclusive privilege of the payee.

Sufficiency of Title.

Under New York Code Civ. Proc., section 2705, providing that if any person interested in the real estate of a decedent's estate, or in any question with reference to the mortgage thereof, is not a party to the settlement of the executor or administrator, the surrogate shall cause such person to be brought in by supplemental citation, the Surrogate's Court, Kings County, in *re Anderson*, 160 N. Y. Supp. 509, holds that a purchaser at an administratrix's sale will not be required to accept the title proffered, where an heir at law had given a mortgage on the property and the mortgagee was not cited in the proceedings, notwithstanding section 2714, providing that a conveyance by the administrator does not affect the title of a purchaser or mortgagee in good faith for value from an heir or devisee, unless letters testamentary or of administration were granted by a Surrogate Court on petition presented within two years after decedent's death.

Insurance.

It is held, *Buse v. Nat. Ben Franklin Ins. Co.*, 160 N. Y. Supp. 566, that, under a policy of ordinary or "straight" insurance, the value of the property is not important, if not less than the amount of the insurance, since, if the loss is total, and the value of the property equals or exceeds the amount of the insurance, the insurer is liable for the full amount of the policy, and, in case of partial loss, is liable for the amount of the loss. In an action on three blanket policies, containing provisions for apportionment and co-

insurance, covering six distinct buildings, where another company issued a similar policy insuring two buildings, and, by adding together the full amount of liability on these buildings of the defendant companies and the other company, the insured will in no instance receive the full amount of his loss, there will be no apportionment, since the insured is entitled to the greatest protection possibly consistent with the provisions of the policy, and the coinsurance clause fixes the method of apportionment.

Interest of Partners.

Where land is sold to satisfy a judgment lien against the owners, and purchased by the judgment creditors, partners, and the land taken in their names, the New York Appellate Division, *Liebert v. Reiss*, 160 N. Y. Supp. 535, holds that they take legal title as tenants in common, and in equity in trust for the firm, and, after its use to adjust the equities between the parties and to pay creditors, the residue will go as realty to the heirs of the partners.

Assignment of Rents.

The New York Appellate Division, *Wiggins v. Freeman*, 160 N. Y. Supp. 448, holds that where the assignee for

the benefit of creditors of an insolvent corporation, the owner of an equity of redemption, assigned future rents to secure loans to himself as assignee, his assignment did not take precedence of the receiver's right and duty to collect them for the benefit of the foreclosure action the receiver having the prior right, and when the assignee was appointed receiver in the foreclosure action he should have held the rents for the credit of the action, and not paid them over, which he did at his own peril

Foreclosure Sale.

The Missouri Supreme Court, *House v. Clarke*, 187 S. W. 57, holds that mere inadequacy of consideration, unless the consideration is so insignificant as to shock the moral sense, is not sufficient to warrant setting aside a foreclosure sale, otherwise regular and seemingly without fraud, so that a sale on foreclosure of a deed of trust of land worth \$5,000 for \$1,800 will not on that account alone be set aside.

Compensation to Broker.

Under an express agreement that a broker's services should be rendered to an owner to effect a lease, or under an implied agreement showing the owner's appropriation of such services, and where the compensation was not agreed upon, the Texas Court of Civil Appeals, *Brady v. Richey & Casey*, 187 S. W. 508, holds that the law implies in either case a promise to pay a reasonable amount.

TORRENS SYSTEM.

(Continued from page 591.)

The Torrens system has succeeded because it has met the commercial demand for simplicity, cheapness and speed of transfer. In New York the law has defeated its purpose by an initial court procedure that is more complicated, more expensive and longer than that provided for ordinary law-suits.

The demand for shorter procedure in ordinary litigation has been voiced by Hon. Elihu Root in many public utterances. Hon. Samuel Seabury, as Judge of the New York Court of Appeals, has said:

"Our law of procedure is a mass of technicalities, a disgrace to a civilized State. Other States are far in advance of New York in this respect. The object of law is the attainment of justice. This end often fails. There should be less delay, greater simplicity, and fewer technicalities. Our code of civil procedure should be done away with and a short practice act supplemented by rules of court should take its place."

This is especially true of a Torrens title registration, which is not litigation in any true sense but is merely an application to the court to register a title which, after examination, has been found to be good and about which there is no dispute.

Our amendments are not original but follow closely the example of Massachusetts. Until a simple procedure has been provided so that the initial registration of the average title can be completed in thirty days and at an expense not exceeding the title company charge for a policy of title insurance, it is safe to say that the Torrens Law will never succeed.

Professor Reeves in a published article says that to register property worth \$40,000 would cost "between \$450 and \$500." This is more than twice the fee of the title companies for a title policy. At this rate the initial registration of all the titles in Manhattan alone would cost between fifty and sixty millions of dollars—as much or more than owners can expect to save by the Torrens system for two generations to come—a sum which if reduced to silver would silver plate in standard style the whole county of New York. No wonder owners do not register titles.

In the past few months, many owners have applied to the Register's office for information as to registering their titles. Two questions are uppermost in their minds: How long does it take? How

much does it cost? When these two questions are answered, as they must be answered under the present law, the applicant loses interest and goes away disappointed.

Since the 1916 amendments went into effect no titles have been registered in New York County, and only one examination has been made and that was not for the purpose of registration but to get information for use in a law-suit about the title.

Two things were accomplished by the 1916 amendments which are good: (1) registrations have been made permanent and (2) payment into the assurance fund has been made compulsory.

Both of these things, however, affect the operation of the law after a person has entered the system. They do not make it easier for a person to come into the system. The other matters mentioned are obstacles tending to discourage or prevent a person from entering the system.

Three things remain to be done before the New York Torrens Law can become a commercial success. These are:

First: Simplify the court procedure after the Massachusetts model, shortening the time and reducing the initial cost.

Second: Make searching and examination of titles exclusively official.

Third: Place the State (county) back of the assurance fund to establish public confidence.

Amendments embodying these necessary changes will be presented at the opening of the 1917 session of the Legislature. Their passage will put New York alongside Massachusetts and other States and give land owners the inestimable boon of a real Torrens Registration Law.

Bids Opened.

Bids have been opened by the Public Service Commission for the construction of concrete track floors and platforms over the mezzanines of eleven stations on the Culver Rapid Transit railroad, now under construction in Brooklyn. The stations are those on the main portion of the Culver Line between 37th street and Tenth avenue and a point 525 feet south of the intersection of Gravesend avenue and Avenue X, Brooklyn. The principal items involved in the contract are the construction of 48,000 feet of concrete floor over mezzanines, 30,000 feet of wire forms, and about 14,000 linear feet of electric conduit.

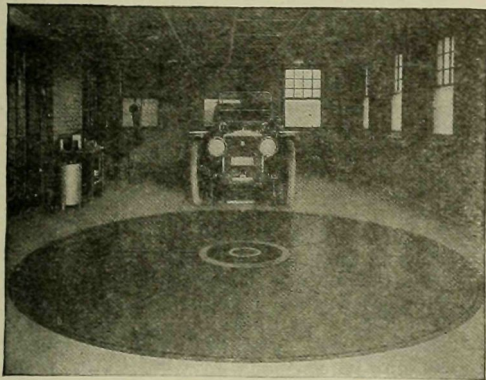
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Automobile Turntable.

GARAGE owners may be interested in the new turntable, said to embody a number of interesting details, which add to the comfort and convenience of owners of automobiles. The advantages claimed by the manufacturer for the turntable are as follows—it enables the driver to turn his car at once with very little physical effort—it eliminates the possibility of injury to his car or others—it saves time and also saves wear and tear upon tires—it makes the cleaning of the car an easier process, and makes the heaviest truck as easy to handle as the lightest runabout. The mechanism of the turntable as described by the manufacturer is as follows—the large, massive center casting is from five to six feet in diameter (depending upon the



size of the table) and contains 84 two-inch balls. The ball race course is wavy and the top casting of the table rests only on seven balls, at the high points of the track. The remaining balls revolve in pockets which are filled with lubricating oil. As the table moves the balls on the summits roll on and are replaced by others coming up. The twelve top plates are No. 7 gauge steel, three-sixteenths of an inch thick, strongly reinforced underneath by angle iron. These plates, which are easily removed, rest on structural steel trusses. The superstructure is made of structural steel built in truss form, reinforced at vital points, to afford the greatest possible strength. The table has a checkered iron removable center with the steel top plates running from the same to the outer rim, the plates being slightly sloped to provide for drainage. The manufacturer states that the most important feature of the turntable is the fact that it is adjustable. By means of tightening and loosening the truss heads, the trusses which support the top plates may be raised or lowered to take care of any wear caused by years of hard service.

A New Wet Process Block System.

CONCRETE blocks involving the use of a wet mixture which will settle readily into place in gang molds have been devised. The molds are set up on a concrete floor extending in aisles the length of a long shed or construction building. Alongside is a track with a mixer operating which deposits the concrete by means of a chute directly into the molds. Blocks for building purposes are four inches thick for a standard unit and are made with tongue and groove on the upper edge and on the lower edge and are intended to be used laid up, with a hollow space between the two parts of the wall fastened with special metal ties in the joints, which are grouted in.

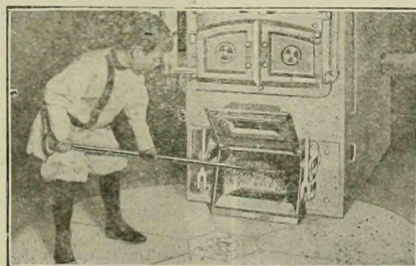
These walls may be left hollow or the center space may be filled with concrete, if a solid or a reinforced wall is wanted.

Desirable Bathroom Accessories.

TILE-IN china bathroom accessories, which are stated to have a strong appeal for those desiring the most sanitary bathrooms, are being manufactured, and are said to be meeting with considerable success. Tile-in china bathroom accessories are made of a hard vitrified white china and correspond with the tile and plumbing fixtures of the same color. They are installed by the tile setter at the time he is setting the tile walls and take the place of one or more tiles. Each accessory has an integral back which forms part of the tile wall, and anchors into the same cement which holds the tile. The manufacturers state that as the result of an installation of this kind, the accessory becomes part of the wall, and it is impossible to become loose. The labor, moreover, required for setting it in, is very little more than that required to set the one or more tiles that are replaced. The manufacturers claim many advantages in using this type of accessory—the beauty and sanitary appearance they add to the bathroom; no labor required to keep clean—will not come loose from the wall; no drilling of tile required. From the landlord's standpoint there is another advantage in that they cannot be taken off the walls when the tenant moves. With accessories that attach to the walls with screws, when once taken off, it is difficult to find other accessories with which the same screw holds can be used, and in time the tile walls may deteriorate and can only be repaired at considerable cost.

Rotary Ash Receiver.

MANY advantages are claimed for a rotary ash receiver which may be installed in connection with a heater, and which, according to the manufacturer, effectually does away with the disagreeable bother of shoveling, and which provides pure dustless air, and



more healthful living conditions. It is claimed for this rotary ash receiver that it affords an odorless, sanitary receptacle for garbage and refuse, and eliminates all danger of fire from hot ashes, besides protecting the furnishings of the home from the ash dust, and makes the basement of the house as clean and neat as possible.

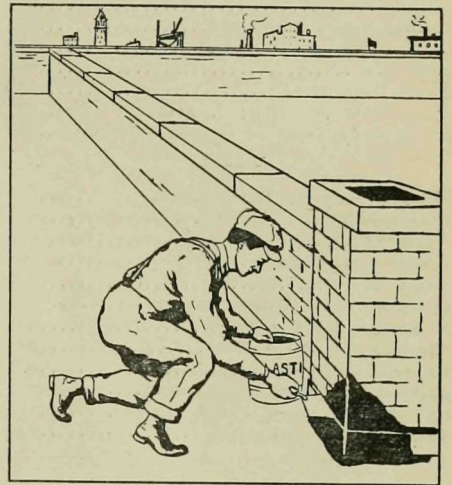
Waterproof Paper.

SEVERAL important uses have been found in building work for a waterproof tough paper, and this material has been found to be unusually 'serviceable.' It is made of paper, a sulphite craft or wood fibre, cloth, in several grades of mosquito net weave and a waterproof binder, and it effectually resists the penetrating effects of moisture. It is

made in a large number of grades and weights and may be obtained in 100-yard rolls, 36, 40 and 48 inches wide, at a minimum cost of 1¼ cents a square yard. In building work, its value, it is stated, is as a sheathing paper for stucco-covered houses, and for a layer under hardwood and parquet flooring, and for a dampproof layer under oilcloth and carpets on damp floors. A further use for it is as an under layer for expensive wall papers and wall hangings. It presents an impervious layer on damp walls, preventing the penetration of moisture which may cause damage to interior wall finishings of expensive character.

Waterproofing Compound.

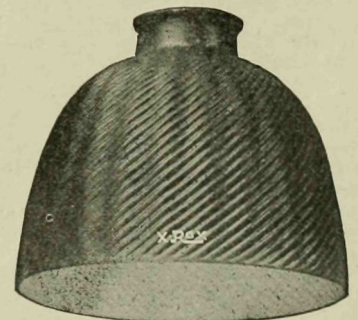
A COMPOUND comprising plastic gums and long fibre asbestos with a viscous antiseptic oil, having waterproofing qualities, has been put on the market, which results not only in a cement of rubber-like consistency with adhesive properties, but also is a product which acts as a disinfectant. The manufacturers claim that this product will stand exposure to the elements as



well as variance of temperatures in a room. The product which is black in color adheres to stone, cement, wood and metals. It cannot be knocked off easily, even with a chisel. The manufacturers claim that this material can be used for waterproofing tunnels, stopping leaks in walls, roofs, floors, etc. It is especially adapted to apartment houses where aggravated leaks exist. For example, leaky washtubs can be fixed in a few minutes by this compound. It is applied the same as putty, though it does not grow hard and crack. It is applied with a trowel. The manufacturers have enough confidence in this product to put it up in sample one-inch cubes for demonstration purposes.

New Reflector.

FOR the direct lighting of large interiors a new reflector has been placed on the market. It is a powerful distributing reflector of the deep bowl type, which hides the lamp from view,



and is the largest of three reflectors of the same type manufactured by the same company. It is furnished with adjustable holder which can be made to fit a Mogul socket or type suspension, and is said to be an ideal unit for lighting large areas economically. The reflectors are placed at the ceiling avoiding drop cords, and reducing lamp breakage as well as economizing the time of workers who are not required to fix their individual lights.

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Building Construction and Building Management
in the Metropolitan District

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The fall season is confirming predictions and producing many new building contracts, notwithstanding war prices. The general public will be surprised to see how many operations are in hand next spring.

Sixth avenue is proving by the evidence of abundant leases and sales that moribund business sections can come back. Nearly all the vacant department store buildings now have tenants in prospect, and rentals in the old retail district are consequently moving upward.

A building manager has written in his book of experience that if a projected office building is to stand on leased land the rent of the stores and basement should meet the ground rent, else the building will not be a very profitable investment.

Before building a skyscraper on a narrow site it is well to remember that as the floor area of an office building is increased, its operating cost per square foot is decreased. Buildings of the "steeple" type are rarely satisfactory income producers.

The finest court house in any magistrate's district in the city was formerly the home of the Williamsburgh Trust Company on the Williamsburgh Bridge Plaza—a second-hand edifice, but none the worse for that. It has just been dedicated to its new purpose.

Thrift is a popular subject with financiers and essayists. Bolton Hall, author of "Three Acres and Liberty," has in preparation for early publication a book with the title of "Thrift." It will not tell you how to save on six dollars per, but how to be saved from it. One of the subjects treated of will be Investments in Land, to which Clarence H. Kelsey, Joseph P. Day and Loton H. Slawson will be contributors.

Annual Review Number.

In preparation of its forthcoming annual review number, the Record and Guide has had occasion to consult the leaders of opinion in the real estate and building market as to the market's probable course in 1917. Among the experienced and professionally prominent men whose views were sought the belief was found to prevail, that all the requisite conditions, general and local, are present for a great revival of activity. According to the testimony of experts, opportunities for investment in Greater New York real estate, improved and unimproved, have never been more promising than they are today.

As yet these opportunities have not been publicly canvassed. The Record and Guide has therefore undertaken to give a comprehensive survey of them in its annual review number. These various subjects will be set forth in a systematic discussion, embracing every distinct section of the city, each separate kind of building and every phase of the real estate and building market.

Nearly one hundred brokers, agents, operators, speculative builders, contractors, manufacturers of building materials, officers of financial institutions, and other professional men will contribute, in the form of original articles or interviews, to this special issue of the Record and Guide.

There are bound to be notable price movements in New York real estate in the immediate or very near future. Even if the city's population and industry were to remain stationary, real estate prices must advance under the influence of the country's accumulating gold supply, the downward tendency of interest rates on mortgages, the high cost of materials and labor, the excellent renting conditions disclosed during the past renting season, and an inevitable shifting of investment capital as the prices of stocks and bonds reach disproportionately high levels. But population and industry are advancing by leaps and bounds, because the increased purchasing power of the country is augmenting the prosperity of the city's commerce and industry, because new banking and tariff laws are adding their influence in the same direction, and because new water transportation is extending old and opening up new markets.

Nothing can be more certain than that the sum total of real estate values in New York City must be tremendously increased. Meanwhile, the distribution of values will be affected by such local influences as the new building code, the new zoning law, and the new rapid transit extensions.

It is safe to say that never before have the conditions that affect the New York real estate and building market been so complex, so interesting and so full of promise, to those who know how to interpret them.

Need of Low-Priced Houses.

That there is a real dearth of suitable homes for workingmen in every growing town, and particularly at industrial centers, is very plain to observers of social conditions. It is a new phase of the national life that has grown out of the fact that in the last two decades American communities have ceased to provide a type of housing which was commonly erected in previous generations, costing in the neighborhood of about \$2,500. It was the house in which the mechanic and tradesman lived—the mason and carpenter and the grocer and butcher. Latterly, with rising land values, this type of house was marketed for about \$3,000. In places where there are brickyards, as in the Hudson River towns, it was built as often of brick as of frame—a substantial and lasting structure, though an inexpensive one. It was the typical American home of the middle classes up to a quarter-century ago.

Nowadays the typical house of minimum cost represents with the land an investment of between five and six thou-

sand dollars in any second or third class city. Yet it is a fundamental fact that more than one-half of the heads of families in this country earn less than \$15 a week, and that it is still possible to provide homes for them at a cost of \$1,800 to \$2,000, for house and lot, with street improvements and essential utilities. But architects have no plans for such dwellings, and speculative builders see no profit in them.

Out of this state of affairs has grown the fact that employers of labor—not a few, but many—are having great difficulty in keeping sufficient help. They are pleading to the communities in which their works are situated to provide more housing. Perry R. MacNeill, New York architect, told the National Housing Association at Providence that there is a style of house that has been worked out by successive alterations and improvements as the result of the criticisms of different factory managers and tenants. It was first designed for Neponset Garden Village, East Walpole, Mass., and then, with successive modifications, for the New London Ship & Engine Company, Groton, Conn., for the new village of Kistler, in Pennsylvania, for Waterbury, Conn., and lastly for Rome, N. Y.

It is two stories in height, has a central hall and stairs, with two bedrooms at the left and one of them equally available for a parlor. At the right is a combined living-room and kitchen. Upstairs are two bedrooms, a bathroom and attic space. A cellar extends under half of the house and there is hot air heat. The exterior is a modification of the familiar New England type of house with gable roof, a porch across the front with high wooden columns and a rear service porch. This house has met the requirements in cost, has proved popular with the tenants and has an artistic appearance.

If a cottage so planned can be built for \$1,500 to \$1,750, or for a total investment in land and building of \$2,000, in city or country, with six different kinds of construction to choose from, it is evident that for a little larger investment a house very nearly the equal in dimensions of the typical dwelling of fifty years ago, and of superior sanitary equipment, ought to be possible of erection in most industrial towns so it could be marketed at a profit for about \$3,000. With the home-owning ambition revived in the breasts of workingmen, and a few architects and builders in every community to set examples of the new types before the people, there would doubtless be started, as one effect of the great industrial revival now sweeping over the country, an accompanying building boom for low-priced homes.

A less costly type of dwelling than it is usual now to build is the need in thousands of growing towns. The National Housing Association is doing well in calling attention to it, but efforts should be primarily directed not to the erection of tenant dwellings in large colonies as an attachment to manufactories, but to favoring the erection of private dwellings in single units of varied design under individual ownership. Beginning with small units, larger ones would follow in natural order. A large element of society now receiving little consideration from builders would thus be aided to become house owners and investors—and the real estate field would be correspondingly enlarged.

Manhattan Beach Sale.

Editor of the RECORD AND GUIDE:

I notice in looking over this morning's Record and Guide that there are no details of the sale held at auction by Joseph P. Day of lots at Manhattan Beach. It seems to me that all auction sales should be promptly reported in a paper like the Record and Guide, and not held over for any reason.

During the many years that I have read the paper there was not an auction sale held in Greater New York that was not reported during the same week, if held up to Friday, and if held on Saturday it was reported during the following week. I believe that you will agree

with me that the principle value of these sales is that of record, and promptness is essential.

MARK RAFALSKY & CO.

By H. Rafalsky.

[Note:—The Record and Guide has made every effort to obtain the names of the buyers at the Manhattan Beach sale, together with the purchase prices, from Joseph P. Day, the auctioneer at the sale. Mr. Day stated last Thursday that this information was not available at the present time, but he would supply the Record and Guide with the first public copy, as had always been his custom in the past.—Editor.]

The Bronx Building Situation.

Editor of the RECORD AND GUIDE:

As secretary of the Joint Rapid Transit Committee of the Merchants' and Taxpayers' Alliance of the East Bronx, and the Wakefield Taxpayers' Association, I am much pleased to see your valuable paper take up the cudgels to help us secure immediate rapid transit.

We, in this section of the East Bronx, are more particularly interested in the White Plains avenue extension from West Farms, north to the city line. Ground was broken for this extension on March 23, 1914, and the steelwork completed, with the exception of some details in the lower section, about one year later.

We had expected that during the progress of the work there would be a demand by builders for vacant property to improve, as there is a tremendous demand for three and four-room apartments, owing to the operation of several large factories in this section.

Now that the factory zone has been restricted to the extreme outlying sections, devoid of transportation facilities, water, sewers and gas, many contemplated factories for this section have acquired sites in South Mount Vernon, just over the city line, and, rents being high in that section, tenants naturally will flock along the lines of least resistance.

I have often wondered why many of our local builders who own desirably located lots did not improve them, and in interviews with several they were unanimous in saying that it would be useless unless the subway extension was actually running, as the cost of building material and labor was so high they could ill afford to take a chance.

Ten years ago, when the market was exceedingly active, on account of the subway building talk, lots in this section doubled in value. Since 1907 we have suffered a long period of stagnation; very few houses have been built, although many are now in contemplation. Our two associations, through their committee, have been very active to ascertain the cause of the unaccountable delay.

The immense work of third-tracking the Second and Third Avenue "L" systems, removing old and building new stations, bridges, steel work on the Bowery and Chatham Square, and thousands of details attendant thereto, was accomplished by the Interboro through private contract in eleven months, without interfering with the operation of a single train. Why it should take nearly three years to complete a small extension like the White Plains Avenue one is more than we can understand.

Last spring our committee put the matter squarely up to the Governor, and asked about the delay which was embarrassing thousands. Since then the work of laying ties, sleepers and rails, and finishing stations has been favorably progressing.

On October 12 Commissioner Hodge and his secretary, Mr. Boyd, met a committee from our two associations, and together we went over the entire route, noting the progress of the work and we also inspected the site of the new storage yards at 239th street, for which the contract for building has been awarded.

Subsequently, a committee consisting of Julius H. Haas, chairman of our Joint Rapid Transit Committee; Alderman Peter Schweickert and the undersigned called upon General Manager Frank

Hedley and his engineer, Mr. Keegan, of the Interboro. Both Mr. Hedley and Mr. Keegan assured us that as far as the Interboro was concerned they would do everything in their power, and as expeditiously as possible, to facilitate the running of the extension; that the matter of the installation of the third rail and a signal system was a minor one, and that his company could complete that within thirty days after the delivery of the rails, which were already ordered.

So that's where we are. We need a five-cent fare to improve the property conditions. Builders will improve and do so rapidly, but just now they are all "from Missouri."

JOHN H. BEHRMANN.

The Chelsea Highway Project.

Editor of the RECORD AND GUIDE:

The map of the proposed "Chelsea Highway," running from 42nd street and Seventh avenue diagonally through the blocks to 20th street and Marginal street, on the Hudson River waterfront, omits all reference to the plan of the elevated freight railroad which the New York Central proposes to build between 59th and Canal streets, although the railroad and the highway will intersect the same blocks between 30th street and 23rd street.

Those seven blocks will consequently be divided into the following sections: the part east of the highway and the railroad, the part between the highway and the railroad, and the part west of the highway.

As the highway runs diagonally through the blocks, the number of irregular lots, caused by the intersection of the lines of the highway and the railroad can readily be imagined, and the high price which the city will have to pay, not only for the land actually taken, but also for the consequential damages to the disfigured lots is easily estimated.

The important question suggests itself to any one familiar with the proposed settlement of the West Side freight problem; is this proposed "Chelsea Highway" the missing link in the New York Central Railroad's chain of streets which it will occupy with its elevated freight line? It has always excited wonder that the railroad proposed to purchase the land in these blocks, while throughout the rest of the line the city was expected practically to donate the right of way.

Does anyone believe that the Central's able "press agents" and "accelerators of public opinion" will allow an avenue to be opened through these blocks in which it expected to have to buy a right of way, without arranging to run its elevated freight railroad on this land, for which the city will have paid? The complacent Board of Estimate will not hesitate to throw in an easement with Riverside Park and 12th avenue, to give the railroad an all public land route from 155th street to Canal street, free from any special franchise tax.

That this plan is inspired by the New York Central Railroad is rendered more probable by the bend in the "highway," which makes it cross 10th avenue at 30th street. This is the only point at which it can avoid cutting into the blocks used by that railroad on either side of that avenue; if it ran straight between the starting and finishing points, it would cut the Central's freight yard blocks south of 30th street, between Ninth and Tenth avenues.

J. BLEECKER MILLER.

Subway Delays in the Bronx.

Editor of the RECORD AND GUIDE:

A short time ago at a meeting of inquiry as to the delay in completing the rapid transit lines within the Bronx, Commissioner Hodge, as I am informed, stated that builders had no business to anticipate the completion of new subways. They should have waited until the several lines were in operation, he said, and as they had not waited and had gone right along with their operations they should suffer the consequences.

Whether Commissioner Hodge said this or not, real estate owners, builders

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. 155.—*Certain obstructions to the sidewalk, in the way of fruit stands, etc., exist on a certain uptown street to the detriment of adjoining property. What steps should I take to have this abuse corrected?* J. C.

Answer No. 155.—The stands are probably operated under a license from the Bureau of Licenses in the Mayor's office. If the cause is sufficient application should be made to that bureau for revocation of the license, and if the license is revoked the encroachments will be removed by the Commissioner of Public Works in the jurisdiction of the Borough President.

Question No. 156.—*How much notice does a loaning institution have to give the borrower before a mortgage can be foreclosed?* K. K.

Answer No. 156.—The mortgage of each institution contains definite covenants as to default in payment of taxes, interest, assessments, etc. If such default is made the institution can foreclose. It is within the discretion of the management how much time the borrower is given.

and loan men did depend upon the Public Service Commission prosecuting the work of completion without unreasonable delay, and at this late date they feel they were justified in complaining to the Commission, because the last two weeks has evidenced unmistakable activity. And they ask, "Why, at this late day?" I do not think mortgage men will come into the Bronx again for large operations until the wheels begin to turn and the people begin to ride.

As to the effect on renting, I believe that we are short on good apartments. Except in one part of the borough, renting is good, rentals are higher and vacancies are few.

I might add that much attention is being given to waterfront improvement, and that within the next few years if the borough government is at all alive to the shipping interests of the country the dearth of docking facilities in Manhattan will be relieved by the progress of the Degnon terminal and like utilities. The Bronx will then have factories, storage warehouses, produce sales sheds and teeming tenements along the inland waterways of our great borough.

WILLIAM A. COKELEY.

Sidewalk Accidents.

In an action for personal injuries caused by a defective sidewalk it is of the utmost importance that the city should be informed of the date and location of the alleged accident. This the statute intended should be given in the notice required to be filed with the law officer of the city of an intention to commence an action for the injury.

A discrepancy of eight days between the time stated in the notice and alleged in the complaint as the date of the accident and that disclosed on the trial by the plaintiff's evidence as the time when it actually occurred, is fatal, and defeats, as matter of law, any recovery under the notice.

—The Bronx Board of Trade has decided that it would be fitting to commemorate the approaching one hundredth anniversary of the death of Gouverneur Morris, on or about November 6, and a committee has been appointed to arrange the details.

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REAL ESTATE NEWS OF THE WEEK

Market in Healthier Condition—Seventh Avenue
Will Come Into Its Own as the Result of the Subway

By J. ARTHUR FISCHER

OPTIMISM is the keynote to-day in the real estate market, and there is every reason why brokers should feel encouraged. Those who have had the strength to carry out their convictions throughout the period of depression, should be well rewarded, for they have had time to put their "house in order," and now should reap the benefits of their forehandedness.

The leasing demand is the principal factor of to-day, and though the sales market is somewhat sluggish at the present, still it will only be a matter of time before the man with money will come back again and invest in New York City real estate. For several years the investor has been discouraged, and possibly justly so, but the troubles were largely magnified, and when looked back upon do not appear as serious as they did at the time.

The wonderful prosperity which has swept over the country since the outbreak of the war will be reflected in the realty market through investment buying, and I look to see a good sales market next Spring. In addition to the fact that people have money, properties are well rented, and show attractive returns. The amount of vacant space is practically nil. This is true of the section west of Broadway, between Herald and Times Square. It is almost impossible to find any vacant space in the section and to-day there is an urgent demand for space. There is

no difficulty in obtaining one dollar a square foot.

Renting conditions on lower Sixth avenue, say below 23d street, are much better, though of course the leases are made at a lower level. During the past few weeks several spaces of size have been absorbed and the trend, in certain lines, seems to be in this direction. The buildings, however, must be converted to suit the requirements of the tenants as well as the municipal authorities.

Building loans are obtainable, especially on business properties, which have the call. In some cases apartment houses are financed, but a distinct demand must be apparent.

The zoning resolution will have a salutary effect, though this will not be thoroughly appreciated until it is in full operation and manufacturers have removed their establishments from the thirties. I feel that the passing of this resolution is good and will work decided benefit to the city as a whole.

Several sections of the city will see a revival of interest. This is especially true of Seventh avenue, north of the Pennsylvania station. Once the subway is put in operation the character of the thoroughfare will change. There are many people who will discount this improvement, and before a year has passed the artery will assume an entirely new aspect. This avenue is too centrally located to remain in its present upheaved condition and, in my opinion, property owners will soon reap the rewards of their patient waiting.

THE CITY BUDGET.

Final Budget Reports to Be Voted and Signed Next Tuesday.

By WILLIAM H. ALLEN.

THE budget report for 1917 will be finally voted and signed next Tuesday. The Board of Estimate began its open public hearings Thursday with \$145,000,000 worth of estimates in printed detail before them. Until tentative figures are presented for education, charities, street cleaning, Bellevue and allied hospitals and many other large accounts, it is impossible to estimate the grand total of 1917 appropriation demand. Considering, however, that the \$145,000,000 worth of items before the Budget Committee exceed the appropriations of last year for the same purposes by nearly \$10,000,000 it is doubtful if the tax budget will be any less than for 1916. The State tax of \$14,000,000 of last year will have no counterpart in this year's budget, but the increase in operation and debt service cost will no doubt more than offset this saving.

There were other important happenings last week which the thoughtful taxpayer may remember to his advantage and to the possible improvement of future budgets. The Tax Budget Committee made plans for a special hearing on the school budget for Monday afternoon and evening, October 30. As a supplement to the tentative budget a statement showing for all departments not merely the totals allowed for next year, but the totals for this year, the totals requested and the amounts disallowed was printed and distributed to the public. The committee declined to print the increases or decreases above this year's allowance, but for every comparable item the Institute for Public Service has made this comparison and will be glad to make it available to any taxpayer wishing detailed information.

Next year will be election year when taxpayers' wishes will be potent. Now is the time for taxpayers to plan to ask city officials to begin budget making in time so that there will be no reason for not reporting as part of the tentative budget just where and how much each recommended item is larger or smaller than for the year before.

The Finance Department's budget of \$1,383,755 was passed in two hours with 199 salary increases totalling \$22,000. Even when considered, the Finance Department's budget estimate requests had not yet been printed. Of the salaries increased, 105 had received increases of \$11,000 last year and will receive again next year increases of over \$10,000. The money for these increases is to come theoretically out of the money provided this year for jobs now said to be unnecessary; of course, the money really comes from taxpayers.

In not one instance did the examiners who are supposed to represent the whole Board of Estimate make a change in the requests of the Finance Department. The Bureau of Standards' representative explained this remarkable agreement by the fine cooperation in making up the budget and the effective way in which the department and investigators worked together in arriving at just requests for the coming year. Further explanation was given by the examiners who expressed conviction that the Finance Department (despite of finding \$29,000 worth of men absolutely necessary last year, but no longer necessary when salary increases are desirable) was manned by an exceptional corps of experts who deserve any slight increase in pay allowed them and who in many cases receive but a small compensation for their real work. The discussion shows a live competition among Messrs. Adamson, McIntyre, Tirrell, etc., in presenting bouquets to the Finance Department.

In many ways the treatment of the Finance Department represents the greatest single menace to future budget making. Commissioner of Accounts Wallstein saw the danger. He refused to vote on any of the salary schedules before the sub-committee.

As Commissioner Wallstein's protest implies, the hearing by the sub-committee was only perfunctory. With but very few exceptions, the examiners' recommendations, confessedly made out in active cooperation with the department's own representatives, slipped through without change, challenge or explanation. A few times such explanations as were given consisted merely of assurances that the incumbent in question was an exceptionally able person.

The chairman of the Budget Commit-

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tee of the Board of Estimate happens also to be head of the Department of Finance. Had he been in the city instead of campaigning in Ohio it is likely that he would have insisted upon reductions. Unfortunately the other members of the sub-committee, like the full Board of Estimate, have no information with which to see whether the examiners used the same standard with regard to the Finance Department, from which most of them come, as they used regarding other departments.

In next year's budget hundreds of salaries are recommended for increases, and excepting the salaries below \$1,200 these increases have been due to a desire to bring salaries within the classifications of the Bureau of Standards, although the Board of Estimate has never adopted these standards. If at the budget hearings or in executive sessions, the full Board decides not to approve the standards, it will be too late to keep the individual recommendation out of the budget for next year.

Public Hearing.

A public hearing will be held by the Public Service Commission on November 6, at 10:30 o'clock on the form of contract prepared by the Commission to cover the construction of Section 3, of Route 49, that part of the Culver Rapid Transit railroad in Brooklyn lying between the end of Section 2 at a point about 525 feet south of Avenue X, and the Coney Island terminal of the New York Municipal Railway Corporation. Completion of this form of contract marks the result of conferences and efforts to arrive at some conclusion by which the Brooklyn company should provide the connection between the end of the section south of Avenue X and the Coney Island terminal. It has been decided to adopt the form of contract for city construction for this section, the intention, however, being that the city shall construct only so far as Sheepshead Bay road or its immediate neighborhood. Under an agreement recently reached, the company will provide the line from Sheepshead Bay road or thereabouts to the Coney Island terminal. The original understanding was that the Brooklyn company should provide the road from Avenue N to the Terminal. During negotiations, however, the company stated that this would interfere with trolley operations over its existing right of way, and it did not believe the plan feasible, hence the adoption of the alternative plan.

Award Made.

An award has been made by the Public Service Commission to Louis Wechsler, of 1133 Broadway of the contract for the construction of station finish for six stations on the new rapid transit lines. The contract price was \$382,521. Five of the stations in question are located on the new Seventh avenue line, namely those at Times Square and 42d street, Pennsylvania station (33rd street), 28th street, 23d street, and 18th street. The sixth station under this contract is the diagonal station at 42nd street between Park and Lexington avenues near which the new Lexington avenue line connects with the first subway. All work is to be completed within six months of the delivery of the contract, save for certain minor details. The letting of this station finish contract indicates that the work on the two lines involved is reaching the final stage. It is hoped that if no unforeseen delays in the delivery of material occur that a portion of the Seventh avenue line south of 42nd street to the Pennsylvania station may be in operation sometime early in 1917.

\$3,000,000 Loan Placed.

Hughes & Hammond obtained for the 42nd street and Madison avenue Co. a loan of \$3,000,000 at 4½ per cent. on the twenty-story office building at southwest corner of Madison avenue and 42nd street, from Mutual Life Insurance Company. The property is assessed by the city at \$3,500,000. The structure is owned by C. K. G. Billings, Frederick

Johnson and others. This is the fourth large loan which Hughes & Hammond have placed within the last few months, the others being \$1,000,000 at 4½ per cent. on Fifth avenue and 63rd street, \$1,355,000 at 4½ per cent. on the Bloomingdale property, at Third avenue and 59th street, and \$900,000 at 4½ per cent. on the Delmonico corner, at Fifth avenue and 44th street.

PRIVATE REALTY SALES.

EXCELLENT conditions prevailed in the real estate market this week, and business was fairly well distributed among investors, operators and builders. Several of the sales were for cash considerations, without any element of trade. It is not often that these various elements join in concerted buying, but an examination of the business closed this week, will show that rarely in the last six months has there been any week in which all these elements figured more prominently. It is needless to comment at this time on the significance of this situation, because the market for the last few years has been "spotty," and the business of one week, no matter how good, cannot be taken as a criterion of a restoration of boom-time activity.

It is freely predicted that in time the surplus moneys that have been made in other fields of endeavor will be conserved by real estate investments, and perhaps the business of the past week might be regarded as a possible beginning of a more general purchasing campaign. The encouragement to be gained from the business lies not only in the diversified character of the buyers, but also in the widely distributed location of the properties in demand.

A significant deal which further reflected the rejuvenation of the old dry goods and mercantile districts concerned an abandoned department store property on lower Sixth avenue which was acquired in a cash transaction by large chemical interests. Fifth avenue also figured in a rumored transaction reported to involve millions, and this deal, if closed, will take rank as one of the leaders of the year.

Professional traders also figured prominently in buying and selling in various parts of the city. The presence of this class of dealer is regarded as indicative of a renewed demand for smaller investment properties, because in most cases he buys for a quick resale, and usually has a buyer waiting for his property.

Building interests in spite of the deterrents which are stated to be prevailing at this time, continued to be actively identified with the market. On West End avenue a site was enlarged on which a fourteen-story apartment house will mark the newest addition to the extensive West End avenue colony of multi-family structures. On Washington Heights builders have acquired from an estate an entire block front, which is also to be improved with apartment houses.

The auction room did not witness any particularly important transactions, although interest was manifested in suburban lot offerings. Last Saturday at White Plains, Bryan L. Kennelly sold at Silver Lake Park in the town of Harrison, 313 lots. The sale was the result of a foreclosure action brought by Frederick J. Middlebrook against the Schulz-Gallagher Realty Company and others. The lots were sold in parcels, and prices obtained for plots for two to four lots ranged from \$150 to \$500. One hundred and fifty of the lots were sold to various buyers and the remainder were taken in by parties in interest.

The total number of sales reported, and not recorded, in Manhattan this week was 33, as against 22 last week and 21 a year ago.

The number of sales south of 59th street was 11, as compared with 6 last week and 12 a year ago.

The sales north of 59th street aggregated 16, as compared with 16 last week and 9 a year ago.

From the Bronx 7 sales at private con-

Borrowers

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Classified Advertisement Department

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

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For Sale and To Lease

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

WANTS AND OFFERS

TRUST companies, expert appraisers, private estates, and corporations with realty holdings can secure the services of a young man familiar with Brooklyn Realty values and realty in general. Particulars as to ability and character will interest you. Box 162, Record and Guide.

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tract were reported, as against 7 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 606 of this issue.

Rumored \$2,000,000 Sale.

The Hotel Renaissance, at the southwest corner of Fifth avenue and 43rd street, again figured this week in a reported sale. The property consists of an eight-story structure which has a frontage of 75 feet on Fifth avenue and 240 feet in 43rd street, and is assessed by the city at \$2,115,000. The land belongs to the Charles F. Hoffman Estate, and the buildings to the estate of D. H. King. Details regarding the transaction were not available this week, as the principals either could not be reached or were unwilling to discuss the matter. It could not be learned whether the adjoining four story building at 508 Fifth avenue also owned by the Hoffman Estate was included in the transaction. The deal, if consummated, would mark one of the most important of the year, and considerable interest attaches to the plans of the purchaser. The grade floor of the building is occupied by the Fifth avenue branch of the Guaranty Trust Company, which will soon move to new quarters in the new Postal Life Insurance Building directly opposite. Whether the building is to be retained for hotel purposes, or taken over by a large retail firm, or torn down for another huge office building project, is arousing much comment in Fifth avenue real estate circles. Neither Michael Dreicer nor C. Grayson Martin, reputed buyers, could be reached yesterday.

Old Altman Store Property Sold.

Horace S. Ely & Company sold all of the one time Altman department store property, with the exception of the parcel which Mr. Altman held under leasehold in the Sixth avenue frontage. The property sold includes Nos. 113-123 West 18th street, and 110-120 West 19th street, all six-story buildings, which were erected by Mr. Altman in 1896 at a reported cost of \$1,000,000. The sale also includes 131-133 West 18th street, a five-story warehouse building, and the six-story stable and garage at 135-143 West 18th

For Sale or To Lease—Continued

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street. In the basement of the garage is located the large power plant which supplies this big store. The Department Stores Realty Corporation, Robert E. Simon, president, was the seller, and William R. Warner & Company, manufacturing pharmacists and wholesalers of Philadelphia and St. Louis, and the perfumery business of Richard Hutnut, Inc., now located at 115 East 29th street, are the buyers. In addition to the properties already enumerated, the buyers also acquired the one and six-story buildings at 122-124 West 19th street, from the Greenhut Company. The total area of floor space thus takes out of the market in this section approximates 300,000 square feet. The tax valuation on the property involved is \$1,100,000, and it is understood that the purchase price is approximately this figure. The transaction was a cash one without any element of trade. The concern employs about twenty-five hundred people.

To Convert Drive Dwelling.

Wertheim & Clear and I. Friedman have sold for the St. John's Park Realty Co., Cruikshank & Kilpatrick, the five-story modern American basement residence, with elevator, No. 340 Riverside drive, northeast corner of 106th street, on plot fronting 36 feet on the drive and 53 feet in 106th street, the latter thoroughfare being under the jurisdiction of the Department of Parks. This dwelling, which covers the entire lot, was recently acquired by the sellers from Harry N. Marvin in exchange for a country estate at Rye, N. Y. and was held at \$140,000. It was built by day's work by Stewart & Smith. The purchaser is Paul A. McGolrick, the real estate operator, who proposes to convert the house into non-housekeeping apartments and on completion of alterations will occupy a duplex apartment for his own occupancy.

\$750,000 Transaction.

Slawson & Hobbs have sold for W. E. D. Stokes to the Paterno Construction Co., Dr. Charles V. Paterno, president, 305 West End avenue, a three story dwelling on lot 20x100. Dr. Paterno heretofore acquired 60 feet adjoining, and on account of the new law could not build the type of house that he wanted to build on the plot, which necessitated this purchase. The plot now is 80x100, on which he will build a fourteen-story apartment house with two families on a floor, occupying eight and nine rooms and three baths. Plans are to be drawn by Warren & Wetmore, architects. The seller was represented by Albert H. Gleason and the buyer was represented by Stoddard & Mark. The wrecking of the buildings has already been started and the new building will be ready for tenants September, 1917.

Sale for All Cash.

N. A. Berwin & Co. have sold for the Banley Realty Co., S. Morrill Banner, president, to John Palmer, the new nine-story apartment house at 55 West 55th street. The Banley Realty Co. secured this property through the same brokers from the Dupham Estate last year. They have now completed the erection of the present nine-story building which is arranged into four apartments on a floor, of 3 and 4 rooms each. Restaurant service has been provided for the accommodation of the tenants in the building. The house is entirely rented and will be under the management of N. A. Berwin & Co. Mr. Palmer buys for all cash and will hold the property for investment. This sale completes the building, renting and final sale of this property all within one year.

Bradley Martin Residence Sold.

William B. May & Company sold the Bradley Martin residence at 6 East 87th street, together with the gardens adjoining, having a street frontage of more than 76 feet, the house being 51 feet wide, to an unnamed buyer. Mr. Martin has occupied the premises since its completion about eight years ago. Grosvenor Atterbury is the architect. Immediately in the rear in 86th street is a plot 51 feet wide on which William Wood-

ward is erecting a new residence. Almost opposite at the north corner of Fifth avenue and 87th street is the large marble residence of Henry Phipps, while on the south corner is the new house just completed by James Speyer. At Fifth avenue and 86th street, Morton Plant is now building his new home, which will be completed next year. The Martin land and buildings is taxed at \$305,000, of which \$170,000 represents the land value.

Pinckney Estate Corner Sold.

Lincoln Trust Company, as trustee, sold to the Williams Building Corporation, William and Grodginisky, the block front in the south side of 140th street between St. Nicholas and Edgecombe avenues, fronting 155 feet in the street, 101 feet on St. Nicholas avenue, and 99.11 feet on Edgecomb avenue. The balance of the block to the south is occupied by the six-story Garland apartments, and it is understood that the buyers in the present deal will similarly improve their new holdings.

Late Gen. D. E. Sickles' Home Sold.

Negotiations are pending for the sale of the one-time home of the late Gen. Daniel E. Sickles at the northeast corner of Fifth avenue and 9th street, together with the adjoining properties at 25 and 27 Fifth avenue, and 1 East 9th street, occupying a combined plot 105.6x100 feet. The properties were recently acquired by William L. Lustgarten & Company from the Bowery Savings Bank and the Oothout Estate. M. Morgenthau, Jr., Company were the brokers. The prospective purchaser is reported to be the Oakpoint Corporation. Mr. Lustgarten declined to discuss the details of the transaction yesterday.

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\$200,000 Deal Announced.

Manning & Trunk sold 122 to 128 Park Row, just north of the Municipal Building, containing an area of about 7,500 square feet, for Jeanie A. Stuart, of Brooklyn. Samuel Rosenthal is the buyer of 128 and the other parcels were acquired by clients of the firm of brokers, whose names are withheld at the present time.

Twelve Story Loft Sold.

Pease & Elliman sold for the Ritz Realty Company, Robert M. Catts, president, 44-46 East 25th street, a twelve-story loft building on plot 50 x 96.9 feet to John A. Fried, for investment. The building is fully rented on long term leases and was held at about \$300,000.

Western Union Company Adds to Plot.

The Western Union Telegraph Company has extended its holdings in Fulton street, between Broadway and Church street, through the acquisition of 178 Fulton street, a four-story building 25x77 feet, abutting 20 and 22 Dey street, which the company recently bought from Leslie R. Palmer. Albert A. Newman is the seller.

Builders Buy Jamaica Lots.

F. W. Scutt & Company, of Jamaica, have sold to the Bairsley Construction Company, Levy & Baird, fifty lots, occupying both sides of Middletown street, between Fulton street and Shelton avenue, Jamaica. The property is part of the Everett Park tract, lying within one block and directly opposite the station of the Long Island Railway. The new owners intend to begin the erection of one-family houses on the property.

South—of 59th Street.

FRONT ST.—Charles F. Noyes Co. has sold for Jonas B. Kissam to Harry K. Grigg 90 Front st, a 5-sty leasehold covering a lot 23.9x 85. The building is rented to the Flynn-O'Rourke Co., which company has several of the subway contracts. This leasehold was held at \$20,000. Mr. Kissam was represented by John Clark Knox, attorney, and Mr. Craig by Bowers & Sands. Mr. Grigg has purchased several buildings through the Noyes Co.

19TH ST.—Duross Co. sold the property at 358 West 19th st, a 3-sty house, on lot 20.6x 92, to Mrs. Jane Cavagnaro for Isabel Giles, executrix.

43D ST.—William P. Jones & Son sold the property at 309 West 43d st, a 5-sty flat, on lot 25 by half the block, for Elizabeth Shaw to the Colfax Realty Co.

44TH ST.—Frederick Southack and Alwyn Ball, Jr., sold for the estate of William J. O'Connor 12 East 44th st, a 4-sty dwelling, on lot 25x100.5, which has been held at \$150,000. The buyer is said to be a well-known real estate firm which will improve with a building for its own use.

AV B.—The Nagel estate sold, through Thomas Ford, 37 Av B, northeast corner of 3d st, a 4-sty building, 24x95, to the tenants, Israel Altman & Co., furniture dealers.

North—of 59th Street.

66TH ST.—Pease & Elliman sold for Mrs. Emma Rosenwald her 4-sty residence, 20x 100, at 10 East 66th st, which she had owned since 1878. The new owner will alter the house for occupancy. The property was held at \$75,000. This is the fourth private house sale made on the East Side in the past few days by the same brokers, showing the increased demand for private dwellings. The buyer is Dr. J. M. Ferrer.

68TH ST.—A. W. Miller & Co. sold for the West Side Bank 302 and 304 West 68th st, the 2-sty business building, 50x100. The purchaser will make extensive alterations and occupy the premises for a garage.

73D ST.—The Knap & Wasson Co. sold for the Knap estate, 256 West 73d st, a 4-sty dwelling, 20x102.2. At the expiration of the present lease the new owner, H. U. Singhi, will make extensive alterations to the house. It will be completely remodeled and used for bachelor apartments.

79TH ST.—Elizabeth A. Benedict is reported to have sold the dwelling at 78 East 79th st, on lot 17x92.2.

80TH ST.—John J. Kavanagh sold for Mrs. Eugene Arnstein the 5-sty residence 16 East 80th st, on plot 25x102.2. The property is assessed at \$95,000.

129TH ST.—Shaw & Co. sold for Ideal Mortgage Corporation 9, 11 and 11½ East 129th st, three 3-sty dwellings, on plot 50x65. The purchaser will hold the property for investment.

130TH ST.—Smith & Robbins have sold for the estate of Isidor Stern 103 West 130th st, a 3-sty dwelling, on lot 20x99.11, adjoining the northwest corner of Lenox av.

147TH ST.—L. J. Phillips & Co. sold for Tillie and Carrie Weiss, represented by Goldsmith, Cohen, Cole & Weiss, the 3-sty dwelling at 604 West 147th st, on lot 15x100.

158TH ST.—Corporal Realty Co., Ennis & Sinnott, purchased through L. J. Phillips & Co., from the estate of Joseph Creamer, represented by Harris & Towne, the 3-sty dwelling 642 West 158th st, on lot 18.8x100.

179TH ST.—Charles S. Kohler has sold for Ennis & Sinnott to the Seer Holding Corporation 706-8 West 179th st, a 5-sty new-law walk-up building, on plot 50x92.6; Jesse Silverman, as attorney, represented the purchaser, and Messrs. McLoughlin & Stern acted for the sellers.

CONVENT AV.—J. P. Finneran and P. J. Ryan sold for Daniel H. Jackson 356 Convent av, southwest corner of 145th st, a 3-sty dwelling, 20x94, to a client, who will remodel the building into stores and apartments. In part payment the new owner gave a tract of about 290 acres at Fishkill, Dutchess County.

EDGECOMBE AV.—Sterling Sterling sold to Dr. Emile Brunor 44 Edgcombe av, a 3-sty residence, 17.6x90, adjoining the southeast corner of 136th st, owned and occupied by the buyer. Dr. Brunor bought the dwelling as a permanent residence for his father and mother. The seller, Josephine Clooney, acquired the house last July.

LEXINGTON AV.—Ennis & Sinnott bought from the Taylor estate, of Poughkeepsie, 1233 Lexington av, a 4-sty building, 22x65. J. D. H. Bergen & Son, of Brooklyn, and John J. Kavanagh were the brokers.

MARBLE HILL AV.—A. N. Gitterman sold for C. M. Shaeffer to Cornelius G. Kolff 49 Marble Hill av, a plot 37½ ft. frontage. This was the plot recently purchased by Mr. Shaeffer for the erection of a private dwelling.

ST. NICHOLAS AV.—The Lawyers' Mortgage Co. sold 844 St. Nicholas av, a 5-sty flat, 21.5x 67.7xirreg.

5TH AV.—Harry Sugarman sold to Ada Brown, of Stamford, Conn., for Charles Wynne 1462 5th av, adjoining the northwest corner of 118th st, a 5-sty flat, 25x100. In part payment Mrs. Brown gave 120 West 122d st, a 3-sty residence, 19x100.

Bronx.

FOX ST.—M. I. Strunsky & Co. sold for the Henry Morgenthau Co. 901 Fox st, a 5-sty apartment house, 162x100x irreg., to Isidor R. Isaacs, who gave in exchange twelve cottages at Depew pl and Elderly av, Rockaway, L. I.

146TH ST.—J. Clarence Davies sold for the Mott Haven Co. the 1-sty stable, on plot 50x 100, at 228 East 146th st.

148TH ST.—F. Harry Schefers sold the 5-sty apartment at 531 East 148th st.

181ST ST.—Frederick Fox & Co. have sold for Frederick Brown the 5-sty apartment house 933 East 181st st, on plot 62.6x125x irreg., to an investor, who gave in part payment two 5-sty flats, 121-123 West 137th st, size 50x100. Mr. Brown only recently acquired 935 and 937 East 181st st from the Arklan Construction Co., and a few days after sold 937. The property just sold has been held at \$85,000.

BROOK AV.—J. Clarence Davies and Kick & Sharrott have sold for Alfred Anderson 1474 Brook av, 225 ft. south of 171st st, a 4-sty flat, on lot 25x100.

CRESTON AV.—Harry H. Cohen has sold for the Doyle estate the plot, 90x87, on the east side of Creston av, 115 ft. south of 188th st. The buyer is a builder who will improve the site with a 5-sty apartment house. The operation will involve about \$110,000. The Doyle family owned the property for upward of fifteen years.

WEBSTER AV.—Koelsch-Huebner Co. sold to William Ebling, of the Ebling Brewing Co., the apartment at the southeast corner of Webster av and 180th st.

Brooklyn.

HALSEY ST.—Harry M. Lewis sold for the Manson estate plot, 50x106x irreg., on north side of Halsey st, 275 ft. east of Sumner av, to a builder, who is preparing plans for the erection of a 4-sty, 20-fam. apartment.

SUMMIT ST.—H. O. Harris reports the sale of 56-58 Summit st, store and flat property, with lot adjoining, to David Kantor.

5TH ST.—Frank A. Seaver & Co. sold for George Nace the 1-fam. house at 516 East 5th st.

45TH ST.—Tutino & Cerny have sold for William Sturrock and Christina Sturrock the 2-sty dwelling, on plot 20x100, at 719 45th st.

51ST ST.—Realty Associates have sold 1121 51st st, a 2-sty dwelling, with garage, on lot 20x100, to F. L. Rose, who will occupy.

68TH ST.—Tutino & Cerny have sold for Mary A. Cush the 2-sty dwelling, on plot 18x 100, at 1537 68th st.

68TH ST.—Frank A. Seaver & Co. have sold the 6-fam. flat at 272 68th st for Thos. McEvany.

77TH ST.—David Mayer sold for Peter S. Bogart to John C. Walsh the plot, 100x100, in the south side of 77th st, 129 ft. east of 5th av, for improvement with apartment buildings.

BUSHWICK AV, ETC.—Richard Goodwin has sold 1311 Bushwick av, a 2-fam. dwelling, for Catherine Guhring; also 1074 Hancock st, a 2-fam. dwelling, for the Sitzman estate; 412 McDonough st for Charles Kemp; 405 Bridge st, a 3-sty business building, for the Smith estate to William Noonan, in conjunction with Charles W. Seitz.

DE KALB AV.—Bulkeley & Horton Co. has sold 386 DeKalb av, a 3-sty dwelling, to Mrs. M. G. Wendt.

FLATBUSH AV.—J. D. O'Connell, Jr., sold the 4-sty apartment building at the southeast corner of Flatbush av and Martense st for Edwin G. Warner.

JEFFERSON AV.—Shaw & Co. have sold for the Sanford estate 492 Jefferson av, a 3-sty dwelling, on lot 18x100.

KNICKERBOCKER AV.—R. A. Schlesing sold for Margaret Nolan the 2-fam. frame residence at 627 Knickerbocker av to Charles Muller.

PROSPECT PARK WEST.—Joseph L. Feibleman & Co. sold for Dr. J. Harris Maxfield, of Roseville, the apartment house at the southwest corner of Prospect Park West and 12th st, known as The Prospect.

PUTNAM AV.—Benninger & Westhall sold 2425 Putnam av, Ridgewood, a 2-fam. house, for S. George Koster.

14TH AV.—I. Salzberg sold for the Rose Realty Co. to M. Wolsk a plot, 20x100, on the northeast side of 14th av, 60 ft. of 47th st.

15TH AV.—I. Salzberg sold for the Connelly Investing Corp. to A. Quentzel 4508 15th av, a 2-fam. cottage, on plot 30x100.

Queens.

LONG ISLAND CITY.—Wm. D. Bloodgood & Co. report the closing of title to the northeast corner of Harris av and Hamilton st. This plot was purchased by the Cambridge Silk and Chemical Co., which is shortly to start upon the erection of its new plant.

ST. ALBANS, L. I.—The Stanley Agency sold for the Addisleigh Development Co. a large dwelling with three lots in Herkimer st, St. Albans, to Mrs. D. C. Godwin.

Richmond.

ARLINGTON.—Charles H. Merrell sold for Mrs. Ora J. Myers four lots on the east side of South av to Caroline E. Gordon.

NEW BRIGHTON.—Moffatt & Schwab have sold for Miss Lucy J. Kipper her residence on 2d av to William Allen Fair, of New Brighton.

NEW DORP.—Cornelius G. Koff has sold through A. N. Gitterman to C. M. Shaeffer the White House, a newly completed 2-sty Colonial Dwelling in Cubberly pl, New Dorp Colony, built from plans and under the supervision of Delano & Aldrich.

WESTERLEIGH.—J. Sterling Drake has sold for Charles D. Howard of Concord, N. H., to the Charles A. Mann Realty Corporation a plot 50x67 on the south side of Maine av.

Nearby Cities.

NEWARK, N. J.—Feist & Feist have sold for Benjamin P. Lissner the 4-sty building at the northwest corner of Halsey and Blecker sts to James E. Crossley.

Rural and Suburban.

ARDSLEY, N. Y.—Griffen, Prince & Ripley sold 14 acres, comprising part of the Amzi L. Barber estate, to John F. Havemeyer, president of the Concrete Steel Co. The property was held at \$30,000.

AVON, N. J.—Arnold L. Davis, of the law firm of Parker, Davis & Wagner, bought through John D. Miner from Joseph H. Tooker a dwelling at Avon-by-the-Sea, N. J.

EAST ORANGE, N. J.—Feist & Feist sold for John C. Gregory, of Far Hills, N. J., a dwelling at the corner of Rutledge av and 22d st to Frank Eichorn.

GREAT NECK, L. I.—Baker Crowell (Inc.), in conjunction with Shields Bros., sold the Christian H. Schultheis' plot in Great Neck Valley, having a frontage of 90 ft. on Highland av and a depth of 218 ft., to Dr. Ralph W. Babcock, of Manhattan, at a reported price of \$4,500.

GREENWICH, CONN.—Lawrence Timmons sold for Seaman M. Mead his residence on Brookside dr, Greenwich, Conn., to Frank Crounstone, of New York, the tenant. The property was held at \$18,000.

LOCUST VALLEY, L. I.—Edwin Thanhouser, president of the Thanhouser Film Corporation of New Rochelle, N. Y., purchased the 10-acre shore front estate of Ernest N. Greenfield. The property was held at \$55,000. Theodore S. Hall was the broker.

RYE, N. Y.—Bryan L. Kennelly sold for George E. Tilford his place in the Post rd at the junction of Park av, consisting of about 2 3/4 acres, with dwelling, garage, etc., to William Courtleigh, the actor.

SOUTH HUNTINGTON, L. I.—Cocks & Willets sold to Ernest A. Bigelow the Dix Hills Farms, at South Huntington, L. I., comprising about 54 acres, with farm buildings.

UPPER MONTCLAIR, N. J.—Godfrey Corporation sold at Upper Montclair, N. J., a residence, 100x150, at the corner of Edgemont rd and Parkside, to J. R. Brandon, of New York. This property was held at \$17,000. Also sold a plot, 350x160, in Brainerd st to H. Ashley, of Bloomfield, N. J., for improvement with houses.

LEASES.

Big Madison Square Leases.

For the purpose of consolidating the various departments, scattered in different sections of the city, Marshall Field & Company, of Chicago, have leased through M. & L. Hess (Inc.) the entire store floor, basement, second and third floors, totaling more than 100,000 square feet of space in the recently completed Albemarle Building at the northwest corner of Broadway and 24th street. The lessees now occupy the building at 104 Worth street, and space at 87-89 Fifth avenue, and in the Bush Terminal of Brooklyn. The same brokers also have leased in the Albemarle Building the fourth, fifth, sixth and seventh floors, aggregating 100,000 square feet to the

Emery-Beers Company, manufacturers of the Onyx Hosiery. The two leases involve rentals aggregating approximately \$1,000,000. With these leases the building is now seventy per cent. rented.

Tenant For Large Space.

Frederick Fox & Co. leased for the Broadway and Fourth Street Building Co. seven entire floors in the twelve-story building covering the entire block front from Broadway to Lafayette street in fourth street, total area comprising over 100,000 net square feet. The lessee is the corporation of Cohen, Goldman & Co., wholesale dealers in clothing. The lease is significant and interesting in its bearing upon the attitude of manufacturers generally toward the "Save New York" movement, as this concern had previously planned to move further uptown, and being one of the leading houses in their line of business, the lease makes it reasonable to suppose that this particular trade center will, for some years to come, remain in the old district.

Leases Restaurant Property.

Frederick Fox & Co. have leased for a term of years to the Russell Hotel & Restaurant Co., Paul Salvan, president, the second floor and part of the ground floor in the building at the southeast corner of 48th street and Broadway running through to Seventh avenue, at an aggregate rental of over \$200,000. Mr. Salvan intends to expend \$100,000 in improving the place and adapting it to restaurant purposes. This is the third restaurant Mr. Salvan has controlled within a radius of 500 feet. Mr. Salvan is the head of Rector's Restaurant and also is an associate with Mr. Thompson in control of the Garden.

R. H. Macy & Company Rent.

John N. Golding leased to R. H. Macy & Company, store and basement at 229-239 West 28th street, for John J. Radley, for the furniture storage purposes, pending completion of the new twelve-story addition which was recently purchased through the same broker. Plans for the new building are being prepared by Robert D. Kohn, architect. The combined holdings will measure 452.3 feet in 34th street and 433.1 feet in 35th street.

New Service Station.

M. & L. Hess, Inc., leased for a long term of years for the Consolidated Gas Co., at 222-228 West 65th street, plot 100x100, to be improved with a four-story garage to be completed by February, 1917. The lessees are Doty-Demos Co., now at 87 West End avenue, who will use the new building as a service station for the Bijou starting and lighting system. The aggregate rental is \$200,000.

Loft Building Leased.

J. Arthur Fischer has leased for Annie M. Cudlipp and Florence C. Sproul the plot 50x162 at 249-251 West 28th street to Poffit & Wodbine for a term of twenty-one years at an aggregate rental of over \$100,000. The tenants are to erect thereon a large commercial garage structure.

Manhattan.

WM. D. BLOODGOOD & CO. leased for Ewing, Bacon & Henry as agent, the southerly part of the Randall Building, 136 1/2 West 42d st, a floor to the Chemical Corpora-

tion leased for Walter 42d st to the also for the 28 West 42d

Printed in the Liebig Co., Charles D. Express Co.; also 45th st, a floor to-

CARSTEIN & LINNENBERG leased for the entire building at 253 5th av to the space at 874 Broadway to William T. at 396 Broadway to Harvey H. Allison and Harper Brothers; at 4 West 29th st to F. Ransom; and for Bastine & Co. the 7th at 91 5th av to the S. & W. Shirt Co.

P. CENTEMERI & CO., manufacturer of gloves, who have completed a 6-sty building at 400 5th av for their own occupancy, has the northwest portion of the store to perfumer. The southerly half of the

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M. ROSENTHAL CO. has leased to Harris Borus and Excellent Plating Co. a loft at 109 West 28th st.

M. ROSENTHAL CO. has leased for the American Real Estate Co. 10,000 sq. ft. at 38-40 West 32d st to I. Zimetbaum Co.

M. ROSENTHAL CO. has leased to Rotherosen Bros., for a long term, a loft in the Deimel Building, 236-238 5th av.

M. ROSENTHAL CO. has leased to N. Dvorkin 10,000 sq. ft. for Klein & Jackson at 22-28 West 21st st.

M. ROSENTHAL CO. has leased for the Wendell estate the store and basement at 477 6th av, to George Aronof.

M. ROSENTHAL CO. has lease dfor J. J. Geraty the top loft at 14-18 East 32d st to Albert Harris.

M. ROSENTHAL CO. has leased to Max W. Kass the 3d loft at 14-18 East 32d st.

M. ROSENTHAL CO. has leased a loft at 89-90 Broadway to Nat. Potar.

ROY SCHERICK has leased for Michael Coleman the 6th floor in the building now being erected on the Eden Musee site, at 53-57 West 23d st, through to 24th st, 15,000 sq. ft., to Goodman Bros., importers and dealers in hosiery, for many years at 45-7 East 20th st. The lease is for a long term, aggregating about \$40,000.

ROY SCHERICK has leased for the Felcourt Realty Co. the 5th floor at 42-8 West 38th st to the Gross & Louis Levinsky Co. in connection with their other quarters in the building next door, which will be connected with their present quarters.

JOSEPH F. SEITZ has leased apartments at 798 Lexington av to Lillian Allen; to Mrs. N. P. Denckla and to Emanuel Petrouzzelli; at 789 Lexington av to Rose A. Held; at 787 Lexington av to Frank G. Leuffer; at 170 West 81st st to Russell D. Chapman; at 168 West 81st st to Dr. John J. Rothwell.

SHAW & CO. have leased for the Douglas Realty Co. the 3-sty dwelling 112 East 127th st to M. C. Richards.

LOTON H. SLAWSON CO. leased for the Firm of Leonard J. Carpenter the store and basement in the new Remsen Building, at the southwest corner of Madison av and 32d st, for a long term, to W. Stursberg Schell & Co., factors of the Egypt Silk Mills Corporation of Egypt, Pennsylvania, manufacturers of Pyramid silks. The corporation has had a New York office for some time upon 4th av, and this lease marks a step in the extension of the silk industry to Madison av below 33d st, a move which was given considerable impetus when the Susquehanna Silk Mills decided to erect their own building at Madison av and 31st st.

LOTON H. SLAWSON CO. has leased for William A. White & Sons, the entire 5th floor at 114-16 East 16th st, to the Distributing Corp., having offices at 171 Madison av. The space just leased will be used for the Foreign Department of the company's business; also for the Surrey Investors, an office to Mrs. Lee C. Boardman, secretary of the Federation of Women's Clubs, at 303 5th av.

SLAWSON & HOBBS have rented 237 West End av to Mrs. L. Morgan for W. S. Sterns; also 168 West 97th st for Matt J. Ward to W. S. Moore.

STEPHEN H. TYNG, JR., & CO., have leased at 25 Madison av, space to the Hardwick & Magee Co. and Kahn & Feldman; at 381 4th av, to the A. M. Schwartz Silk Corp., Seligman, Kremer & Co. and the Monarch Knitting Co.; at 41 Union sq, to the Chicago Ferrottype Co.; for Cross & Brown Co., the 2d floor at 38-42 East 32d st, to Joseph Meyer & Co., yarns; at 220 4th av, the 8th floor to A. Scott, and 928-30 Broadway, the 4th floor to Cornell Knitting Mills, for the Cruikshank Co.

STEPHEN H. TYNG, JR., & CO. have leased the entire store, basement, sub-basement and first floor at 17-19 Waverly pl to the Valentine Hat Co., of Kansas City, Mo. The same brokers also leased the 4 upper floors at 23 East 22d st to the Warner Mfg. Co., art embroideries, now at 569 Broadway. Both leases are for long terms.

STEPHEN H. TYNG, JR., & CO., in conjunction with Daniel Birdsall & Co., have leased the entire store, basement and sub-basement at 100-102 Worth st to the Royal Card & Paper Co. for a long term. The 5th floor in the same building has been rented to Wm. A. Greer & Co., cotton goods.

CHARLES B. VAN VALEN leased to the Hartford Accident and Indemnity Co. offices at 95 William st for its medical department. Additional space in the same building has been leased to Winter & Van Deman.

CHARLES B. WALKER has rented for Peter A. Frasse & Co. a loft at 417-419-421 Canal st to the Premier Special Machine Corp. for the estate of Henry Welsh; space at 465-467 Greenwich st to the Rumble Health Food Co.; the store at 207½ Centre st to Schwartz & Land; for Charles Lippe the store at 217 Hester st to Emanuel Goodman; for estate of P. Wilson space at 587 Hudson st to Sokolow & Polin; for estate of John R. Graham at 300 Canal st to Levinson & Karson; for Henry F. Schutte at 180-182 Lafayette st to Liberty Metal Spinning Co.; and for Louis Eisenberg at 177 Grand st to A. Freedman & Co.

CHARLES B. WALKER has leased for estate of Peter Wilson a loft at 587-591 Hudson st to Sokolow & Polin; for estate of John R. Graham, space at 300 Canal st to Levensohn & Karson; at 124 Baxter st to Habacht & Weiss; for Henry F. Schutte, at 180 Centre st, to the Liberty Metal Spinning Co.; and for Louis Eisen-

berg, at 177-179 Grand st, to A. Friedman & Co.

WM. A. WHITE & SONS have leased the 1st loft at 108-110 West 11th st to Hall & Paneth; the 1st loft at 8 Reade st to Reade Tool & Machine Co.; in conjunction with M. & L. Hess (Inc.) the 11th loft at 114-116 East 16th st to Stephen Sanford & Sons, and a suite of offices in the Franklin-Hudson Building, 100 Hudson st, to the National Cold Storage Co. of Brooklyn.

WM. A. WHITE & SONS have leased an apartment at 19 West 54th st to Edward Sheldon; apartments at 173 Madison av to Seymour Knight and Cynthia Perot; at 206 West 52d st to Nathaniel Bloom; at 77 Irving pl to Bertram Harrison, and at 412-420 West 148th st to Henry Jentes.

WM. A. WHITE & SONS have leased for Cammann, Voorhees & Floyd the entire building at 14 Coenties slip to Hirsh & Schofield, now located at 18 Water st.

WORTHINGTON WHITEHOUSE (INC.) leased furnished, for Robert Oliphant to Mrs. J. E. Alexandre, of Lenox, Mass., his 30-ft. residence 16 East 52d st. The house was held at \$12,000 per annum.

WORTHINGTON WHITEHOUSE (INC.) leased furnished for Mrs. D. Appleton Pearson her residence at 71 East 77th st to Mr. C. S. Sargent, of Cedarhurst, L. I.

RULAND & WHITING CO. leased the store at 1149 Broadway for Max Schwarz to Simon Tarbes, proprietor of the Independent Cravat Stores.

WM. H. WHITING & CO. have leased for Ralph M. Ward to Joseph Hilton, the clothier, a new 3-sty building to be erected at 243 Broadway, between Park pl and Murray st. H. N. Moore represented the tenant.

ARTHUR E. WOOD and Spear & Co. rented the entire 2d loft at 199-201 Wooster st to Louis Rotter, for the manufacture of paper boxes. Arthur E. Wood also leased the private dwelling at 14 East 119th st for Mrs. Elizabeth Burke to Dr. H. D. Cohen.

F. R. WOOD, W. H. DOLSON CO. have rented the following apartments: At 562 West 144th st, to Elizabeth Froosh and Walter B. Murtha; at 600 West 144th st, to Barney Weil, Anna K. Harris, Francisco Garcia, Walter B. Friend, Louise Melamed, Edward W. Potter and Edith Bonshof; at 568 West 149th st, to William Lewin and Charles Josephson; at 601 West 151st st, to Kevie Jaffe, Hart Joseph, Henry Mendelson, Tillie Harrison, Mrs. Mary Ferrin, Edward H. Libbey, Charles Ludwig, Louis Eardenson, Louis J. San and Joseph S. Jacobs; at 48 St. Nicholas pl, to Roger J. Heisler, Harry R. Snowden, Louis F. Berkfield, George E. Ball, Murray G. Norman and Harry J. Vallely; at 880 St. Nicholas av to Helen Murtha, J. Malcolm Bird, Phillip K. Mindel, Minnie I. Maloy and Wm. J. Howe; at 630 West 172d st, to Jack

ESTABLISHED 1867

RULAND & WHITING CO.

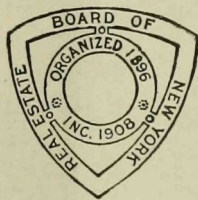
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Weisberg, Ralph Robinson, Lillian Barrett; at 634 West 172d st, to Theodore Sturen, Robert Foreman, Harry Regensberger, Harry A. Burns, Christian Wessel; at 248 Audubon av, to Anna Eckhardt; at 720 West 180th st, to George MacElwee; at 572-4 West 187th st, to George W. Smith; at 20 Arden st, to Herold K. Smith, Warren M. Lincoln, Edwin J. Epstein and W. Hansen; at 2155 Crotona av, to Daniel Hay; at 428 West 204th st, to Harry Parsons, Ronald Patterson and Daniel McKenzie; at 432 West 204th st, to Mrs. A. Seligman, Leonard Mack and Edward Hammond, and at 436 West 204th st, to Edward Kutz and Percy G. Ashworth.

ARTHUR E. WOOD leased the 2d loft at 219 West 125th st for the Empire City Savings Bank to Kahn Bros.

THE YORK THEATRE, on 110th st, running through to 115th st, between St. Nicholas and 7th avs, covering a plot of six lots, built and owned by the Theatre Realty Corporation, has been leased to Marcus Loew. After extensive alterations the theatre will be opened as one of the Loew chain of theatres. Adolph and Henry Bloch, attorneys, represented the Realty Corporation and E. J. Ludvigh the Loew interests.

Bronx.

WOLFSOHN & AUGUST have leased a store in the taxpayer at the northeast corner of Fordham rd and Grand boulevard to Carl J. Grimm, for ladies' hair-dressing parlor, and have leased a store to Julius F. Ehrhardt, for delicatessen and groceries, for a long term.

Brooklyn.

LAKIN & DINKELSPIEL rented to Kat-soules & Lambros the store at 573 Atlantic av.

PEASE & ELLIMAN, in conjunction with Herbert Hecht & Co., have leased for the Schulte Realty Co. to Louis K. Liggett & Co., owners of the Liggett-Riker-Hegeman Drug Stores, the large ground floor and basement at 16 Court st. The lease is for a long term at an aggregate rental approximating \$200,000, and upon completion of extensive improvements, the lessee will open a branch establishment.

PEASE & ELLIMAN have leased to the Schulte Cigar Co. for ten years the store at 248 Kingston av, southwest corner St. Johns pl, in the Flatbush district, a prominent transfer corner, and upon completion of alterations the Schulte Co. will open a branch establishment.

CHARLES E. RICKERSON has rented 551 2d st, a 3-sty dwelling, to Mr. Hunt; at 370 Sterling pl, a 3-sty dwelling to Charles L. McGratty.

CHARLES E. RICKERSON rented dwellings at 56 St. John's pl to Mrs. Jane Decker, and apartments at 141 7th av to M. Dunn, and at 10 Montgomery pl to Miss Clara Smith.

Richmond.

MOFFATT & SCHWAB, of Tompkinsville, have rented for A. B. Pouch to Paul M. Whelan a cottage in Belmont pl, St. George.

Suburban.

COCKS & WILLETS leased Chaple House, at Locust Valley, for William D. Guthrie to Arthur V. Davis, president of the Aluminum Company of America.

FISH & MARVIN have rented the "Bowles Property" at Rye to Basil Harris, of Philadelphia. The house adjoins the grounds of the Apawamis Golf Club.

JOHN F. SCOTT rented for W. Kintzing Post the Samuel P. Hinckley house, known as Columbine, on Ocean av, Cedarhurst, L. I., to E. Farrar Bateson.

REAL ESTATE NOTES.

SAMUEL H. MARTIN has been appointed agent of the 24 apartment dwellings in Beech pl, between DeGraw and Sackett sts, Brooklyn.

THOMAS J. O'REILLY has been appointed by the Emigrant Industrial Savings Bank as agent of 342-344-346 East 123d st.

CONNOR LAWRENCE, formerly connected with A. W. McLaughlin & Co., is now associated with the mortgage department of Wm. A. White & Sons.

BRETT & GOODE CO. announces the addition to its renting staff of Arthur F. Daly, who was associated with E. A. Tredwell for a number of years as manager of the Times Building.

CHARLES F. NOYES CO. has arranged a loan of \$100,000, at a low rate of interest, on the Casino Theatre, 98 Flatbush av through to State st. The loan was taken by a savings bank.

OLIVER LAKEN, 101 West 42d st, and Robert B. Dinkelspiel, have formed a partnership, under the name of Laken & Dinkelspiel, for the transaction of a general real estate business.

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

J. B. BREUNICH announces that he has severed his connection with W. E. and W. I. Brown (Inc.), with whom he has been associated for the past ten years, and has established his own office at 1910 Webster av, corner of Tremont av, where he will transact a general real estate, insurance and mortgage loan business.

JOHN N. GOLDING obtained for the Mose Goodman Corporation a loan of \$144,000 at 5

per cent. for five years on the three 6-sty apartment houses in the north side of West 191st st, 100 ft. east of St. Nicholas av, size 50x100 each. He also procured for Cornelius W. Luyster a loan of \$100,000 at 4 1/2 per cent. for five years on the 5-sty dwelling 16 East 71st st.

PEASE & ELLIMAN have leased in Philadelphia for the Horn & Hardart Baking Co. the store at 911 Market st to the Schulte Cigar Co. The lease is for a term of years and on May 1 the Schulte Co. will open a branch establishment. The Schulte Co. have also secured through Pease & Elliman the Green Hotel corner store at Chestnut and 8th sts, and in addition five other prominent corners, the locations of which will be announced shortly.

M. MORGENTHAU, JR., CO., placed a 1st mortgage of \$90,000 at 4 1/2 per cent on 295 Madison av, a 4-sty dwelling, on lot 23.5x85. The loan was made for Charles H. Warner, president of the 40 East Forty-First Street Company, which not only owns this property but the 12-sty physicians' office building directly in the rear at 40-44 East 41st st. The property was purchased by Mr. Warner in 1911 from the Adams estate for a stated consideration of \$170,000.

WOLFSOHN & AUGUST have been appointed managing agents by the 173d Street Realty Co., A. Miller, president, for 2585 and 2593 Grand Boulevard, 105 East 192d st and 2588 Creston av, in course of construction; also by Joseph P. Ryan for the taxpayer at the northeast corner of Fordham rd and Grand Boulevard, and by the Creston Av. Realty Co., Irving Julius, president, for the taxpayers in course of construction at the northwest corner of Grand Boulevard and 188th st and at the northwest corner of Davidson av and Fordham rd.

OBITUARY

MOSES EHRENREICH, large property owner, who was president of the Coal Exchange and also a member of the Consolidated Stock Exchange, died last week at his home, 1070 Madison av. He was born in New York City in 1840.

JAMES E. CARPENTER, real estate lawyer, with offices at 289 Greenwich st, died last Saturday at his home, 103 Morningside av, aged seventy-four. He was admitted to the Bar about 50 years ago.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1916 Oct. 20 to 26	1915 Oct. 22 to 28
Total No.....	119	107
Assessed value.....	\$5,352,100	\$4,859,113
No. with consideration..	14	24
Consideration.....	\$522,050	\$639,550
Assessed value.....	\$744,000	\$796,500
	Jan. 1 to Oct. 26	Jan. 1 to Oct. 28
Total No.....	5,784	5,496
Assessed value.....	\$313,790,282	\$312,491,781
No. with consideration..	837	858
Consideration.....	\$35,080,349	\$41,928,918
Assessed value.....	\$37,644,695	\$45,716,333

Mortgages.

	1916 Oct. 20 to 26	1915 Oct. 22 to 28
Total No.....	52	61
Amount.....	\$2,068,325	\$839,450
To Banks & Ins. Cos....	12	15
Amount.....	\$1,450,000	\$240,900
No. at 6%.....	19	24
Amount.....	\$409,000	\$133,250
No. at 5 1/2%.....	3	.....
Amount.....	\$28,500	.....
No. at 5%.....	12	22
Amount.....	\$793,500	\$480,700
No. at 4 1/2%.....	3	.....
Amount.....	\$743,000	.....
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	15	15
Amount.....	\$94,325	\$225,500
	Jan. 1 to Oct. 26	Jan. 1 to Oct. 28
Total No.....	2,900	3,136
Amount.....	\$90,066,748	\$81,581,715
To Banks & Ins. Cos....	649	632
Amount.....	\$39,749,224	\$35,309,538

Mortgage Extensions.

	1916 Oct. 20 to 26	1915 Oct. 22 to 28
Total No.....	27	46
Amount.....	\$1,297,750	\$1,756,150
To Banks & Ins. Cos....	21	19
Amount.....	\$1,102,250	\$761,000
	Jan. 1 to Oct. 26	Jan. 1 to Oct. 28
Total No.....	1,441	1,549
Amount.....	\$81,512,374	\$89,536,506
To Banks & Ins. Cos....	754	646
Amount.....	\$60,394,150	\$62,966,950

Building Permits.

	1916 Oct. 21 to 27	1915 Oct. 23 to 29
New buildings.....	10	7
Cost.....	\$1,235,500	\$806,500
Alterations.....	\$140,406	\$100,600

	Jan. 1 to Oct. 27	Jan. 1 to Oct. 29
New buildings.....	522	400
Cost.....	\$107,474,445	\$53,850,688
Alterations.....	\$16,973,929	\$12,054,655

BRONX.

Conveyances.

	1916 Oct. 20 to 26	1915 Oct. 22 to 28
Total No.....	96	158
No. with consideration..	11	28
Consideration.....	\$84,400	\$255,122
	Jan. 1 to Oct. 26	Jan. 1 to Oct. 28
Total No.....	4,695	5,014
No. with consideration..	724	857
Consideration.....	\$5,122,991	\$6,069,152

Mortgages.

	1916 Oct. 20 to 26	1915 Oct. 22 to 28
Total No.....	42	54
Amount.....	\$399,721	\$400,545
To Banks & Ins. Cos....	6	7
Amount.....	\$67,000	\$58,500
No. at 6%.....	17	20
Amount.....	\$130,175	\$139,410
No. at 5 1/2%.....	1	6
Amount.....	\$26,000	\$52,350
No. at 5%.....	6	7
Amount.....	\$42,250	\$14,250
No. at 4 1/2%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	1	1
Amount.....	\$63	\$30,000
Interest not given.....	17	20
Amount.....	\$201,233	\$137,535
	Jan. 1 to Oct. 26	Jan. 1 to Oct. 28
Total No.....	3,046	2,872
Amount.....	\$24,302,179	\$24,981,658
To Banks & Ins. Cos....	231	223
Amount.....	\$4,800,227	\$4,587,928

Mortgage Extensions.

	1916 Oct. 20 to 26	1915 Oct. 22 to 28
Total No.....	17	15
Amount.....	\$290,320	\$314,270
To Banks & Ins. Co....	2	9
Amount.....	\$51,000	\$243,500
	Jan. 1 to Oct. 26	Jan. 1 to Oct. 28
Total No.....	608	717
Amount.....	\$12,432,879	\$11,957,975
To Banks & Ins. Cos....	179	186
Amount.....	\$5,514,500	\$4,575,975

Building Permits.

	1916 Oct. 20 to 26	1915 Oct. 22 to 28
New buildings.....	11	13
Cost.....	\$181,900	\$569,700
Alterations.....	\$189,275	\$7,900
	Jan. 1 to Oct. 26	Jan. 1 to Oct. 28
New buildings.....	557	709
Cost.....	\$14,703,632	\$22,440,550
Alterations.....	\$1,214,690	\$627,150

BROOKLYN.

Conveyances.

	1916 Oct. 19 to 25	1915 Oct. 21 to 27
Total No.....	480	369
No. with consideration..	31	29
Consideration.....	\$168,975	\$340,800
	Jan. 1 to Oct. 25	Jan. 1 to Oct. 27
Total No.....	18,588	18,213
No. with consideration..	1,704	1,983
Consideration.....	\$12,468,031	\$15,258,853

Mortgages.

	1916 Oct. 19 to 25	1915 Oct. 21 to 27
Total No.....	304	293
Amount.....	\$1,274,269	\$1,140,416
To Banks & Ins. Cos....	55	64
Amount.....	\$507,350	\$363,800
No. at 6%.....	189	165
Amount.....	\$520,559	\$406,841
No. at 5 1/2%.....	48	86
Amount.....	\$291,075	\$455,850
No. at 5%.....	43	20
Amount.....	\$343,610	\$50,150
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	24	22
Amount.....	\$119,025	\$127,575
	Jan. 1 to Oct. 25	Jan. 1 to Oct. 27
Total No.....	14,096	14,655
Amount.....	\$60,511,251	\$66,187,809
To Banks & Ins. Cos....	5,301	2,815
Amount.....	\$24,261,877	\$20,088,380

Building Permits.

	1916 Oct. 20 to 26	1915 Oct. 22 to 28
New buildings.....	128	143
Cost.....	\$662,200	\$1,096,800
Alterations.....	\$87,995	\$81,745
	Jan. 1 to Oct. 26	Jan. 1 to Oct. 28
New buildings.....	4,184	4,416
Cost.....	\$36,186,630	\$36,507,240
Alterations.....	\$4,714,825	\$3,441,320

QUEENS.

Building Permits.

	1916 Oct. 20 to 26	1915 Oct. 22 to 28
New buildings.....	174	161
Cost.....	\$830,740	\$589,900
Alterations.....	\$10,224	\$14,808
	Jan. 1 to Oct. 26	Jan. 1 to Oct. 28
New buildings.....	4,411	4,802
Cost.....	\$16,619,764	\$17,177,931
Alterations.....	\$1,755,348	\$778,184

RICHMOND.

Building Permits.

	1916 Oct. 20 to 26	1915 Oct. 22 to 28
New buildings.....	15	18
Cost.....	\$7,335	\$34,225
Alterations.....	\$3,450	\$4,255
	Jan. 1 to Oct. 26	Jan. 1 to Oct. 28
New buildings.....	715	993
Cost.....	\$1,460,319	\$1,910,625
Alterations.....	\$216,430	\$225,415

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

STILL higher prices for all commodities, including building material, are foreshadowed by the occurrences of the week. Steel bars, plates and shapes were advanced \$2 a ton, pig iron rose \$1 to \$3 a ton, linseed oil 5 cents a gallon in car lots. Cotton spurted up to 20 cents a pound, wheat to \$10 a barrel, corn products rose 15 to 50 cents a barrel.

There seems to be no restraint upon prices anywhere. It is conceded that the advances in some lines are in part due to speculation, if not to arbitrary marking up. What is to be done about it no one pretends to know. Pre-election scares, U-boat dangers, peace rumors—nothing seems to have any permanent effect as a check upon prices.

With money abundant and relatively easy, there is a plethora of funds seeking investment. Large real estate sales are becoming more numerous. Business sections long in a dormant state are being revived by big leases and material improvements. The amount of building work under contract gradually expands. Much small work has developed in central sections—alterations, repairs and renovations.

At this season of the year a decrease in public works is to be expected, but so far with the weather favoring the volume of work continues large, being affected only by the deflection of Southern and foreign labor seeking a warmer clime and indoor jobs for the winter. Prices in all lines of materials used on public works contracts are holding steady, except in the case of steel and iron products, which continue their upward flights. Sand, gravel and broken stone dealers report having had a good season.

A. S. Richey, of Richey, Browne & Donald, architectural iron and bronze workers, remarked that building conditions are improving. "While the high price of building materials may prevent the erection of small buildings," added Mr. Richey, "we think, as the outlook promises a continuance of high prices for several years, that investors and builders will be inclined to go ahead with any project that looks profitable, as they realize they will not be able to build at a lower cost for several years. A great many large and important buildings are reported to be coming out."

Brick.—Hudson River common brick was in strong demand this week, and 46 cargoes were distributed. An unusual number, however, went to suburban points, and the city requirement was fair, notwithstanding that the trouble between the hod-carriers' unions continues, though it is not interfering with operations as much as it did last week. The up-river brick works are closing down one by one as their labor forces melt away. Prices were held with firmness at the levels quoted last week, namely, \$7.75 to \$8.00.

Many demolitions of old buildings have produced a fairly large supply of used brick and reduced the price. A load of 1,500 cleaned brick is now obtainable for \$4.00. Builders are this season unusually large buyers of every kind of second-hand material that can be adapted to their purpose.

SUMMARY.—Summary of transactions in the North River brick market for the week ending Friday, October 27, 1916:

Condition of market: Demand, good; prices firm. Quotations: Hudson Rivers, \$7.75 to \$8.00 a thousand, to dealers in cargo lots, at the wharf. Number of cargoes left over from previous week, 12; arrived, 40; sold, 46. Distribution: Manhattan, 12; Brooklyn, 16; Bronx, 2; New Jersey points 9; Yonkers, 1; Flushing, 2; Stamford, 2; Great Neck, 2. Left over Friday, October 27, 6.

Coal.—Retail dealers are quoting stove and chestnut coal at \$7 to \$7.75 in the metropolitan district. They declare the price will mount to \$8 before Thanks-

A Bronx banker said: "It is certain that the long delay in the completion of rapid transit projects is having a deterring effect on building affairs, but this is not the sole cause for the falling off in speculative building.

"Heretofore builders suffered from a dearth of building and mortgage loans. This spring the mortgage loan market opened up in good form, and builders looked forward to an active season. But the development of labor difficulties and the increased and excessive cost of some materials put a heavy damper upon the trade."

Steel mills are deluged with export orders. This is due in part to anticipation of further loans to the Allies, who are expected to be heavy purchasers of American products in the next six weeks. A riot of price advances, emanating from Pittsburgh, was reported in the steel and iron markets this week. Everything on the list has gone up \$1 to \$5 a ton. Besides the items heretofore mentioned, galvanized sheets were put up \$3 to \$5, and rivets, wire rods, wrought pipe, and boiler tubes command premiums over present official prices for prompt deliveries by any manufacturer in a position to make such deliveries.

An official of the U. S. Bureau of Foreign and Domestic Commerce is authority for the statement that Europe will need a billion dollars' worth of lumber immediately after the war.

A hearing will be held before the Interstate Commerce Commission at the Custom House on November 13, in the matter of the alleged freight rate discrimination against Jersey City and the proposed withdrawal of New Jersey shipping points from the New York rate zone. The Chamber of Commerce, which has petitioned to intervene in the case, expresses the view that the welfare of the port as a whole should be the first consideration, and that the Jersey shore cannot obtain special advantages without injury to other interests. To adopt a new system, it says, based on a separate charge for line haul and a separate charge for terminal service would demoralize the commercial situation here. All the New York commercial bodies, including the Merchants' Association and the Bronx Board of Trade are strenuously opposing any change.

giving Day. Labor and car shortage are limiting production and shipping. Olin J. Stephens, retailer, says the situation is serious.

Stone and Marble.—The stone trades are much more active than in the spring and summer, and the prospect is for continued improvement. Some noteworthy jobs are in hand in the Grand Central section. The exterior of the Astor Trust Building, with two facades, is being built entirely of stone, which is being furnished and cut by Shuttleworth and set by Sullivan. Batterson & Eisele are fitting up the marble interior of the main offices of the Postal Life Building. David Miller & Co. furnished and cut the material for the marble front of the Mehlin Piano Co.'s building in 43d street, next door to the insurance building.

An interesting piece of work is being done on the Central Baptist Church at 92d street and Amsterdam avenue by the Monahan Stone Company for Wm. L. Crow, general contractor. The walls are being laid up with material from the subway ("subway granite") relieved by limestone tracery.

John H. Shipway & Bro. are furnishing the interior marble work for the bank and office building at Great Neck, and also for the buildings of the Nathan Manufacturing Co. at Flushing. The Ingalls Stone Company is supplying the limestone for the Greenwich, Conn., post office.

Much small work for the marble industry is coming forward. A considerable number of private residences are being built in the side streets off Fifth avenue, and others are being rebuilt.

The new courthouse building commission of Cincinnati has awarded the contract for the interior stone and marble work in the new courthouse in that city to the Vermont Marble Company. The Vermont company, with a bid of \$341,750, was the lowest of five bidders.

Iron and Steel.—Carnegie Steel Co. and Illinois Steel Co. subsidiaries of the U. S. Steel Co., have announced an advance of \$2 a ton in the price of bars, plates, and shapes, making bars 2.70, plates 3.25 and shapes 2.80 cents per pound base Pittsburgh, effective at once. The New York prices take 0.169c. additional per hundredweight for freight.

This makes the New York tidewater price for shapes 2.969c., with 3.45c. as the local warehouse price, for small lots of plain material.

The Allies have notified the steel companies to reserve all the mill space possible for them. They say they will take all the surplus steel this country can produce in 1917. Over 1,000,000 tons of steel for export are under negotiation and Europe would take twice this amount for delivery next year if the material was available.

Pig iron prices were advanced in several producing districts \$1 to \$3 a ton. Predictions of \$30 iron in December are heard.

The following new local contracts for structural steel are reported: George A. Just Company will furnish and erect 100 for the Bethlehem Day Nursery at 249 East 30th street. Hay Foundry & Iron Works, 400 tons for a church at Newark. Bethlehem Steel Co., 1,200 tons for addition to Hotel McAlpin. National Bridge Co., 250 tons for a garage for the Consolidated Gas Co. in West 57th street. P. J. Brennan & Son received the general contract for the Westchester County almshouse.

Paints and Oils.—The consensus of reports is that the trade is in normal condition. Paint-making oils have gone up in price. New prices for French process zinc oxide have been in force since the first of the month and are more favorable to buyers. Prussian blue, among dry colors, averages lower in price, the range being as high as \$1.75 a pound, and as low as \$1. The carload price of turpentine hovers around 46½c. a gallon. For linseed oil some crushers will not quote less than 91c. a gallon. White lead in oil is held at the inside price of 9¾c. for large lots; small lots 10½c.

Comparison of Prices.—Following are current prices compared with last year's:

	1916.	1915.
Pig iron, No. 2X, Phila....	\$20.00	\$16.25
Brick	\$7.75	\$6.75
Cement	\$1.67	\$1.48
Sand	50c	45c
Crushed stone	\$1.00	85c
Linseed oil	85c	60c
Lime, common	\$1.55	\$1.15
Plaster, masons' finishing....	\$11.00	\$10.50
Hemlock	\$22.00	\$21.50
Beams, etc., N. Y.	2.969c	1.569c
Steel bars, N. Y.	2.89c	1.569c
Sheets, black, No. 28, P'gh....	3.10c	2.00c
Galv. sheets, No. 28, P'gh....	4.25c	3.50c
Wire nails, P'gh.	2.60c	1.75c
Cut nails, P'gh.	2.60c	1.70c
Lake copper, N. Y.	28.50c	18.00c
Spelter, N. Y.	9.75c	13.25c
Lead, N. Y.	7.00c	4.50c
Tin plate, N. Y.	\$6.90	\$3.15

Tin Plate.—The tin plate market for the first half of 1917 opens at \$6 per base box, at mill, against a price of \$3.60 made Nov. 11, last, for the season of 1916. The tin plate mills have decided to limit their sales to six months in future as they have lost heavily on much of this season's business on account of the advance in the crude steel.

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.....	\$7.75 @ \$8.00
Raritan common.....	@
Second hand common, per load of 1,500.....	4.00 @
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

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.....	\$.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..	\$.088 @ \$0.91
Less than 5 bbls.....	@ 0.92

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 @
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(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered).....

	\$23.00 @ \$26.00
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Wide cargoes.....

	26.00 @ 29.00
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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.....	\$4.05 @ \$4.15
Cypress lumber (by car, f. o. b. N. Y.):	
Firsts and seconds, 1-in.....	@ \$4.70

Cypress shingles, 6x18, No. 1

Hearts.....	8.75 @ \$9.00
Cypress shingles, 6x18, No. 1	
Prime.....	7.25 @

Quartered oak.....

	\$85.00 @ \$88.00
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Plain oak.....

	60.00 @ 63.00
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Flooring:

White oak, quartered, select.....	@ \$51.00
Red Oak, quartered, select.....	@ 51.00
Maple, No. 1.....	\$41.00 @ 42.00
Yellow pine, No. 1, common flat.....	@ 26.00

N. C. pine, factory flooring,

Norfolk.....	17.75 @ 19.50
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PLASTER—(Basic prices to dealers at yard, Manhattan):

Masons' finishing in 100 lb. bags, per ton.....

	@ \$11.00
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Mill base.....

	\$10.50 @
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Dry Mortar, in bags, returnable at 10c. each, per sq. ft.....

	6.50 @ 7.00
--	-------------

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

	\$.06
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Block, 3 in. (hollow).....

	.06
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Boards, ¾ in. (hollow).....

	.07½
--	------

Boards, ¾ in. x 8 ft.....

	.11
--	-----

Boards, ¾ in. x 8 ft.....

	.145
--	------

Boards, ½ in. x 8 ft.....

	.185
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SAND—

Screened and washed Cow Bay, 500 cu. yds. lots, wholesale.....

	\$.050 @
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STRUCTURAL STEEL (Plain material at tidewater, cents per lb.):

Beams & channels up to 14 in.....

	2.969 @ 3.119
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Beams & channels over 14 in.....

	2.969 @ 3.119
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Angles 3x2 up to 6x8.....

	2.969 @ 3.119
--	---------------

Zees and tees.....

	2.968 @ 3.119
--	---------------

Steel bars, half extras.....

	2.969 @ 3.119
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TURPENTINE:

Spot, in yard, N. Y., per gal.....

	\$.046 @ \$.046½
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WHITE LEAD (in oil):

100 to 500-lb. kegs.....

	10.50c.
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25 to 50-lb. kegs.....

	10.75c.
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WINDOW GLASS. Official discounts from jobbers' lists:

Single strength, A quality, first three brackets.....

	87%
--	-----

B grade, single strength, first three brackets.....

	89%
--	-----

Grades A and B, larger than the first three brackets, single thick.....

	86%
--	-----

Double strength, A quality.....

	87%
--	-----

B quality.....

	89%
--	-----

DEGNON TERMINAL AUGMENTED BY GROUP OF FOUR BUILDINGS

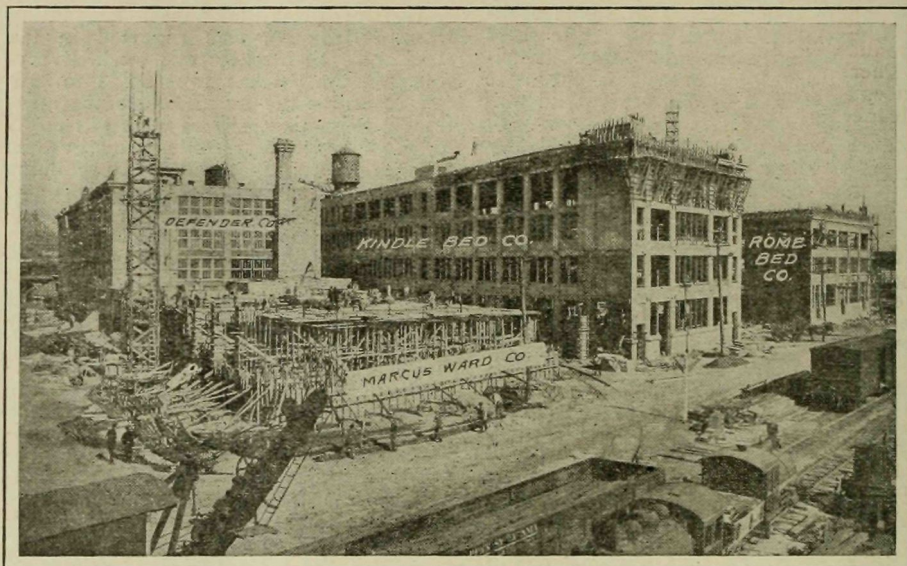
New Concerns Soon To Invade Section

FOUR important building projects in various stages of construction in the Degnon Terminal exemplify the remarkable strides which this section of Long Island City has been making within the last year. The buildings are being erected by the Degnon Realty & Terminal Improvement Co., 30 East 42d street, and will be occupied as manufacturing plants by large firms who have taken the structures in their finished condition under long term lease. Their removal to this district will mark the most recent of the additions to the industrial colony which is replacing the former barren tract of meadow land that has been reclaimed by the Degnon Company.

The buildings have been designed by William Higginson, 13 Park Row, Manhattan, architect, and in them have been incorporated modern details of factory construction. Reinforced concrete will

about the same time. It will measure 364 x109 feet. Charles F. Rose, 118 East 28th street, architect, acting for the lessee, was associated with Mr. Higginson in planning the structure, which is being erected under a general contract by the National Fireproofing Co., Broadway and 23d street, Manhattan. Among the sub-contractors who have been furnishing labor and materials are: Metal doors, Peelle Co., 13 Park Row; plumbing, James McCullagh, 218 West 36th street; heating, William F. Crane & Co., 149 Broadway; painting, J. I. Haas, 1 Madison avenue; roofing, Philip Carey Co., 114 Liberty street; and street metal, Stephen & Danner, Union Course, L. I.

At Pearson and Creek streets, the four-story plant to be occupied by Marcus Ward and Co., manufacturing stationers, is also rapidly nearing completion, and will be available for use about December 1. It will be of a type similar in many



Wm. Higginson, Architect.

NEW GROUP AT DEGNON TERMINAL QUEENS.

be the prevailing type of material on account of the character of the construction. The buildings will represent upon completion the present day idea of the manufacturing plant. The structures will be located about in the center of the Degnon Terminal, and will involve in their entirety an outlay of more than \$1,000,000. They are located within a stones throw of each other.

The Defender Manufacturing, now at Avenue C and 14th street, Manhattan, a subsidiary of the H. B. Clafin Co. which manufactures white goods, will occupy a new home on the east side of Pearson street, between Meadow and Creek streets. It will measure 270x80 feet, and will be four stories in height. It is being built under a general contract by the Farribault Building Corporation, 52 Vanderbilt avenue, Manhattan, and the lessee expects to take possession by November 1. Among the subcontractors who have been supplying labor and materials are: piling, Raymond Concrete Pile Co., 90 West street, Manhattan; elevator doors, Peelle Co., Stewart avenue and Harrison place, Brooklyn; reinforced steel, Concrete Steel Co., 37 Hewes street, Brooklyn; miscellaneous iron, Eagle Iron Works, 403 East 117th street, Manhattan; plumbing, George W. O'Connor, 154 Fulton avenue, Long Island City; roofing and sheet metal, C. S. Buell Co., 198 4th avenue, Brooklyn; fireproof doors, Knobwin Co., 359 14th street, Hoboken, New Jersey; painting, J. I. Haas (Inc), 1 Madison avenue, Manhattan; heating, W. G. Cornell & Co., 4th avenue and 17th street, Manhattan, and elevators, A. B. See Electric Elevator Company, 220 Broadway.

The new three and one-half-story plant of the Rome Metallic Bed Co., at Anabel avenue, northeast corner of Creek street, is expected to be ready for occupancy

respects to the others, and will measure 192x80 feet. Among the sub-contractors who have furnished labor and materials are: Structural and ornamental iron, W. C. Van Brunt, 14th street, Long Island City; roofing and sheet metal, C. S. Buell Co., 198 Fourth avenue, Brooklyn; fireproof doors, Safety Door & Gate Co., 713 Herkimer street, Brooklyn; and elevators, Warner Elevator Manufacturing Co., 113 Warren street, Manhattan. The Farribault Building Corporation has the general contract for this building.

The same firm is also erecting for the occupancy of the Kindle Bed Company, of Chicago, Ill., a four-story structure, 218x80 feet, at the northeast corner of Anabel avenue and Creek street, which is the fourth of the group illustrated in the picture on this page. Among the subcontractors who furnished labor and materials are: Reinforced steel, Concrete Steel Co., 37 Hewes street, Brooklyn; miscellaneous iron, W. C. Van Brunt, 14th street, Long Island City; plumbing, J. S. Murphy, 353 East 78th street, Manhattan; roofing and sheet metal, Fordham Cornice Works, 1004 Tremont avenue, Bronx; fireproof doors, Knoburn Co., 359 14th street, Hoboken; painting, J. J. O'Connor & Son, 62 Jackson avenue, Long Island City; glass, Sutphin & Myer, 9 Desbrosses street, Manhattan; elevators, A. B. See Electric Elevator Co., 220 Broadway, Manhattan; heating, William F. Crane & Co., 149 Broadway, Manhattan.

The section is well adapted for factory purposes. Shipping is possible by water and rail of both raw materials and finished products. The practically uniform type of construction, namely, reinforced concrete, has lessened the fire hazard and the result has been a lower insurance rate. There are also liberal transit facilities for transportation of labor.

Hotel for Working Women.

Parish & Schroeder, 278 Madison avenue, have been selected architects to prepare plans for the erection of an apartment hotel for working women. No site has as yet been selected, and details of construction will be available later. The hotel will be built by the Webster Apartment Company, Jesse I. Straus, of R. H. Macy & Company, president. The project will be financed by a benefaction made by the late Charles B. Webster, who died on March 16, of this year and bequeathed one-third of his estate to provide a fund for the erection of an apartment house where unmarried working women shall have apartments at cost, with all home conveniences.

Madison Avenue Bank.

Cross & Brown, 10 East 47th street, Manhattan, architects, have plans in progress for a two-story brick, stone and steel banking building, 48x75 feet at the northwest corner of Madison avenue and 60th street, which will be occupied upon completion as a branch of the Guaranty Trust Company. The land is owned by Mrs. Henry T. Dimock, who leased it last August, through Douglas L. Elliman & Company, to the bank, for a term of twenty-one years at a rental aggregating about \$400,000. The plot has a frontage of 48 feet in the street by 75.5 feet on the avenue, and is opposite the Madison Avenue Methodist Church.

New Times Square Theatre.

P. Pereira, 150 Nassau street, architect, is preparing plans for a theatre, 75x100 feet, with a seating capacity of 875, at 148-152 West 48th street for Edward F. Rush, theatrical enterprises, 1480 Broadway, Manhattan. The building will be one-story high and will contain a balcony. It will be of brick construction with reinforced concrete floors, and will have a front consisting of face brick and artstone. The estimated cost is \$75,000.

Building \$500,000 Almshouse.

P. J. Brennan & Son, 624 Madison avenue, Manhattan, have been awarded the general contract to build the \$500,000 almshouse in the town of Mount Pleasant, N. Y., from plans by Walker & Gillette, 128 East 37th street, architects, and Brinley & Holbrook, 156 Fifth avenue, landscape architects. The supervising engineers are Clark, MacMullen & Riley, 101 Park avenue. The building will be two stories high, and will measure 400 x 100 feet. It will be of brick, and reinforced concrete limestone construction, and will be erected for the Board of Supervisors of Westchester County, E. P. Barrett, chairman, of North Castle, N. Y., Arthur W. Lawrence, of Bronxville, and George Mertz, of Portchester.

To Build Nurses' Home.

James McWalters & Son, 1493 Broadway, have received the general contract for the eight story brick and stone fire-proof home for nurses, 54x80 feet, at 321 West 45th street, designed by Tracy & Swartwout, 244 Fifth avenue, architects. The owner of the property is Vincent Astor. The estimated cost is \$160,000.

Brooklyn Department Store Annex.

Starrett & Van Vleck, 8 West 40th street, Manhattan, have been selected architects to draw plans for the six-story brick, steel and limestone annex to the department store of Abraham & Straus at Hoyt and Livingston streets, Brooklyn.

New Bank in Equitable Bldg.

F. J. Carew Co., 101 Park avenue, has been selected, without competition, to alter for banking purposes, part of the twenty-first floor, in the Equitable Building, to be occupied as new offices by Miller & Co. from plans by Bertram Cunyngham, bank specialist, 120 Broadway.

PERSONAL AND TRADE NOTES.

W. Edgar Baker, Jr., architect, has moved his office to 299 Madison avenue.

Warren & Clark, architects, have moved their offices from 489 Fifth avenue to 108 East 29th street.

Jardine, Hill & Murdock, architects, have moved their offices from 3 West 29th street to 50 East 42d street.

John B. Cella, architect, formerly at 738 Broad street, Newark, N. J., has moved his office to 185 Market street.

Frederick Junius Sterner, 154 East 63d street, Manhattan, has completed plans for a one-story brick and stucco railroad station, at San Antonio, Texas, for the Missouri, Kansas & Texas Railway. The estimated cost is \$125,000.

Bratman Brothers, makers of signs and window lettering, have moved from 543 West Broadway to 101 West 26th street.

Delano & Aldrich, architects, now at 4 East 39th street, will be located, after October 30, at 126 East 38th street.

Alfred W. E. Schoenberg, architect, formerly with Mowbray & Uffinger, 55 Liberty street, Manhattan, has opened an office in the First National Bank Building, Olean, N. Y., and wishes to receive circulars, catalogues and samples from building material concerns.

Frederick L. Olmstead, landscape architect, addressed the members of the North Country Garden Club at Glen Cove, L. I., last week on the work of his father, who designed Central Park and other leading parks of the country. Mr. Olmstead illustrated his remarks with large photographs.

W. B. Perry Electric Co., 284 Livingston street, Brooklyn, has obtained a contract for flood-lighting the Statue of Liberty, by a system similar to that used in the illumination of the Singer Tower. The contract calls for the completion of the installation by the first of December and the event will be marked by a

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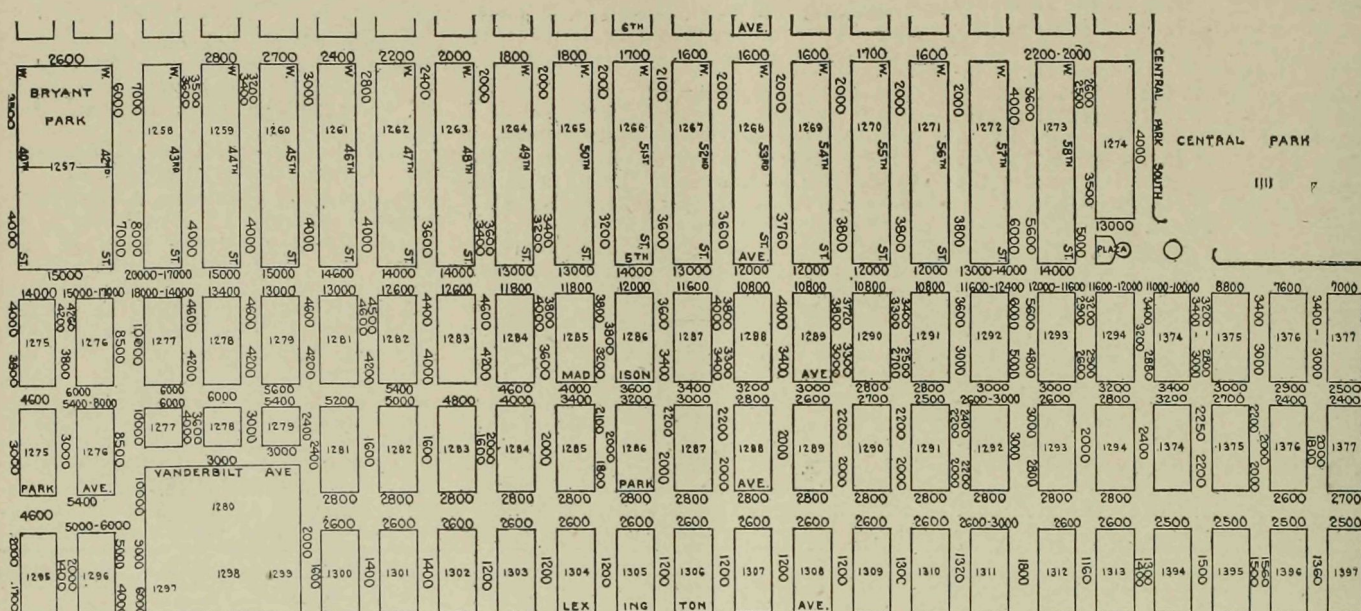
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More money will be made in this section in the next five years than anywhere else in the world



THE section of Manhattan shown above represents some of the highest priced land in the world.

In this section property commands some of the highest rentals in the world. In this section the avenue blocks will in the near future be lined with the highest class of store and office buildings or apartment houses. The side streets will be devoted to high class office buildings or apartment houses.

In this section land values prohibit other than the finest class of construction and bar other than the highest grade of tenants.

The fact that Grand Central Zone has been connected by a few minutes' ride by means of Steinway tube with what is probably coming to be one of the largest industrial centers in this part of the country, viz.: Long Island City,

means that a field has been opened for factories in Long Island with offices in the very heart of New York.

As far as transit is concerned 42nd Street and Fourth Avenue has every transit line in the city—that is elevated lines, old and new subways, green and red car lines. When future plans are carried out direct connection will be made by means of the extension of McAdoo tunnel with Jersey City and Newark.

The Grand Central Terminal, once a barrier to progress, is today the hub round which business of every description revolves.

The area shown on opposite page above is in the heart of the most important retail section of New York

The avenue blocks in this district contain many obsolete types of buildings which stand in the way of progress and must come down.

The side streets are filled with old fashioned private dwellings, which also stand in the way of progress and will have to be altered, remodeled or demolished.

Present land values cannot support existing incumbrances. The time is now ripe for a move on the part of some interested party.

If any speculator, operator or owner cares to submit to us a business proposition to alter, remodel or rebuild a sufficient number of these houses we are prepared to consider the matter, even to the extent of financing the proposition in whole or in part.

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celebration at which President Wilson will deliver an address.

Godley & Haskell, 15 East 40th street, Manhattan, are associated as architects with W. W. Stickney, of Pueblo, Col., in designing the three-story brick and marble city hall and auditorium at Pueblo for the City of Pueblo. The building will be three-stories high and measure 215x110. The estimated cost has been placed at \$200,000.

Stanley & Patterson, 23 Murray street, New York City, announce the purchase of the business, trademarks, patents, finished stock, stock in process of manufacture and good-will of the P. R. Manufacturing Company, Detroit, Mich., manufacturer of electric bells, etc. The plant is being moved to New York City and consolidated with the Stanley & Patterson plant, and Mr. Proctor, of the P. & R. company, will remain in direct charge of the manufacture of former P. R. Products.

Berger Manufacturing Company has brought out a substantial and attractive book of 184 pages, known as Catalog No. 10 and devoted to the great number of firesafe building products manufactured by this concern, including sidings and roofings, flat sheets, tin and terne plate, pipe, gutters, eave troughs, skylights and special sheet metal work, ventilators, galvanized cornices, tinner's accessories, steel ceilings, metal lath, metal lumber, reinforced bars, finials, etc., etc.

Hydrated Lime Bureau of the National Lime Manufacturers' Association has issued a series of leaflets regarding hydrated lime and its proper application. Following are the titles. They may be obtained from the Bureau, Arnott Building, Pittsburgh, Pa. "Standard Specification for Hydrated Lime," adopted in 1915 by the American Society for Testing Materials, Philadelphia, Pa.; "Concrete Gas Tank Waterproofed with Hydrated Lime"; "Tests and Use of Hydrated Lime," by R. C. Haff; "Standard Specifications for Hydrated Lime Plaster," "Hydrated Lime for Use in Concrete," "Hydrated Lime Plaster for Scratch and Brown Coats," "Waterproofing Concrete with Hydrated Lime."

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OBITUARY.

FRANCIS G. HIMPLER, architect, who died last month at Lake Hopateong, was a famous designer of churches and planned some of the largest places of worship in the United States. Among them are the Cathedral of St. Peter and Paul, in St. Louis; the Church of St. Francis of Sales, in Cincinnati, and St. Ann's Church, in Buffalo. He designed the Hoboken City Hall and St. Mary's Hospital and the Academy of the Sacred Heart, in Hoboken, and engineered the construction of the drawbridge over the Hackensack River at Secaucus. Mr. Himpler, who was born 84 years ago, came to this country in 1867, after having established a reputation as an architect in Europe. His first work was to build a new abbey for the Benedictines in Atchison, Kan. He entered into partnership with A. R. Fordquic in 1881, and opened offices in New York City. He retired from business in 1891, and until two years ago resided in Castle Point Terrace, Hoboken. He is survived by his widow, Mrs. Matilda May Himpler, and two daughters.

NO ARCHITECTS SELECTED.

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

NORTH BERGEN, N. J.—The English Lutheran Bethany Church, c/o E. J. Keuling, pastor, 929 Gillies av, North Bergen, N. J., contemplates building a church and parish house at the northwest cor of Hill st and the Boulevard, for which no architect has been selected, and details are undecided.

ENDICOTT, N. Y.—The Endicott-Johnson Co., Johnson City, N. Y., contemplates erecting a tannery, for which no architect has been selected.

ROCHESTER, N. Y.—The Whist Club, D. S. Jones, president, 312 Main st, contemplates erecting a new clubhouse in Fitzhugh st, near Church st, for which no architect has been selected and details are undecided.

PASSAIC, N. J.—Gera Mills Co., 8th st, Passaic, N. J., contemplates erecting a mill and office building adjoining its present plant, for which no architect has been selected.

PHELPS, N. Y.—A new company now being formed in which W. J. Bennett, Seitz Building, Syracuse, N. Y., is interested, intends to erect a cement plant in this vicinity on a site not yet selected. No architect or engineer has been retained.

PHOENIX, N. Y.—The Village of Phoenix contemplates building a municipal building, for which no architect has been selected, and details will be available later.

AMSTERDAM, N. Y.—The Board of Education is receiving competitive sketches from architects, to close Nov. 8, for a 2-sty brick school in Academy st. Cost, \$85,000.

HILTON, N. Y.—The Village of Hilton, Board of Education, is receiving competitive sketches for a brick school. Details are undecided, and no date has been set for closing. Cost, \$95,000.

MONTICELLO, N. Y.—Robert S. Turner, Main st, contemplates building a 3-sty brick hotel to contain about fifty rooms, on Court House sq, for which no architect has been selected, and details are undecided.

MONTICELLO, N. Y.—J. C. Taylor & Son, Monticello, N. Y., contemplate building a 1-sty reinforced concrete and steel garage, about 50x70 ft, for which no architect has been selected.

AMSTERDAM, N. Y.—The Blood Knitting Co., 15 Washington st, Amsterdam, contemplates the addition to its mill in Washington st, for which no architect has been selected. Cost, \$40,000.

ILION, N. Y.—The Manufacturers Nat'l Bank contemplates alterations to its present building at 10 East Main st, for which no architect has been selected. Cost, \$15,000.

BROWNVILLE, N. Y.—The Board of Education, c/o T. B. Hubbard, Glen Park, N. Y., contemplates an addition to the school, for which no architect has been selected. Cost, \$30,000.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—William H. Henderson, Jr. (Inc), 10 East 30th st, is figuring the general contract for the 9-sty apartment house at 115 East 82d st, for the 115 East 82nd St. Corp., James F. Meehan, pres., 1029 East 163d st, owner, from plans by Rouse & Goldstone, architects, and desires bids on all subs by November 4. Plans may be seen at contractor's office, or at the office of the owner.

DWELLINGS.

SCARSDALE, N. Y.—Norman McGlashan, 1123 Broadway, Manhattan, is taking bids on the general contract for the 2½-sty terra cotta block and stucco dwelling, 30x45 ft, with garage, for C. B. Gunn, owner. Cost, \$15,000.

NEW ROCHELLE, N. Y.—Hobart B. Upjohn, 456 4th av, Manhattan, architect, is taking bids to close October 31, for the 2½-sty brick and terra cotta residence, 72x32 ft, at Lyncroft Park, for Edwin M. Rock, owner.

FACTORIES AND WAREHOUSES.

WATERVLIET, N. Y.—Bids on the general contract have been extended until November 1, for alteration and addition to shop bldgs at the Arsenal for the United States Government, Major Edward F. O'Hearn, in charge, Watervliet, N. Y., from privately prepared plans. Cost, \$400,000.

NEWARK, N. J.—Bartlett & Marsh, 138 Broad st, Newark, are taking bids on the general contract to close October 31, for the 3-sty factory bldgs at Bruen and Mechanic sts, for Alexander Seidler, 21 Ferry st, Newark, owner. Cost, \$18,000.

MUNICIPAL.

EAST ORANGE, N. J.—James A. Wetmore, Treasury Department, Washington, D. C., acting supervising architect, is taking bids to close Nov. 27, for a 1-sty stone post-office, 83x174 ft, for the United States Government, owner. Cost, \$125,000.

SCHOOLS AND COLLEGES.

NUTLEY, N. J.—The Town of Nutley, Board of Education, is taking bids to close Nov. 9, for a 2-sty brick, limestone or architectural terra cotta public school, 90 x70 ft, on Bloomfield av, near High st, from plans by Conklin & Convery, 665 Broad st, Newark, architects. Cost, \$40,000.

ALBANY, N. Y.—The Board of Education, City Hall, Albany, is taking bids on general and separate contracts for altera-

tions to the 2½-sty public school at 333 Sheridan av, from plans by Openaus Nichols Co., 119 State st, Albany. Cost, \$10,000. Bids close 3 p. m., Nov. 6.

STORES, OFFICES AND LOFTS.

MANHATTAN.—M. Kosofsky, 450 5th av, owner, is taking bids on the general contract for the alteration of the 5-sty brick residence at 44 West 57th st, into a store, office and bachelor apartment building, from plans by B. H. & C. N. Whinston, 509 Willis av, architects. Cost, \$10,000.

MANHATTAN. — Niewenhaus Brothers, 163d st and Park av, are figuring the general contract for alterations to the southwest cor of 6th av and 54th st, for the Peter Doelger Brewing Co., owner, from plans by Charles Stegmayer, 168 East 91st st, architect, and desire bids from sub-contractors.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

ATTORNEY ST.—Samuel Cohen, 32 Union sq, is preparing plans for the interior alterations to the 7-sty brick tenement, 40x90 ft, at 90-92 Attorney st, for Samuel Kadin, 1800 7th av, owner. Cost, \$7,500.

140TH ST.—The Williams Building Corp., 132 Nassau st, contemplates the erection of a brick, limestone and terra cotta apartment house on the entire block front in south side of 140th st, between St. Nicholas and Edgecombe avs. Name of architect will be announced later.

28TH ST.—John Knubel, 305 West 43d st, has completed plans for the alteration of the 5-sty brick tenements at 217-219 West 28th st, for the Oestreicher Realty Co., 1409 Broadway. Cost, \$4,600.

70TH ST.—Albert B. Hager, steel engineer, 251 4th av, has completed his plans for the 9-sty brick, limestone and terra cotta apartment house, 93x85 ft, at 118-126 West 70th st, for the Brixton Operating Co., 140 West 79th st, owner. The architects are Rouse & Goldstone, 40 West 32d st, Manhattan.

DWELLINGS.

74TH ST.—Herman M. Baer, 665 5th av, has completed plans for the alterations to the 4-sty brick and limestone residence, 25x80 ft, at 10 West 74th st, for Harry Sachs, owner. Cost, \$35,000.

HOTELS.

38TH ST.—Ernest A. Lydne, 2715 Decatur av, has completed plans for alterations to the 10-sty brick hotel, 94x98 ft, at 200-210 West 38th st, for Elizabeth W. White and W. M. V. Hoffman, 258 Broadway, owners. Cost, \$5,000.

STABLES AND GARAGES.

131ST ST.—Otto J. Zschoche, 1270 Clay av, has completed plans for a 2-sty brick garage, 50x96 ft, at 637-639 West 131st st, for Michael Nering, 639 West 131st st, owner. Cost, \$15,000.

9TH ST.—Louis A. Sheinart, 194 Bowery, has plans in progress for alteration to the garage at 224 East 9th st, for the 9th St Garage Co., on premises, owner.

68TH ST.—William W. Rudd, 525 St. Marks av, Brooklyn, contemplates alterations and an addition to the 2-sty garage and auto storage building at 302-304 West 68th st. Name of architect and other details will be announced later. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—B. H. & C. N. Whinston, 509 Willis av, have plans in progress for alterations and extension of the 5-sty brick building at 1160 Broadway, for the Silver Lunch Co., 903 8th av, owner. Cost, \$15,000.

MANGIN ST.—Jacob Fisher, 25 Ave A, has completed plans for alteration and extension to the 4-sty loft building at 57-59 Mangin st, for Joseph Meyer, 59 Mangin st, owner. Cost, \$8,000.

BROADWAY.—S. B. Eisendrath, 500 5th av, has been selected architect to draw plans for remodeling the restaurant at the southeast cor of Broadway and 48th st, for the Russell Hotel & Restaurant Co., Paul Salvin, pres., 1600 Broadway, owner.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

UNIVERSITY AV.—Sommerfeld & Steckler, 31 Union sq, are preparing plans for a 5-sty brick and limestone apartment house, 77x105, at the northwest cor of University av and 190th st, for William M. Moore, 2510 University av, owner and builder. Cost, \$80,000.

MORRIS AV.—Lucian Pisciotta, 391

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See Page 149 Sweet's Catalogue for particulars



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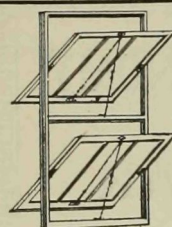
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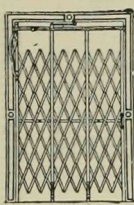
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"CONCRETE FOR PERMANENCE"

East 149th st, has completed plans for two 5-sty brick and limestone apartment houses, 50x100 ft each, at the southwest cor of Morris av and Cameron Place, for the Kerry Bldg Co., 1902 Marmion av, owner and builder. Cost, \$90,000.

170TH ST.—Irving Margon, 370 East 149th st, is preparing plans for two 5-sty brick and limestone apartment houses, 75x104 ft, and 80x105 ft, at the northeast cor of 170th st and Grand Blvd and Concourse, for the Concourse & 170th St. Corp., Charles Richardson, pres., 1720 Bryant av, owner and builder. Cost, \$150,000.

DWELLINGS.

240TH ST.—C. Cobban, 428b Park av, has completed plans for a 2-sty frame dwelling, 21x52 ft, in the south side of 240th st, 125 ft east of Martha av, for Katherine L. Brennan, 1219 Beach av, owner and builder. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

139TH ST.—George H. Pegram has completed plans for a 1½-sty brick and steel converter station, 60x100 ft, in the north side of 139th st, 264 ft east of Alexander av, for the Interborough Rapid Transit Co., 165 Broadway, Manhattan, owner. Cost, \$40,000.

HOSPITALS AND ASYLUMS.

63D ST.—York & Sawyer, 15 East 41st st, have completed plans for the addition to the nurses' home in 63d and 64th sts, near 2d av, for the Manhattan Eye, Ear & Throat Hospital, 210 East 64th st, owner. Marc Eidlitz & Son, 30 East 42d st, have the general contract. Frank Sutton, 80 Broadway, Manhattan, is the steam, electrical and ventilating engineer. Cost, \$300,000.

MISCELLANEOUS.

BRONX PARK.—New York City Department of Parks, Claremont Park, N. Y., contemplates building a zoological exhibition building. Name of architect and details will be available later.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

7TH AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for a 5-sty apartment house, with store, at the southeast cor of 7th av and 60th st, for the Parkside Holding Co., owner.

MERMAID AV.—T. Goldstone, 50 Graham av, has completed revised plans for nine 2-sty brick and limestone tenements, 20x84 ft, at Mermaid av and Warehouse av, for the L. & L. Construction Co., 16 Court st, owner and builder. Cost, \$40,000.

EAST 21ST ST.—William T. McCarthy, 16 Court st, is preparing plans for a 4-sty brick and limestone apartment, 64x75 ft, in the north side of East 21st st, 192 ft north of Albemarle rd, for Wolfinger & Lasberg, 44 Court st, owners and builders. Cost, \$45,000.

WEST 6TH ST.—Kallich & Lubroth, 215 Montague st, have completed plans for six 3-sty brick and limestone tenements, 25x70 ft, in the west side of West 6th st, 90 ft south of Av U, for the Aldine Realty Co., 367 Fulton st, owner and builder. Total cost, \$48,000.

53D ST.—Cannello & Gallo, 60 Graham av, have finished plans for a 3-sty brick and limestone tenement, 30x80 ft, at 735 53d st, for Frank Masiello, 733 53d st, owner and builder. Cost, \$10,000.

UNION ST.—Cohn Bros., 363 Stone av, are preparing plans for two 4-sty brick and limestone apartments, 59x92 ft, in the south side of Union st, 180 ft east of Franklin av, for Samuel Kellner, 1538 Union st, owner and builder. Cost, \$100,000.

DWELLINGS.

OCEAN AV.—Charles Calhoun, 560 West 163d st, Manhattan, has completed plans for two 2-sty brick dwellings, 18x42 ft, on the east side of Ocean av, 280 ft south of Ave U, for Giuseppe Rosiello, 1969 East 17th st, owner and builder. Total cost, \$8,000.

79TH ST.—F. W. Eisenla, 186 Remsen st, has completed plans for two 2-sty brick dwellings, 20x57 ft, in the south side of 79th st, 365 ft west of 3d av, for John Oberkrieser, 241 79th st, owner and builder. Total cost, \$10,000.

EAST 28TH ST.—Emanuel Kaiser, 60 East 94th st, Brooklyn, has completed plans for a 2-sty frame dwelling, 18x39 ft, at the northeast cor of East 28th st and Ave M, for William Bergfeld, 636 East 34th st, owner and builder. Cost, \$5,000.

SHERIDAN AV.—C. Paff, 673 Enfield st, has finished plans for a 2-sty brick dwelling, 20x50 ft, on the west side of Sheridan av, 130 ft south of Belmont av, for Dominick Cutulu, 27 Writer st, Wood-

haven, L. I., owner and builder. Cost, \$2,000.

RIDGEWOOD AV.—William C. Winters, 106 Van Sicklen av, is preparing plans for two 2½-sty brick dwellings, 25x30 ft, at the northeast cor of Ridgewood av and Ashford st, for William H. Hurst, 1193 Halsey st, owner. Cost, \$6,000.

MERMAID AV.—H. J. Spring, 44 Court st, has completed plans for three 2-sty brick dwellings, 20x58 ft, and 19x58 ft, on the south side of Mermaid av, 19 ft east of West 35th st, in the east side of West 35th st, 76 ft south of Mermaid av, and at the southeast cor of West 35th st and Mermaid av, for William J. Avitable and Adolph Garmeyer, 2923 West 15th st, owners and builders. Total cost, \$22,000.

77TH ST.—C. A. Olsen, 1533 88th st, has finished plans for nine 2-sty frame dwellings, 18x52 ft, in the south side of 77th st, 96 ft west of 15th av, for Roth & Morgan, 1430 77th st, owners and builders. Total cost, \$27,000.

EAST 23D ST.—Benjamin Driesler, 153 Remsen st, has completed plans for a 2½-sty frame dwelling, 24x38 ft, in the east side of East 23d st, 351 ft south of Foster av, for A. H. Strang, 585 East 18th st, owner and builder. Cost, \$5,000.

73D ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for ten 2-sty brick and limestone dwellings, 22x50 ft, in the north side of 73d st, 223 ft west of 17th av, for the Sylvan Holding Corporation, 44 Court st, owner and builder. Cost, \$5,000 each.

EAST 7TH ST.—Slee & Bryson, 154 Montague st, have completed plans for eight 2½-sty frame dwellings, 18x40 ft, in the east side of East 7th st, 261 ft north of Av I, for the Poriat Building Co., 696 West 8th st, owner and builder. Cost, \$4,500 each.

77TH ST.—Wilson H. Harrington, 426 57th st, has plans in progress for a 2-sty brick and limestone dwelling, 20x55 ft, in the south side of 77th st, 200 ft west of 7th av, for Alexander Shlikaman, 513 73d st, Brooklyn, owner and builder. Cost, \$5,500.

CHESTER ST.—Morris Rothstein, 339 Chester st, has completed plans for ten 2-sty brick dwellings, 20x54 ft, in the west side of Chester st, 100 ft north of Hegeman av, for the L. K. Building Co., 339 Chester st, Brooklyn, owner and builder. Total cost, \$40,000.

AV N.—Slee & Bryson, 154 Montague st, have completed plans for three 2½-sty frame dwellings, 22x31 ft, at the northwest cor of Av N and East 19th st, for George K. Morin, 366 East 25th st, Brooklyn, owner and builder. Cost, \$4,500 each.

EAST 9TH ST.—James A. Boyle, 367 Fulton st, Brooklyn, has completed plans for two 2-sty frame dwellings, 17x39 ft, in the east side of East 9th st, 100 ft south of Av L, for Davo Construction Co., 1321 East 15th st, owner and builder. Total cost, \$5,000.

KENMORE PLACE.—Slee & Bryson, 154 Montague st, have completed plans for two 2½-sty frame dwellings, 18x43 ft, in west side of Kenmore pl, 300 ft north of Av P, for the J. J. Finley Corporation, 1355 East 14th st, owner and builder. Cost, \$4,500 each.

MILL AV.—Charles Infanger, 2634 Atlantic av, has completed plans for four 2-sty frame dwellings, 17x35 ft, on the east side of Mill av, 11 ft south of Ralph av, for the Atlantic Gulf & Pacific Co., 13 Park Row, Manhattan, owner and builder. Total cost, \$12,000.

OSBORNE ST.—E. M. Adelsohn, 1776 Pitkin av, has plans in progress for eight 2-sty brick dwellings, 20x50 ft, in south side of Osborne st, 95 ft south of Lott av, for the S. G. Construction Co., 148 Pennsylvania av, owner and builder. Cost, \$5,000 each.

FACTORIES AND WAREHOUSES.

VERONA ST.—P. Tillion & Son, 391 Fulton st, have plans nearing completion for a 1-sty brick storage building, 40x100 ft, in the north side of Verona st, 160 ft east of Richard st, for Heuman Bros., on premises, owners. Cost, \$5,000.

39TH ST.—Mrs. M. H. Malazoix, 356 44th st, contemplates the erection of a lace factory at 39th st and 6th av. Name of architect and details will be announced later.

HOSPITALS AND ASYLUMS.

92D ST.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have final plans in progress for a 4-sty brick and stone hospital at the northwest cor of 92d st and 7th av, Bay Ridge, for the Bay Ridge Hospital, 60th st and 2d av, Brooklyn, owner. Cost, \$150,000.

STABLES AND GARAGES.

OSBORNE ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 1-sty brick garage, 100x100 ft, at the south-west cor of Osborne st and Newport av, for the Newport Building Co., 435 Rock-away av, owner and builder. Cost, \$18,000.

STERLING PL.—P. Tillion & Son, 391 Fulton st, are preparing plans for a 1-sty brick and limestone public garage, 100x106 ft, in the south side of Sterling pl, 206 ft west of East New York av, for the Pohl-Abbott Construction Co., 1264 Ocean av, owner and builder. Cost, \$12,000.

WATKINS ST.—Morris Whinston, 459 Stone av, is preparing plans for a 1-sty brick garage, 150x100 ft, at northwest cor of Watkins st and Lott av, for the E. N. Pilzer Cut Stone Co., owner. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

BEDFORD AV.—Boyle & Prowler, 371 Fulton st, are preparing plans for a 1-sty brick and limestone showroom, 40x90 ft, on the east side of Bedford av, 35 ft south of Malbone st, for the Marmur Holding Co., 189 Montague st, owner and builder. Cost, \$9,000.

Queens.

DWELLINGS.

WOODHAVEN, L. I.—Louis Berger & Co., 1652 Myrtle av, are preparing plans for ten 2-sty brick and limestone dwellings, 20x56 ft, in the east side of 80th st, 80 ft south of 101st av, for Herman Schroeder, 791 Carroll st, Brooklyn, owner and builder. Cost, \$5,000 each.

JAMAICA, L. I.—Martin Wohl, 196 New York av, Jamaica, L. I., has had plans completed privately for a 2½-sty dwelling, 18x34 ft, on the west side of Saratoga av, 225 ft north of Cumberland st. Cost, \$5,000.

NEPONSIT, L. I.—Arthur E. Dore, Jr., 650 Bergenline av, West New York, N. J., is preparing plans for a 2½-sty brick dwelling, 32x38 ft, and a 1-sty garage, 15x20 ft, for E. W. Breundage, owner. Cost, \$10,000.

LONG ISLAND CITY.—R. G. Smart, 1123 Jamaica av, Woodhaven, L. I., has completed plans for two 3-sty brick dwellings, with stores, 20x43 ft, at southeast cor of 13th and Grand avs, for the Mathews Building Co., 11th and Grand avs, owner and builder. Total cost, \$10,000.

WOODHAVEN, L. I.—Louis Berger & Co., 1652 Myrtle av, have completed plans for ten 2-sty frame dwellings, 16x36 ft, in the east side of Edisto st, 94 ft south of Liberty av, for Harry Fleit, 1316 Herald av, Richmond Hill, owner and builder. Total cost, \$25,000.

LONG ISLAND CITY.—Kallich & Lubroth, 215 Montague st, have completed plans for two 3-sty dwellings, with stores, 18x50 ft, on the east side of Steinway av, 150 ft south of Jamaica av, for the 20th Av Realty Corp., 44 Court st, owner and builder. Cost, \$13,000.

MORRIS PARK, L. I.—Robert Kurz, 324 Fulton st, Jamaica, has completed plans for two 2½-sty frame dwellings, 16x38 ft, on the west side of Morris av, 175 ft north of Mills st, for Axel Y. Nelson, Inc., 1439 Dakota av, Dunton, L. I., owner and builder. Cost, \$4,500.

FLUSHING, L. I.—Alfred De Blasi, 94 East Jackson av, Corona, has completed plans for three 2-sty brick dwellings, 20x45 ft, in the east side of Janet pl, 180 ft north of Amity st, for C. W. Copp, West Amity st, Flushing. Cost, \$10,500.

UNION COURSE, L. I.—J. D. Geddes, 4481 Fulton st, Richmond Hill, has completed plans for six 2-sty frame dwellings, 16x28 ft, in the south side of 5th st, 80 ft west of Yarmouth st, for Michael Zummo, Inc., 12 Russell st, Woodhaven, owner and builder. Cost, \$12,000.

Richmond.

HOSPITALS AND ASYLUMS.

SEA VIEW, S. I.—Frank Sutton, 80 Broadway, Manhattan, engineer, has plans in progress for the additional buildings to Sea View Hospital, for the City of New York, Department of Public Charities, from plans by Renwick, Aspinwall & Fucker, 8 West 40th st, Manhattan, architect. Cost, \$540,000.

Nassau.

DWELLINGS.

WHEATLEY, L. I.—Walker & Gillette, 128 East 37th st, Manhattan, are preparing plans for a 2½-sty brick and limestone residence, 100x50 ft, with garage, for J. M. Hill, owner, C. T. Wills, Inc., 286 5th av, Manhattan, has the general contract.

MILL NECK, L. I.—Guy Lowell, 225 5th av, Manhattan, architect, and A. R. Sargent, 225 5th av, landscape architect, are

preparing plans for a 2½-sty brick and stucco residence, 40x130 ft, for Arthur V. Davis, 120 Broadway, Manhattan, owner.

Suffolk.

DWELLINGS.

BELLPORT, L. I.—Frederick Edey, South rd, Bellport, L. I., is having plans prepared privately for a 2½-sty frame and shingle dwelling, about 30x45 ft, at Bellport, L. I. Cost, \$7,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.
NEW ROCHELLE, N. Y.—Josephine A. Chapman, 45 Washington sq, Manhattan, is preparing plans for a 2½-sty brick, frame and clapboards flat, 82x45 ft. Exact location and owner's name will be announced later. Cost, \$20,000.

DWELLINGS.

RYE, N. Y.—Grosvenor Atterbury, 20 West 43d st, Manhattan, will draw plans for a 2½-sty residence on Hill Top pl, for Richard E. Forrest, 50 Broad st, Manhattan, owner. Cost, \$40,000.

YONKERS, N. Y.—Frank Phillips, 79 Morningside av, Yonkers, has completed plans for a 2-sty frame and shingle dwelling, with store, 22x36 ft, at 198 Roberts av, for Dominick Caggionese, 124 Lake av, Yonkers, owner and builder. Cost, \$3,500.

SCARSDALE, N. Y.—Randolph H. Almiraty, 220 5th av, Manhattan, has completed plans for 2½-sty frame and stucco Swiss chalet, 40x70 ft. Owner's name will be announced later. Cost, \$20,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—A. De Paola, 140 Central av, West Hoboken, N. J., is preparing plans for a 4-sty brick tenement, 50x86 ft, on the south side of St. Paul's av, 100 ft west of Tonelle av, for Hyman Schluger, 201 Tonelle av, owner and builder. Cost, \$30,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., is preparing plans for a 3-sty brick tenement, 50x68 ft, at 196 Pearsall av, for Max Martey, 164 Garfield av, Jersey City, owner and builder. Cost, \$25,000.

PATERSON, N. J.—William T. Fanning, Colt Building, is preparing plans for a 3-sty brick apartment house, with stores, 50x90 ft, at 340 Grand st, for Frank A. McBride, 331 Grand st, owner. Cost, \$18,000.

WEST NEW YORK, N. J.—Joseph Turek, 770 Bergenline av, West New York, is preparing plans for a 3-sty brick apartment house with stores, in the east side of Van Buren pl, for Sylvester Merkel, owner.

CHURCHES.

JERSEY CITY, N. J.—Dodge & Morrison, 135 Front st, Manhattan, have completed plans for alterations to the 1-sty brick church at 332 Pacific st, for the Lafayette M. E. Church, owner. Cost, \$8,000.

DWELLING.

CHATHAM, N. J.—Richard S. Shafter, 21 Maple st, Summit, is preparing plans for a 2½-sty hollow tile and stucco dwelling in West Main st, for Dr. F. Irving Krauss, owner. Cost, \$9,000.

MIDDLETOWN, N. J.—Frederick M. Truex, 1170 Broadway, Manhattan, has revised plans in progress for rebuilding the 2½-sty frame dwelling on Kings Highway for Mrs. C. E. Conover, Conover av, Middletown, owner. Cost, \$6,000.

MONTCLAIR, N. J.—H. N. Fisher, 453 Bloomfield av, Montclair, N. J., is preparing plans for a 2-sty brick and stone storehouse, 30x53 ft, on Bloomfield av, near Grove st, for Quadrel Bros., 14 Glenridge av, Montclair, owners. Cost, \$6,000.

WEST NEW YORK, N. J.—Arthur E. Dore, 650 Bergenline av, West New York, has completed plans for a 1-sty brick embroidery factory, 60x80 ft, in the south side of 17th st, 200 ft west of Bergenline av, for John Leutold, 997 Bergenline av, North Bergen, N. J., owner. Cost, \$14,000.

JERSEY CITY, N. J.—Armour & Co., 120 Broadway, and 208 South LaSalle st, Chicago, Ill., contemplate the erection of a reinforced concrete warehouse, about 200x400 ft, in 16th and 17th, Coles and Mammoth sts, from privately prepared plans.

PROPOSALS

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

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 14, 1916.—Sealed proposals will be opened in this office at 3 p. m., November 27, 1916, for the construction of the United States post office at East Orange, N. J. Drawings and specifications may be obtained from the custodian of the site at East Orange, N. J., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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MONTCLAIR, N. J.—H. N. Fisher, 483 Bloomfield av, has completed plans for a 2½-sty brick and frame dwelling in Melrose pl for the Montclair Realty & Construction Co., Spring st, Montclair, N. J., owner.

BLOOMFIELD, N. J.—F. L. Peirson, 160 Bloomfield av, has completed plans for a 2½-sty frame dwelling, 28x42 ft, at Halcyon Park, for George Sherod, Bloomfield, N. J., owner and builder. Cost, \$3,500.

PATERSON, N. J.—Charles Edwards, Paterson Savgs Inst. Building, Paterson, N. J., has plans in progress for a 2½-sty frame residence for J. Barclay Cooke, 501 Straight st, owner. Cost, \$21,000.

MONTCLAIR, N. J.—Christopher Myers, Crane Building, Montclair, will draw plans for five 2½-sty frame dwellings, 28x32 ft, on Elm av, for the Elm Building Corp., 217 Glenridge av, owner and builder. Cost, \$5,500 each.

MONTCLAIR, N. J.—Christopher Myers, Crane Building, Montclair, N. J., is preparing plans for a 2-sty brick dwelling, with store, on Valley rd, for D. N. Bodikian, 24 Church st, Montclair, N. J., owner. Cost, \$12,000.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, Jersey City, has completed plans for a 2-sty brick dwelling, 22x52 ft, at 288 Old Bergen rd, for Frederick Goldberg, North Bergen, N. J., owner and builder. Cost, \$6,000.

NEWARK, N. J.—Samuel P. Bessman, 20 Clinton st, Newark, has completed plans for a 2-sty brick dwelling, 18x48 ft, and a 1-sty garage and stable, 25x20 ft, in 17th st, near 16th av, for David Mazin, 509 South 19th st, Newark, owner and builder. Cost, \$6,000.

MONTCLAIR, N. J.—Wallis & Goodwillie, 56 West 45th st, Manhattan, are preparing plans for a 2½-sty frame and shingle residence, 45x45 ft, on Prospect av, for C. D. W. Halsey, 62 Leonard st, Manhattan, owner.

HALLS AND CLUBS.

ELIZABETH, N. J.—J. B. Beatty, 57 Broad st, Elizabeth, N. J., has completed revised plans for the 3-sty brick and terra cotta clubhouse, 50x100 ft, at 3d st and South Park st, for the Sokal Polski Gymnastic and Benefit Society, 152 Park pl, owner. Cost, \$40,000.

MONTCLAIR, N. J.—Frederick M. Truex, 1170 Broadway, Manhattan, has preliminary plans in progress for a 2-sty frame clubhouse on the golf links near Verona, N. J., for the Montclair Golf Club, c/o W. H. Clough, secretary, Prospect av, Verona, owner.

MUNICIPAL.

HOBOKEN, N. J.—Fagan & Briscoe, 95 River st, will draw plans for a brick firehouse, 22x100 ft, at 212 Park av, for the City of Hoboken, owner.

CONTRACTS AWARDED

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—A. E. Norton, Inc., 105 West 40th st, has the contract for structural steel for the 9-sty brick, limestone and terra cotta fireproof apartment, 99x102 ft, at 66-72 East 77th st, for the 70 East 77th St Co., Inc., c/o Halcyon Real Estate Corp., 52 Broadway, owner, from plans by Schwartz & Gross, 347 5th av, architect. Cost, \$250,000.

BRADLEY BEACH, N. J.—R. E. A. De Bow, 209 Ocean av, Bradley Beach, has the general contract for the 3-sty brick and stone apartment house, 32x70 ft, also to contain a bank at the southeast cor of Main st and Brinley av, for the First National Bank, Bradley Beach, N. J., owner, from plans by Mowbray & Uffinger, 56 Liberty st, Manhattan, architects. Cost, \$25,000.

DWELLINGS.

WEST ORANGE, N. J.—Martin M. Stahr, 14 Amos st, West Orange, N. J., has the general contract for a 2-sty frame and shingle residence at Llewellyn Park, for Mrs. H. T. Shriver, owner, from privately prepared plans. Cost, \$3,500.

SCARSDALE, N. Y.—Carpenter & Sauer, Wilmot rd, Scarsdale, N. Y., have the general contract for a 2½-sty frame and shingle residence, 28x40 ft, with garage, at the cor of Popham pl and Evergreen la, for Caleb Hyatt, 100 Broadway, Manhattan, and Yonkers, N. Y., owner, from plans by Aymar Embury, 2d, 132 Madison av, Manhattan, architect. Total cost, \$6,500.

PATERSON, N. J.—Orrie Wildeboer, 179 Lilly st, Paterson, N. J., has the general contract for a 2-sty frame residence at

308 Atlantic st, for Joseph Poohegian, 310 Atlantic st, Paterson, N. J., owner, from privately prepared plans. Cost, \$3,000.

BROOKLYN, N. Y.—Paul J. Gallagher, Manhattan Beach, L. I., has the general contract for a 2½-sty brick residence, 28 x42 ft, in the west side of Falmouth st, 400 ft north of Hampton av, for Ellsie Mack, 83 West End av, Brooklyn, owner, from plans by William C. Winters, 108 Van Sicklen av, Brooklyn, architect. Cost, \$8,000.

HAWTHORNE, N. J.—Barney Kook, 49 North York st, Paterson, N. J., has the general contract for a 2-sty frame, shingle or stucco residence on Lafayette av, for John B. Seyer, 911 Madison av, Paterson, N. J., owner, from privately prepared plans. Cost, \$4,500.

EDGEWATER HEIGHTS, N. J.—Adie & Broberg, 400 30th st, North Bergen, N. J., have the general contract for a 2½-sty frame residence on the south side of Fulton Terrace, for Joseph Brengardner, West New York, N. J., owner, from plans by William Mayer, Jr., 711 Bergenline av, West New York, N. J., architect. Cost, \$4,500.

MAHWAH, N. J.—Charles P. Finch, Poplar av, Ramsey, N. J., has the general contract, and F. H. Storms Co., Saddle River, N. J., the mason work, for the 2½-sty frame residence, 34x42 ft, at Cragmere Park, for Almeron G. Drake, Mahwah, N. J., owner, from plans by Edwin T. Bennett, Mahwah, N. J., architect. Cost, \$7,000.

DWELLINGS.

NEWARK, N. J.—John A. Linnett, 221 Clinton av, Newark, has the general contract for a 2½-sty frame and shingle dwelling at 587-589 Elizabeth av, for Thomas Linnett, Jr., 26 Osborne Terrace, Newark, N. J., owner, from plans by Edward Necarsulmer and Edward Lehlbach, 507 5th av, Manhattan, associated architects.

RYE, N. Y.—Edwin Outwater, 18 East 41st st, Manhattan, has the general contract for a 2½-sty brick and frame residence, 110x35 ft, and a 1½-sty brick garage, 50x24 ft, on Forest av, near Apowamis av, for Robert Cluett, 37 1st st, Troy, N. Y., owner, from plans by Hobart B. Upjohn, 456 4th av, Manhattan, architect. Total cost, \$45,000.

RICHMOND, N. Y.—Riverside Contracting Co., 39 Cortlandt st, Manhattan, has the general contract for alterations to the 2½-sty superintendent's residence, about 30x70 ft, at the Sea View Hospital, for the City of New York, Department of Public Charities, John A. Kingsbury, Commissioner, Municipal Building, Manhattan, owner, from plans by Sylvester Taggart, architect. Cost, \$4,500.

RIDGEWOOD, N. J.—Warren N. Strait, 125 Marion st, Paterson, N. J., has the general contract for a 2½-sty frame and stucco residence at Ridgewood, N. J., for Garrett E. Degean, Ridgewood, owner, from privately prepared plans. Cost, \$6,000.

MANHATTAN.—Daniel Callahan, 200 East 23d st, has the general contract for alterations to the 5-sty brick and stone dwelling, 20x60 ft, at 56 East 65th st, for C. F. Wolf, Easthampton, L. I., owner, from plans by Frederick J. Sterner, 154 East 63d st. Cost, \$10,000.

DOUGLAS MANOR, L. I.—Stephen Maxon, Maxwell av, Bayside, L. I., has the general contract for three 2½-sty frame dwellings, 23x37 ft, on the north side of Grosvenor st, 612 ft east of East Drive, for Mrs. H. A. Foster, 350 West 55th st, Manhattan, owner, from plans by Mrs. J. C. Chapman, 46 Washington sq, architect. Total cost, \$12,000.

DOUGLASTON, L. I.—John S. Withers, Douglaston, L. I., has the general contract for a 2½-sty frame and shingle residence, 30x40 ft, on Arleigh rd, 70 ft east of Centre Drive, for Frederick Graney, from plans by Philip Resnyk, 40 West 32d st, Manhattan, architect. Cost, \$7,000.

EAST NORWICH, L. I.—J. D. Cosgrove, Glen Cove, L. I., has the general contract for 2½-sty brick and frame residence, 100 x34 ft, and outbuildings for Charles H. Theriot, 43 Exchange Place, owner, from plans by James W. O'Connor, 3 West 29th st, Manhattan, architect.

BRONXVILLE, N. Y.—Frank Seberino, 237 East 26th st, Manhattan, has the general contract for the 2½-sty hollow tile and stucco Italian Villa, 30x65 ft, with garage at Sagamore Park, for Paolino Gerli, 354 4th av, Manhattan, owner, from plans by Eugene J. Lang, 477 5th av, Manhattan, architect. Cost, \$20,000.

GLEN COVE, L. I.—J. D. Cosgrove, Glen Cove, L. I., has general contract for 2½-sty brick and frame residence, 100x34 ft, for J. P. Fairchild, from plans by J. W. O'Connor, 3 West 29th st, Manhattan, architect.

JERSEY CITY, N. J.—James Bowen, 225 Clinton av, Jersey City, has the general contract for the 2½-sty brick and stone dwelling, 21x50 ft, at 871 Pavonia av, for Mrs. Mary Marsh, 54 Wales av, Jersey City, owner, from plans by C. H. Ziegler, 75 Montgomery st, Jersey City, architect. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—Henry Wilhelms, 803 East Jersey st, Elizabeth, has the general contract for the 2-sty brick and steel carpenter shop, 60x75 ft, for Samuel L. Moore & Sons Corp., Front st, Elizabeth, owner, from plans by the Ring Cleaves, Graham Co., 280 N. Broad st, Elizabeth, architect. Cost, \$80,000.

MONTVILLE, N. J.—The J. J. O'Leary Co., 500 Bloomfield av, Passaic, N. J., has the general contract for the addition to the factory of the Montville Finishing Co., from privately prepared plans. Cost, \$10,000.

FLUSHING, L. I.—Joseph Geiser & Son, 561 11th av, L. I. City, has the general contract for the 1-sty brick auto mfg. plant, at the northwest cor of Bayside av and Bradley st, for Rainier Motor Truck Corp., Broadway and 51st st, Manhattan, owner, from plans by Peter M. Coco, 120 West 32d st, Manhattan, architect and engineer. Cost, \$75,000.

BROOKLYN, N. Y.—John Auer & Sons, 648 Lexington av, Brooklyn, has the general contract for the extension of a 3-sty brick factory in 62d st, near 6th av, for the Bay Ridge Ice Mfg. Co., from plans by Koch & Wagner, 26 Court st, architects.

BROOKLYN, N. Y.—Fraser & Berau, 749A Macon st, have the general contract for alterations and addition to the 2-sty brick storage bldg and factory at the northeast cor of Willoughby av and Spencer st, for Anton Chapel, 413 Willoughby av, owner, from plans by William H. Ludwig, 16 Court st, architect. Cost, \$15,000.

FAIRPORT, N. Y.—The Turner Construction Co., Ellicott Sq., Buffalo, N. Y., has the general contract for the 3-sty reinforced concrete factory and warehouse, 75x180 ft, for the American Can Co., 120 Bway, owner, from privately prepared plans. Cost, \$50,000.

NEWARK, N. J.—Frederick Kilgus, 13 South 6th st, Newark, has the general contract for the brass foundry, record bldgs and garage at 646 Frelinghuysen av, for the Oxweld Acetylene Co., owners, from plans by Frederick Phelps, Union Bldg., Newark, architect and engineer. Cost, \$14,000.

BROOKLYN, N. Y.—M. Tartarsky, 1935 Bedford av, has general contract for 4-sty brick factory, 100x161 ft, at the southwest cor of Atlantic av and Milford st, for Samuel Weisglass, Java and West sts, owner, from plans by I. J. Feinberg, 423 Pennsylvania av, architect. Cost, \$75,000.

KEARNEY, N. J.—Turner Construction Co., 11 Broadway, Manhattan, has the general contract for seven 2-sty factory bldgs for the Egyptian Lacquer Mfg. Co., 152 Front st, Manhattan, owner, from plans by Lockwood, Greene & Co., 101 Park av, Manhattan, architects. The buildings will be of reinforced concrete construction. Two of them will measure 50x100 two 50 x50, and the others 160x62, 20x60 and 140 x60 ft.

HALLS AND CLUBS.

JERSEY CITY, N. J.—William Robertson & Son, 15 Exchange Place, Jersey City, have received the general contract for the clubhouse at the southeast cor of Hudson County Blvd and Duncan av, for the Carteret Social Club, J. B. Throckmorton, president, 51 Glenwood av, owner, from plans by Clinton & Russell, 32 Nassau st, Manhattan, architects. Cost, \$125,000.

SCHOOLS AND COLLEGES.

DOVER, N. J.—George E. Preston, 5 Cottage Place, White Plains, has the general contract for the 2-sty high school on Myrtle av, between Union and Mercer sts, for the Board of Education of Dover, from plans by John T. Simpson, Essex Bldg, Newark, architect and engineer. Cost, \$110,000.

GARFIELD, N. J.—Henry Warnaar, Garfield, N. J., has the general contract for the 2-sty brick and stone high school on Palisade av, bet Passaic av and Hudson st, for the Board of Education, from plans by John J. Kelly, Post Office Bldg., Passaic, architect. Cost, \$90,000.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION Municipal Building.

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

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

- *A.....Interior Alarm System, DL.....Locked Doors, EL.....Electrical Equipment, Ex.....Exits, FA.....Fire Appliances, Miscellaneous, FD.....Fire Drills, FE.....Fire Escapes, FP.....Fireproofing, Rec.....Fireproof Receptacles, GE.....Gas Equipment and Appliances, DC.....Heating or Power Plants (Dangerous conditions of), O.....Obstructions, Rub.....Rubbish, ExS.....Exit Signs, NoS.....No Smoking Signs, Spr.....Sprinkler System, St.....Stairways, Stp.....Stairpipes, SA.....Structural Alterations, Tel.....Telegraphic Communication with Headquarters, TD.....Time Detector for Watchman, Vac.....Vacate Order (Discontinue use of), WSS.....Windows, Skylights and Shutters, CF.....Certificates of Fitness, D & R.....Discontinuances or Removals, FilSy.....Approved Filtering and Distilling Systems, OS.....Oil Separator, RQ.....Reduce Quantities, StSys.....Storage System.

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

Week Ending Oct. 21.

MANHATTAN ORDERS SERVED.

- Beekman st, 31—Thos A Jagger est, c R A Lawrence, 45 Bway.....FP-WSS(R) Central Park West, 31-3—Society for Ethical Culture.....FP-WSS(R)-ExS 13 st, 234 E—Claude N Luckner, 114 Centre, WSS(R)-Ex(R)-FP-GE-FE 41 st, 18-20 E—Rivoli Realty Co, c Judson S Todd.....Stp(R)-FP-WSS(R)-ExS-D&R 64 st, 59 E—Consol Gas Co, 130 E 15.....GE 123 st, 443 E—Robt J Rosenthal, 131 W 119, FP-FE-O-Ex(R)-GE-WSS(R)-A Mt Morris Park, 2-3—John D Wright, 1 Mt Morris Park W, FP-Ex(R)-D&R-WSS(R)-ExS 16 st, 49 W—Margaret Donnelly, 112 Howard av, Bklyn.....FP-Ex Washington st, 53—Michael J Simon.....Tel West st, 229-30—Griscom-Russel Co.....WSS 16 st, 49 W—Alice G Bradley est, c Mary Donnelly, 112 Howard av, Bklyn, WSS(R)-FE(R)-DC-FP-GE-Ex(R)

STABLES AND GARAGES.

NEWARK, N. J.—Hans Baer Co., 840 South 19th st, Newark, have the general contract for seventeen individual garages, at 702-704 Bergen st, for Mrs. Dora Greimer, 757 Bergen st, Newark, owner, from plans by Frederick Lemmer, Nye av, Irvington, N. J.

MT. KISCO, N. Y.—John K. Turton, 101 Park av, Manhattan, has the general contract for the 1 and 2-sty terra cotta block and stucco cow barn, 182x99 ft, to include two wings, and a brick silo, 40 ft high, for J. C. Baldwin, Jr., 80 Maiden Lane, Manhattan, owner, from plans by Benjamin W. Morris, 101 Park av, Manhattan, architect. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

BAYSIDE, L. I.—W. A. L'Hommedieu & Co., 1 Madison av, Manhattan, have the general contract, and H. C. Carpenter is the engineer for a 4-sty brick and limestone telephone building, 40x80 ft, on the east side of Bell av, 30 ft south of Lawrence Blvd, for the New York Telephone Co., 15 Dey st, Manhattan, owner, from plans by E. A. Munger, architect, c/o owner. Cost, \$15,000.

MANHATTAN.—Laitman & Aronsohn, 101 West 42d st, have the general contract for the alteration to the 5-sty brick loft building at 72-76 Greene st, for the Estate of E. Mansbach, 60 Broadway, owner, from plans by W. J. Russell, 25 West 42d st, Manhattan, architect. Cost, \$4,000.

MANHATTAN (sub.).—The Hinkle Iron Works, 534 West 56th st, has been awarded the steel contract for the 12-sty brick, limestone and terra cotta store, office and loft bldg at 43-51 West 36th st, for the

- 27 st, 536-56 W—Jno Williams, Inc, Spr-WSS-Stp(R)-FP 125 st, 230-6 W—Louis M Blumstein.....A Beekman st, 31—Joseph I Grady, Inc, RQ-Rub-FP-GE-Rec Beekman st, 31—Manhattan Roll Label..FP-Rec Beekman st, 31—C W Link Drug Co....Ge-Rec Broadway, 326-30—Jas N Jarvie, 66 Bway, Spr(R)-Stp(R)-FP(R) Broadway, 326-30—Tower Mfg Co.....FP-Rec Broadway, 753-5—Sailors Snug Harbor, 61 Bway.....Rub Broadway, 310—Woodbury G Langdon Co, Wm M Cruikshank, sec, 37 Liberty, FP-WSS(R)-GE-FP Broome st, 232—Landsmann Co....GE-ExS-FA Broome st, 232—Consol Gas Co, 130 E 15....GE Cherry st, 171—Consol Gas Co, 130 E 15....GE Duane st, 52-8—Hollywood Hotel Co, W M Barrett, pres, 61 Bway..FP-WSS(R)-Spr(R) 8 av, 812—Est F A Lawrence, c C Lanier, 59 Cedar.....WSS(R)-FE(R)-Ex(R) Houston st, 173 E—Samuel Ershowsky, FA-ExS-D&R Houston st, 173 E—Sarah A Fay, 336 Madison av.....WSS(R) 10 st, 27 E—Francis P Thomas.....A-FD 13 st, 234 E—Consol Gas Co, 130 E 15....GE 18 st, 114 E—A Edwin Schaff et al, Markville, New Milford, Conn, FP-D&R-WSS(R)-DC-GE-Ex 18 st, 112 E—Mrs Mary Arnold.....Rub-O 51 st, 11 E—Consol Gas Co, 130 E 15....GE 51 st, 11 E—Met Life Ins Co, 1 Madison av, A-FP-WSS(R) 60 st, 17 E—Francis Spier, 52 Wall, FP-Ex-FE(R)-WSS(R) 64 st, 59 E—St George School, ExS-FA-Ex(R)-Rub 78 st, 156 E—Est Benj S Welles, Union Club, 5 av and 51.....Ex(R)-WSS(R)-GE-FP 78 st, 156 E—Otto Walder.....O 97 st, 238 E—Albina Goldstein.....DL 116 st, 454 E—Henry Neus.....GE 116 st, 454 E—Consol Gas Co, 130 E 15....GE 117 st, 234 E—Cohen & Kriloy.....FA 5 av, 141-7—Merchants Bldg Co.....A-FD 1 av, 319—John Bahlman.....DC Grand st, 313—Est Ella E Wendel, 175 Bway, Rub Greene st, 121-3—Est S M Swartz, c A Eisenbach, 30 W 26.....FD Greene st, 31—Wm L Cook et al.....FD Grove st, 39—Pardi Tile Co.....Rec Madison av, 1679—Joseph Rosenstreich.....Rub Madison av, 1679—Elise Bachman, 51 W 39, WSS(R) Madison av, 1679—Jacob Rosenberg, Rec-Rub-FA Murray st, 99—Est Ann D Seaman, c S R Welser, 330 W 57.....WSS(R)-FP Murray st, 99—Chas Morningstar...DC-FP-FA Nassau st, 113—Codington Co, 1487 Bway..WSS Park Row, 102-4—Leda B Clason, Sound Beach, Conn.....FP-GE Pearl st, 479—Columbus Const Co.....A-FD Pleasant av, 314—Peter Morreale..FA-FP-Rec Riverside Drive, 144—Benj School..TD-ExS-FA 6 av, 644—Christopher Rebhan.....D&R 6 av, 695—Consol Gas Co, 130 E 15....GE South st, 170—City of New York, Municipal Bldg.....FP(R)-FE 3 av, 2231—F W Grand Co.....DC-FP West st, 229-30—Alfred Bleyer & Co, FA-RQ-Rec(R)-Rub West st, 229-30—Mansfield Co.....Rec Wooster st, 149-51—Chisholm Realty Co, R F Kilpatrick, pres, 128 Bway.....WSS Broadway, 1675—General Lead Co.....D&R Canal st, 105—Frank Klein.....CF-NoS-FA Canal st, 125-31—W Chaladowsky.....CF 4 st, 216 E—Broadway Auto Sup Co, D&R-NoS-Rec-FA 20 st, 245 E—Felix Knovowsky..FP-FA-Rec-NoS 24 st, 400 E—B Romano.....D&R-FA-NoS

Nameloc Realty Co., 125 West 56th st, owner, from plans by W. H. Birkmire Sons, 1133 Broadway, architects.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at the Hotel Sherman, Chicago, February 11-12, 1917.

HARDWOOD MANUFACTURERS' ASSOCIATION will hold its annual meeting at the Sinton Hotel, Cincinnati, Ohio, January 30-31, 1917.

CHICAGO CEMENT SHOW will be held in the Coliseum, Chicago, from Wednesday, February 7, to Thursday, February 15, 1917, inclusive.

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

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Ann's av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

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

NEW YORK STATE ASSOCIATION OF MASTER HOUSE PAINTERS AND DECORATORS will hold its annual convention at Rochester, N. Y., on January 16-19, 1917.

- 40 st, 317 E—Thompson & Watson, WSS(R)-FP-Ex 65 st, 244 E—John Ferrari, FP-WSS(R)-FA-NoS-Rec 72 st, 521-3 E—Richter Furn Co.....Rec 76 st, 342 E—Moses & Brown....Rub-FA-Rec 80 st, 533 E—Fleischman Vehicle Co, 518 E 80.....Rec-FA-NoS 107 st, 424 E—Jerry Robstell.....FA-NoS 112 st, 121 E—P Bunin.....D&R 121 st, 420-2 E—Cormine D Angilo, RQ-FA-NoS 8 av, 2241—Nathan Bender.....FA-Rec-NoS Ferry st, 1—Simon Roth Co.....DC-CF-Rec Forsythe st, 55—Barnet Hollan..RQ-NoS-FA-GE Frankfort st, 15—State Machy Co.....FA Grand st, 197-201—E Tillmann, Rec-FA-WSS(R) Henry st, 287—Nemtzn Bros..NoS-Rec-FP-FA Leonard st, 157—General Plating Wks, FP-Rec-FA Mangin st, 108—M Spoilman.....RQ Norfolk st, 121—Hyman Prager.....RQ Park Row, 170—Service Photo Engr Co..Rec-FA 12 av, 780—U S Tire Co, Bway & 58.....Rec South st, 225—Paul Vanna.....Rec-NoS-FP 36 st, 148 W—Eagle Spring Water Co, Rec-FA-NoS-WSS(R) 42 st, 426 W—Henry L Steif...FA-NoS-Rec-FP 42 st, 423 W—A Federgreen.....FA-Rec-NoS 57 st, 507 W—Duffy Oil & Grease Co.....D&R 45 st, 525 W—Central Auto Repair Co, FP-FA-NoS-Rec 46 st, 541 W—Lena T Casey, FP-Ex-El-FA-Rec-NoS 176 st, 612-4 W—N Y Telephone Co, 15 Dey, FP-FA-NoS

BRONX ORDERS SERVED.

- Central and Seaview avs (Baychester)—Ditmar Powder Co.....TD 139 st, 337 E—Bronx Farms Co.....FA 144 st, 277 E—F W Siems.....Rec-FA 144 st, 449 E—Gustav Schultz...FA-NoS-D&R 146 st, 368 E—Wm B Guttler..FP-Rec-NoS-FA 147 st, 402 E—Elizabeth C Dougherty....DC Freeman st, 863—L Koff.....FA-Rec Prospect av, 1970—Brink & Greenman, FA-Rec-NoS-D&R Railroad av and Mechanic st—Lorillard Refrig Co.....Rec

BROOKLYN ORDERS SERVED.

- Atlantic av, 397—A Ganz.....Rec Atlantic av, 1153—Bedford Riding Academy, FA-NoS Ashford st, 413—Israel Diamond..NoS-FA-Rec Bedford av, 898—Henry Mohr..Rec-WSS(R)-FP Baltic and Nevins sts—Ed J Hanlon & Co, FA-FP Bergen st, 1526—Jacob Katz.....NoS-FA-Rec Bergen st, 631—Fulton Chemical Wks, Rec-D&R-Rub Cumberland st, 350—W E Hollingsworth, Rec-WSS(R)-El(R)-FP Clarkson st, 146—W Schneider.....CF Coles st, 14—John A Durning, FA-NoS-GE-DC-Ex-RQ-FP Devoe st, 32-42—Chas Voit...FP-WSS(R)-Rec Driggs av, 279—Max Rubin.....D&R Decatur st, 1084—Wm Kahl, El(R)-OS(R)-StSys(R)-WSS(R) Frost st, 30—Peskin & Kagal.....Rec Fulton st, 59-61—Ray, Daisley & Co.....FA Front st, 177—Wm Kennedy, Jr, 21 Berkeley pl.....FP-D&R-FA Fulton st, 1174—Berman & Tabacoff..D&R-FA Furman st, 65—W B Murray..D&R-FP-FA-CF John st, 160—United Battery Corp, FA-Rub-Ex-FP Kent av, 702-6—Sterling Products Co, NoS-FA-Rec-Rub-D&R-WSS(R) Lorimer st, 455—John Teague.....FP Livonia av, 257—Annie Sobelman.....El-Rec Myrtle av, 1056—Louis Towbin.....WSS(R)-FP Norwood av, 204—Henry Gran.....Rec North 10 st—Standard Oil Co of N Y, 26 Bway, N Y C.....FA Ocean Parkway, 155—R I Oswald.....El(R) St Nicholas av, 298—Ernest Drewes..WSS(R) Stanhope st, 265—Seifter & Son...FA-Rec-NoS St Marks av, 857—Jacob Albert.....El Sullivan st, 221—Isaac Blitstein..FA-Rec-Rub 36 st, 219—Bloom & Keller.....Rec Throop av, 378-88—Ellanam Adjustable Dress Form Co.....FA-GE-Rec-DC Vanderbilt av, 208—Unique Chemical Co, NoS-FA-CF Walton st, 49-51—Krabs & Schulman..FA-Rec Richardson st, 110-12—Frazer & McMahon, CF-Rec-FP-FA-StSys(R) Rogers av, 1213—George Zeller.....NoS-Rec Putnam av, 373—Chas Murray...NoS-FA-Rec Bedford av, 1224—Kessler Tag Auto Co...D&R Marcy av, 551—Mr Goldstein.....D&R

QUEENS ORDERS SERVED.

- Archer pl (Jamaica)—Greenhut Co, NoS-FA-Rec-D&R-FP Continental av, 170 (F Hills)—J J Korn, FA-NoS-Rec Crescent st, 82 (L I C)—Jos Kerner, FA-Rec-NoS-El(R)-Rub-FP-WSS(R) Fairview av, 461 (Ridgewood)—Fred Nick, NoS-Rec-FA Grand View av and Linden st (Ridgewood)—Herman Basch & Co.....Rec Harris av, 133 (L I C)—De Silva Rubber Co, NoS-FA-Rec-D&R Queens Blvd and Fitting st (Woodside)—Rudolph Vavruska...FA-Rec-FP-WSS(R) Sea Girt av and South st (Far Rock)—Robt S Smith.....CF-FA-Rec 10 st, 31-7 (L I C)—D D Williamson & Co, FP-D&R-FA-NoS 10 st, foot (L I C)—Standard Oil Co of N Y, 26 Bway, N Y C.....A-FD West Polk av, 32 (Corona)—Hugo Seliger, Rec-FP(R)-FA-DC

RICHMOND ORDERS SERVED.

- Montgomery av, 67—Jas Lucey..Rec-FA-El-NoS Arrietta st, foot—American Dock Co, Rub-Rec-El New Dorp lane, 152—Arthur Woods, FA-Rec-NoS

Classified Buyers' Guide

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This department is consulted by buyers anxious to secure information, quotations, etc., concerning products they wish to purchase. The buyers who will consult it represent the owners, managers of estates, building managers, architects, contractors, sub-contractors, etc., who own, manage or erect New York City buildings. Every purchaser of materials used in the construction, maintenance or operation of a building will consult this department when in the market for any material or supplies.

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GRANT CONTRACTING CO., 7 E 42d St. Tel. Murray Hill 4897.
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PERLMAN IRON WORKS, INC., A., 1735 West Farms road. Tel. Intervale 2167.
SCHWENN, WM., 822 Lexington avenue, Brooklyn. Tel. Bushwick 1700.
WELLS ARCH. IRON CO., River avenue and East 151st street. Tel. Melrose 8290.