

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, NOVEMBER 25, 1916

RESULTS OF CITY BUDGET ANALYZED

Comparative Study of City's Appropriation, Chargeable Against Current Revenues for 1917, Compared With Other Years

By DR. FREDERICK A. CLEVELAND, Director, Bureau Municipal Research*

PART THREE.

FOR the sake of clearness the two preceding articles have dealt directly with those items of the annual appropriation bill which are available for what are called "expenses of administration, operation and maintenance." The total of these items, however, constitute little more than one-half of the "budget" and less than one-half of the city's annual expenditures. The relation which the amount of appropriations for current expenses as thus defined bears to the total of authorized expenditures each year is shown by table 17:

As has been said the enormous amount made available each year in the "budget" for purposes other than what are called "expenses" (together with the amount of bond issues authorized to pay for lands, public improvements, judgments and awards to) are primarily to meet obligations authorized or incurred in the past expenditures due to decisions and policies for which men in office when the "budget" is passed or the bonds are issued cannot be held responsible. To make this quite clear tables 17 to 23 have been prepared.

It is in the analysis of expenditures, as shown in these tables, that we find the answer to the question, "Why has the total of expenditures immediately chargeable against revenue risen from year to year at a ratio far beyond the ratio of increase in property valuation?"

While from this analysis, and those which have gone before, it is evident that the seriousness of the city's financial situation is almost entirely attributable to practices, the results of which are reflected in the last column—the other items in the columns headed "Rent and Advertising," "Private Charitable Institutions," "Libraries and Museums" and "Tax Deficiencies" are deserving of notice; this is of special importance when considering the extent to which elected executives are responsible for appropriation increases.

Usually an item for rent might be included in current "expenses"; to do so in the City of New York, however, would tend to disturb or distort comparisons. It is entirely a matter of long-time policy whether the city rents or owns the properties used. As a matter of policy the city has been gradually housing itself. Pursuing this policy, the amounts appropriated for rent rise from \$352,095.07 in 1903 to \$1,124,192.08 in 1913; then the amount suddenly drops to \$720,000 in 1914, from which point it again rises to \$858,471 for 1917.

There is an increase of over 200 per cent in the rent bill of the city in ten years, from 1903 to 1913, then a drop in one year of nearly 40 per cent. However, much the administration may be criticised for the rapid rise of the rent bill the drop in 1914 certainly was not due to economy; the reason for this drop is found in the fact that in 1913 a large number of the offices were moved into the new Municipal Building—a careful inquiry showing that instead of economy there has been in many instances a disregard for the proper use of office space and that there is in the rent item a considerable percentage of waste. The amount of this waste, however, is not

Table XVII.—Table showing the amount of appropriations considered as "Current Expenses" in various articles compared with other appropriations and authorizations.

Year.	Expenses Administration, operation and maintenance. (As in Table III, et seq.)	In Annual Budget.		Other Authorizations.		Total budget authorizations and borrowings.
		For city purposes.	For county and State purposes.	*Funds raised by borrowing.	Total.	
1903	\$ 63,925,189	\$28,920,621	\$ 4,273,221	\$50,953,955	\$ 84,147,797	\$148,672,986
1904	67,596,965	34,809,754	4,268,236	92,075,945	131,153,935	198,750,900
1905	70,745,575	34,312,645	4,759,372	47,180,034	86,252,051	156,997,626
1906	75,042,105	36,708,392	5,054,993	64,514,675	103,278,460	181,320,565
1907	81,390,726	44,290,236	4,740,555	87,468,195	136,498,986	217,889,712
1908	88,121,608	50,352,796	5,097,862	82,702,859	138,153,517	226,275,125
1909	93,316,830	58,060,122	5,175,796	78,066,075	141,301,993	234,618,823
1910	99,247,720	58,525,426	5,355,125	70,356,921	134,237,472	233,485,192
1911	99,756,868	68,757,162	5,453,805	67,800,757	142,011,724	241,768,592
1912	108,113,960	62,759,743	10,211,154	75,128,066	148,104,363	256,218,323
1913	112,804,073	65,725,624	14,181,694	69,000,904	148,908,272	261,712,345
1914	117,467,554	64,321,529	11,206,469	89,614,945	165,142,943	282,610,497
1915	117,295,307	74,660,763	7,033,717	82,184,936	163,879,416	281,174,723
1916	115,844,116	76,035,474	21,076,588	65,750,000	162,862,062	278,706,178
1917	120,039,918	83,760,781	7,314,317	.....	.....	.....

*Amounts of bond issues other than those of revenue and of general fund bonds.

Table XVIII.—Showing amount included in each year's "Budget" for city purposes, in addition to amounts shown in Table III, et seq., as "Expenses of Administration, Operation and Maintenance."

Year.	Total.	Rent and advertising.	Private charitable institutions.	Libraries, museums and miscellaneous.	Tax deficiencies.	Debt service.
1903	\$28,920,620.97	\$ 602,095.07	\$2,728,264.04	\$1,896,193.01	.....	\$23,694,068.85
1904	34,809,753.94	582,095.07	2,846,249.55	1,670,119.28	.....	29,711,290.04
1905	34,312,645.12	637,452.84	3,098,356.38	1,310,141.17	.....	29,266,694.73
1906	36,708,392.37	651,164.58	3,456,056.44	1,484,964.14	.....	31,116,207.21
1907	44,290,236.11	684,752.89	3,767,819.40	1,579,218.45	3,000,000.00	35,258,445.37
1908	50,352,795.57	930,835.96	4,167,349.40	1,699,837.35	3,000,000.00	40,454,772.86
1909	58,060,122.08	1,217,342.25	4,760,650.98	1,936,603.44	2,922,447.08	47,223,078.33
1910	58,525,425.83	1,334,655.00	4,734,252.26	2,012,822.85	4,000,000.00	46,443,695.72
1911	68,757,161.96	1,394,757.37	4,598,575.00	2,102,007.60	10,000,000.00	50,661,821.99
1912	62,759,142.86	1,359,216.18	4,739,130.00	2,118,901.77	3,287,366.74	51,254,528.17
1913	65,725,674.13	1,329,192.08	4,835,900.00	2,213,110.71	2,300,000.00	54,977,381.34
1914	*64,321,528.71	995,000.00	5,317,557.00	2,377,439.00	2,500,000.00	52,611,517.65
1915	74,660,762.85	983,471.00	5,371,375.00	2,361,443.37	6,112,092.44	59,832,381.04
1916	76,035,474.04	958,306.42	5,483,875.00	2,380,082.51	4,000,000.00	63,213,210.11
1917	83,760,781.42	946,309.25	5,582,435.00	2,487,468.22	5,000,000.00	69,744,568.95

*Contains \$520,015.06 Borough Assessments, in addition to other amounts shown in succeeding columns.

Table XIX.—Showing analysis of appropriations for "Debt Service."

Year.	Total.	Direct Redemption of Bonds.			Interest.
		Special revenue bonds.	Long-term bonds.	Instalments sinking funds.	
1903	\$23,694,068.85	\$ 4,197,785.20	\$1,571,278.70	\$4,648,295.27	\$13,276,709.68
1904	29,711,290.04	7,931,035.71	1,565,478.70	5,025,823.99	15,189,951.64
1905	29,266,694.73	5,250,201.75	1,878,012.03	5,036,630.06	17,101,850.89
1906	31,116,207.21	5,969,100.00	1,461,892.03	5,226,199.80	18,459,015.38
1907	35,258,445.37	7,462,500.00	1,436,295.86	5,559,768.69	20,799,880.82
1908	40,454,772.86	8,368,000.00	1,399,161.67	6,111,088.62	24,576,522.57
1909	47,223,078.33	9,362,000.00	1,557,425.15	6,332,583.05	29,671,070.13
1910	46,443,695.72	5,500,000.00	1,604,320.39	7,160,614.84	32,178,760.49
1911	50,661,821.99	7,334,125.00	1,324,820.39	7,788,739.51	34,214,137.09
1912	51,254,528.17	6,022,825.00	1,404,320.39	8,366,206.93	35,473,685.93
1913	54,977,381.34	6,727,065.51	1,070,841.99	8,725,597.17	38,453,876.67
1914	52,611,517.65	6,022,825.00	1,391,077.19	7,451,778.88	37,745,836.58
1915	(a) 59,832,381.04	8,920,000.00	1,083,477.19	7,400,000.00	42,411,903.85
1916	63,213,210.11	9,125,000.00	(b) 3,867,275.27	8,200,000.00	42,020,934.84
1917	69,744,568.95	10,000,000.00	(c) 7,760,316.83	8,700,000.00	43,284,252.12

(a) Includes \$17,000 expenses not included in distribution columns.
 (b) Includes \$2,028,320 for serial bonds and one-year bonds issued in accordance with "Pay-as-you-go" agreement.
 (c) Includes \$3,204,730 for serial bonds and one-year bonds issued in accordance with "Pay-as-you-go" agreement.

Table XX.—Showing increases in total appropriations for reducing the funded debt.

Year.	\$ Total appropriations to meet principal of funded debts.	Amounts of annual increase.	Rates per cent. of annual increase.
1903	\$ 6,219,573.97	.....	.....
1904	6,591,302.69	\$ 371,728.72	5.98
1905	6,914,642.09	323,339.40	4.90
1906	6,688,091.83	*226,550.26	*3.27
1907	6,896,064.55	307,972.72	4.60
1908	7,510,250.29	514,185.74	7.35
1909	8,190,008.20	679,757.91	9.05
1910	8,764,935.23	574,927.03	7.02
1911	9,113,539.90	348,604.67	3.95
1912	9,770,327.32	656,987.42	7.21
1913	9,796,439.16	25,911.84	.27
1914	8,842,856.07	*953,583.09	*9.73
1915	8,483,477.19	*359,378.88	*4.06
1916	12,067,275.27	3,583,798.08	44.24
1917	16,460,316.83	4,393,041.56	43.61

*Excludes revenue and special revenue bonds.

*Decrease.

(b) Result of Pay-as-you-go-Policy.

sufficient to explain more than a fraction of one per centum of the increased tax rate.

In another column is shown the amount appropriated each year for "advertising." This, too, would ordinarily be considered an item of current "expenses." The amounts appropriated, however, for "advertising," as distinguished from "City Record," is due not to the exercise of discretion on the part of executives or to any request for appropriations that would be made for advertising if they were left entirely to their own devices. The appropriation is made as the result of a charter provision injected, it is said, for the purpose of getting the support of Brooklyn newspapers to the adoption of the charter at the time the act of consolidation was submitted to popular vote. It is therefore in the nature of a "fixed charge" and should be classed with the cost of past folly rather than present inefficiency. By carefully "editing" the "ads" required by law to be inserted in the Brooklyn papers the item has been reduced, but it is still there, a sheer waste. It is time for the people to ask themselves this question: "If the City Record is good enough for the other boroughs why not for Brooklyn also?"

Another set of appropriation items, which run into large figures, is found under the caption "Charitable Institutions." This method of caring for a considerable part of the city's poor was adopted in order to take the management out from under responsible elected officers. The method is one that has staunch advocates. It is not the purpose at this time to do more than point to the fact that the management of charitable institutions was taken out from under officers who were responsible by law for the preparation of the budget and that the percentage of increases in recent years have not been large.

The same policy has also been pursued by the city in relation to "libraries, museums, etc." Instead of building city libraries and museums and seeking to appeal to the interest of public-spirited citizens direct, as does the city of Philadelphia, for example, which, through its board of city trustees, encouragement has been given to have the whole matter handled by private societies.

Tax Deficiency Appropriations.

Before 1907 tax deficiencies were allowed for in advance in computing the tax rate, but the amount was not allowed in the budget. From many points of view a reserve against the total amount of the levy in figuring the current tax rate may be preferable, but in any event it should be based on experience and not be made a football of politics as is evident from a glance at this column. This does not mean that the practice results in waste, but that it operates to disturb the tax rate and therefore to disturb property values which is frequently more serious than wasteful expenditures.

Coming now to the last column in table 18, that headed "Debt Service," an analysis of this is found in table 19.

The special revenue bond is used for two purposes; to meet deficiencies in appropriations for current expenses, and to meet judgments, awards, emergencies, etc. It may be said that executive officers are responsible for that part of the amounts appropriated to redeem special revenue bonds which is for deficiencies. This is true, although the operating deficits are deficits of a prior year and therefore not expenses of the year for which the appropriations are made. But this is only a small part of the appropriations; by far the larger part of special revenue bonds is for things for which executives cannot be held responsible. For example, the total amount of actual expenditures for 1914 charged against special revenue bond funds, authorized during 1914 and prior years, amounted to \$10,224,887.88. Of this amount only \$689,314.70 were for departments under the Mayor other than for purposes of snow removal, and the total of all departmental expenses, under elected executives, was only \$944,997.14. During this year allotments were made, however, for such purposes as these:

Table XXI.—Showing analysis of annual appropriations for interest in the bonded debt.

Year.	Total.	Revenue bonds.	Special revenue bonds.	Long-term bonds and corporatory stock notes.	Anticipated issues unclassified.
1903	\$13,276,709.68	\$1,040,000	\$ 79,220.72	\$11,276,604.58	\$ 880,884.38
1904	15,188,951.64	1,800,000	209,164.49	11,999,225.54	1,180,561.61
1905	17,101,850.89	1,875,000	52,204.78	13,796,521.11	1,378,125.00
1906	18,459,015.38	1,850,000	69,250.15	15,296,515.38	1,312,500.00
1907	20,799,880.82	2,227,000	67,747.78	17,005,133.04	1,500,000.00
1908	24,576,522.57	2,248,625	86,946.24	20,440,951.33	1,800,000.00
1909	29,671,070.13	5,000,000	50,141.25	22,610,928.88	2,010,000.00
1910	32,178,760.49	5,000,000	55,443.54	25,123,316.95	2,000,000.00
1911	34,214,137.09	4,500,000	96,368.26	27,617,768.83	2,000,000.00
1912	35,473,685.93	3,500,000	103,395.04	30,370,290.89	2,000,000.00
1913	38,443,876.67	3,000,000	141,999.28	33,311,877.39	2,000,000.00
1914	37,745,836.58	2,500,000	33,995,836.58		1,250,000.00
1915	42,411,903.85	3,000,000	98,862.49	37,563,041.36	1,750,000.00
1916	42,020,934.84	3,750,000	118,426.62	36,952,508.22	1,200,000.00
1917	43,284,252.12	3,750,000		38,334,252.12	1,200,000.00

Table XXII.—Showing outstanding bonded indebtedness at January 1, of each year indicated.

Year.	Total.	Revenue bonds.	Special revenue bonds.	Long-term bonds issued before consolidation.	Long-term bonds issued after consolidation.
1903	\$ 460,971,023.27	\$22,467,600.00	\$ 4,272,308.41	\$283,389,522.54	\$150,841,292.32
1904	518,311,694.35	41,748,600.00	7,537,149.21	276,376,433.40	192,649,511.74
1905	574,722,517.60	34,457,000.00	5,408,640.31	255,381,622.68	279,475,254.61
1906	613,354,612.75	42,097,000.00	6,280,500.00	244,320,923.91	320,656,188.84
1907	675,359,662.06	50,412,270.00	7,462,500.00	239,776,528.64	377,708,363.42
1908	734,411,001.97	53,646,036.42	8,368,000.00	219,538,406.56	452,858,008.49
1909	813,690,584.09	74,000,600.00	8,991,990.00	204,992,576.40	525,699,417.69
1910	860,505,728.88	60,367,290.00	5,203,150.00	199,519,836.10	595,410,452.78
1911	909,742,956.22	58,874,333.08	7,364,625.00	188,941,549.59	654,562,248.55
1912	970,453,505.05	46,071,621.32	5,970,164.92	177,757,949.96	740,053,768.85
1913	1,026,940,884.23	34,712,775.97	7,038,065.51	165,139,757.17	820,050,285.58
1914	1,105,387,272.64	33,694,415.73	6,319,225.00	155,300,800.11	910,072,831.80
1915	1,184,302,593.25	48,536,947.10	11,925,425.00	147,688,828.12	976,151,393.03
1916	1,208,168,896.62	43,000,000.00	9,367,075.34	130,112,663.95	1,025,689,157.33

§Excluding general fund bonds.

TABLE XXIII.—Showing Valuation of Property in New York City in which Direct Taxes Have Been Paid, and of the Amount of the outstanding Debt as Shown by Table XXII.

Year.	Total valuation of taxable property.	Assessed valuation of personal property.	Assessed valuation of real estate.	Total outstanding debt as shown by Table XXII.	Rate per cent. of annual increase and decrease in appropriations debt service.
1903	\$5,432,416,918	\$680,866,092	\$4,751,550,826	\$460,982,760.02	\$
1904	5,640,542,657	625,078,878	5,015,463,779	518,311,694.35	+25.40
1905	5,912,144,227	690,561,926	5,221,582,301	574,722,517.60	*-1.50
1906	6,305,794,185	567,306,940	5,738,487,245	613,354,612.75	+6.32
1907	6,795,341,915	554,861,313	6,240,480,602	636,559,219.06	+13.31
1908	7,158,190,400	435,774,611	6,722,415,789	734,411,001.97	+14.74
1909	7,250,500,559	443,320,855	6,807,179,704	813,690,584.09	+16.73
1910	7,416,837,499	372,644,825	7,044,192,674	860,505,728.88	*-1.65
1911	8,216,763,287	257,923,123	7,858,840,164	909,742,956.22	+9.08
1912	8,204,862,430	342,963,540	7,861,898,890	946,657,926.43	+1.16
1913	8,332,066,301	325,418,440	8,006,647,861	1,026,940,884.23	+7.26
1914	8,390,155,472	340,295,560	8,049,859,912	1,105,387,272.64	-4.31
1915	8,460,812,542	352,051,000	8,108,760,787	1,184,302,593.25	+13.73
1916	8,584,352,511	376,530,150	8,207,822,361	1,208,168,896.62	-3.65
1917					+10.33

*Decrease.

TABLE XXIV.—Comparison of Annual Increases in Budget Appropriations with the Product of One Cent in the Tax Rate for Corresponding Years.

Year.	Amt. of Increase	In Budget Required to Increase Tax Rate 1c. per \$100.	Increases in Appropriations for City Purposes.	Increases in Appropriations for "State and County Purposes."	Total Increase in Budget.
1903	\$533,242	\$	"Expenses" of Administration, Operation and Maintenance.	"Debt Service," Fixed Charges, Contributions, etc.	\$9,555,923.99
1904	564,054	3,671,776.08			3,142,637.94
1905	591,214	3,148,610.63			6,987,897.34
1906	630,579	4,296,529.39			13,616,015.29
1907	679,534	6,348,621.11			13,150,760.51
1908	715,819	6,731,082.40			12,980,481.97
1909	725,050	5,195,221.51			6,575,522.23
1910	741,684	5,930,889.89			10,839,564.79
1911	821,676	509,148.25			7,122,421.35
1912	820,486	8,357,097.67			11,621,184.65
1913	833,207	4,690,113.64			284,110.46
1914	839,016	4,663,480.61			5,994,234.90
1915	846,081	*12,246.97			13,966,391.02
1916	858,435	*1,451,191.03			*1,841,160.72
1917		4,195,802.35			

Claims \$3,967,578.89
 Commissions and commissioners (largely for condemnations, etc.) 3,262,200.68
 Snow removal 2,123,678.04

The snowfall was something phenomenal—not alone in inches of fall to be disposed of at one time, but in the water laden and icy conditions which combined with depth, made it difficult to remove. "Claims" are the results of judgments, or settlements of old matters out of court; the amounts required for "commissions and commissioners" largely for condemnations. These items may involve a very large element of waste, but they are not matters for which the executives who make up the "budget" may be held to account. The large "awards" are part of a crude, wasteful and reprehensible system which can be abated only by a public opinion that will insist on change in the organic law.

Among the items included in "special revenue bonds" and "miscellaneous" are also amounts for pensions. This is the outgrowth of a pernicious method of making the introduction of pension bills a means of getting votes for the introducers, instead of establishing them on a sound basis which will give to beneficiaries the protection and the respect

and support of the people. Established as a bid to popularity the maturing obligations are already largely in excess of resources provided to meet them; if the systems already established are permitted to mature the average requirement will reach between \$30,000,000 and \$40,000,000 a year—an amount which, on the present valuations, would send up the tax rate 40 to 50 cents per hundred.

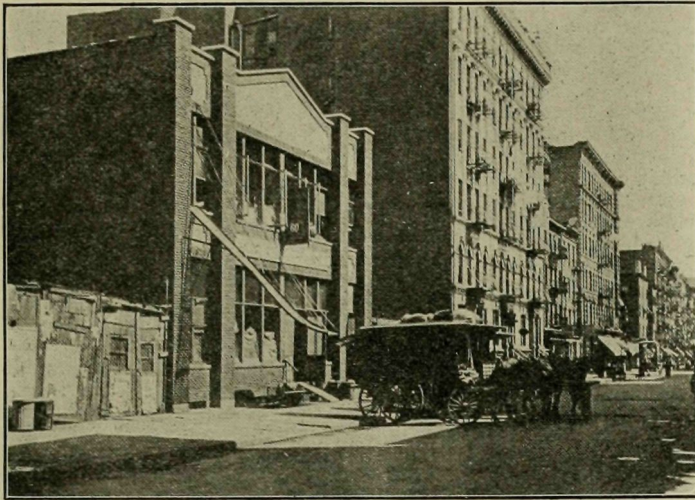
In the second column of the table are shown the amounts appropriated each year for the direct redemption of long term bonds and serials. These are bonds for which no sinking fund provisions are made. The long term bonds that are directly redeemed were issued before consolidation. The serial bonds have been issued as a result of the "pay-as-you-go-agreement." The increases are significant only when the total of all redemptions is considered, including both direct redemptions and sinking fund instalments. When taken together the percentages of increases are as shown in table 20:

Explanation of the increase of 200 per cent in appropriations for interest in the last fourteen years is to be found in two practices, both of which have been equally reprehensible from the viewpoint

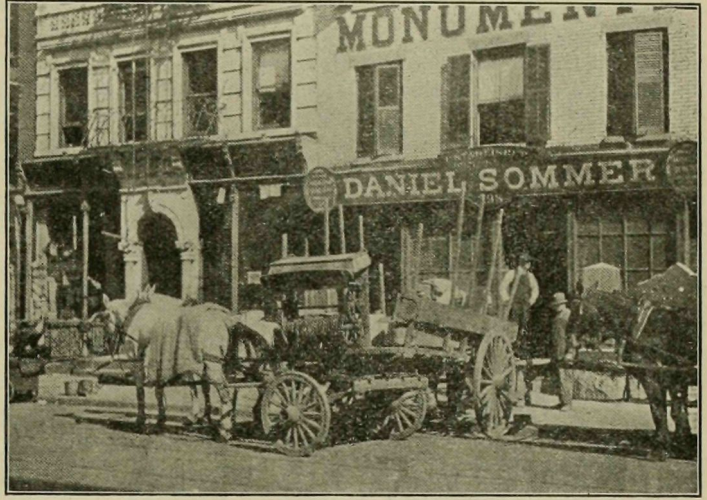
(Continued on page 728.)

SOME SIDEWALK PERILS DUE TO INDUSTRIES IN RESIDENCE DISTRICTS

By FRANCIS SCHIADONE



DIRECTIONS TO PERSONS PASSING THIS WETWASH LAUNDRY: WATCH YOUR STEP, HANDS UP, KEEP AWAY FROM SIDEWALK OPENINGS, DON'T PASS WHILE TRUCKS ARE BEING UNLOADED.

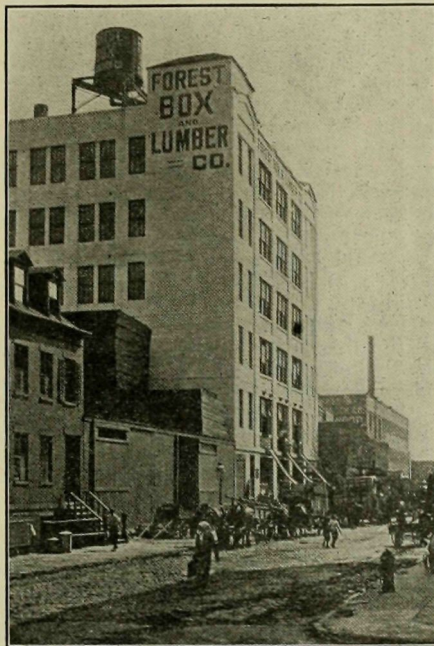


A PLANK ACROSS THE SIDEWALK IN 2ND STREET HALTS LIVE PEDESTRIANS, WHILE GRAVESTONES FOR THOSE WHO AT ONE TIME USED TO WALK ARE BEING LOADED ONTO TRUCKS.

SIDEWALKS are commonly regarded as public property, the sole relic of the pedestrians' ancient right to the exclusive use of the whole street, but as these photographs show, the popular notion is not universally accurate. These pictures and many others in the files of the Commission on Building Districts and Restrictions illustrate some of the conditions which have awakened the city to the necessity for a Zone Plan. Sidewalk and street congestion is only one phase of the problem which faced the commission, but to the pedestrian it is perhaps the most important.

Garages and stables are not the only buildings which have appropriated the sidewalk and even changed its contour to make passage across it more easy for their cars and horses and more difficult for the passerby. There are many business buildings, factories, laundries, lumber yards, horseshoers, marble cutters and others, which are equally objectionable.

In some cases, sidewalks are completely obstructed either by large piles of merchandise or by trucks backed up to loading platforms. In other cases chutes and planks extend across the sidewalk at different heights and carry varying degrees of danger to those who attempt to use the sidewalks. In some districts this condition has become so



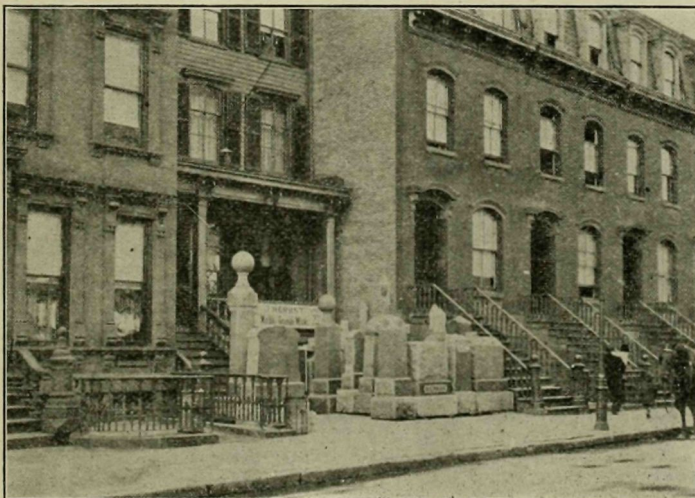
IN EAST 4TH STREET THOSE WHO WALK PREFER THE ROUGH ROADWAY TO THE SIDEWALK GANTLET.

aggravated that pedestrians prefer the middle of the street to the sidewalk and would be better served if the usual sidewalks were omitted and a central walk provided.

All these conditions are harmful to the owners of adjoining real estate and

to the public at large. Where in a tenement or retail business street an occasional owner appropriates what should be common property the neighborhood is made undesirable and property values are depreciated. People will use other streets rather than pass under a chute, or walk around an unloading truck or thread their way through boxes and barrels or piles of lumber. Rentals of stores vary with the sidewalk traffic and the rental of apartments with the desirability of the street as a residential neighborhood. The loss to the city as a whole through the waste of time and energy of its citizens in their compulsory use of obstructed streets, is incalculable.

It has been felt that the only possible remedy is segregation. No regulation can remove the nuisance features of or separate these businesses or industries from their necessary adjuncts. Heretofore this class of activity might locate in the best residential or retail business districts, but under the Building Zone Resolution uncontaminated sections are protected from invasion. Streets shown on the Use Maps as "Residence" may not have business or industry upon them and streets shown as "Business" are kept free from heavy manufacturing, garages, stables, horseshoers, monument and all other obnoxious trades and industries.



THE CITY DOES NOT OWN THESE TOMESTONES, BUT WAS HELD LIABLE TO PAY DAMAGES IN THE SUM OF \$1,400 TO A CHILD INJURED BY THEM.



IF THIS SIDEWALK IN WEST 24TH STREET WERE TO BE NARROWED IT WOULD SERIOUSLY INCONVENIENCE THIS HORSESHOER.

DELEGATES TO ATTEND CONVENTION IN INTEREST OF BRONX WATERWAYS

To Be Held At Washington, in December

THE Bronx Board of Trade will be well represented at the Thirteenth Annual Convention of the National Rivers and Harbors Congress, which will be held in Washington, D. C., December 6, 7 and 8, the Board's representation being headed by Olin J. Stephens, chairman of its Traffic and Waterways Bureau.

The convention will be held in the Assembly Room of the New Willard Hotel, and will be addressed by distinguished and able speakers from our own and other counties, some of the addresses being illustrated by stereopticon slides and moving pictures. In addition to the prepared addresses, many important subjects will be brought up for general discussion by the delegates.

In the call to the convention the congress has some very pertinent things to say under the head of "Differing Policies and Their Different Results."

Differences in Policies.

The difference between the policy of the United States and the policies of other nations as to waterways is so great that it is not merely interesting, it is startling. Perhaps it would be more accurate to say that the United States has had no waterway policy. With a few exceptions—the most notable being the Panama Canal—provision has never been made for the completion of adopted projects. Appropriations are always irregular, never adequate and sometimes entirely lacking, so no one can tell when an improvement will be finished or whether it will ever be finished at all. Lake and ocean harbors make a somewhat better showing, but the inland waterways which have completed and dependable channels can be counted on the fingers—with several fingers left over for other purposes.

During recent filibusters in the Senate it was stated that water transportation is obsolete and of no benefit to the people and that it is criminal folly to spend any money on waterways when so much is needed for the army and navy. From their actions, however, it is evident that the statesmen of other countries hold radically different views.

The great Trolhattan canal, in Sweden, has just been finished and opened to traffic by King Gustave. In connection with Lakes Wener and Vetter and the Gota canal, this makes an inland waterway from the North Sea to the Baltic, which shortens the distance by nearly one-half.

Prosperity of the Country.

The United States is not at war, but is being enriched almost beyond comprehension by the sale of its products to nations which are at war; yet, during the last session of Congress, hundreds of pages of the Record were filled with denunciations of a bill which appropriates for rivers and harbors an amount equal to about 40 cents per capita of our population.

Canada has taken hundreds of thousands of men from her farms and factories to send them to the war, and the expenditures already made for war purposes have added hundreds of millions of dollars to her national debt. But Canada has set apart for expenditure on rivers and harbors during the present year an amount equal to \$2.10 per capita of her population.

France, with less than 40,000,000 people and an area smaller than that of Texas by nearly 60,000 square miles, has actually spent more money than the United States on inland waterways, of which she has 7,500 miles in operation. If we had done as well in proportion to size, instead of 26,000 miles of nominally navigable waterways, we would have 110,000 that were dependably navigable and regularly navigated.

For more than two years France has

been pouring out blood and treasure without limit, but she has not stopped building waterways. Just when the battle of Verdun was at its height, the French Minister of Public Works presided at the ceremony which marked the opening of the great tunnel on the canal from the Rhone to Marseilles.

Germany, too, is steadily building waterways, even in the midst of the greatest war in all history. In April of last year the new waterway from the Oder to the Vistula was opened, and in December the great Rhine-Hanover canal was completed at a cost of more than \$60,000,000.

The policies are about as different as they well can be. What about the results?

Compared with Germany, the United States has a territory seventeen times as great, a population half as large again, three times the national wealth and at least ten times the natural resources. But, compared with the United States, Germany had (before the war) a larger navy, a much larger mercantile marine, a vastly larger army and a foreign commerce which was not only greater by hundreds of millions of dollars every year, but which for more than twenty years had been leaving us farther and farther behind.

Germany has been able to devote her railways almost entirely to military uses and, at the same time, both to supply the needs of her own people and to carry on an active trade with Switzerland, Denmark, Norway and Sweden through the network of waterways that reaches every part of the Empire.

It would be impossible to devote the railways of the United States entirely to military uses because, when entirely deprived of transportation, the business and the lives of all those who were not actively engaged in military service or in furnishing military supplies would be jeopardized or destroyed.

In 1907 people starved in one part of the United States while food rotted on the ground in another. Factories were idle while soup houses worked overtime. Confidence was succeeded by bankruptcy, plenty by privation, abounding prosperity by overwhelming disaster which affected every part of our country and every class of its people. All this came about because we had failed to improve our waterways. Traffic had to be carried by rail, if it was carried at all—and the railways were not equal to the job.

The folly and danger of depending solely on one method of transportation was brought forcibly to mind a few weeks ago when only the hasty passage of emergency legislation prevented a strike that would have paralyzed the railways from one end of the country to the other. It now seems certain that the conditions of 1907 are about to be repeated in aggravated form, for the existing car shortage is greater than was ever known before at this season.

A permanent policy of waterway improvement gave Germany cheap transportation; cheap transportation created industrial development; and industrial development produced increasing commerce in time of peace and lasting military strength in time of war.

The contrary policy followed by the United States has produced its natural results. With superior resources, we hold an inferior position in the trade of the world. Our one-sided transportation system, which cannot meet the needs of peace, could not endure the strain of war.

With the improvement and use of our waterways, not to injure or supplant, but to supplement our railways, all our manifold resources could be developed to the full; and when that has been done the United States will be alike beyond the reach of competition and the danger of aggression.

Mortgage Situation.

M. Morgenthau, Jr., in speaking of the mortgage situation, said: "The mortgage money market during the last few weeks has reflected the ease in the general money market on the one hand and the lack of demand for funds from builders and operators on the other hand. In other words, funds have been accumulating from day to day in the savings banks, insurance companies and in the hands of the large estates, and there has been a steadily decreasing demand for these funds from the real estate market. The natural result of all this is a steadily falling off in the interest rate, until today any first class loan on choice improved property can be readily placed at from 55 per cent. to 65 per cent. of a conservative appraisal at 4½ per cent."

"In my judgment, we will see 4 per cent. money offered freely by the savings banks before February 1, unless there is some unexpected development in the money market to drive up the rates. I do not believe that the issuance of large foreign loans is going to have a very direct effect on the rates in the mortgage money market, as we find quite generally that the conservative lenders who are now in the market for choice first mortgage loans are not interested in these foreign securities. Of course, they are bound to have an indirect effect since they absorb a large amount of money, but the market is so glutted with funds that I sincerely believe this will have very little effect on the rates."

Lighting Rates Lowered.

At a public hearing lasting practically all of an afternoon the Public Service Commission, in effect, accepted an offer of the New York Edison Company to reduce its charges for current next year. No formal order was adopted, but the case was adjourned to enable the company to file new schedules and put them into effect.

It is calculated that consumers in Manhattan and the Bronx, as a result of this offer, will save \$1,750,000 next year as compared with their bills of 1916.

The Edison Company's offer was for a reduction of one-half cent a kilowatt hour from the present eight-cent rate for the first six months of 1917 and an additional half-cent decrease for the last six months of the year. Reductions by a subsidiary company—the New York Electric Light and Power Company—will mean an additional saving of \$250,000.

In announcing the action of the commission Mr. Straus said its members were actuated by the belief that 95 per cent. of the users of electric current would be benefited by the reduction proposed.

Changes in Tariff Schedule.

The Public Service Commission has rescinded its suspension of the tariff filed by the South Brooklyn Railway Company, one of the associated B. R. T. companies, in reference to the temporary stoppage of service on the Norton's Point line between the West End and Culver terminals at Coney Island. Before rescinding its suspension, however, the Commission directed that certain changes be made in the tariff schedule to provide for transfers between the Culver line and the Norton's Point line during the period of several months that service on the Norton's Point line must be suspended between the two terminals to permit of important reconstruction work.

Under the direction of the Commission, the company must provide passengers with transfers so that it will be possible to walk between the Culver terminal and the Norton's Point line at the West End terminal, and transfer to either line from the other. At the hearings before the Commission on the proposed tariff it was stated by engineers for the Brooklyn companies that the Norton's Point service must be suspended between the two terminals if the important reconstruction work now under way at Coney Island is to go forward.

LEGAL NOTES AFFECTING REALTY

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

Opinion as to Value.

THE Illinois Supreme Court holds, *Fisher v. Burke*, 113 N. E. 711, that expressions of opinion by the vendor of land that he could turn it on a trade at \$100 per acre and that it would rent at \$4 or \$5 per acre were not such fraudulent misrepresentations as to avoid a contract.

False Representations as to Value.

In an action for damages for failure to perform a written contract for the exchange of properties situated in different States, it appeared that the defendant had never seen the plaintiff's property, and had no notice or knowledge whatever of its character or value, except as he was informed by the plaintiff, who had visited and inspected it. Under such circumstances, the Iowa Supreme Court holds, *Sutton v. Greener*, 159 N. W. 268, a false statement of market value of property, upon which it is intended the purchaser shall rely and be thereby induced to make the purchase, becomes a material representation; and, if believed and acted upon, it justifies the party thus overreached in rescinding the agreement. The doctrine that proof of mere "trade talk" or "puffing," such as is common to the trader or seller of property, is not sufficient to sustain a charge of fraud has no application to false representations of material facts which are, in their nature, calculated to deceive, and are made with intent to deceive. The rule which under ordinary circumstances renders representations or statements of value non-actionable, applies only where the parties stood on equal footing, and have equal means of knowledge, and there is no relation of trust or confidence between them.

Building Restrictions.

In an agreement between two owners it was recited that: "Whereas, after land upon a street is improved with fine buildings for residence purposes with the expectation that the neighboring land will be put to the same uses, stores, factories or nuisances are frequently created and maintained to the detriment and sudden depreciation of all neighborhood property." It was provided in the agreement, which was made a part of the deeds from the owners of the land, that the property should be used for residence purposes only; that it or any part of it should not be used for factories, manufacturing, store, mercantile or business purposes; that no more than one residence building should be located upon a lot or tract of land of fifty feet in frontage and the same depth; that any such residence should be built at least forty feet from the line of the street; and that no residence should be built on the premises costing less than \$3,000. In an action for injunction the Ohio Supreme Court held, *Arnott v. Williams*, 113 N. E. 661, that these restrictions did not prevent the erection of a four-suite apartment house.

Delivery of Deeds.

It is a fundamental rule of conveyancing that in order to pass a perfect title to the grantee the delivery of the deed to property must be voluntarily made by the grantor, for by delivery the grantor divests himself of his title and invests the grantee. To constitute a valid delivery of the deed the grantor must relinquish or part with his right of dominion over it, coupled with the intention of passing title. While possession of the deed by the grantee is prima facie evidence of delivery, the intention of the grantor is the controlling element, as evidenced by the surrounding circumstances. The mere transfer of a deed from the grantor's possession to that of the grantee without the former's consent conveys no title. Such a deed has been said to be of no more effect than if it were a forgery. *Tiedeman*, in his

work on Real Property, third edition, p. 827, says: "As long as it remains in the possession of the grantor, and even where the deed has been stolen and the property passes into the hands of an innocent purchaser, or where the deed falls into the possession of the grantee in any other way than by the consent of the grantor and with the intention to pass title, the title is still in the grantor," *Schulz v. Schulz*, Illinois Supreme Court, 113 N. E. 638.

Assessment of Benefits.

In a condemnation proceeding by the city of Chicago to open a street through the defendant's lot, the defendant's witnesses testified that her property would not be benefitted by the improvement. The City's witnesses testified variously that the benefit to the property would be \$2,640, resulting in an assessment of \$528, that the property would be benefitted \$5 per front foot, that the benefit would be \$1,800, and that all the other property on the street would be benefitted \$2,000. The Illinois Supreme Court held, *Chicago v. Matteson*, 113 N. E. 595, that a verdict confirming a commissioner's assessment of benefits at \$1,800 did not come within the range of the testimony, and the defendant was entitled to a new trial.

Notice from Monthly Tenant.

In an action for a month's rent of premises, it is held, *O'Brien v. Clement*, 160 N. Y. Supp. 975, that, assuming that a tenant, by notice to the landlord that the lease was void, became a tenant from month to month, he then was required to give a month's notice of intention to quit. A tenant from month to month could not, after giving notice of intention to quit on one date, occupy for several months thereafter and claim the notice valid on his then quitting the premises, nor by such notice escape liability for rent. Although the landlord was not disclosed in the lease, where the tenant later wrote him, declaring the lease void, and giving notice of intention to quit, but then paid several months' rent to him before quitting without further notice, the tenant was liable for a month's rent, on the ground that he had attorned to the landlord.

Taxes on Rent.

A lease required the lessee to pay "all taxes and assessments except betterment taxes which may be levied for or in respect of the premises or upon or in respect of the rent payable, however." The Federal Income Tax Law of 1913 requires the lessee to deduct and withhold from rent due such sum as will be sufficient to pay the normal income tax imposed on the rent. The Massachusetts Supreme Court holds, *Suter v. Jordan Marsh Co.*, 113 N. E. 589, that this tax was a "tax upon or in respect of the rent payable," and that the lessee was liable therefor and could not deduct it from the rent payable to the lessor.

COAL INQUIRY.

Federal Trade Commission Make Thorough Investigation of Conditions.

THE investigation into the anthracite coal situation now being made by the Federal Trade Commission at the request of the Coal Shortage Committee (the Real Estate Board of New York and the New York Building Managers' Association) is to be a thorough one, according to the secretary of the Commission.

Last spring, when it became evident that conditions in the anthracite coal market were pointing to higher prices, the Real Estate Board decided to take this matter up with the authorities at Washington. A committee was appointed and the Building Managers' Association was asked to form a similar committee. These committees organized the Coal Shortage Committee. President

Wilson and the Federal Trade Commission were communicated with and an investigation was asked. The authorities replied that they would make such an investigation if it were shown that there was sufficient demand for it. The Coal Shortage Committee secured more than a thousand petitions and forwarded them to the Commission on June 30. The petitioners included consumers of coal in the five boroughs of Greater New York, in other parts of New York State, in New Jersey, in Minnesota and in Michigan.

In view of the recent sharp rise in the price of coal, inquiry was made of the Federal Trade Commission a few days ago as to the progress being made on the promised investigation. Under date of November 15, the Board received, from Secretary Bracken of the Commission, the following answer:

Your letter of November 6th, addressed to Commissioner Davies, has been received. The Commission wishes to advise you that it has undertaken an anthracite coal investigation and that the investigation is proceeding as rapidly as possible. You will understand that the Commission has no power in this matter other than to ascertain facts and to make recommendations thereon to Congress. In order that the recommendations it may make may have permanent rather than merely temporary value, the Commission is going thoroughly into the subject. Wholesale prices are now being secured and tabulated, and preparations are being made for ascertaining the cost of production of the different companies on a comparative basis.

Courthouse Site.

Reopening of the courthouse matter with the development of the basic facts of civic housing is urged by the Institute for Public Service which warns against the acquiescence of the public in the layout as now adopted by the Board of Estimate.

The public has been led to think that the city is so far in the hole on this proposal that the only way out is to proceed with the present plan. "This may only be 'pulling in the hole' after them," says William H. Allen, director of the Institute.

"An intelligent procedure for the development of a civic center would have had as its basis all the facts concerning the housing of public departments, and not merely a certain amount of information about the courts.

"As a first step, and one which requires immediate and united organization on the part of New York City's interests, it is suggested that the proper site for a State office building be determined and that the State purchase from the city this site. It is recalled that the Court House Board was created by the State as a mandatory board. It indicated in its project a State building. In justice to the city and to develop a civic center gathering the scattered State offices in a central location, and further to stabilize and develop real estate conditions in the surrounding territory, New York City should receive from the State the purchase price of the most suitable site around the civic center.

"It was the intention also to have a Federal court building around the civic center and a site was proposed by the Court House Board in Columbus Park and adjacent areas. Study will show that a much more suitable location is immediately across Centre street from the Tombs, which would make possible not only a better developed civic center, but the layout of more valuable remainders on the south and east sides of the courthouse site.

"Citizens and particularly real estate men are urged to study the problem with all the facts before them and not to acquiesce in present inadequate and too costly plans. A little study will convince them of the necessity first for organizing and securing the State and Federal appropriations to insure participation of these bodies and to permit a proper planning of the whole project."

CITY BUDGET.

(Continued from page 724.)

of the financial embarrassments which have resulted, namely: the adoption of a policy at the time of consolidation which put the city more than a year behind in its revenues; and the hit-or-miss practice of authorizing public works and improvements. This is brought out in an analysis of the different classes of appropriations for interest payments as shown in table 21:

The results of the policy adopted at the time of consolidation referred to above are brought out in the column headed "revenue bonds." The appropriations for interest for this purpose range from \$1,040,000 in 1903 to \$5,000,000 in 1909 and 1910, then dropping off to \$2,500,000 in 1914 and rising again to \$3,750,000 for 1916 and 1917. The explanation is this: when it was proposed to consolidate the various boroughs the two large cities were Manhattan and Brooklyn. Manhattan had a deficit about equal to one year's revenue, while Brooklyn had kept her revenues abreast of her expenses. The remedy should have been for Manhattan to have issued bonds equal to the amount of her deficit and then sink them over a period of years. Instead of this, however, the pre-consolidation agreement was that Brooklyn should go a year without paying any taxes so that both cities would be on an equal footing in arrears. The financial result has been that the greater city has had to pay \$45,000,000 in taxes to pay interest on money borrowed in anticipation of revenues. The material reduction in interest bill was brought about by advancing the tax collection date six months. Efforts have since been made to cover the other six months by turning the hands of the clock forward one month a year.

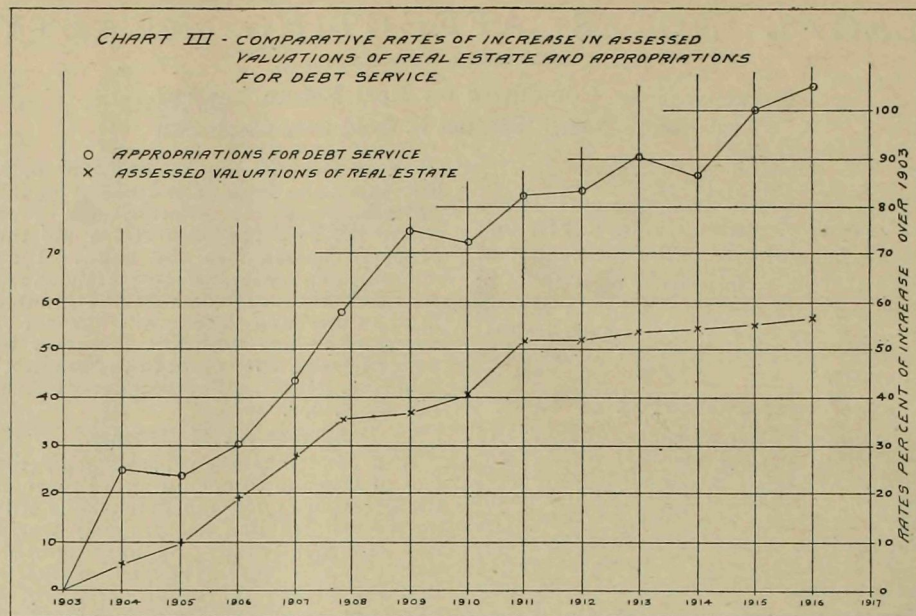
The remaining charges in interest—arising from \$12,236,709.68 in 1903 to \$39,534,252.12 in 1917—are explained by the fast increasing bonded debt and other maturing obligations. This is due to lack of forethought to a hit-or-miss method of authorizing public works and local improvements on the one hand, and to the incurring of obligations for such things as pensions on the other—without any ideas to what would be the burden put on the future taxpayers.

The results of lack of forethought in matters which come to a head in the issue of special revenue bonds have been made the subject of comment. The necessity for appropriations due to maturing bonded debt is shown to be of three classes, namely: those issued before consolidation; those issued since consolidation, including "assessment bonds." The total amount of the indebtedness outstanding at the beginning of each year is shown by table 22:

While the bonded debt has been going up by leaps and bounds the valuation of property upon which taxes have been paid has followed along at a snail's pace. In fact, it may be said that the increased indebtedness and consequent fixed charges on real estate has been one of the primary reasons for the retardation of increased valuations. The record of increases of real estate valuations is shown by table 23:

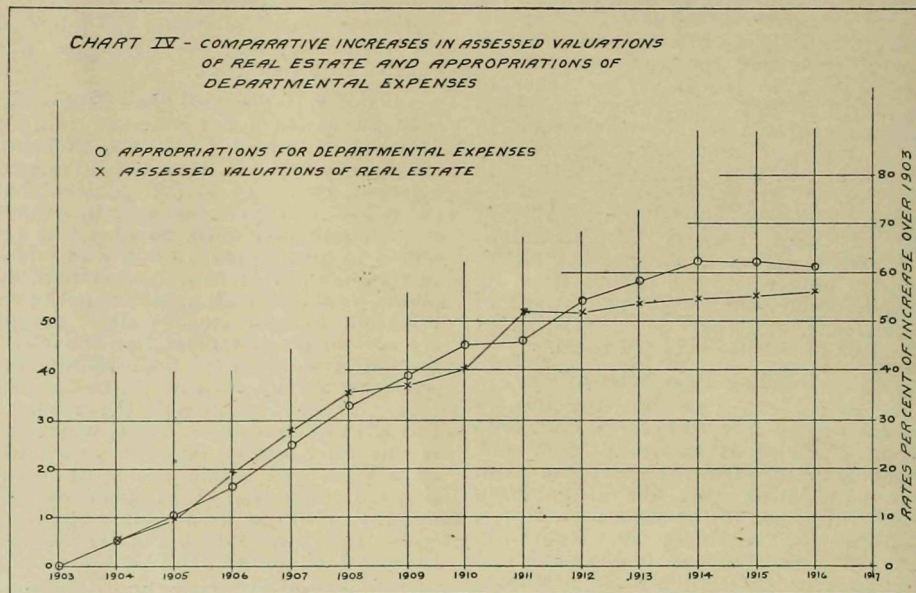
The relation of increased valuation of real estate and of increased appropriations for "debt service" is shown by chart 3. The relation of the percentage of increases in real estate valuation to the increases in appropriations for current "expenses" is shown by chart 4. Reduced to a tabular statement which will show the significance of the increases in appropriations for "expenses" of administration, operation and maintenance, "debt service," fixed charges, contributions, etc., and appropriations for "state and county purposes," as compared with the increases in the tax rate, table 24 has been constructed to exhibit comparisons by years, with the amount required to increase the tax rate one cent to each one hundred dollars.

Briefly it may be said that the present financial condition is due either to "politics" or to "lack of planning." To the general category of "politics" may be assigned such expenditures as have been



described under the head of "advertising," interest on revenue bonds due to pre-consolidation political agreements," etc.; to "lack of planning" may be assigned such rapidly increasing expenditures as for "pensions," "condemnations,"

made to suffer for the sins of his fathers; but the future taxpayers, however, may also be made to suffer for the sins of this generation because of failure on the part of executives to provide adequately for the upkeep of properties in an effort to



the rapid rise in the amounts of the "bonded debt" and "sinking fund instalments," etc., without an adequate revenue plan for meeting them except by throwing a continually shifting burden on real estate.

And the elected executives who have been in office during this time cannot relieve themselves from responsibility. The charter provides for careful planning—in fact, the charter prescribes it as a mandate that the Board of Estimate shall annually between the first day of October and the first day of November meet and make a budget." By construction, however, this has been taken to mean only this: that the Board shall prepare an appropriation bill for current expenses. The Board is entitled to great credit for the manner in which they have controlled current "expenses" during the last eight or ten years and closer attention given to management; the results stand out as a distinct accomplishment. On the other hand the results of lack of planning are quite as conspicuous so far as relate to the expenditures which they have conceived are not to be included in the "budget."

When brought face to face with a situation that threatened the city with bankruptcy a "pay-as-you-go-agreement" has been resorted to. This, however, cannot be more than a stop-gap. It cannot be taken as a substitute for planning. In fact, its very use has no measure interfered with planning. It has operated as a temporary deterrent by throwing an increased burden on taxpayers that will be hard for them to endure. Through this agreement the present taxpayer is

protect himself against public criticism. This leads to a consideration of methods of control the subject of the next and last of these articles.

Freight Rates.

Under the provisions of the Public Service Commission's Law, the Public Service Commission has taken action to intervene in the application now pending before the Interstate Commerce Commission from various New Jersey cities seeking special freight rates to those points through the adding to the lighterage cost for shipment to points within the City of New York. The Commission feels that as a body representing public services in the City of New York and as a rapid transit Commission spending millions of dollars in the construction of new rapid transit lines, particularly in Brooklyn and Queens, there should be no action taken by the Interstate Commerce Commission with respect to through freight rates which would interrupt the contemplated and expected development of industries in those two boroughs.

Interesting Exposition Exhibit.

Richey, Browne & Donald (Inc.), architectural iron and bronze workers, and manufacturers of the Browne window, 2101 Flushing avenue, Maspeth, were among the exhibitors at the Hotel Men's exposition at Grand Central Palace this week, at Booth No. 335. They exhibited the Browne window which attracted considerable attention.

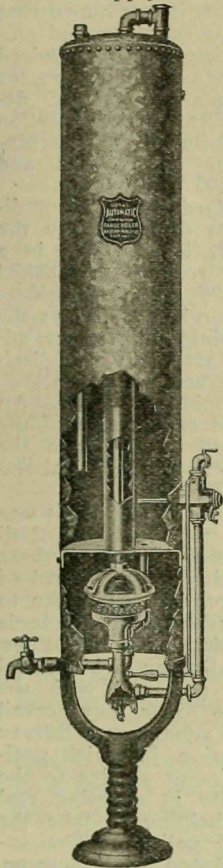
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Combination Boiler and Heater.

OPERATING with artificial or natural gas, a combination range boiler and water heater is now on the market which automatically furnishes a continuous supply of hot water at all times

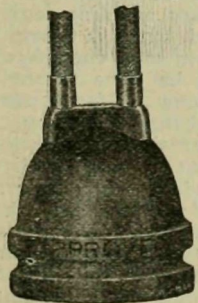


for homes, restaurants, barber shops and all places where hot water is required. The manufacturer states that the installation cost is low and that his product heats a maximum quantity of water with a minimum gas consumption, and it has the added advantage of automatic thermostatic control of the gas. The device has a constantly burning inner burner composed of four small jets, which furnish heat to keep the water hot for all ordinary demands. It is only when large quantities of hot water are drawn, that the large main burner is automatically turned on and ignited, and the main burner runs for only the few minutes required to again heat the water to the proper temperature, when it is automatically extinguished.

The economy of the operation, according to the manufacturer, is due to the fact that all the water in the boiler is maintained at practically the same temperature throughout, this condition being made possible by a patented spreader which keeps the water in constant rapid circulation. The heat plays both upon the spreader and upon the circulating pipe in the central heating flue which extends up the entire length of the boiler. The burners are entirely enclosed by the boiler shell, which is fitted with a large fire door opening directly upon them. The fire door brings the flame into the full view of the operator who is in a position to quickly tell whether or not the burner is properly adjusted. Immediately above the thermostatic valve is a single lever handle stop which shuts off the gas from the entire appliance.

Waterproof Lamp Sockets.

MOULDED weatherproof lamp sockets especially designed for use out of doors for street decorations, parks, and also in paper mills, breweries, laundries, tunnels, and other damp places, are a recent product. The sockets are claimed to be indestructible, and according to the manufacturer, will not break or crack. They are furnished with Code Standard rubber covered graded leads, six inches long.

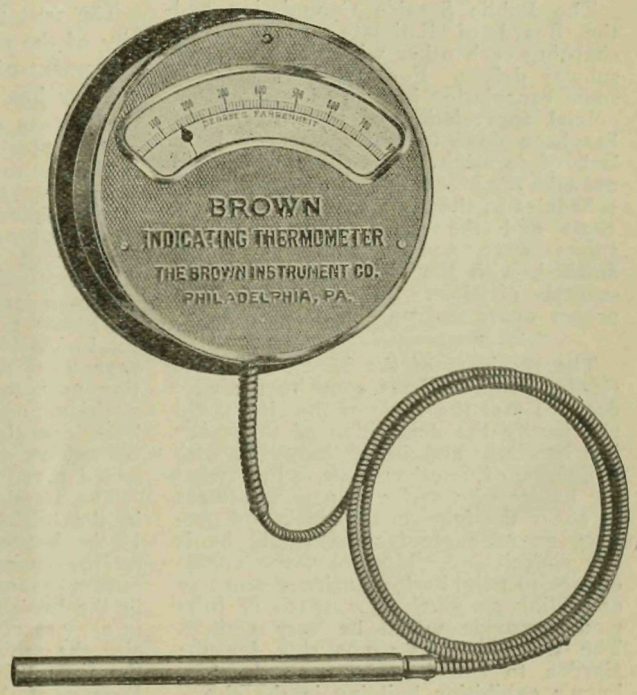


Recording Thermometers.

INDICATING and recording thermometers are being marketed which operate on the old principle of the expansion of gas or liquid with change in temperature. The recording thermometer illustrated on this page has a bulb of copper usually about ten inches long connected by a capillary tube to a helical expansive tube in a recording gauge. The bulb is filled with nitrogen gas under pressure high ranges, and with alcohol, for ranges below 200 degrees Fahrenheit. In accordance with the law of expansion of gases, the gas expands at a uniform ratio with increase in temperature. The recording thermometers are fitted with a flexible armored steel tube over the copper capillary tube and this tubing is stated to be so strong that it may be stepped on without injury. Where acids exist, the manufacturer supplies a special lead tube instead of the armored steel tube, and the bulb is coated with lead. Where bulbs require additional protection or must extend into ovens, retorts or flues, bulbs are furnished which provide protection with an additional steel tube. The standard instrument has an iron case with black enamel finish and nickel-plated ring, although polished brass or nickel-plated cases are also supplied where desired. Charts are supplied either 8 inches or 12 inches in diameter.

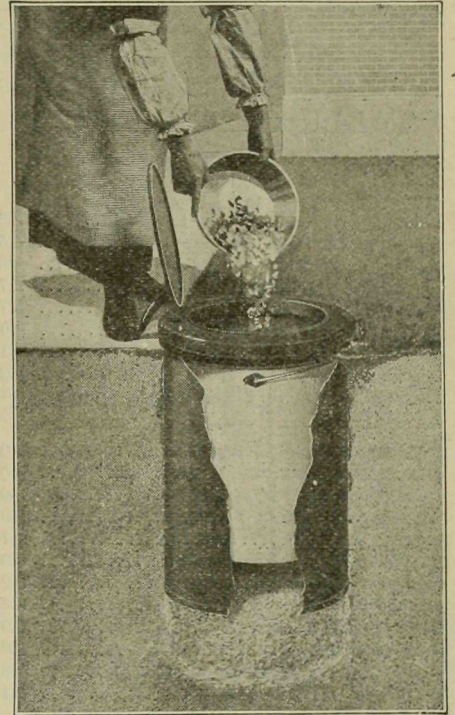
The clock mechanism is mounted on the plate before which the chart rotates, instead of to the case. This insures alignment of the clock and chart plate, which are a complete unit. Likewise, the helix and pointer are mounted in one unit. A pen release is supplied which automatically raises the pointer off the chart when the door is opened, and also automatically releases the pointer when the door is closed. This permits of readily changing the charts without the necessity of holding the pen aside with one hand while the chart is changed with the other. It has been stated that the recording thermometers operate on the principle of the expansion of gases or liquids with rise in temperature. The bulb of the thermometer is connected to the coiled helical tube in the recording instrument by means of a fine-bore capillary tube through which the gas passes freely. Nitrogen gas is forced into the bulb, capillary tubing and helix under several hundred pounds pressure and the connection is sealed.

With heating of the bulb, expansion of the gas takes place, and the gas pressure is increased. The gas passes through the capillary tubing to the helical tube, which expands due to the increased pressure. This helical tube is a more sensitive type of the well-known Bourdon spring used in steam gauges and is actuated by pressure in exactly the same manner. The capacity of the bulb is large compared with the capacity of the capillary tubing, so that changes in atmospheric temperature along the connecting tube will not affect the indications of the instrument.



Underground Garbage Receiver.

MANY advantages are claimed for an underground garbage receiver which was designed to eliminate the nuisances attendant upon garbage removal. The receiver can be buried in the back yard close to the kitchen door, and since it is buried in the ground, is not unsightly. Special sanitary conveniences are claimed to result, since no odors are admitted and the contents are kept safe from vermin and stray cats and dogs. The receiver comes in three sections, the iron



receptacle for the can, the galvanized can, and the cast iron top lid. The only work required for installation is the digging of a hole the size of the receptacle and the placing of the receptacle into the ground. The can is placed inside the receptacle and the top is put in place. The only exposed parts are the top and the door. When one wants to empty garbage the step is raised with a foot and pressed down. This top is chained to the shell in order to prevent its being carried off. When the can is filled, the garbage man takes off the iron top, lifts out the can, and empties it without trouble or extra work.

Shower Bath Curtains.

SHOWER bath curtains are being manufactured of a chemically treated duck which the manufacturer states is water repellant. It is also claimed that these curtains dry quickly and therefore do not mildew.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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TABLE OF CONTENTS

(Section One)

Results of City Budget Analyzed, Part Two; Dr. Frederick A. Cleveland.....	723
Sidewalk Perils in Residence Districts....	725
Nation Convention of Waterways.....	726
Legal Notes Affecting Realty.....	727
Coal Inquiry.....	727
Editorials.....	730
Query Department.....	731
Brooklyn Board of Brokers Elects Officers..	732
Another Theatre in Times Square Section..	741
Building Material Market.....	740
Classified Buyers' Guide.....	750
Current Building Operations.....	740
Departmental Rulings.....	749
Leases.....	737
New and Useful Appliances.....	729
Personal and Trade Notes.....	742
Private Sales of the Week.....	733
Real Estate Notes.....	739
Statistical Table of the Week.....	739
Trade and Technical Society Events.....	748
Wholesale Material Market.....	741

The purchase of the Hotel Claridge, formerly the Rector, by the proprietor of the Hotel McAlpin, which is about to be enlarged, further testifies to the business prosperity prevailing in the hotel trade, and apparently justifies the new projects in the same line which the Pennsylvania and the New York Central railroads and other interests are putting through.

Brooklyn builders have evidently concluded that business must proceed, if at all, on the basis of current prices for labor and materials, as there is no prospect of a lower cost level. Plans for new construction are now coming out rapidly, and the record of filings is running ahead of last year's, which was considered a normal record in Brooklyn. Plans for new apartments are more numerous than they were in the summer and spring.

The Public Service Commission and the Board of Estimate are mutually charging each other with the blame for subway delays. For taxpayers there is some consolation in this, as it shows an official appreciation of the injury that has been done to realty interests by a lack of foresight somewhere which did not take the precaution of preparing time schedules to show the sequence of operations and the dates when the contracts were to be commenced and finished, with the object of having the several divisions fully completed in proper order and on time.

The receivers of the Madison Square Garden property have come to the wise decision that the value of the site would not justify the demolition of the existing building and its replacement with buildings of another type. Just what the nature of a series of new structures to cover the four-square block and produce an adequate income would be is not conceivable. Moreover, the consequence to neighboring business property of adding so much new space as lofts would provide would be very serious. The time is clearly not ripe for the Garden to end its career as the best known exhibition building in the city.

Bronx Industrial Development.

The problem of making the Borough of the Bronx an industrial center much greater than it now is depends upon the improvement of its waterways more than upon any other one factor. The "modernization" of the waterways would perhaps be a better term with which to describe the thing needful. On two fronts the borough has rivers of ample depth, the East River and the North River, but the series of watercourses, artificial and natural, which connect them on the third or southern front (the Harlem River, the Ship Canal and the Bronx Kills), while they may have been suitable for a small local commerce in a past generation, are absolutely inadequate for the service which a navigable channel is expected to render to a great city situated upon its banks.

Until vessels of 2,500 tonnage or more can pass from the North to the East River and the Sound without going around the Battery and through Hell Gate, the Harlem, with its tributaries, will be performing but a tithe of the service for the North Side of Greater New York that it could be made to do—it will not be performing the part of a deep waterway which it pretends to be—and the Bronx will not be getting its share of the interstate and local commerce to which it is entitled as a part of the Port of New York.

At the last convention of the New York State Waterways Association this shortcoming in the harbor plan, this injustice to a great civic center, was made plain by a representative of the Bronx Board of Trade. High Bridge, with its stone piers only 44 feet apart, set in the middle of the river, is an antiquated construction as a viaduct in these times. The Ship Canal, with its tortuous bends, and the Kills passage, with its jagged rocks, present impossibilities for commerce where there should be one free and continuous deepwater channel constituting a link in the chain of waterways between the Great Lakes, the Hudson, the Sound and the Atlantic Ocean.

With the Ship Canal straightened, the Harlem River and the Bronx Kills cleared of obstructions and deepened, a world commerce would be seeking terminals along the shores of the Bronx, as it does on the shores of the other boroughs. But more particularly these improvements would make the Bronx littoral the principal centre of local commerce, with landing places for river and Sound steamboats and public market places for the State and the municipality, as well as eventually a marginal industrial railroad in connection with wharves and warehouses for the oversea trade—a maritime development for which that part of the city is singularly fitted and to which it is fairly entitled.

Standardizing Public Employments.

The first practical application to this city of the most recent and positive development of civil service reform in this country has, according to the report of the Bureau of Standards, cost the City of New York a sum equal to an increase in the tax rate of nearly 1½ points.

In effect the reform has consisted in standardizing rates of pay with the stated purpose of correcting an inequality of conditions under which officials and employees have been serving the municipal government. The salaries of 18,488 persons have been raised a total of \$1,147,180, but no salary has this year been reduced by the standardization process, and so far as known, no position under the city government has been canceled. Apparently, the salary reductions made in last year's budget ended that phase of the reform.

The standardization movement is still in the initial stage of its development. In the future it will no doubt express itself in ways more to the liking of taxpayers—possibly in large net economies, in the banishment of the spoilsman and in a more efficient civil service. In this city the movement had its inception in the year 1910, at the suggestion of the Bureau of Municipal Research, in the

appointment by the Board of Estimate of a committee on the standardization of salaries, under the belief that constant pressure was being brought upon public officers to give positions to political dependents and to create and fill as many positions as the Board of Estimate would countenance.

Little progress was made until the appointment in April, 1914, of the Bureau of Standards, as a permanent staff agency of the Board of Estimate, which then obtained the co-operation of the Bureau of Municipal Research, a privately endowed agency, which believed that if standardization should be properly applied it would work for the benefit of both the city and its employees; and if not properly applied it would, like many other "reform" measures, be used as a new instrument of torture. By promoting the welfare and encouraging the loyalty of the great army of men and women on the civil list it was hoped that their co-operation for economy and efficiency would be enlisted. Five hundred thousand men, women and children, or one-tenth of the population, are dependent for their bread and butter on the \$100,000,000 distributed by the municipality each year as salaries and wages to about 90,000 employees.

The plan of standardization of conditions of employment developed by the Bureau of Standards is set forth in a voluminous report recently published under the title of "Standard Specifications for Personal Services." It lays the foundation for appointments, salary advances, promotions, transfers and discipline, for retirement and pension allowances and for developing efficiency. An extended history and explanation of the whole movement will be found in the magazine of the Bureau of Municipal Research for August, 1916.

The policy of cutting salaries that was adopted in 1915 by the Board of Estimate having now been abandoned, there may be less opposition in the Board of Estimate and the Board of Aldermen to a continuance of the Bureau of Standards under that designation or some other. The influence of the Bureau of Municipal Research, which is powerful with the Mayor and the Comptroller, may prevail to continue the staff agency as a Bureau of Budget Investigation, in which position it could be of great service to the taxpayers of the city in effecting real economies, and in helping to take the civil service out of politics. The co-operation of the Board of Aldermen, necessary to any plan which has for its purpose the standardization of salaries, has apparently been secured, and the system of standardization will no doubt be sealed by administrative law.

If the new movement eventually expresses itself in a reorganization of the machinery of municipal government and its management and in the adoption of business-like methods of budget-making, accounting and administration, the tax-paying public may come to feel that the policy of "standardization" is worth what it is costing.

Public Markets and Realty.

The revelations from a number of official investigations into the cause of the crisis in food prices (which has raised the cost of living thirty per cent. in this city within the brief period of a year), have determined Mayor Mitchell to again appeal to the State Legislature for relief in the form of authority to establish a terminal market system here. Twice in previous years enabling legislation has been refused, but it is thought that the State has now seen enough of the injustice that can be done through speculative combinations in farm products to induce it to change its policy.

A bill now in preparation has for its object the carrying out a plan for disposing of food products to dealers through the medium of auctions under the auspices of a new department of markets charged with the duty of getting fair play for all concerned—producer, dealer and consumer, and ending the present system of cornering supplies in cold-storage warehouses, restricting pur-

chases from the farmers, and extorting high prices from retailers.

The accusing finger points to the speculative middle men, not to the dealers, who from all accounts suffer with the public, often to the extent of being forced out of business. Under all the circumstances, as they have become known to the public, the efforts of the city administration to open terminal markets and break up the conspiracy among commission men are well entitled to the support of local property interests which they have received. A better system of food distribution would mean not merely more terminal markets, but more business and civic centers, more stores and tenants, and better rentals for property in the favored neighborhoods.

Downtown Apartments.

Editor of the RECORD AND GUIDE:

In your issue of November 18 you express surprise that real estate and building interests have not recognized and have not responded to the desire of business men for decent apartment houses in the downtown section of New York, particularly in the Washington Square and old Chelsea sections.

The answer is simple, and because of the simplicity of the answer few have ventured to give it. The high prices at which land was held in these neighborhoods in the years of the city's development northwardly to Washington Heights and the Bronx, and eastwardly to Brooklyn, made any improvement impossible.

It is only in recent years that the grip of old-time owners has been broken through a poor market and increased taxation. Land in Washington Square, Greenwich Village and Chelsea is now on the market at a price which makes it profitable for builders to construct the kind of houses suitable for the business man's home.

WILLIAM LUSTGARTEN.

Brooklyn's Dwelling-House Problem.

Editor of the RECORD AND GUIDE:

As regards the movement towards a modification of the Tenement House Law which would permit of the remodeling and adapting of existing 3 and 4-story and basement dwelling houses for use as three-family apartment houses, there are a great many arguments in favor of the proposition, and, from a real estate owner's standpoint, practically no convincing arguments in opposition.

The Borough of Brooklyn consists very largely of houses of this type, most of which were constructed originally for one-family use. Before the enactment of the Tenement House Law many of these houses were used for two and three small families, and this condition applied to both good resident sections and tenement sections. In many cases the houses were either owned by one of the occupants, or leased by one tenant and sub-let to others, and this condition insured the proper upkeep of the house and excellent sanitary conditions.

This type of house, by reason of its comparatively short depth, ranging from 40 to 50 feet, provides practically direct light and air to all rooms without the necessity of shafts and compares favorably as to sanitary advantages with any type of apartment built under the present laws.

In recent years, economic conditions and other reasons have developed a tendency toward the occupancy of small apartments, and the problem of obtaining tenants for the old fashioned type of dwelling has been very difficult. Many houses of this type are now vacant, which for a very moderate expense could be converted into extremely desirable small apartments and would be readily rentable.

The assessed valuation on many of these properties has been reduced to some extent, but is still in most cases considerably in excess of the salable value of the property under present conditions.

The elimination of the three-family house from the provisions of the Tenement House Law would inure to the benefit of the owner, who would receive an income from what is at present an unprofitable investment; to the tenants, who would have a larger selection of apartments at a moderate rental, and to the city, which would be able to maintain its present assessed valuation on these properties. It would also furnish a very desirable investment for many home-seekers of moderate means who cannot afford to own and occupy a large one-family house.

It has been suggested that such a change in the Tenement House Law would be unfair, and to the disadvantage of owners of existing apartment houses built under the present law. We do not believe that these houses would suffer to any large extent from the competition of the remodeled houses, although it might affect to some extent new construction of apartment buildings in the outlying sections. The existing condition has undoubtedly been unfair to the owners of the old 3-story and basement houses, and we believe the entire community would be benefited by a change which would permit of the use of these houses for three families under proper conditions.

We think that much of the opposition to this plan has developed from other sections of New York City, where conditions are totally different from the local conditions in this borough. Before consolidation, Brooklyn was known as the "City of Homes," in recognition of the large preponderance of buildings of the private dwelling type, and we believe that this local condition should be taken into consideration.

JOHN R. RYON,

Hard on Small Storekeepers.

Editor of the RECORD AND GUIDE:

I heartily agree with the plan for the modification of the apartment house law that will permit of the modernization of the three and four-story apartments.

I am very glad to give my views along these lines for the reason that we are confronted with the three-story private house proposition daily. It is not only the altering of the three-story private houses into three-family houses, but the two-story apartment and store building is also important.

In order to escape the tenement house inspections, the builders are erecting the three-story building with two apartments and a store on the ground floor without living-rooms in the rear. Under the present conditions a small storekeeper is affected for the reason that he cannot afford to go outside and rent apartments in addition to his place of business.

The law distinctly states that if rooms are occupied for dwelling purposes in the rear of these stores, they come under the head of the Tenement House Department, and the owner is then compelled to comply with the rules of the department at an additional cost of many hundred dollars, which does not benefit, directly or indirectly, the occupant of the first floor.

Under this change the department requires, in the first place, fire-escapes. Why not require them before the builder completes his operation, as they benefit only the second and third floors? Does the tenant on the first floor increase the hazards and can he, in case of fire, use the so-called improvements which are required by this department?

I represent many owners who are in this predicament, owning three-story houses and two-story store and dwellings, and it is utterly impossible to keep the buildings completely rented.

I would be very glad to see our civic bodies take up this question and I only hope that, with the aid of your paper, "The Record and Guide," that this modification can be taken care of at once.

J. E. HENRY.

—The City of New York owns 127 miles of its waterfront, or about 22 per cent.

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. 165.—(1) What functions devolved upon the Board of Standards and Appeals on May 10, 1916, when the Lockwood-Elfenbogen bill was passed? (2) What functions devolved upon it on July 1st? (3) What functions devolve upon it on October 1st?

C. M.

Answer No. 165.—(1) Since May 10, 1916, the Board of Standards and Appeals has had power to test materials; to make investigations concerning all matters relating to enforcement of the Building Code and rules made under existing laws; to make, amend and repeal rules relative to any matter affecting buildings under the jurisdiction of the Superintendent of Buildings or the Fire Commissioner; to make, amend and repeal rules relative to factories in the City of New York, affecting construction, alteration, plumbing and drainage, elevators, fire escapes, means of exit and fire alarm systems. Rules formulated under these powers, however, would not become effective until October 1st.

(2) Since July 1st, this Board has the power to hear and grant petitions for variations of requirements of the Labor Law affecting factories in the City of New York so far as relates to construction, alteration, plumbing and drainage, elevators, fire escapes, means of exit and fire alarm systems.

(3) After October 1st, the Board of Appeals may hear appeals from any order, requirement, decision or determination made by a Superintendent of Buildings, the Fire Commissioner, or the Department of Labor, and may hear appeals under the Building Zone Resolution.

Question No. 166.—The Lockwood-Elfenbogen Bill, Section 774, as amended, seems to divest the Fire Commissioner of the discretionary power heretofore residing in him. Is this interpretation right and is his right to issue orders confined to definite rules and regulations of the Building Code, Labor Law and Board of Standards and Appeals?

F. B.

Answer No. 166.—The Fire Commissioner's discretionary powers are curtailed to the extent that he shall not vary from, proceed or issue any order contrary to the Labor Law and Building Code, a rule, regulation or decision of the Board of Standards and Appeals or the Board of Appeals.

Troubles of British Builders.

At the half-yearly meeting of the National Federation of Building Trades Employers of Great Britain and Ireland, it was unanimously resolved that the "Board of Trade be petitioned to seriously consider the inflated prices of all building materials, with hopes that his Majesty's government will take steps to remedy this hardship."

Considerable time was devoted at this meeting to the discussion of the condition of the apprentices in the building trade whose time and service had been disturbed by the war. It was pointed out that difficulty would be encountered at the end of the war when young men came back who were too old to be apprentices and were not sufficiently skilled to be journeymen. It was suggested that the trade unions should be consulted as to a readjustment of their rules regarding the age of apprentices, so that men returning from the front who might be willing to become apprentices might not be prevented from so doing on account of their age.

REAL ESTATE NEWS OF THE WEEK

Outstanding Feature of Market is Demand for Residential Properties—Deal in Financial District

INTEREST continued to be manifested along practically the same lines that have characterized trading within recent weeks. The outstanding feature of the market was the steady demand for high-class residential properties, either in an improved state or in the form of building sites adaptable for such improvement. In the Lenox Hill section, which has been witnessing special activity in this line, more deals were effected which will result in the addition of several more prominent New Yorkers to the already exclusive colony of residents in that section of the city.

Several large deals involving a million dollars or more were also consummated, concerning properties of different character. In the financial district a tall office building was acquired by a large banking firm to be used in part for its own occupancy, and in the Times Square section a big hotel passed into the hands of interests which have been identified with its operation.

The market in general was fairly active, and a number of small properties of mixed character found buyers. No particular section contributed more than the usual quota of sales, and there was no tendency shown for concerted buying of any kind. Progressing subway con-

struction which will open up vast new territories for residential and business improvement, has not as yet been responsible for buying activity of any consequence in the areas to be affected, but so many explanations may be offered in accounting for this situation, that real estate brokers have not lost their optimism. Among the contributing factors which many believe are responsible for the slowness of these sections to respond, has been the rapidly rising cost of building materials which is acting as a deterrent to the small home builder; the absorption of considerable capital in other fields of investment, and the desire of a great many people to wait until the lines are actually in operation.

The leasing situation continued to be strong, with a tendency for a greater demand than the existing supply. Brokers handling commercial property state that the present supply of rentable area is far below the demand, and that space meeting modern requirements in many sections of the city is almost at a premium. Property owners are reaping the benefit of this condition, and it is becoming more apparent each week that the year will be a banner one for landlords. This situation is exemplified in the fact that practically all of the new commercial buildings erected within the last year have met with uniform success and even those buildings now in course of construction are being rented rapidly, although possession will not be possible for some months.

Considerable interest in the auction market centered this week in the offering at the stand of Joseph P. Day, of the holdings of the estate of Daniel E. Seybel, for many years a member of the law firm of Fettretch, Silkman & Seybel. The properties were mainly in the Dyckman section of the Borough of the Bronx and Westchester County. Among the buyers were Julian England, who paid \$3,700 for the vacant plot at 1334-1336 Webster avenue; J. T. Crater, who bid \$21,500 for the four-story flat at 729 Eagle avenue; Emma C. Doran, who acquired the four-story tenement at 1680 Avenue A, near 88th street, for \$10,000, and A. Y. McFarland, who paid \$28,800 for the vacant plot at the northwest corner of South Broadway and Valentine Lane, in Yonkers, measuring 141.10x116.6 feet. The sale was well attended and the bidding was spirited, although the general impression was that the prices obtained were low.

Another interesting sale scheduled for the coming week will be conducted by Bryan L. Kennelly, who will sell at absolute auction, on Tuesday, at 189 Montague street, Brooklyn, the properties of the Consumers Brewing Company of Brooklyn, now in process of liquidation. Included among the holdings to be offered are a large number of Brooklyn and Long Island properties of various kinds, both improved and unimproved.

Passing of the Horse Car.

In asking for an extension of time to obtain the necessary new storage battery cars, the New York Railways Company has given the Public Service Commission an assurance that the last horse car will be removed from Manhattan Island by April 1, 1917. The only line in New York on which horse cars now regularly operate is the Madison street and Avenue C line, a part of the route of which lies in Chambers street. The company and the Commission had hoped that all horse cars might be out of New York City streets by November 15, but delays in the car shops have prevented it. The first of the new storage battery cars which are to replace the horse-drawn cars is to be placed in operation late in November. Beginning shortly thereafter the new cars will be delivered at the rate of three to five per week, and as they are placed in service the horse-drawn cars will be taken off.

Brooklyn Board Elects Officers.

William P. Rae was elected president of the Brooklyn Board of Real Estate Prokers, at the annual meeting of that



WILLIAM P. RAE.

organization, held on Tuesday night in the Clarendon Hotel. Mr. Rae has been active in the affairs of the Real Estate Board for many years. The William P. Rae Company, of which he is president, was incorporated in 1890 to transact a general real estate business, and also act as auctioneers in the Real Estate Exchange. Mr. Rae himself has been in business in Brooklyn since 1879. Other officers elected to serve one-year terms were as follows: Vice-president, William T. Lynch, who has been chairman of the Press Committee; Isaac Cortelyou, secretary, and George H. Gray, re-elected treasurer. The new Board of Directors whose terms will expire in 1919 are William R. Burling, George E. Lovett, George H. Gray, Charles D. Rehrens and Frank A. Seaver. The election followed the transaction of the regular business of the Board, which included the reports from the chairmen of the various committees who have directed the affairs of the organization for the past year. The reports concerned practically every phase of the real estate situation in the borough and included the discussion of real estate legislation, taxation, assessments, inspections, the budget, and the three-family house agitation. Brief addresses were made to the members by Robert A. Wright, the retiring president; Charles O'Malley, real estate expert of the Finance Department; William G. Morrissey, James L. Brumley, Charles E. Partridge and George S. Horton.

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To Foreclose Downtown Skyscraper.

Foreclosure proceedings have been instituted against the Postal Life Building at the southwest corner of Nassau and Liberty streets, a fourteen-story office building with a frontage of 79.6 feet in Nassau street, and 111 feet in Liberty street. William M. McCarthy has been appointed receiver of rents. The mortgage of \$750,000, which is being foreclosed, is held by the Postal Life Insurance Company. The suit has been instituted against the Croyden Corporation, which took title some months ago from Clarence Payne, who had previously taken it in part payment for the new Postal Life Building erected on the site of the old Wilson home at the southeast corner of Fifth avenue and 43d street.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 33, as against 27 last week and 19 a year ago.

The number of sales south of 59th street was 13, as compared with 8 last week and 7 a year ago.

The sales north of 59th street aggregated 20, as compared with 19 last week and 12 a year ago.

From the Bronx 11 sales at private contract were reported, as against 17 last week and 11 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 739 of this issue.

Buys \$1,000,000 Bank Building.

The banking firm of Andrews & Company of New York and Chicago, has purchased through the Charles F. Noyes Company, the twelve-story building at 27-29 Pine street, on a plot 50x94.8 feet, built several years ago by Kuhn, Loeb & Company, who occupied the lower floors until their removal to their present building at William and Pine streets. The property was sold by the 27 Pine Street Company, C. C. Marshall, president, who acquired it from these interests some years ago. The new owners will occupy the ground floor and basement, which are thoroughly equipped with banking facilities including burglar-proof vaults. It is understood that the property has been held at \$1,000,000. The property abuts the Assay office and the Gallatin National Bank.

Big West Side Trade.

George Finck has purchased from David Zipkin the vacant plot in the south side of 181st street, between Haven and Northern avenues, with a frontage of 215 feet in the street, 159.9 feet on Northern avenue, and 122 feet on Haven avenue. In exchange the seller took the five-story apartment house at 517-519 West 159 street, on a plot 50x99.11 feet, between Broadway and Amsterdam avenue; the vacant plot, 50x100 feet, in the north side of West 164th street, 130 feet west of Edgecombe avenue, and the four dwellings at 110-116 East 127th street, on a plot 68x99.11 feet, between Park and Lexington avenues. The deal involved about \$250,000. The 159th street apartment house was later resold to Michael Retzker, and the 127th street and 164th street properties sold to the Reliant Leasing Company, of which Mr. Retzker is president. Charles Goldberg was the broker in the transactions.

Sale and Re-Sale in Pearl Street.

Charles F. Noyes Company sold for the estate of Morris Goldstein the five-story building at 295½ Pearl street, on lot 17.5x100.2. The property was immediately resold to James J. Moore, who gave in part payment 166 Front street, a five-story building, 17x74. For Mr. Moore, the Noyes Company obtained a \$14,000 mortgage on the Pearl street property for five years at 4 per cent. The deal, including the re-sale, involved about \$90,000. Attorneys representing the various interests were Stoddard & Mark, Ascher & Goldstein, Benno Lewinson and Henry Sillcocks.

Borrowers

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To Build 25-Foot Hotel.

Julius and Edwin Bendheim have purchased from Mary G. Dean, through Pease & Elliman, 133 West 79th street, a four-story dwelling on lot 25x100 feet between Columbus and Amsterdam avenues. On this site the purchasers plan to erect a tall apartment hotel, twelve stories in height, to contain small house-keeping suites. Similar structure have been erected by Edward W. Browning in West 72d and 73d streets, and Mr. Browning also contemplates building another in West 71st street.

Lessee Buys Hotel Claridge.

The Hotel Claridge, formerly the Hotel Rector, at the southeast corner of Broadway and 44th street, has passed into the hands of Lucius M. Boomer and others, who have acquired the interests of the Thompson-Starrett Company and V. H. Burnham & Company of Chicago. The Claridge is thirteen stories high, and stands on a plot 102.3 feet on Broadway,

and 131.3 feet in 44th street. Mr. Boomer has been occupying the property for some time as lessee. The immediate corner, 25.2x70 feet, is a leasehold owned by the Estate of Henry Schwarzwald, while the remainder of the plot is a fee. The property was sold at foreclosure in 1914 on a bid of \$1,705,506, and title was subsequently taken by the Claridge Company, representing the interests of the Thompson-Starrett Company. The property is assessed by the city at \$3,625,000, of which \$1,355,000 represents land value.

More Deals For Dwellings.

Thomas W. Lamont, of J. P. Morgan & Company, will build a new home on Lenox Hill as the result of his acquisition this week of the three dwellings at 105-107-109 East 70th street, comprising a plot 63x100.5 feet. The property was acquired in part from Augustus D. Paine, Jr., who bought it recently through Douglas L. Elliman & Company, also as a building site. Mr. Paine subsequently

exchanged his holdings at this point with Mr. Lamont for property purchased by the latter last week at 31 East 69th street and 40 East 70th street, running through the block. Mr. Paine will build a dwelling on this plot from plans by C. P. H. Gilbert, architect. Walker & Gillette, who will draw the plans for Mr. Lamont's new residence, have arranged an interesting layout. The dwelling will cover the easterly 45 feet, and the remainder of the plot, it is understood, will be devoted to garden purposes, which will serve both Mr. Lamont and Gerrish H. Milliken, who also plans to erect a costly dwelling at the adjoining corner of Park avenue.

Manhattan.

South—of 59th Street.

ALBANY ST.—Wm. A. White & Sons sold for the Fenlo Realty Co (Bing & Bing) to the Bleeker Exporting and Trading Co., 22 Albany st, a 4-sty building, 18x50. The property was purchased through the same brokers by the sellers last May from the Seamen's Bank for Savings.

SHERIFF ST.—Morris Halpern sold to Abram Gersten 66 and 68 Sheriff st, a 5-sty tenement, plot 40x75. The buyer gave in exchange 281 East 4th st, a 3-sty tenement, lot 24.10x96. Schifter & Jacobs were the brokers.

SPRING ST.—William H. Archibald has sold for a client the tenement at the southwest corner of Spring and Thompson sts, on lot 25x57. The purchaser, who is in business in the neighborhood, contemplates improving the property.

31ST ST.—The Janety Realty Co. (Samuel Wacht) has resold 302 East 31st st, a 3-sty dwelling, on lot 18x74, just east of 2d av, acquired recently in exchange for the apartment house at 526-28 West 138th st.

45TH ST.—Douglas Robinson, Charles S. Brown Co. sold for the estate of Hannah E. Barnes the 5-sty building, 20x100.5, at 12 East 45th st. The buyer is Arthur S. Vernay, dealer in antique furniture, a tenant in the building adjoining, at No. 10. Mr. Vernay recently purchased the latter building, and now controls a frontage of 45 ft.

54TH ST.—William B. May & Co. have sold for cash the 5-sty residence at 35 West 54th st for Mrs. Anna O'Neill Thomas to F. S. Crosley, who will occupy the premises. This is one of the modern houses in the so-called "Rockefeller Block," and has been held for sale at about \$160,000.

PARK ROW.—Daniel H. Jackson resold to Joseph J. Silver 223 Park Row, through to 60 New Bowery, a 3-sty taxpayer, on a plot 23x101x39.10. I. Silverman was the broker. Mr. Jackson bought this property from Robert Kommell about two weeks ago.

10TH AV.—The John P. Peel Co. sold for Albert Appell, the 4-sty business building at 157 10th av to B. Boley for occupancy.

North—of 59th Street.

ACADEMY ST.—Frederick Brown has purchased from the Hudson Investing Co., Fred F. French, president, 682, 684 and 686 Academy st, three 5-sty apartments, each on a plot 50x150. The property, which is located 225 ft. west of Broadway, was held at \$150,000. Arnold, Byrne & Baumann negotiated the sale.

ARDEN ST.—J. C. Hough & Co. sold for the Bromberg Realty Co., Bernard B. Bromberg, president, to Frederick Brown the 5-sty flat 25 Arden st, 27x110. Mr. Brown gave in part payment five lots at Valley Stream, L. I.

60TH ST.—Joseph P. Day resold for a client to Sigmund Kaufman, 233 West 60th st, a 4-sty tenement, lot 25x100.5. The property was bid in at auction last Thursday for \$8,000.

63D ST.—E. K. Van Winkle sold for the estate of Patrick McMorrow the 3-sty dwelling 170 East 63d st to a client, who was represented by Appleton, Perrin & Hoyt, attorneys.

72D ST.—Alfred Nathan is reported to have sold his residence at 36 East 72d st, a 4-sty house, on lot 21x102.2. The property, which is assessed by the city at \$60,000, abuts St. James's Church at the northeast corner of Madison av and 71st st.

122D ST.—The Lopard Building Corporation has bought from Benjamin Levy 160 East 122d st, a 2-sty dwelling, on lot 17.4x67.2, east of Lexington av.

127TH ST.—Barnett & Co. have sold for the estate of Jessica Belden 27 West 127th st, a 3-sty dwelling, on lot 18.9x99.11. The Belden family had owned the property for more than a quarter of a century. The adjoining house at 25 is the home of Frank Moss.

HAVEN AV.—Charles S. Kohler has sold for Frederick Brown 79 Haven av, a 5-sty apartment house, on plot 56x100x irreg., and also the 5-sty house at the southwest corner of Teller av and 166th st. The purchaser is Amalia A. Dilg, who gave in part payment the two new 5-sty houses, each on plot 56.6x104.9, at 1636 and 1640 University av, recently built by James F. Meehan. The entire transaction involved about \$275,000.

HAVEN AV.—The Filrose Construction Co. sold to the Nason Realty Co. 100 Haven av, a 5-sty apartment house, 100x135, opposite 171st st. This property is arranged for 35 families and is fully occupied. The property was held at \$145,000. W. J. Fleming was the broker.

MADISON AV.—Barnett & Co. have sold for John A. Tackaberry 1921 Madison av, a 4-sty dwelling, on lot 20.5x85, to the Hospital for Deformities and Joint Diseases, which owns adjoining realty.

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PARK AV.—Sutton & Benjamin have sold for the estate of Annie A. Moran, the "Sonora," an 8-sty apartment house at the southwest corner of Park av and 73d st. The house has a frontage on Park av of 102 ft. and 33 ft. in the st.

3D AV.—Douglas Robinson, Charles S. Brown Co. have sold for all cash for Dora Block, Hester Sylvester, Julia J. Steindler, Rachel Mayer and Deborah Herrman to Isidor Kempner, real estate operator, the 5-sty tenements with stores at 2102, 2104 and 2106 3d av, on plot 47.8x10. The property is assessed for taxation at \$57,000. Mr. Kempner owns considerable property in the vicinity, and has evinced his confidence in the location and the future enhancement due to the coming opening of the Lexington av subway by his recent purchase.

Bronx.

157TH ST.—Harry H. Cohen has resold for Mrs. Anna Jones 427 East 157th st, a 5-sty tenement, on plot 50x100, which she acquired recently from the Benenson Realty Company. In exchange the new owner, John Uhden, gave the 2-sty residence, with garage, at 1693 Clay av, on plot 38x95; also 533 East 93d st, a 5-sty tenement, on lot 25x100.8.

AMUNDSON AV.—Joseph A. Wasserman has sold for the Wilson Bryant Co. the vacant plot on Amundson av, 50x142, running through to Duryea av, 450 ft. south of 233d st, to the L. A. Building Co.

FRANKLIN AV.—Dr. Herbert C. Chase has sold 1390 Franklin av, a 5-sty new-law flat, on plot 34.5x100, adjoining the northeast corner of Jefferson pl.

MARION AV.—C. A. Holmes bought, through Frederick C. Franke, the 5-sty apartment house, 90.6x34, at the northeast corner of Marion av and 193d st, and gave in part payment an estate at Kensington, Great Neck, L. I.

PARK AV.—Nicholas Lopard has sold for the Harrington Building Co. 3140 Park av, a 3-sty house, on plot 56x104, to the Lopard Building Corporation.

ST. ANNS AV.—Samuel Cowen Agency sold for L. David 284 St. Anns av, a 5-sty apartment house, on plot 27x100.

VYSE AV.—Joseph A. Wasserman has sold for August Schuessler 1522 Vyse av, northeast corner of 142d st, a 5-sty new law apartment house, on plot 50x100, to Wilson Bryant Co. The broker reports that it was a cash transaction.

WASHINGTON AV.—Clement H. Smith sold for the Majilton estate the dwelling, 21x100, at 1846 Washington av.

WHITLOCK AV.—Harry H. Cohen sold for the Tully Construction Co., Michael Tully, president, 945 Whitlock av, a 5-sty apartment house, on plot 40x100, adjoining the northwest corner of Barretto st.

3D AV.—John A. Steinmetz sold for Herman L. Schleif 3619 3d av, a 2-sty dwelling, 25x103, to Frederick K. Flechtner, who gave in exchange 920 East 179th st.

Brooklyn.

55TH ST.—Bulkley & Horton Co. sold for the estate of Henry Heik the store property at the southwest corner of 55th st and 3d av.

59TH ST.—Martin A. Ansbros sold the 2-fam. house at 618 59th st for Clara M. Keck-eissen.

71ST ST, ETC.—O. E. Larson sold dwellings for H. J. Wolfe at 852 71st st; for J. L. Craig 754 54th st; for J. H. O'Rourke 822 57th st; for City and Suburban Homes Co. lot (20x100) in the south side of 55th st, near 8th av; for the Ridgewood Successors 5422 7th av; for E. Olsen 631 55th st; for C. Aronson 720 57th st; for the Ridgewood Successors 5416 7th av; for A. Entenman the northwest corner of 74th st and 6th av, and for H. Pedersen 754 55th st.

71ST ST.—Frank A. Seaver & Co. has sold the 2-family brick house at 270 71st st for Lester Vail.

78TH ST.—Louis Stern sold for Mrs. M. Foster 1350 78th st, a 2-fam. dwelling, plot 50x100, in the south side of 78th st, between 14th and 15th avs, for M. Thomas to Charles M. Raymond, who will erect two 2-sty dwellings with garages.

PATCHEN AV.—Henry P. Cain has sold 103 Patchen av, a 2-sty dwelling for Theodore F. Godbold of Chicago.

ST. NICHOLAS AV.—R. A. Schlesing sold for Matilda Mittengievi to Julius Penziner and Fannie Orlov the 3-sty building 179 St. Nicholas av.

3D AV.—H. O. Harris sold the plot 80x100 on west side of 3d av, 29.4 south of 80th st, for Rebecca Bluestone.

Queens.

ASTORIA.—The Mathews Building Co. sold at Astoria, Queens, four of their model flats, 559, 563, 565 and 569 Grand av, to Josephine Rau; also 573 Grand av to Mary Selez and one at the southeast corner of Grand and 11th avs to Anton Weinar.

Nearby Cities.

NEWARK, N. J.—Louis Schlesinger, Inc., sold the 3-sty brick dwelling at 247 6th av, for the estate of Samuel Chadwick to Walter L. Price, who purchased it for residence.

NEWARK, N. J.—Feist & Feist (Inc.) have sold for the Sarah Patson Agar estate to the Meccam Co., a large tract of land on Schuyler av, in the Arlington section of Kearny, covering approximately 18 acres.

NEWARK, N. J.—Feist & Feist sold for S. P. Scheeter to J. D. Abruzzi the property at 130 Bank st.

EAST NORWICH, CONN.—Pease & Elliman sold for Francis L. Hine the Seaman farm, overlooking the Sound, to Frank C. B. Page, vice-president of E. W. Bliss Co., who also has acquired a few acres of the Mitchell farm, adjoining. It is opposite the estates of Sterling Postley and Guernsey Curran.

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LEASES.

Fifth Avenue Firm Moves.

E. Gimpel & Wildenstein, the dealers in old paintings and works of art, now at 636 Fifth avenue, have leased for a long term 647 Fifth avenue, from William K. Vanderbilt. The Cruikshank Company was the broker in the transaction. The tenants will occupy the entire building for their own business. They have galleries in Paris, and this building will be their American headquarters. In addition to paintings and works of art, they will carry on a business in antique furniture. The adjoining building on the north, at the corner of 52d street, was recently leased to Cartier, jeweler, also of Paris, as reported in last week's Record and Guide.

\$500,000 Garage Lease.

J. Arthur Fischer and Marc Loewenthal have leased for the New York Cab Company to Popper & Kraus the four-story garage building at 252-262 West 40th street, known as the International Garage. The building covers a plot 122.6 x 100 feet. The lessees have taken it for a term of twenty-one years at a rental aggregating about \$500,000. They will make extensive alterations.

Lease In Old Drygoods District.

The Rigby Waterproof Finishing Company, R. G. Paul, has leased for a long term from Vincent Astor through L. Tanenbaum, Strauss & Company, the entire store and basement containing about 40,000 square feet in the building, at the southwest corner of Sixth avenue and 19th street. This is a part of the space formerly occupied by B. Altman & Company, and later by the J. B. Greenhut Company.

Manhattan.

LEON S. ALTMAYER has leased for Mrs. Theresa Goldsmith for a long term an apartment in 911 Park av.

AMES & CO. have leased for Frederick Hussey the ground floor store and basement at 156 West 34th st to Johnson & Millang, Inc., nursery men and seeds; also for B. J. Berry the store and basement in the business building 353 West 39th st to Grasso-Serimaglio Co. (Inc.), importers and dealers in wines; for Jesse T. Meeker the ground floor store and two floors at 309-11 5th av to the Stencil Craft and Art Portraits Co.; for Frederick Hussey the store at 455 7th av to Arthur Pourquoy, who occupies the adjoining store, as an addition to his market.

AMES & CO. have rented for Joseph H. Freedlander the 3-sty dwelling at 227 West 25th st to H. Burns.

AMES & CO. have leased for the Pacific Realty Co. the entire 11th floor at 12-14 West 32d st to I. Samuels, manufacturer of cloaks and suits; also for Sattler & Imhoff the 4th floor at 18 West 34th st to B. Kaufman, dealers in buttons; for Robert S. Minton the 3d floor at 11 East 22d st to Martin-Wood Corp., Inc., dealers in rubber goods; for Jesse T. Meeker the 3d floor studio at 309-11 5th av to the Richard Fecheimer Co. (Inc.), advertising artists; for Thomas H. Stewart the 2d loft at 125 West 26th st to Isaac Levin, for wholesale button business.

ALBERT B. ASHFORTH (INC.) has leased apartments as follows: at 140 West 55th st to Mrs. Mabel A. Tenney, Mrs. Helen L. Newman and Arthur R. Manice; at 152 West 58th, for the Marcaro Corporation, to Miss Diane Oste, and Percy Hemus; at 148 West 57th st, to Delphine L. Fielding; at 78 Irving pl to William E. Leigh and Dr. William J. Lenz; at 22 East 33d st, to Louis Siegel; at 202 West 118th st, to Abraham Newman and Mrs. Kate Ahrens, and at 204 West 118th st, to Joseph Irwin.

BLEIMAN & CO. have leased for Felcourt Realty Co. a loft at 42-46 West 38th st to Dippman, Koch & Abrams; for Alexander Deutsch a loft at 11-13 West 32d st to Jacob Cohen; and for firm of L. J. Carpenter a loft at 51 West 3d st to Ballin & Levin.

VASA K. BRACHER has leased apartments at 24 West 60th st to F. E. Berton, Michael Beggins, Henry Hull and Mrs. T. Fitzsimmons; also apartments at 206 West 95th st to Phillip R. Dillon, D. H. Haynes, Paul Peroff, George C. John, Mrs. Ida Smith and Miss Beatrice MacCue.

BUTLER & BALDWIN have leased a loft at 26-32 West 17th st for the estate of Philip Braender to A. Klengenstein.

THE FIRM OF LEONARD J. CARPENTER rented for the estate of William C. Schermerhorn the 2d loft at 376-380 Lafayette st to Levine & Saffer.

CARSTEIN & LINNEKIN (INC.) leased for Douglas Robinson, Charles S. Brown Co. the 5th loft, containing 11,000 sq. ft., in the Rogers Building, at the northeast corner 6th av and 13th st, to the American Belt Co.; large space on the 12th floor at 229 4th av to the Wright Illustrating & Engraving Co.; in conjunction with the Cross & Brown Co., an additional floor

at 53-7 West 36th st to Charles Salomon & Co.; space at 456 4th av to the Potter Textile Co. (Inc.); at 874 Broadway to the Automatic Button Co.; and at 3-7 West 29th st to the Martimer Co.

COLUMBIAN NATIONAL INSURANCE CO. of Detroit leased offices at 95 William st, through their representative, Walter F. Erickson, for their city office. Charles B. Van Valen was the broker.

CROSS & BROWN CO. has leased 22,000 sq. ft. in the store and basement of the new Caxton Building at 229-239 West 28th st, in conjunction with John N. Golding to R. H. Macy & Co.; at 129-131 West 22d st, space to Charles Silverberg; at 254-258 Canal st, 3d loft to Harry MacCanliss; at 38-42 East 32d st, 5th floor to Edward Cohen & Co., and at 14-16 West 17th st, 6th floor to Atlas Cloak & Suit Co.

CROSS & BROWN CO. has leased the entire building at 647-657 West 55th st, size 130x100, to the Maxwell Motor Sales Co.; at 1790 Broadway space to Clarence P. Elliott and Joseph A. Anglada; at 129-131 West 22d st 10th loft to Brod & Goldstein; at 22-4 West 38th st the 6th floor to Moorhead & Jardine.

CROSS & BROWN CO. has leased the 4-sty building to be erected on the north side of West 61st st, 30 ft. east of Broadway, 25x100, to Alfred J. Picard and Edward S. Morrison.

DUFF & BROWN CO. leased for Irene K. Martin to W. F. King, the 4-sty dwelling, 324 Convent av.

DOUGLAS L. ELLIMAN & CO. have leased an apartment of 19 rooms and 6 baths, comprising the entire 6th floor, in the new building recently completed at 820 5th av, on the site of the old Progress Club, owned by J. B. Haggin. The new tenant is George Arents, who for thirty years has lived at 38 West 57th st. Other tenants in this building are Robert Goelet, August Belmont, Alexander S. Cochran, Mrs. S. V. Harkness, C. K. G. Billings and Harold I. Pratt. The building is now entirely rented at rents ranging from \$18,000 to \$30,000. Also rented the last remaining apartment, consisting of 11 rooms and 4 baths, at 101 East 74th st to Mrs. George H. Smith, of Chillicothe, Ohio; and for the estate of E. R. L. Gould 57 West 52d st, a 4-sty house, on lot 20x100, to Col. Frederick Newbold Lawrence, former president of the Union Club.

DOUGLAS L. ELLIMAN & CO. have leased a furnished apartment at 829 Park av for J. A. Locke to Bertrand Taylor, Jr.; a furnished apartment at 45 East 82d st, for W. A. Hutcheson to S. Hoxie Clark; an apartment at 156 East 79th st for Julius Tishman & Sons to Mrs. H. Rueping, and in conjunction with Harris & Vaughan, an apartment in the same building to Steuart Davis.

DOUGLAS L. ELLIMAN & CO. have leased a duplex apartment at 969 Park av for the Randolph-Walker Corporation to Louis deB. Moore, of Tiffany & Co. The renting of this apartment fills the last vacancy in all the fifteen modern buildings in charge of Douglas L. Elliman & Co. on Park av, from 45th to 96th sts.

BENJAMIN ENGLANDER has leased the 1st loft to Chambers Bros. and the 3d loft to Rauch Bros. at 108-110 West 25th st; also the 9th loft at 151-155 West 25th st to the American Shirt Waist Co.; the 3d loft at 151-153 West 19th st to the Reliance Waist Co.; the 6th loft at 118-120 West 27th st to Brody & Cohen, and the westerly store and basement at 122-126 West 26th st to Gottlieb Bros.

J. B. ENGLISH has leased for the James-Miller Realty Corporation to "Scherer, the photographer," the studio and 3d floor at 1552 Broadway.

J. ARTHUR FISCHER has leased to Delache & Scupa the store, basement and rear building at 319 West 38th st for a cafe and restaurant.

JULIUS FRIEND, EDWARD M. LEWI CO. has leased a floor containing 10,000 sq. ft. at 119-127 West 27th st for Israel Unterberg to the Biltmore Waist Co.

JULIUS FRIEND, EDWARD M. LEWI CO. has leased the 4th floor at 30-38 East 33d st, for the Wallack Construction Co., to Litwin-Aarons Co., mfrs. of ladies' costumes.

HEIL & STERN have leased at 508 Broadway store and basement to Weiss & Goldstein; at 547 Broadway store and basement to Schellenberg & Hews; at 628-30 Broadway 2d and 3d lofts to Friedman Bros. & Co.; at 699 Broadway 1st loft to M. Freudenberg; at 699 Broadway 2d loft to the W. & D. Tailoring Co.; at 9-11 West 4th st 4th loft to Edward Grossman; at 8-10 West 19th st 7th loft to A. Lustgarten; at 36 West 20th st 7th loft to B. & J. Subin; at 43-7 West 24th st 11th loft to Deiches & Rashkis; at 142-6 West 24th st 3d loft to John Annunziato; at 36-8 West 25th st 1st loft to H. B. Rubin; at 40-2 West 27th st 7th loft to S. H. Rubin, and 8th loft to Lewis Hirshowitz; at 122-30 West 27th st 4th loft to Rabinowitz & Kinsberg; and at 312-14 7th av 3d loft to the Novelty Button Works.

M. & L. HESS (INC.) leased for Chas. & Fred Hirschhorn the entire 2d floor in the McConnell Building, at 13-21 East 22d st, containing about 15,000 sq. ft. The lessee is Glendenning, McLeish & Co., Ltd., a corporation of the Dominion of Great Britain, having its principal office at Belfast, Ireland, with a New York office at 8-10 White st, where they have been for the past twenty years. They are one of the oldest established manufacturers of linens and handkerchiefs, having been in existence since 1870. This is the second large British linen and handkerchief concern that has established headquarters in this section within the past few days, the other being Henry Matier & Co., Ltd., who leased the store, basement and 2d floor at 45-7 East 20th st through the same brokers.

M. & L. HESS (INC.) have leased for the Dual Holding Co. the 8th and 9th floors at 34-8 West 27th st to Leipsic & Rosenberg; also in conjunction with Frederick Fox & Co. the 11th floor at 12-14 West 32d st to Isaac Samuels.

HENRY HOF has leased the store and basement at 1836 2d av to M. Davis; the store and basement at 634 2d av to William Pampinella for the Farmers Loan and Trust Co.; and apartments for Wm. J. Douglas Co. at 144 East 44th st to B. Alexander and Wm. D. Packard.

HOUGHTON COMPANY has leased for Corinne K. Griffin the two 4-sty connecting dwellings at 50 and 52 West 82d st to Annette Driver.

HOUGHTON COMPANY has leased for Elizabeth Ennis, the 3-sty dwelling at 33 West 97th st, to Eva H. Wattlely.

HOUGHTON COMPANY has leased in conjunction with J. Edgar Leaycraft & Co. the 3-sty dwelling 65 West 93d st to Mary Dalton.

A. KANE CO. leased for the estate of Wilbur E. Cushman the property at 361 West 119th st to Myrtle and George H. King, and for the estate of H. Louisa Mulford 503 Manhattan av to Arthur Middleton.

LOUIS KEMPNER & SON have rented the store and basement in Euclid Hall, Broadway and 86th st, to Bernard Plumer; store at 2480 Broadway to Philip J. Shough, automobile accessories; 10,000 sq. ft. in the Seventy-seventh St. Theatre for office and storeroom to the Gates City Filter Co.; store and basement at 2387 Broadway to Archie B. Stout for millinery establishment; store at the southwest corner of Broadway and 91st st to the Guzy Blouse Shop; store at the northeast corner of Broadway and 88th st to the Ethical Drug Stores Corporation; store and basement at 2855 Broadway to the C. & L. Lunch Co.; north store in the Alameda, Broadway and 84th st, to Hyman Zimmerman, and the store and basement at 2194 Broadway to Julius Danenberg.

JAMES KYLE & SONS leased the 5-sty building at 725 Lexington av for I. O. Blake and the store in 132 East 57th st, for Alvan W. Perry.

LARKIN & DINKELSPIEL have leased an office in 47 West 42d st to the Physicians' Supply

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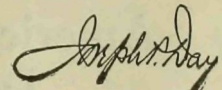
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and Exchange and the store at 63 and 65 West 125th st to Malany & McEwing for a cafe.

E. H. LUDLOW & CO. leased for Mary J. Boomer to the West Side Paper Stock Co. the 3-sty building at 152 West 24th st, for 5 years.

MARSTON & CO. have leased a store at 1812 3d av to C. & H. Cohen; also a studio at 477 5th av to Richard Newton, Jr.

SAMUEL H. MARTIN has leased for the West 60th st Realty Co. the 3-sty dwelling at 37 West 60th st to Rox W. Kroeger.

SAMUEL H. MARTIN has leased space at 246 West 65th st to the Raisler Heating Co.

PEASE & ELLIMAN have leased for Miss Clara Ellen Taylor a whole floor at 11 East 44th st to the Arts-in-Trade Club of Gramercy Park; also let for Madison Grant an apartment at 167 Madison av to Miss Emily C. McLean; apartments as follows: at 550 West 153d st to Mrs. Frances Meyer and to J. B. Hall; at 11 West 28th st to Mrs. D. Rose; at 287 Lexington av to Mrs. Christine G. Brooke; at 145 East 49th st to Herman G. Rosenbaum; at 39 East 27th st to Henry Van Wyck; at 44 Gramercy Park to John A. Fitzgerald; at 112 East 17th st to W. M. Motley; at 116 West 59th st to Dr. A. L. Cone; and in the "Verona," at 32 East 64th st, the southeast corner of Madison av, a 13-room apartment to Mrs. Emily D. Day, of Greenwich.

PEASE & ELLIMAN have rented, furnished, for Milton I. D. Einstein to Frederick H. Allen

the 5-sty dwelling at 21 East 79th st; furnished, for Mrs. S. F. Schenck her apartment at 144 East 56th st, to Charles Astor Bristed; for No. 80 Madison Av, the store at 19 East 28th st to Olsher & Berr, barbers; furnished, for Mrs. George A. Frisbie her apartment at 103 East 75th st to John G. Dale; furnished, for Mrs. Frances M. Smith, her apartment at 116 East 58th st to C. B. Hubbell, and leased apartments as follows: at 39 East 27th st, to Frank Lanoce; at 46 East 41st st, to Armand Vecsey; at 44 Gramercy Park, to Mrs. Marian G. Curry, and at 404 Riverside dr, to J. H. Bailey.

PEASE & ELLIMAN have leased furnished for Guy Richards the 4-sty dwelling at 14 East 11th st to Charles McVeagh; for Harry R. Newman an apartment at 431 Riverside dr to Dr. H. R. Humphries; for the 158 West 58th St. Corp. an apartment at 158 West 58th st to H. K. Bloodgood; for the Harperly Hall Co. an apartment at the northwest corner of 64th st and Central Park West to J. W. Ennis; sublet for Thomas G. Whaling his apartment at 157 West 79th st to Gustave Lewey; and rented, furnished, for Mrs. Helene Bosch her apartment at 981 Madison av to Francis B. Aspinwall.

PEASE & ELLIMAN have renewed the lease of the store at 31 East 32d st, held by the Adams Manufacturing Co.; also that of a loft at 4 West 37th st to the Hygrade Ornament Co.; and that of the parlor floor at 695 Lexington av, held by Louise Valle.

S. OSGOOD PELL & CO. leased for Mrs. Margaret Manning the 5-sty building, 132 and 134 West 56th st for a long term. The building will be altered and opened next February as a fireproof garage.

PEPE & BRO. have leased for Cruikshank Co. an apartment at 27 Washington Sq North to Dr. H. A. Koonz.

PORTER & CO. have leased for the Gaines-Roberts Co. to Lenora Scott Wynne the 3-sty dwelling at 245 West 131st st.

MARK RAFALSKY & CO. has leased the store and basement at the northwest corner of 7th av and 26th st to Sam Brod, furrier; at 31-3 East 32d st the 5th floor to J. J. Rosenmeyer Co.; at 119-25 West 25th st the top floor to Lefcourt & Brennen; at 133-5 West 19th st, in conjunction with M. Forman Co., the 5th floor to Sol & Henry Goodman; the 7th floor to Max Rosenfield, and also at that address the 8th floor to Goldman, Siegel & Teich; at 150-4 West 22d st, in conjunction with M. Forman & Co., the 8th floor to Zuck & Gordon, and with M. Rosenthal Co. the 9th floor to Flaster & Bleier.

REAL ESTATE MANAGEMENT CO. has leased the 2d floor in the Olympia Theatre, Broadway and 107th st, for a Chinese restaurant.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented apartments at 450 Central Park West to Robert Robinson; at 233 West 83d st to Laura B. Mosher; also leased studios at 5 West 16th st to Natony Art Service and Mrs. Gladys B. Marcus, and at 146 West 55th st to Marguerite C. Munn and Martha E. Reed.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to Joseph Larocque for Catherine C. D. Rogers, 27 West 57th st, furnished, for the season.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased offices in the Johnston Building, 30 Broad st, to J. Willet Hall & Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. have rented 53 East 66th st, a 4-sty dwelling, to C. P. Coleman.

PREVILLE & ROSENBERG leased lofts at 12 West 17th st for Brody, Adler & Koch to Max Dear & Co.; also for Cammann, Voorhees & Floyd the 3d loft at 41-43 West 17th st to Meyer Sussman; for Elmer A. Darling the 4th floor at 124-28 West 24th st to Levy & Immerman, and subleased for The Park Waist Co. the 3d loft at 22-26 West 15th st to Reich & Schnur.

LOUIS SCHRAG leased for Julius N. Cohen, the 2d loft at 224-232 West 26th st to Mme. Pauline; for John J. Cavanaugh, the 3d loft at 256 West 23d st, to Cohen & Wechaler; for Elmer A. Darling, the 6th loft at 133-5 West 23d st, to Cohen & Dashow.

MALCOLM E. SMITH & CO. rented at 181 Claremont av, apartments to the Misses Smith and Hurley, C. F. De Wilde, G. Grant, H. Bowker, Einar Chrystie, H. Hitchcock, J. J. Galloway, F. Steinberg, H. Patterson.

SOL STERN has leased to M. L. Wolper & Co., the store, basement and rear half of 2d floor at 33 East 27th st; also space in the building at 31 East 27th st to Schwartz & Levine; M. Feigin, Cooper & Goldberg, Fletcher & Samuels and Chalhoub Freres.

LUDWIG C. TRAUBE leased the private house at 1462 Lexington av for 3 years to Ernst Klein; renewed the leases at 58 and 60 East 93d st to Mets, Weisenberger, Ruggeri, McHugh, Fanning, Tietz & Howe, and leased apartments to Lubin, Huestis & Solomon.

STEPHEN H. TYNG, JR., & CO. leased space at 381 4th av to the Silk Guide (Inc.); at 41 Union sq space to Duncan M. Stewart and to John W. Abbott, dealer in woollens; at 31 Union sq to Lichter, Becker & Moors; for the Cruikshank Co. the entire 3d floor at 928-30 Broadway to Corliss, Coon & Co., collars and shirts; and for the 5th Av. and 21st St. Corp the entire 2d floor at 160 5th av to J. W. Schloss Co., crochet buttons.

VAN NORDEN & WILSON have leased for the estate of Emma A. Hopkins, J. Jordan Hopkins and Walter M. Phillips, trustees, the entire 1st loft at 1151 Broadway to the Royal Pleating Works. This completes the renting of this building by the above brokers.

E. K. VAN WINKLE leased apartments at 678 Academy st to H. G. Hopp; at 125 Vermilyea av to Mrs. Daly; at 723 St. Nicholas av to Leo M. Cooper, and a furnished apartment for Chester H. Benedict at 610 West 139th st to Jacob S. Menken.

WM. A. WHITE & SONS, in conjunction with L. Porrino, have leased the store and basement at 186-18 Wooster st to the Ciocca-Lombardi Wine Co., of San Francisco, Cal.

WM. A. WHITE & SONS have leased the entire 3d loft, containing 4,100 sq. ft., at 85-87 John st, northwest corner of Gold st, to the Ferrus Press, now at 16 Cedar st.

WM. A. WHITE & SONS have leased the store at 316 Washington st to B. Baff & Sons.

WM. A. WHITE & SONS have leased to Samuel Millstein the store at 985 Lexington av.

WM. H. WHITING & CO. have leased for Trinity Church Corporation the store, basement and 1st loft, aggregating 35,000 sq. ft., at 304-308 Hudson st, corner of Spring, to the George Nash Co., to be used as a steel warehouse. The lessee at present occupies space in several buildings in Pearl st.

WM. H. WHITING & CO. have rented for a long term for the Excelsior Estates Co., S. H. Stone, president, the entire store and basement at 133-9 Centre st to the Troy Laundry Machine Co., who have been located at the corner of Church and Warren sts for the past 15 years.

E. K. VAN WINKLE has rented for Mrs. R. C. Penfield her 5-sty private dwelling at 336 Riverside dr to Sidney and Madam Homer, furnished, for the season.

F. R. WOOD, W. H. DOLSON CO. has leased to Miss Betina La Sell the 6th floor at 26 West 58th st as a photo studio.

Two Big Features—

ANNUAL REVIEW NUMBER SPECIAL ELECTRICAL ISSUES

The Annual Review and Opportunity Number of the Record and Guide to be issued in January will be the most comprehensive and exhaustive resume of the conditions of the Real Estate, Financial and Building Markets ever undertaken.

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

All of 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.

The Record and Guide has therefore undertaken in this issue to give a comprehensive survey of conditions, past and present, and the outlook for the new year.

No similar work has ever heretofore been attempted by any publication in the city's history from so broad an editorial standpoint. The publishers intend to make this Annual Review Number so valuable from an authoritative, statistical and reference view point, that it will be consulted many times each week during the year 1917.

America's Electrical Week Dec. 2 to Dec. 9

Two special electrical numbers in commemoration of America's Electrical Week will be issued by the Record and Guide on Saturday, December 2nd, and Saturday, December 9th. These editions will be in the form of a special section of 28 pages, printed on coated paper, suitable for the finest half-tone reproduction.

With the co-operation of the Society for Electrical Development, they will be the handsomest and most complete on the subject of electricity, covering the real estate, building field and varied industries, ever issued in Greater New York. The first page will be a three-color reproduction of "The Modern Aladdin," the design which received first prize in the American's Electrical Week Poster Contest, held under the auspices of the Society of Electrical Development.

The text will cover special articles, written by those highest in authority upon the subjects assigned them. The list of contributors embraces the names of F. C. Meyers, J. P. Mallett, G. T. Hadley, Theodore Dwight, A. R. Dennington, General Electric, etc.

The first issue will appear as the signal gun on the opening date of the National Campaign, Saturday, December 2nd, followed by one on the last day, Saturday, December 9th, to stimulate interest throughout the balance of the month.

If you want to take Full Advantage

of having your announcement brought before the attention of readers of the Record and Guide covering a field which opens up great possibilities, for an increase in local interest and sales, it will be to your advantage to have a representation in the special numbers.

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F. R. WOOD, W. H. DOLSON CO. has leased apartments to Beatrice D. Arnold and Leopold Loewenthal at 203 West 81st st; Mrs. Isabel D. Brubaker at 446 Central Park West; Hugo M. Summerfield at 79 West 92d st; Mrs. J. W. Allison at 165 West 80th st; Mrs. Louise Fletcher at 165 West 80th st; Kneeland Moore at 451 West End av; Jerome Finn at 100 West 76th st; Rosalie Berliner at 43 West 93d st; Heber J. C. Miller at 817 West End av; Mrs. Florence E. Pelletreau, Lionel Emdin, Wm. C. Pate, Isaac Mendelson and Mrs. Josephine A. Boullee at 225 West 86th st.

F. R. WOOD, W. H. DOLSON CO. has leased apartments to Kathryn Van Buren, Edith L. Tessier and Mrs. Eliz. C. Flippin at 417 West 120th st; Edward Chase Crowley at 210 Riverside dr; Mrs. Minnie Thalheimer at 43 West 93d st; Vincent J. Slattery at 262 West 83d st; Hugh F. McElroy and William Katzenstein at 265 Central Park West; Leopold Hess, Frank M. Welles, Bernard M. Murray and Maximilian Foster at 106 Central Park West; James Louis Dolgoff at 225 West 86th st; Samuel B. and Harriett L. Browne, also Mrs. Claude Trangott at 262 West 83d st; Samuel L. Slakow at 126 West 112th st; Jos. H. Siegel at 5-7 West 91st st; and to Owen R. Lovejoy at 109 West 82d st.

Brooklyn.

ERNEST A. HOWARD has rented apartments at 317 6th av to William W. Heacock; and at 675 Vanderbilt av to Mrs. Helen Pahl and P. S. Lynch.

REALTY ASSOCIATES have leased space at 560-70 Fulton st to Maurice Stierer for a pool and billiard parlor.

REAL ESTATE NOTES.

LUDWIG C. TRAUBE was appointed agent of 159 East 97th st.

PEPE & BRO. have been appointed agents for the 5-sty building at 123 West 3d st.

JOSEPH A. WASSERMAN has sold for the L. A. Building Co. a mortgage of \$7,000 on 1081 Simpson st, to the Wilson Bryant Co.

F. R. WOOD, W. H. DOLSON CO. has been appointed agent for the "Barrington," at 203-209 West 81st st.

SOL. STERN has been appointed agent of the properties at 34 East 21st st, 32 East 22d st, 645 6th av and 406 and 408 East 25th st.

ERNEST A. HOWARD has been appointed manager of the property at 836 President st, Brooklyn.

J. CLARENCE DAVIES negotiated the sale of 344 and 346 West 14th st for the Depositors Assets Corporation to the International Real Estate Co., recorded on Monday.

GEORGE D. EBERMAYER, formerly connected with the firm of Bryan L. Kennelly, is now associated with H. A. Douglas & Co. on the Grand Concourse, corner of 187th st.

M. MORGENTHAU, JR., CO. has placed a first mortgage loan of \$20,000 for five years at 5 per cent. on 226 West 4th st for Benjamin J. Falk.

CHARLES F. NOYES CO. has been appointed managing agent for 284 8th av, 33 West 16th st and for the 6-sty apartment house 64 West 107th st.

HARRY BIERHOFF has opened new offices at 2473 Grand Boulevard and Concourse, where he will transact a general real estate and insurance business.

WM. A. WHITE & SONS have placed \$160,000 at 5 per cent. on the 9-sty apartment house at 145-149 East 49th st; \$20,000 at 5 per cent. on the 5-sty flat at 21 West 111th st; \$150,000 on the 12-sty loft building at 135-137 West 26th.

M. MORGENTHAU, JR., CO. has negotiated a 1st mortgage loan of \$23,000, at 5 per cent. on 2733 8th av, a 5-sty store and flat building for Mrs. Bertha Franke. The loan was taken by a Savings bank.

NEW YORK TITLE & MORTGAGE CO., of 135 Broadway, has prepared for distribution a map of Manhattan Island, showing the zones as created by the Board of Estimate July 25, last, which may be had upon application.

E. K. VAN WINKLE has been appointed agent for the following properties: Montalvo Court, 723 St. Nicholas av; The Maybell, 463 West 157th st; 147 West 72d st, 344 East 74th st; 85 Old Broadway, and 108-112 West 3d st.

CHARLES F. NOYES CO. announces that Allen H. Josselyn, until recently with Edward J. Hogan, and Walter A. Vaughn, formerly of the law office of Nash & Jones, have associated themselves with the Noyes organization. Both are in the renting department.

AT THE ANNUAL ELECTION of officers of the Greater New York Taxpayers' Association the following were elected to their respective offices for 1917; Meyer Goldberg, president; Elias Diamand, 1st vice-president; Samuel Isaacs, 2d vice-president; Julius Feinberg, treasurer; Max Kahn, financial secretary, and Simon Greenfield, recording secretary.

STEWART BROWNE was re-elected president of the United Real Estate Owners' Association at the recent annual meeting at the Hotel Astor. Others elected were as follows: 1st vice-president, Charles W. Eidt; 2d vice-president, Henry F. A. Wolf; 3d vice-president, Walter J. Salomon; secretary, Jacob J. Eichner, and treasurer, George A. Wheelock. The new Board of Directors include Frank Eberhart, Charles W. Eidt, John Becker, Thomas Krekler, Stewart Browne, Isaac Hyman, Dr. Abraham Korn, L. Victor Weil, Chas. J. F. Bohlen, Meyer Goldberg, Sigmund Feust, Henry F. A. Wolf, Henry Hof, William T. Mathies, Paul T. Kammerer, Jr., Walter J. Salomon, William D. Carroll, George T. Mortimer, George H. Stege, George A. Wheelock and Harold M. Phillips.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1916	1915
	Nov. 17 to 23	Nov. 19 to 24
Total No.	125	94
Assessed Value.	\$7,450,400	\$6,964,700
No. with consideration.	27	13
Consideration.	\$1,475,300	\$526,049
Assessed Value.	\$1,844,900	\$556,000
Jan. 1 to Nov. 23 Jan. 1 to Nov. 24		
Total No.	6,332	6,059
Assessed Value.	\$343,588,182	\$343,884,081
No. with Consideration	913	949
Consideration.	\$37,985,859	\$45,622,777
Assessed Value.	\$41,259,095	\$49,933,533

Mortgages.

	1916	1915
	Nov. 17 to 23	Nov. 19 to 24
Total No.	67	51
Amount.	\$1,503,360	\$1,679,115
To Banks & Ins. Cos.	18	12
Amount.	\$1,055,000	\$853,950
No. at 6%.	23	24
Amount.	\$110,910	\$560,200
No. at 5 1/2%.	3	2
Amount.	\$700,000	\$11,000
No. at 5%.	14	11
Amount.	\$217,700	\$157,450
No. at 4 1/2%.	2	3
Amount.	\$30,000	\$537,000
No. at 4%.		
Amount.		
Unusual Rates.		
Amount.		
Interest not given.	25	11
Amount.	\$444,750	\$413,465
Jan. 1 to Nov. 23 Jan. 1 to Nov. 24		
Total No.	3,164	3,420
Amount.	\$95,740,722	\$88,276,106
To Banks & Ins. Cos.	708	705
Amount.	\$42,590,824	\$38,975,543

Mortgage Extensions.

	1916	1915
	Nov. 17 to 23	Nov. 19 to 24
Total No.	28	23
Amount.	\$1,319,000	\$1,105,000
To Banks & Ins. Cos.	14	14
Amount.	\$1,020,500	\$991,000
Jan. 1 to Nov. 23 Jan. 1 to Nov. 24		
Total No.	1,581	1,630
Amount.	\$90,815,124	\$92,449,406
To Banks & Ins. Cos.	827	684
Amount.	\$68,030,400	\$64,679,950

Building Permits.

	1916	1915
	Nov. 18 to 24	Nov. 20 to 26
New Buildings	5	3
Cost	\$1,020,000	\$295,400
Alterations	\$154,850	\$123,035

	Jan. 1 to Nov. 24	Jan. 1 to Nov. 26
New Buildings	538	434
Cost	\$109,018,295	\$56,880,888
Alterations	\$17,771,276	\$12,586,920

Bronx.

Conveyances.

	1916	1915
	Nov. 17 to 23	Nov. 19 to 24
Total No.	101	90
No. with consideration.	11	8
Consideration.	\$48,966	\$57,510
Jan. 1 to Nov. 23 Jan. 1 to Nov. 24		
Total No.	5,086	5,455
No. with consideration.	761	919
Consideration.	\$5,905,761	\$6,734,281

Mortgages.

	1916	1915
	Nov. 17 to 23	Nov. 19 to 24
Total No.	45	56
Amount.	\$502,578	\$454,306
To Banks & Ins. Cos.	8	5
Amount.	\$137,500	\$79,500
No. at 6%.	17	23
Amount.	\$156,050	\$61,350
No. at 5 1/2%.	5	10
Amount.	\$80,128	\$56,700
No. at 5%.	11	18
Amount.	\$163,750	\$102,500
No. at 4 1/2%.		
Amount.		
Unusual rates.		
Amount.		
Interest not given.	12	14
Amount.	\$102,650	\$233,256
Jan. 1 to Nov. 23 Jan. 1 to Nov. 24		
Total No.	3,255	3,115
Amount.	\$26,751,697	\$28,001,210
To Banks & Ins. Cos.	255	250
Amount.	\$5,155,677	\$5,761,256

Mortgage Extensions.

	1916	1915
	Nov. 17 to 23	Nov. 19 to 24
Total No.	24	6
Amount.	\$502,715	\$147,400
To Banks & Ins. Cos.	6	3
Amount.	\$150,500	\$85,500
Jan. 1 to Nov. 23 Jan. 1 to Nov. 24		
Total No.	667	766
Amount.	\$13,666,664	\$12,733,425
To Banks & Ins. Cos.	201	213
Amount.	\$6,119,100	\$5,022,275

Building Permits.

	1916	1915
	Nov. 17 to 23	Nov. 19 to 24
New Buildings	11	39
Cost	\$362,000	\$927,300
Alterations	\$9,275	\$9,250
Jan. 1 to Nov. 23 Jan. 1 to Nov. 24		
New Buildings	602	790
Cost	\$15,852,782	\$24,488,950
Alterations	\$1,287,855	\$834,050

BROOKLYN.

Conveyances.

	1916	1915
	Nov. 16 to 22	Nov. 18 to 23
Total No.	548	354
No. with consideration.	32	39
Consideration.	\$199,134	\$221,780
Jan. 1 to Nov. 22 Jan. 1 to Nov. 23		
Total No.	20,553	19,956
No. with consideration.	1,844	2,162
Consideration.	\$13,436,830	\$16,436,639

Mortgages.

	1916	1915
	Nov. 16 to 22	Nov. 18 to 23
Total No.	436	277
Amount.	\$1,541,211	\$1,605,854
To Banks & Ins. Cos.	67	87
Amount.	\$493,550	\$1,026,950
No. at 6%.	218	173
Amount.	\$463,041	\$693,940
No. at 5 1/2%.	66	65
Amount.	\$454,950	\$320,460
No. at 5%.	114	19
Amount.	\$428,477	\$82,250
Unusual rates.	1	1
Amount.	\$3,000	\$450,000
Interest not given.	37	19
Amount.	\$191,743	\$59,204
Jan. 1 to Nov. 22 Jan. 1 to Nov. 23		
Total No.	15,580	16,073
Amount.	\$66,126,971	\$64,391,644
To Banks & Ins. Cos.	5,613	3,142
Amount.	\$26,357,427	\$22,483,462

Building Permits.

	1916	1915
	Nov. 17 to 23	Nov. 19 to 24
New Buildings	138	171
Cost	\$973,900	\$1,049,550
Alterations	\$62,650	\$122,465
Jan. 1 to Nov. 23 Jan. 1 to Nov. 24		
New Buildings	4,628	4,976
Cost	\$39,194,680	\$35,461,700
Alterations	\$4,998,155	\$3,783,980

QUEENS.

Building Permits.

	1916	1915
	Nov. 17 to 23	Nov. 19 to 24
New Buildings	118	29
Cost	\$316,910	\$107,575
Alterations	\$6,602	\$2,610
Jan. 1 to Nov. 23 Jan. 1 to Nov. 24		
New Buildings	4,859	5,166
Cost	\$18,832,617	\$18,591,040
Alterations	\$1,840,163	\$833,135

RICHMOND.

Building Permits.

	1916	1915
	Nov. 17 to 23	Nov. 19 to 24
New Buildings	10	23
Cost	\$16,960	\$82,470
Alterations	\$4,325	\$4,525
Jan. 1 to Nov. 23 Jan. 1 to Nov. 24		
New Buildings	760	1,089
Cost	\$1,574,982	\$2,195,598
Alterations	\$232,890	\$244,205

ATTORNEYS and BROKERS

We have available for free distribution a map of Manhattan Island showing the zones as created by the Board of Estimate, July 25, last, which may be had upon application.

New York Title and Mortgage Company

135 Broadway, New York

203 Montague St., Brooklyn

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

DESPITE the rise in the prices of materials a larger volume of new business in the shape of contract lettings is reported than when quotations were at a lower level. What is being missed in one direction is being made up in another, with the total result that, taking metropolitan territory as a whole, there is developing this fall an amount of work much in excess of last fall's business, and sufficient to keep most of the mechanical trades well employed.

A new feature of city work is the exceptional number of private residences being built or altered on the upper East Side, requiring the finest workmanship and materials. There is also more business than recently on account of high-class apartment house construction, almost enough to make up for the relatively small number of loft building projects; while the industrial plants under construction for which New York firms have the contracts, and which are employing New York craftsmen, whether in the city or in the surrounding towns, exceed all past records. Institutional work is also large in the aggregate, and the alterations to all kinds of buildings bulk heavy.

The local field is also developing more activity in apartment house construction in Brooklyn and hotel construction in New York. The Record and Guide is informed that the firm of Marvin & Davis, of 303 Fifth avenue, have been retained to draw plans for the new \$1,000,000 hotel at Garrison on the Hudson, opposite West Point, and that a very strong syndicate has been formed to carry out the plans. The proposed addition to the Hotel McAlpin has reached the contract stage.

A number of price changes in building materials are reported this week, though they could not well exceed the extraordinary record of last week; the trend, of course, is always upward. The quotations on plain structural steel have been again advanced at mill points. Common brick has gone up another notch, hemlock lumber has broken away from the \$24 base price which long held it, and gravel and crushed stone, being

practically unobtainable in the open market, are being only nominally quoted.

Buyers are paying premiums in the open market for lead, pig iron has been advanced by some Northern furnaces, and copper is still rising. Advances in pig iron and copper have naturally been followed by a corresponding increase in the finished products. The market for contracting materials shows no disposition to decline. Production of building materials is maintained under restrictions, owing to the labor scarcity and the extraordinary price of coal, where this commodity is largely used.

The zenith of the steel business according to Charles M. Schwab, has not yet been reached. In his opinion it is just as far away as when the U. S. Steel Corporation was formed. When the war is over, he said in an after-dinner address, there would be a reduction in the demand for ammunition steel, and there would be concessions in steel prices generally, but a large domestic demand would then be awaiting this opportunity, and it would be five years after the war before a period of depression would come.

These remarks of the great ironmaster every New York builder and investor can interpret for himself, but they seem to mean nearly a decade of continued high prices under extraordinary activity. Possibly a somewhat different view may be formed from the fact that the Allies have begun to cancel war orders. England and France are now so well equipped that they can provide for themselves all the arms and ammunition they need, being dependent on the United States only for ammunition steel, food and miscellaneous supplies. A \$60,000,000 munition contract which the Midvale Steel and Ordnance Company had from the British Government is a part of the cancelled business. Other contracts are being held in abeyance.

The effect of the cancellations and the diminished munition orders will naturally take a part of the strain off the American mills, and leave voids for domestic orders. In this there may be some hope of relief for the American building situation.

Condition of market: Demand good, prices higher. Quotations: Hudson Rivers, \$8.75 to \$9.25, to dealers in cargo lots alongside dock. Number of cargoes left over from last week, 6; arrived, 48; sold, 49. Distribution: Manhattan, 16; Brooklyn, 21; Bronx, 0; New Jersey points, 9; Astoria, 1; Flushing, 2. Left over Friday, November 24, 5.

Builders' Hardware.—Sargent & Co. announce a further general advance of 10 per cent. in their products, immediately effective. This increase embraces generally all items in their Catalog 1065 New, except door checks, advanced November 1, planes and squares. New prices will be issued in the near future. All orders will be executed by Sargent & Co. at prices ruling when orders are received. The Stanley Works announce that because of the scarcity of material and increased cost, prices on goods of their manufacture have been advanced approximately 10 per cent. Prices heretofore issued have been withdrawn and new ones will be sent out as soon as possible.

Sand and Gravel.—The sand and gravel companies have had during the last half of the year the busiest period in their history. Large as the outgo has been, it has been limited by the shortage of labor and the paucity of transportation facilities. Very little gravel is purchasable in the open market. The ¾-inch size is practically unobtainable. The nominal price of \$1.10 is being quoted to dealers in wholesale lots for the 1½-inch size. A leading producer declined to give any price not prohibitive for the ¾-inch size. The companies are all sold up for

weeks and months ahead, under contracts made last summer and fall.

Sand is nominally purchasable in cargo lots at 50 cents per cubic yard on the East River and 55 cents on the North River, but the quotation is subject to change without notice. Mr. Gallagher, of the Goodwin-Gallagher Sand and Gravel Company, predicted record business for 1917.

Broken Stone.—With practically no broken stone at all available for the open market, quotations are merely nominal. The principal producers of trap rock reported upon inquiry this week that they were all sold up under contract until after the first of the year. Mr. Stenz, of the Upper Hudson Stone Company, expressed the opinion that 1917 would from his outlook be a big construction year.

Structural Steel.—Fabricators have more difficulty in getting material than in getting orders. Apartment house builders in Manhattan are letting contracts for steelwork more freely, and the industrial business from the surrounding towns continues large.

The current quotations for structural steel fabricated and erected ranges from \$85 to \$90 a ton. Few jobs have been taken of late under \$90 a ton, and some fabricators are asking \$100 a ton erected.

Producers are again advancing the price of plain material, notably the Carnegie Steel Company, which has raised its schedule from 2.80 cents to 3 cents a pound, Pittsburgh.

A number of apartment house jobs which had been postponed have been revived. Fabricators are well supplied with work for the time being, but are actively competing for next Spring's business. Mill shipments of plain material are now quoted at 3.019 to 3.169 cents, New York, and 3.50 cents, minimum, from local warehouse.

The Passaic Structural Steel Company has a contract for 750 tons of steel shapes for an apartment house at 680 to 690 West End avenue. The Belmont Iron Company has a contract for 300 tons steel work for an apartment house at 122 East 74th street. Levering & Garrigues will fabricate and erect 1,200 tons for the Slawson-Decker-Sheffield-Farms milk depot in Brooklyn, and 250 tons for a foundry at Waterbury. The A. E. Norton Company has booked 300 tons steel material for the apartment house at Seventy-fifth street and Park avenue. The McClintic-Marshall Company has taken 1,000 tons for an addition to the plant of the Joseph Dixon Crucible Company, Jersey City, N. J.

Wire Products.—There is talk of another advance that will put wire nails on the basis of \$3 a keg, mill. The demand for wire and wire nails is abnormally heavy at producing points. In this city it is fair. The present New York quotation on wire nails is \$3.45 base per keg, carted by the jobber. Cut nails are priced the same. Sargent & Co. have withdrawn all quotations on bright wire goods in bright steel.

Window Glass.—Congestion on transportation lines is delaying the new supply of window glass from the factories. New York's leading houses have more orders than they can fill promptly with insufficient help. Cutters and packers are in demand, and in some houses the employees are working overtime. Prices are very firm and unchanged, as quoted on next page.

Wrought Pipe.—The advances in black and galvanized lap-weld iron and steel pipe, which went into effect on Wednesday, November 15, are very firmly held, and in fact some pipe mills made heavier advances in prices than the National Tube Company, which usually leads the trade in the matter of fixing prices on tubular goods.

SUMMARY.—Transactions in the North River brick market for the week ending Friday November 24, 1916:

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, at the wharf, to dealers only), per M.:

- North River common.....\$8.75@**\$9.25**
- Raritan common.....No quotation
- Second hand common, per load of 1,500.....4.00@ —
- Red face brick, rough of 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.....\$1.87@**\$1.92**
- Rebate on bags, returned, 10c. bag.
- Rosendale Natural, to dealers, wood or duck bags......90@ —
- Rebate on bags returned, 10c. bag.

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

- Trap rock, 1 1/2 in. (nominal), \$1.00@ —
- Trap rock, 3/4 in. (nominal)... 1.20@ —
- Bluestone flagging, per sq. ft.. .17@ 0.18
- Bluestone curbing, 5x16..... .40@ —

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

- Exterior—
- 4x12x12 in.....\$0.07
- 6x12x12 in..... .098
- 8x12x12 in..... .113
- 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, boiled, 5 bbl. lots —@ \$0.99
- Less than 5 bbls.....@ 1.00

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

- 1 1/2 in. (nominal).....\$1.10@ —
- 3/4 in.No quotation
- Paving gravel (nominal).... 1.25@ —
- P. S. C. gravel.....@ 1.25
- Paving stone..... 2.20@ 2.40

LUMBER (Wholesale prices, N. Y.):

- Yellow pine (merchantable 1905, f.o.b. N. Y.), 8 to 12 in., 16 to 20 ft....\$30.00@**\$36.00**
- 14 to 16 in..... 37.00@ 42.00
- Heart face siding, 4-4 & 5-4 34.00@ 36.00
- Hemlock, Pa., f. o. b. N. Y.

base price, per M.....@ 25.00

Hemlock, W. Va., base price per M.....@ 24.00

Hemlock, Eastern mixed cargoes..... 22.00@ —

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

Spruce, Eastern, random cargoes, narrow (delivered)...\$26.00@**\$29.00**

Wide cargoes..... 29.00@ 34.00

Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab.....\$4.05@**\$4.15**

Cypress lumber (by car, f. o. b. N. Y.):

Firsts and seconds, 1-in. \$49.00@ —

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

Cypress shingles, 6x18, No. 1 Prime..... 7.25@ —

Quartered oak..... 85.00@ 88.00

Plain oak..... 60.00@ 63.00

Flooring:

White oak, quartered, select. —@ 51.00

Red Oak, quartered, select... —@ 51.00

Maple, No. 1..... 41.00@ 43.00

Yellow pine, No. 1, common flat.....@ 27.50

N. C. Pine, flooring, Norfolk. 15.50@ 25.00

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

Masons' finishing in 100 lb. bags, per ton.....@**\$15.00**

Drv Mortar, in bags, returnable at 10c. each, per ton.. 6.75@ 7.25

Block, 2 in. (solid), per sq. ft.....\$0.06 3/4

Block, 3 in. (hollow)..... 0.6 3/4

Block, 4 in. (hollow)..... .08

Boards, 1/4 in. x 8 ft..... .12 1/2

Boards, 3/4 in. x 8 ft..... .15 1/2

SAND—

Screened and washed Cow Bay, 500 cu. yds. lots, wholesale..\$0.50@**\$0.55**

STRUCTURAL STEEL (Plain material at tidewater, cents per lb.):

Beams & channels up to 14 in. **3.019@3.169**

Beams & channels over 14 in. **3.019@3.169**

Angles 3x2 up to 6x8..... **3.019@3.169**

Zees and tees..... **3.019@3.169**

Steel bars, half extras..... **3.019@3.169**

TURPENTINE:

Spot, in yard, N. Y., per gal. —@**\$0.49 1/2**

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%

ANOTHER THEATRE TO BE BUILT IN THE TIMES SQUARE SECTION

Building to be Erected on Leasehold

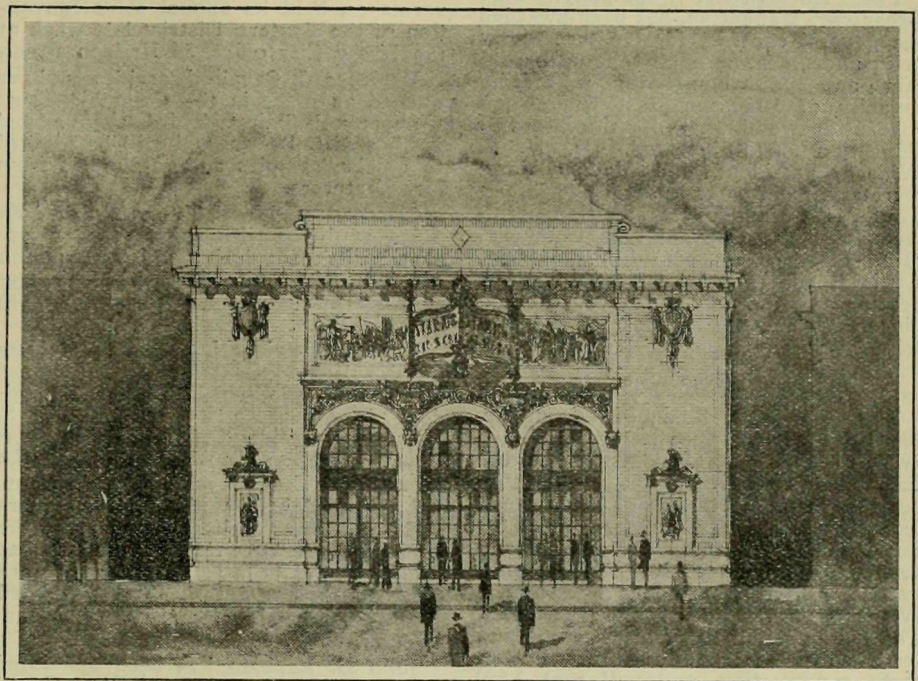
WORK is expected to commence shortly on a new theatre in the Times Square section, to be devoted to the production of dramatic performances. The building is to be erected from plans and specifications by Percival R. Pereira, architect, 150 Nassau street, and will represent an outlay of approximately \$60,000, exclusive of the ground rent to be paid. The owners of the project are Edward F. Rush and Lyle D. Andrews, the theatrical producers of 1480 Broadway, who leased the site at 148-154 West 48th street, 75x100 feet, some months ago, from Mrs. Margaret C. Magan of New Rochelle, for a long term of years.

The proposed theatre will adjoin the

and ventilating system, to provide the maximum amount of comfort and convenience to the patrons.

The roof will be built of Barrett Specifications and patent skylights will be placed over the stage. Every care has been taken to meet the requirements of the numerous city departments which have jurisdiction over this class of structure, and the building will be thoroughly fireproof throughout. Reinforced concrete will be the prevailing type of material, and as a further aid to fire prevention, a complete sprinkler system will be installed.

An interesting detail in connection with the layout of the interior is the fact that there will be no columns so that people in all parts of the house will



Percival R. Pereira, Architect.
NEW PLAYHOUSE IN WEST 48TH STREET.

Cort Theatre on the west, and is opposite the Playhouse. It will be in the heart of the section which is generally accepted as being the centre of the high-class theatrical district of the city, and in its finished state, will represent a type of structure not only suitable for its own requirements, but in keeping with its position and prestige as the latest addition to this important colony.

The type of architecture will be a representation of the modern French Renaissance School. The exterior will consist mainly of face brick and the water-table will be of granite. The base course below will be built of artificial stone or limestone, and the copings on the street front and the cornice will also be of limestone construction.

Interesting and pleasing decorative features will be incorporated not only in the entrance, but also in the interior, in an effort to make the new building the embodiment of the most recent details of theatre construction. The central ornamental feature over the doorway will be of elaborate design; the main entrance doors are to be of drawn copper, glazed with plate glass.

The lobby will be distinctive with a marble wainscot, 10 feet high, as part of the interior treatment of the building which will also be an example of the modern French Renaissance School. Among the decorative features will be an ornamental plaster after Scagliola. The main stairway will be built of marble, with an ornamental iron balustrade.

The theatre will have a seating capacity of 850 and will contain a single balcony. The stage will be completely equipped in order to adequately take care of the various kinds of plays which are scheduled to appear, and provision has been made for a complete heating

have an unobstructed view of the stage, and one of the great sources of annoyance to theatre-goers will be eliminated.

Architectural League Competitions.

The Architectural League of New York announces the competitions to be held under its auspices during the season of 1916 and 1917 for the Henry O. Avery prize for sculpture, and a special prize of \$300 for the best design submitted by an architect, sculptor and mural painter in collaboration. The conditions governing the competition as announced by the committee, A. Stirling Calder, chairman, and W. Symmes Richardson and Jules Guerin are as follows: The subject will be a triumphal arch commemorating the Renaissance of Peace, to be located in a public square of a large city formed at the intersection of wide avenues.

Competitors to be eligible for the award must submit a model in color to be rendered at a scale of three-eighths of an inch to the foot, to represent the combined work of the architect, sculptor and painter, and also a rendered plan at a scale of one-sixteenth of an inch to the foot, showing the arch, the square in which it is to be placed, and the approaching avenues. The judgment of the Committee of Awards will be based on the effect of the design as a whole, and the degree of successful collaboration of the competing groups.

The Avery prize will be awarded on the sculptural element in this program, and the awarding of the collaborative prize will not render the work of the collaborating sculptor ineligible therefor. The competition will be governed by the general rules governing competitions, and the award will be made by the Committee on Competitions and Awards, who will constitute the jury.

\$2,000,000 Home for the City Club.

It is possible that in the near future the City Club will erect a new \$2,000,000 building for its own use on a site in the neighborhood of Fifth avenue and 42d street. The matter was discussed at the annual meeting of the club at 55 West 44th street, this week, in a report by Lincoln Cromwell, chairman of the Board of Trustees. It is intended that the new quarters should be the center of great civic activity in the city, and that an active campaign will be instituted for the increase of membership to five or six thousand. Details regarding the proposed project were not available, although it was said in some quarters that an architect had already been engaged, and that plans would shortly be submitted for the consideration of the club members. The project, if undertaken, it is said will involve an outlay of approximately \$2,000,000.

Obtain New Jersey School Contract.

The Norman-Ker Company, 1123 Broadway, Manhattan, has been awarded the general contract for the three-story brick and limestone high school, to contain an auditorium with a seating capacity of 1,100, on East Ridgewood road, Ridgewood, N. J., for the Board of Education of Ridgewood, Dr. H. S. Willard, president, and Hadley Ford, secretary, from plans by Tracy & Swartwout, 244 Fifth avenue, Manhattan, architects, and the Gunvald Aus Company, 11 East 24th street, consulting engineer. Louis Eden, 1 Madison avenue, is the heating, ventilating and electrical engineer. The estimated cost of the new school will be \$225,000.

To Build \$300,000 Theater.

The George B. Beaumont Company, 286 Fifth avenue, Manhattan, has been awarded the general contract for the erection of a five-story theater and store building in the north side of 181st street, from Broadway to Bennett avenue, for the Madison Avenue Amusement Company, c/o Benjamin S. Moss, 729 Seventh avenue, owner, from plans by Thomas W. Lamb, 644 Eighth avenue, architect. The building will be of brick, stone and terra cotta, steel and reinforced concrete construction, and will seat 3,500 people. Its estimated cost has been placed at \$300,000. Mr. Moss acquired the property last May from the Beekman Estate, and later added to the site by a purchase from the Robert Gordon Realty Company.

New \$500,000 Apartments.

In correcting the report published in last week's Record and Guide, regarding the proposed apartment house to be built at 103-107 East 84th street, for Alexander J., Felix and Anna Gross, by Julius Tishman & Sons, the Record and Guide wishes to state that the building will cover 76x100 feet and not 51x87 as previously reported. The building will be erected from plans prepared by Schwartz & Gross, and will represent an outlay of approximately \$500,000 including the cost of the land. George Neiman, of the Frank L. Fisher Company, was the broker who assembled the plot for the present owners.

Will Build Chelsea Apartments.

In response to the demand for living accommodations in the Chelsea district, Martin O'Dowd and D. J. Moloy will build a six-story brick and limestone apartment house to measure 50x95 feet, at the northeast corner of Ninth avenue and 15th street. Gustave Erda, 826 Manhattan avenue, Brooklyn, architect, has completed plans for the project, which will involve an expenditure of approximately \$75,000, exclusive of the cost of the land.

No Hospital Architect Selected.

Dr. Henry W. Frauenthal, physician and surgeon-in-chief of the Dispensary and Hospital for Deformities and Joint Diseases, at Madison avenue and 123d street, announces that no architect has yet been selected to prepare plans for the proposed new hospital building.

PERSONAL AND TRADE NOTES.

Michael Bernstein, architect, has moved his office to 405 Lexington avenue.

Parsons Company of Newton, Ia., has removed its New York office to 18 West 34th street.

Henry M. Polhemus, architect, will move his office on December 1, from 331 Madison avenue to 15 East 40th street.

New York State Association of Builders has been invited to hold its convention in Buffalo in January or February, 1917.

F. Raniville Company of Grand Rapids, Mich., has opened a New York office at 6 Church street, in charge of George S. Baker.

Winfield A. Haller, formerly with Sanderson & Porter, has organized the firm of Haller & Krumbhaar, engineers and contractors, New York City.

Lowes Brothers Company, paints and varnishes, held its annual sales convention of the Eastern District last week at the Jersey City office, 54 Hudson street.

De Rose & Cavalieri, architects, have opened an office in the Columbia Trust Company Building, Third avenue and 148th street, Bronx, and will be pleased to receive samples and catalogues from manufacturers.

Clarence W. Marsh has established an office at 101 Park avenue, for private practice in plant design and construction of industrial, chemical and electro-chemical enterprises and for engineering investigations.

Harvard Engineering Society of New York will hold its tenth annual dinner at the Harvard Club, December 7. President A. Lawrence Lowell and W. S. Kies, vice-president, American International Corporation, will be among the speakers.

L. H. Haight, for the last ten years with the New York sales office of the Westinghouse Electric & Manufacturing Company, has been appointed New York City sales representative of the Ward Leonard Electric Company, of Mount Vernon, N. Y.

John G. Lapham has been appointed Eastern representative of the Grand Rapids Foundry Company, Grand Rapids, Wis., and will establish an office in New York. The company specializes in the manufacture of ice-making and refrigerating machinery.

Thomas Williams, senior partner and active head of the firm of Ichabod T. Williams & Sons, lumber merchants, has been elected a director of the National Bank of Commerce and a member of the directorate of the United States Mortgage and Trust Company.

At the annual meeting of the New York Lumber Trade Association, of 18 Broadway, the following officers were elected: Russell Johnson Perrine, president; William C. Reid, first vice-president; Charles V. Bossert, second vice-president; Charles F. Fischer treasurer.

W. T. Kyle, formerly manager of the New York office of the Duplex Metals Company, and for the past two years connected with The Okonite Company, has resigned to become the manager of the copper-clad steel department in the New York office of the Steel Sales Corporation.

Webster J. Oliver, who for the past four years has been a member of the law firm of Oliver & McNevin, New York, has given up that connection to associate himself with Hogan & Son, steel merchants of New York and Philadelphia. For nearly ten years before taking up the law Mr. Oliver was connected with the Oliver Brothers Purchasing Co., New York and Pittsburgh.

Arthur W. Dean, chief engineer of the Massachusetts Highways Commission, has been elected president of the American Road Builders' Association. William H. Cannell, chief of the Bureau of Highways of Philadelphia, was elected first vice-president; Austin B. Fletcher, State highway engineer of California, second vice-president; E. L. Bowers,

editor of Good Roads, secretary, and W. W. Crosby of Baltimore, treasurer.

Lumber Trade Dinner.—The committee in charge of arrangements for the dinner to celebrate the thirtieth anniversary of the New York Lumber Trade Association announces a healthy response to its first notice soliciting subscriptions to that event. The date is December 11, and the place the Waldorf-Astoria. Subscriptions may be sent to the association offices, 18 Broadway, and it is suggested that when ordering tickets request for seating be sent also.

Electrical Supplies.—The Cleveland meeting of the Electrical Supply Jobbers' Association was largely attended. Proposed new by-laws would divide the membership into various geographic groups which will meet at periodic intervals to discuss local problems. The number of national meetings, by the provision of the new by-laws, would be reduced to two or three. Other features of the new by-laws pledge the Association to work for maintaining the standards of electrical goods and to encourage the fullest co-operation between the various branches of the industry.

NO ARCHITECTS SELECTED.

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

SOUTH AMBOY, N. J.—The Fourth National Bank of South Amboy, 150 David st, contemplates building a bank at the cor of Broadway and David st, for which no architect has been selected, and details will be available later.

BUFFALO, N. Y.—Hiram Deyo, of the F. W. Woolworth Co., 507 Ashland av, Buffalo, contemplates building a residence at the cor of Depew and Voorhees sts, for which no architect has been selected and details will be available later.

BATAVIA, N. Y.—The Batavia Portable Table Co., and the Batavia Cultivator Co. contemplate building a factory to cost about \$25,000. No architect has been selected and construction details are undecided.

ROCKVILLE CENTRE, L. I.—Goodwin Bros., of Rockville Centre, contemplate building a 1-sty garage, 70x100 ft, at Observer and Park avs, for which no architect has been selected. Cost, \$8,000.

LYNDHURST, N. J.—The Junior Order Building Association intends to build a lodge building, 50x60 ft, on Stuyvesant av, near Oriental av, for which no architect has been retained.

HILLSIDE, N. J.—The Board of Education of Hillside Township contemplates building a public school, the exact location of which has not yet been determined. No architect has been selected, and details will be available later.

SUMMIT, N. J.—Elmer E. Genung, 31 Maple st, Summit, contemplates building a 2½-sty frame dwelling, about 26x28 ft, in Ashland pl, for which he has not selected an architect.

SUMMIT, N. J.—Frederick C. Kentz, 395 Springfield av, Summit, has purchased property in Ashland pl, on which he intends to build a residence. No architect has been selected and details will be available later.

SALAMANCA, N. Y.—The City of Salamanca, N. Y., contemplates building a library on a site not yet selected. No architect has been selected. The donor is the Carnegie Corporation, 576 5th av, Manhattan.

PLANS FIGURING.

FACTORIES AND WAREHOUSES.
ARLINGTON, N. J.—Frederick A Phelps, Union Building, Newark, architect and engineer, is taking bids on the alteration and addition to the factory in Forest st for F. H. Lovell & Co., owners, on premises. Cost, \$12,000.

MUNICIPAL.

MANHATTAN.—The City of New York, Robert Adamson, Fire Commissioner, Municipal Building, is taking bids to close 10.30 a. m., Nov. 27, for repairs and alterations to fire quarters for 16 engine companies and 4 hook and ladder companies at various locations.

STABLES AND GARAGES.

MANHATTAN.—T. F. Dunn, 952 Woodycrest av, Bronx, architect, is taking bids on the general contract for a 2-sty brick

and reinforced concrete garage, 80x100 ft, at 512-522 West 112th st, for the Estate of Henry Tone, owner, 516 West 112th st.

BRONX.—John C. W. Ruhl, 2207 Hull av, architect, is taking bids on the general contract for the 1-sty brick garage, 50x100 ft, in the north side of 136th st, 150 ft east of Lincoln av, for Henry Bahr, 285 East 137th st, owner. Cost, \$65,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Clark & Appelman, 278 Madison av, have received the general contract for alterations to the building at 1160 Broadway from plans by E. H. & C. N. Whinston, 509 Willis av, architects, and desire bids from sub-contractors at once.

MANHATTAN.—Clark & Appelman, 278 Madison av, have received the general contract for alteration to the dwelling at 44 West 57th st, from plans by E. H. & C. N. Whinston, and desire bids from sub-contractors at once.

MISCELLANEOUS.

FORT HANCOCK, N. J.—Bids will be received until 10 a. m., December 5, at the office of Quartermaster O. C. Warner, for repairing the 50,000-gallon water tank and tower at the above location.

CONTEMPLATED CONSTRUCTION.

Manhattan.

DWELLINGS.

70TH ST.—Walker & Gillette, 128 East 37th st, have been selected architects to draw plans for the new residence at 105-107 East 70th st, for Thomas J. Lamont, c/o J. P. Morgan & Co., 23 Wall st, owner.

69TH ST.—C. P. H. Gilbert, 1113 Broadway, is preparing plans for a new residence at 31 East 69th st, through to 40 East 70th st, for A. J. Paine, Jr., 200 5th av, owner. Details will be available later.

HOSPITALS AND ASYLUMS.

CENTRAL PARK WEST.—Charles Towns, 119 West 81st st, has had plans completed privately for the alteration to the 5-sty sanitarium, 50x90 ft, at 292 Central Park West. Cost, \$5,000. The general contract has been awarded to Cruikshank & Fraser, 103 Park av.

STABLES AND GARAGES.

56TH ST.—Percival R. Pereira, 150

Nassau st, has completed plans for alterations to the 5-sty brick garage, 50x100 ft, at 132-134 West 56th st, for M. Manning, 132 West 56th st, owner. Cost, \$18,000.

48TH ST.—Frank E. Vitolo, 16 East 23d st, is preparing plans for a 3-sty brick and concrete auto service building, at 546 West 48th st, for Christian Wollerson, 514 West 46th st, owner, and the H. S. Pickard Co., lessee. Cost, \$15,000.

29TH ST.—H. Young, 32 Union sq, has plans in progress for an 8-sty brick garage, 44x98 ft, at 329-331 West 29th st, for Daniel Levy, owner. Cost, \$75,000.

STORES, OFFICES AND LOFTS.

57TH ST.—Shape & Bready, 220 West 42d st, have completed plans for the alteration of the 5-sty brick residence, 16x60 ft, at 120 East 57th st, into a business building, for Miss Cordelia Hammill, c/o George H. Hammill, 101 Park av, owner. Cost, \$4,500.

THEATRES.

4TH ST.—Herman Lee Meader, 2 West 33d st, will draw plans for the brick, stone and steel theatre to be built on a plot 42x100 ft, at 218-220 West 4th st, for Mrs. N. H. Lewis, c/o Almy, Van Gordon, Evans & Kelly, 46 Cedar st, owner. Cost, \$100,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

FRANKLIN AV.—Lorenz F. J. Weiher, 271 West 125th st, has completed plans for two 5-sty brick and limestone apartments, 60x110 ft, and 49x84 ft, at the southwest cor of Franklin av and 166th st, for the Ferncliff Building Corp., 35 West 39th st, Manhattan, owner and builder. Total cost, \$100,000.

DWELLINGS.

RIVERDALE.—Dwight J. Baum, Waldo av, is preparing plans for a 2½-sty frame and shingle dwelling, 30x40 ft, at Fieldston rd and 252d st, for J. Kuinn, owner. Cost, \$7,000.

EDISON AV.—H. J. Arnold, 429 North Vine st, Richmond Hill, has finished plans for a 2½-sty frame dwelling, 23x28 ft, on the east side of Edison av, 101 ft south of Schley av, for the Bronx Shore Park Development Co., 3d av and 149th st, Bronx, owner and builder. Cost, \$3,500.

LOGAN AV.—H. J. Arnold, 429 North Vine st, Richmond Hill, has completed plans for a 2-sty frame dwelling, 30x25

ft, on the west side of Logan av, 282 ft south of Schley av, for the Bronx Shore Park Development Co., 3d av and 149th st, Bronx, owner and builder. Cost, \$3,500.

STABLES AND GARAGES.

PARK AV.—M. W. Del Gaudio, 401 East Tremont av, has completed plans for a 1-sty brick garage, 79x100 ft, on the east side of Park av, 25 ft north of 170th st, for William Gullery, 1472 Washington av, owner and builder. Cost, \$11,000.

STORES, OFFICES AND LOFTS.

JEROME AV.—John P. Boyland, Fordham rd and Webster av, is preparing plans for a 1-sty brick store building, 50x60 ft, on the east side of Jerome av, 110 ft north of Tremont av, for Hurley Building Corp., 85 West 181st st, owner and builder. Cost, \$9,000.

184TH ST.—John P. Boyland, Fordham rd and Webster av, is preparing plans for a 1-sty brick taxpayer, 25x50 ft, at the northwest cor of 181st st and the Grand Blvd and Concourse, for the Hurley Building Corp., 85 West 181st st, owner and builder. Cost, \$8,000.

BRIGGS AV.—John P. Boyland, Fordham rd and Webster av, is preparing plans for a 1-sty brick taxpayer, 25x50 ft, on the east side of Briggs av, 210 ft north of Coles Lane, for the Hurley Building Corp., 85 West 181st st, owner and builder. Cost, \$4,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

BAY RIDGE.—J. A. Gorman, 4-5 Court sq, is preparing plans for three 3-sty brick and limestone tenements, 25x68 ft, for L. Wartikowitz, 643 84th st, owner and builder. Exact location will be announced later. Cost, \$10,000 each.

18TH AV.—S. Millman & Son, 1780 Pitkin av, have finished plans for a 4-sty brick tenement with stores, 40x85 ft, on the west side of 18th av, 40 ft north of 71st st, for the F. B. & W. Realty Co., 2027 Douglas st, owner and builder. Cost, \$20,000.

2D ST.—Sass & Springsteen, 32 Union sq, Manhattan, have plans in progress for a 6-sty brick and limestone tenement, with 7 stores, at the northwest cor of South 2d st and Roebing st, for L. Pomerantz, 492 Kosciusko st, owner and builder. Cost, \$60,000.

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44TH ST.—Cantor & Dorfman, 371 Fulton st, have plans in progress for two 4-sty brick and limestone apartments, 50x90 ft, at the southeast cor of 44th st and 15th av, for the Sherman Bldg Corp., 189 Montague st, owner and builder. Cost, \$40,000 each.

17TH AV.—MacDonald Mayer, 189 Montague st, has finished plans for two 4-sty brick and limestone apartment houses with stores, 50x100 ft, at the southeast cor of 17th av and 77th st, for H. Sanel & Co., 451 Sackman st, owner and builder. Cost, \$35,000 each.

NEWPORT AV.—Morris Rothstein, 1767 Pitkin av, has completed plans for four 3-sty brick tenements, 22x75 ft, on the south side of Newport av, 50 ft east of Herzl st, for Morris Leiberman and Joseph Kantroozoctz, 648 Hinsdale st, owners and builders. Total cost, \$30,000.

39TH ST.—Samuel Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty brick tenement, 50x88 ft, in the south side of 39th st, 100 ft east of 7th av, for the Kornblum Bldg Corp., 1323 46th st, owner and builder. Cost, \$23,000.

CHURCHES.

ROCHESTER AV.—H. G. Rudolph, 270 Bainbridge st, has completed plans for alteration to the 1-sty brick and stone church, at the southeast cor of Rochester av and Herkimer st, for the Evangelical Lutheran Church, 346 McDonough st, owner. Cost, \$3,000.

DWELLINGS.

AV R.—Cantor & Dorfman, 371 Fulton st, are preparing plans for a 1-sty brick and limestone dwelling, with two stores, on a plot 72x95 ft, at the southeast cor of Av R and West 8th st, for the A. & S. Building Corp., 44 Court st, owner and builder.

86TH ST.—Laspia & Salvati, 525 Grand st, are preparing plans for a 3-sty brick and limestone dwelling, 25x40 ft, with two stores, in the south side of 86th st, 31 ft north of Shell rd, for Tessie Passarvelli, on premises, owner. Cost, \$3,000.

SURF AV.—George H. Suess, 2966 West 29th st, has completed plans for a 1-sty brick dwelling with stores, 20x65 ft, on the north side of Surf av, east of West 31st st, for Benjamin Kaufman, 918 Eastern Parkway, owner and builder. Cost, \$7,500.

BROOKLYN.—Benjamin F. Hudson, 319 9th st, has completed plans for a 2½-sty frame dwelling, 20x42 ft, for M. Lucas, 2022 Av M, owner and builder. Exact location will be announced later. Cost, \$5,000.

94TH ST.—F. W. Eisenla, 186 Remsen st, has finished plans for three 2-sty frame dwellings, 18x47 ft, each, at the southwest cor of 94th st and Ridge Blvd, and on the west side of Ridge Blvd, 25 ft south of 94th st, for Harris Wilner, 4706 13th av, owner and builder. Total cost, \$13,500.

MERMAID AV.—S. B. McDonald, 2827 West 15th st, has completed plans for a 3-sty brick dwelling with store, 18x57 ft, at the southwest cor of Mermaid av and West 31st st, for Mrs. Minnie Casey, 2192 West 31st st, owner and builder. Cost, \$6,000.

WEST 18TH ST.—C. W. Spear, 2386 Morris av, Bronx, has completed plans for a 2-sty frame dwelling, 29x33 ft, in the east side of West 18th st, 100 ft north of Av P, for Eva M. Spear, 2386 Myrtle av, owner. Cost, \$5,000.

NECK RD.—Laspia & Salvati, 525 Grand st, Brooklyn, are preparing plans for the alteration to the 2½-sty dwelling on the south side of Neck rd, 100 ft east of Gravesend av, for Pasquale Pelletieri, 2341 Gravesend av, owner.

EAST 18TH ST.—R. T. Schaefer, 1526 Flatbush av, Brooklyn, has completed plans for three 2½-sty frame dwellings, 17x41 ft, in the west side of East 18th st, 100 ft north of Av N, for the Miller-Burke Co., 1199 Flatbush av, owner and builder. Cost, \$5,000 each.

EAST 22D ST.—R. T. Schaefer, 1526 Flatbush av, is preparing plans for two 2½-sty frame and shingle dwelling, 18x33 ft each, in East 22d st, 100 ft south of Av O, for J. F. Finn, 810 East 22d st, owner and builder. Cost, \$5,000 each.

WEST 28TH ST.—H. O. Sperry, 44 Court st, has completed plans for two 2-sty brick dwellings, 20x60 ft, in the east side of West 28th st, 400 ft south of Mermaid av, for Solomon Cohen, 44 Court st, owner and builder. Total cost, \$9,000.

78TH ST.—M. D. Foot, 1432 75th st, has completed plans for two 2-sty frame dwellings, 17x38 ft, in the south side of 78th st, 320 ft west of 15th av, for Charles M. Raymond, 660 48th st, owner and builder. Total cost, \$8,000.

FENNIMORE ST.—Slee & Bryson, 154 Montague st, have completed plans for four 3-sty brick and limestone dwellings, 17x38 ft, at the northwest cor of Fennimore st and Bedford av, for Paul Ohnewald, 805 Flatbush av, owner and builder. Cost, \$9,000 each.

MANHATTAN BEACH.—Slee & Bryson, 154 Montague st, are preparing plans for a 2½-sty frame and stucco dwelling, 24x38 ft, for the D. & W. Construction Co., c/o A. B. Dietrich, Argyle rd, Brooklyn, owner and builder. Cost, \$6,500.

FACTORIES AND WAREHOUSES.

WILLIAMSBURG.—Tobias Goldstone, 50 Graham av, is preparing plans for a 4-sty brick and limestone factory, 90x94 ft, in the Williamsburg section. Exact location and owner's name will be announced later.

INGRAHAM ST.—Shampan & Shampan, 772 Broadway, have completed plans for the factory building to be erected at southwest cor of Ingraham st and Garden av, Brooklyn. The owner of this project is the W. E. Corporation, and the lessee is the Greenport Metal Covered Door Co.

LEONARD ST.—F. J. Berlenbach, 260 Graham av, has finished plans for the addition to the 3 and 2-sty factory and school, 30x30 ft, and 25x30 ft, at the southwest cor of Leonard st and Maujer st, and at the northwest cor of Ten Eyck st, for the St. Mary's R. C. Church, 72 Maujer st, owner. Cost, \$10,000.

SCHOLES ST.—Shampan & Shampan, 772 Broadway, have completed plans, and will supervise the construction of a factory building and garage in the north side of Scholes st, 50 ft west of Bogart st, for Luckin & Pesnar, manufacturing furriers, Manhattan, owners.

STABLES AND GARAGES.

ATLANTIC AV.—Walter B. Wills, 1181 Myrtle av, is preparing plans for a 2-sty brick garage, 68x99 ft, at the northeast cor of Atlantic av and Perry pl, for F. Weis, 862 De Kalb av, owner. Cost, \$30,000.

STERLING PL.—Bly & Haarman, 833 St. Johns pl, have completed plans for a 1-sty brick garage, 50x131 ft, on the south side of Sterling pl, 300 ft west of Classon av, for Joseph C. Cucker, 856 Nostrand av, owner and builder. Cost, \$10,000.

FULTON ST.—John P. Benson, 331 Madison av, Manhattan, is revising plans for a 1 and 3-sty stable, garage and office building, 106x151 ft, at the southwest cor of Fulton st and Waverly av, for the Alex Campbell Milk Co., 802 Fulton st, owner. Cost, \$50,000.

MADISON ST.—Charles Gastmayer, 1613 Myrtle av, Middle Village, L. I., has completed plans for a 3-sty brick and limestone garage, 50x100 ft, in the south side of Madison st, 125 ft west of Ralph av, for William C. Edwards, 12 Howard av, owner. Cost, \$18,000.

STORES, OFFICES AND LOFTS.

SUMNER PL.—A. Uilrich, 371 Fulton st, has completed plans for the extension to the 3-sty brick store property at the southeast cor of Sumner pl and Broadway, for Joseph Kurtz, owner, on premises. Cost, \$5,000.

Queens.

DWELLINGS.

JAMAICA, L. I.—P. Caplan, 16 Court st, Brooklyn, is preparing plans for six 2-sty frame and shingle dwellings 20x36 ft, in the south side of Williams st, 102 ft east of Maple st, for the Canadian Building Material Corporation, 2006 Atlantic av, Brooklyn, owner and builder. Cost, \$4,000 each.

RICHMOND HILL, L. I.—Henry Haugaard, Hillside Bank Building, Richmond Hill, has completed plans for three 2-sty frame dwellings, 16x38 ft, on the west side of Kirkus av, 300 ft north of Ashland av, for W. H. Wade, 235 Elm st, Richmond Hill, owner and builder. Total cost, \$7,500.

LONG ISLAND CITY.—Frank Braun, Bridge Plaza, has finished plans for a 5-sty brick and limestone apartment house, 50x86 ft, on the east side of 3d av, 450 ft south of Broadway, for Frank Mucha, 2424 Madison st, Ridgewood, L. I., owner and builder. Cost, \$25,000.

KEW GARDENS, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, are preparing plans for a 2½-sty frame and stucco residence, 24x36 ft, for J. F. Kendall, 1023 Beverly road, Brooklyn, owner and builder. Cost, \$7,000.

RICHMOND HILL, L. I.—Max Hirsch, 350 Fulton st, Brooklyn, has completed plans for two 2½-sty frame dwellings, 21x55 ft, on Sutter av, for Albert Markert, 1419 Briggs av, Richmond Hill, owner and builder. Cost, \$7,000 each.

CORONA, L. I.—R. W. Johnson, Corona, L. I., has completed plans for four 2-sty

brick dwellings, 21x55 ft, in the east side of 43d st, 400 ft north of Shell road, for Thomas Daly, 12 39th st, Corona, owner and builder. Total cost, \$16,000.

THEATRES.

RIDGEWOOD, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have finished plans for a 2-sty brick and fire-proof theatre and office building, 31x106x152 ft, on Myrtle av, for the Van Cortland Amusement Co., 106 Dresden st, Ridgewood, owner. The building will contain a roof garden seating 1,500. Cost, \$70,000.

Richmond.

DWELLINGS.

WEST NEW BRIGHTON, S. I.—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame dwelling, 22x30 ft, for B. J. Luba, of West New Brighton, S. I., owner and builder. Cost, \$3,500.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—D. W. Terwilliger, 1 West 34th st, Manhattan, has been retained to prepare plans for a dwelling and garage on Arleigh rd, for Francis E. Day, of Milwaukee, Wis., owner. Details will be available later.

VALLEY STREAM, L. I.—Ludlow & Peabody, 101 Park av, Manhattan, will prepare plans for six 2½-sty frame and stucco cottages for the Board of Managers of the Wayside Home, Mrs. Homer A. Lattin, president, 356 Bridge st, Brooklyn, owner.

PORT WASHINGTON, L. I.—Charles M. Hart, Bayshore, L. I., has finished plans for a 2½-sty dwelling, 65x35 ft, with garage, at Sands Point, for Clarence H. Eagle, 57 Broad st, Manhattan, owner. Cost, \$17,000.

GREAT NECK, L. I.—Christian Uhl, Maple st, Great Neck, owner and builder, is having plans prepared privately for a 2½-sty frame and clapboards dwelling in Maple st, 160 ft west of 3d st. Cost, \$4,000.

EAST NORWICH, L. I.—Little & Browne, 70 Kilby st, Boston, Mass., will draw plans for a 2½-sty Colonial residence, for Frank C. B. Page, of the E. W. Bliss Co., Adams and Plymouth sts, Brooklyn, owner.

WOODMERE, L. I.—Henry Otis Chapman, 334 5th av, has finished plans for the alteration to the 2-sty residence of Robert S. Sloan. Cost, \$5,000. Richard H. Carman & Sons, Myrtle av, Jamaica, have the general contract.

STORES, OFFICES AND LOFTS.

OYSTER BAY, L. I.—The New York Telephone Co., 15 Dey st, will erect a telephone building at the cor of Tooker av and South st, from privately prepared plans. Cost, \$15,000.

Suffolk.

DWELLINGS.

EASTHAMPTON, L. I.—J. Custis Lawrence, Main st, East Hampton, will prepare plans for a 2½-sty frame dwelling, 70x24x23 ft, for John E. Helm, owner.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

HASTINGS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, is preparing plans for a 2-sty frame and clapboards flat, on Marble Terrace, for Joseph Murray, 502 South Broadway, Yonkers, owner. Cost, \$6,000.

YONKERS, N. Y.—J. Wilford Kirst, Radford Building, Yonkers, N. Y., has been selected to prepare plans for a 4-sty brick and terra cotta apartment house, 67x80 ft, at the cor of St. Andrus pl and Bettner pl, for Dr. Harry D. Watson, 214 Jessamine st, owner.

DWELLINGS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, is preparing plans for a 2½-sty frame and shingle dwelling, 26x32 ft, with garage, on Wellesley av, for Albert Lockwood, 45 Warburton av, owner. Cost, \$7,000.

RYE, N. Y.—S. Edgar Gage, 28 East 49th st, Manhattan, will draw plans for a 2½-sty frame dwelling, 75x30 ft, at Milton Point, for a client of Herbert A. Sherman, 20 Nassau st, owner. Cost, \$25,000.

PELHAM, N. Y.—C. P. Johnson, 30 East 42d st, Manhattan, has plans in progress for a 2½-sty hollow tile dwelling, 30x40 ft, in Chester Park, for Joseph A. Bodnar, 288 East 168th st, owner.

YONKERS, N. Y.—Ralph Hayhurst, Chittenden av, Tuckahoe, has had plans completed privately for two 2½-sty frame and shingle dwellings, 28x30 ft, on Holly-wood av. Cost, \$6,000 each.

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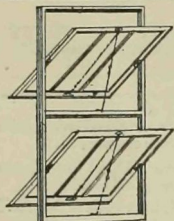
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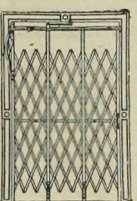


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YONKERS, N. Y.—Donero Roberti, 128 West 12th st, Manhattan, owner and builder, has had plans completed privately for a 2½-sty frame and shingle dwelling, 18x38 ft, at 66 Lockwood st. Cost, \$4,000.

YONKERS, N. Y.—J. W. Kirst, Radford Bldg., Yonkers, is preparing plans for a 2½-sty brick dwelling, 30x40 ft, on McLean av, for Max Schiller, owner. Cost, \$9,000.

HARTSDALE, N. Y.—Hutton & Buys, 103 Park av, Manhattan, are revising plans for a 2½-sty frame dwelling, on Greenacres av, for Roderick Stephens, 138th st and Canal pl, Manhattan, owner. Charles Hunt, White Plains, has the carpenter work. Cost, \$30,000.

RYE, N. Y.—S. Edson Gage, 28 East 49th st, Manhattan, has been retained to prepare plans for a 2½-sty frame dwelling and garage on Locust av for Walter H. Powers, 70 East 45th st, Manhattan, owner.

NEW ROCHELLE, N. Y.—Lorillard Wise, 264 Huguenot st, New Rochelle, N. Y., is preparing plans for a 2½-sty frame and clapboards residence, 65x20 ft, on Carlton Terrace, for John L. Diaz, 36 Park av, New Rochelle, owner. Cost, \$75,000.

NEW ROCHELLE, N. Y.—Lorillard Wise, 264 Huguenot st, New Rochelle, N. Y., is revising plans for a 2½-sty brick, frame and shingle dwelling, 37x21 ft, on 5th av, for H. A. Claus, 147 4th av, New Rochelle, owner. Cost, \$5,500.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, N. Y., has plans in progress for a 2½-sty frame and shingle dwelling, 24x32 ft, and a 1-sty brick garage, at 30 Radford st, for Albert Lockwood, 8 Warburton Building, Yonkers, owner and builder. Cost, \$7,000.

PURCHASE, N. Y.—Carrere & Hastings, 52 Vanderbilt av, Manhattan, are preparing plans for a 2½-sty hollow tile and stucco residence, about 35x65 ft, for Carl H. Pforzheimer, 22 Broad st, owner.

FACTORIES AND WAREHOUSES.

NEW ROCHELLE, N. Y.—W. R. Siegel has preliminary plans in progress for an addition to the 6-sty factory for the H. W. Johns-Manville Co., Madison av and 41st st, Manhattan, owner, and the Jones Speedometer Co., 32 33d st, Brooklyn, lessee, on land adjoining their present plant.

HALLS AND CLUBS.

SCARSDALE, N. Y.—Palmer & Hornbostle, 40 Cedar st, Manhattan, are preparing plans for a 2½-sty brick and stucco country clubhouse, 124x57 ft, with a wing 30x110 ft, on White Plains rd, for the Oakridge Country Club, c/o John P. Cohalan and others, County Court House, Centre st, Manhattan, owner.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—Robert J. Reiley, 477 5th av, Manhattan, and T. H. Poole & Co., 13 West 30th st, are preparing plans for a Philosophy Hall on Seminary av for the St. Joseph Seminary, owners.

STABLES AND GARAGES.

YONKERS, N. Y.—Joseph Watson, North Broadway, Yonkers, is preparing plans for a 1-sty brick addition, 70x75 ft, to the garage at 531 Van Courtlandt Park av, for Frank J. Hughes, on premises, owner. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—George H. Chamberlain, 18 South Broadway, Yonkers, N. Y., is preparing plans for a 1 and 2-sty garage, storage and loft building, 50x80 and 60x70 ft, on South Broadway, for the First Reformed Church, John Radcliff, chairman, c/o Yonkers Electric Lighting Co., 9 Dock st, Yonkers, N. Y., owner. Details not yet decided.

NEW ROCHELLE, N. Y.—S. Calafato, McGovern Building, New Rochelle, is preparing plans for a 2-sty brick and limestone store building, 25x62 ft. Exact location and owner's name will be announced later. Cost, \$10,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

EDGEWATER, N. J.—G. W. Dexter and P. L. Greene, Palisade Building, Palisade, N. J., have completed plans for a 5-sty brick and marble apartment house, 50x80 ft, in the west side of Edgewater pl, 414 ft north of Garden pl, for George D. Roedels, Anderson av, Palisade, N. J., owner. Cost, \$45,000.

SOUTH RIVER, N. J.—J. F. Pierson & Son, Raritan Building, Perth Amboy, have new plans in progress for a 1 and 2-sty apartment and store building, 75x77 ft, in Ferry st, for B. Streiff, Brighton av, Perth Amboy, owner. Cost, \$6,000.

SOUTH RIVER, N. J.—Alexander Merchant, 363 George st, New Brunswick, is preparing plans for a 2-sty brick apartment house, with stores, 50x105 ft, at the

northwest cor of Ferry st and Jackson av, for Joseph Schwartz, Upper Whitehead av, South River, owner. Cost, \$12,000.

NEWARK, N. J.—Nathan Weltoff, 222 Washington st, has finished plans for two 3-sty frame and clapboards flats, 22x52 ft, at 10-12 Rose Terrace, for Butensky & Portnoff, 18th av, near Lillie st, Newark, owners and builders. Cost, \$5,500 each.

BAYONNE, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for a 3-sty brick flat, with store, 23x76 ft, at 573 Av C, for Barnett Yorysh, 532 Av C, owner. Cost, \$10,000.

EAST ORANGE, N. J.—M. J. Nadel, Union Bldg, Newark, has plans in progress for a 4-sty brick apartment, 45x80 ft, at 142-144 North Munn av, for the City Improvement Co., 67 Gaston st, West Orange, N. J., owner and builder.

WEST NEW YORK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for two 4-sty brick apartments, 31x85 ft, on the west side of Hudson av, 37 ft south of 10th st, for Morris Jacobs, 504 Av C, Bayonne, owner. Cost, \$25,000 each.

DUNELLEN, N. J.—W. H. Clum, 120 Park av, Plainfield, has finished plans for a 3-sty brick and hollow tile flat, with two stores, at the cor of North and Lincoln avs, for Kuldoshes Bros., 418 North av, Dunellen, owner. Cost, \$10,000.

EAST ORANGE, N. J.—William E. Lehman, 738 Broad st, Newark, is completing plans for a 4-sty brick and limestone apartment house, 60x100 ft, at the cor of William and Winans sts, for the Arcand Realty Co., 738 Broad st, Newark, owner. Cost, \$50,000.

BAYONNE, N. J.—Eugene F. Reilly, 63 West 34th st, Bayonne, has completed plans for a 3-sty frame tenement, 22x50 ft, at 42 East 17th st, for Jacob Tucker, 129 West 31st st, Bayonne, owner. Cost, \$5,000.

CHURCHES.

PATERSON, N. J.—Frederick Schwarz, Colt Building, Paterson, has plans in progress for a 2½-sty brick convent, 40x64 ft, at the cor of Danforth and Ramsey sts, for the St. Bonaventure's R. C. Church, 174 Ramsey st, Paterson, owner. Cost, \$14,000.

DWELLINGS.

MONTCLAIR, N. J.—H. M. Fisher, 460 Bloomfield av, Montclair, is preparing plans for a 2½-sty frame dwelling, 21x35 ft, in Howard st, for Robert M. Whyte, 209 North Fullerton av, owner. Cost, \$5,000.

NEWARK, N. J.—George E. Jones, Union Building, Newark, is completing plans for a 2½-sty frame and stucco dwelling, 30x35 ft, and a 1-sty garage, 18x20 ft, at 87 Gerard pl, for A. I. Lewis, 165 Morris av, owner. Cost, \$8,000.

NEWARK, N. J.—M. B. Silberstein, 121 Springfield av, has finished plans for a 2½-sty frame and clapboards dwelling, 22x52 ft, at 88 Aldine st, for Julius Lingsch, 84 Aldine st, owner. The general contract has been awarded to Jacob Mahler, 26 Tichenor st, Irvington, N. J.

PLAINFIELD, N. J.—W. H. Clum, 152 Park av, Plainfield, is preparing plans for the addition and alteration to the dwelling and store, at 1460 McCrea pl, for Frank Sheriff, owner.

BELMAR, N. J.—W. Frank Bower, 44 Harrison st, East Orange, is preparing plans for a 2½-sty frame dwelling, 28x44 ft. Owner's name will be announced later. Cost, \$4,000.

PLAINFIELD, N. J.—M. J. Nadel, Union Bldg, Newark, is preparing plans for ten 2-sty frame and stucco attached dwellings in Johannis pl, for the K. & G. Inc., c/o Emanuel Kapelson, West Front st, Plainfield, owner and builder.

FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—The Ring-Cleaves-Graham Co., 280 Broad st, Elizabeth, is preparing plans for the addition to the 1-sty brick and steel foundry, 40x200 ft, for the Samuel L. Moore & Sons Corp., Front st, Elizabeth. Cost, \$20,000.

AVENEL, N. J.—Frank Hill Smith, Inc., 120 Broadway, Manhattan, is preparing plans for a 1-sty brick carpenter shop, 40x60 ft, and a 1-sty storage house, 16x45 ft, on the Pennsylvania Railroad, for the Fireproof Furnace & Construction Co., 433 South West st, Syracuse, N. Y., owner.

BAYONNE, N. J.—Frank Sutton, 80 Broadway, Manhattan, has been selected mechanical engineer for the four 4 and 6-sty reinforced concrete belt factory, each 70x140 ft, the 3-sty auxiliary bldg, 50x100 ft, the 2-sty power house, 40x60 ft, and the 2-sty oil house, 40x60 ft, at the southeast cor of Av C and 2d st, for the Duryea Mfg. Co., 50 Church st, Manhattan, owner,

from plans by John T. Rowland, Jr., 100 Sip av, Jersey City, architect. James Mitchell, Inc., 76 Montgomery st, Jersey City, has the general contract.

JERSEY CITY, N. J.—The Air Reduction Co., 50 Broad st, Manhattan, has had plans completed privately for the 4-sty reinforced concrete bldg, 100x45 ft, and the 1-sty bldg, 100x30 ft. The H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract. Cost, \$75,000.

NEWARK, N. J.—Morris R. Sherrero, City Hall, Newark, is preparing plans for a 1-sty brick garbage incinerator and power plant, 200x300 ft, on Elizabeth av, for the City of Newark.

HALLS AND CLUBS.

HOBOKEN, N. J.—Fagan & Briscoe, 95 River st, Hoboken, N. J., are preparing plans for alterations to the 2-sty frame and shingle clubhouse, at Castle Point Terrace, for the Hoboken Tennis Club, c/o James Tallon, 700 Washington st, Hoboken, owner. Cost, \$7,000.

RED BANK, N. J.—George Mac C. Taylor, Eisner Bldg, Red Bank, is preparing plans for a 1-sty brick and tile parish house, 28x65 ft, in West Front st, for the Trinity Church, Maple av, Red Bank, owner. Cost, \$8,000.

SCHOOLS AND COLLEGES.

BLOOMFIELD, N. J.—F. L. Pierson, 162 Bloomfield av, Bloomfield, N. J., is preparing plans for a 2-sty frame private school, 60x60 ft, at East Passaic and Franklin avs. Cost, \$25,000. Owner's name to be announced later.

MILFORD, N. J.—Clarence B. Dilts, Flemington, N. J., has plans nearing completion for a 1-sty brick public school for the Board of Education of Kingwood Township, Milford, N. J., owner. Cost, \$18,000.

NEWARK, N. J.—E. F. Guilbert, City Hall, Newark, is preparing plans for the addition to the 3-sty brick reinforced concrete and hollow tile public school on 5th av, for the City of Newark, Board of Education, owner.

STABLES AND GARAGES.

GLEN GARDNER, N. J.—George S. Drew, State House, Trenton, N. J., has finished plans for a 2-sty brick stone and concrete garage and paint shop, 25x50 ft, for the State of New Jersey Sanitarium, c/o Dr. S. P. English, Glen Gardner, N. J., owner. Cost, \$5,000.

NEWARK, N. J.—Frank Grad, American National Bank Bldg, Newark, has completed plans for a 1-sty brick and concrete garage and automobile showroom, 70x100 ft, with extension at 229-231 Central av, through to 35 Lock st, for Joseph Schaedel, 322 Warren st, owner. Cost, \$15,000.

ASBURY PARK, N. J.—Clinton B. Cook, 505 Bond st, Asbury Park, N. J., is preparing preliminary plans for a 3-sty auto station and garage, 50x135 ft, at 202 7th av, for J. C. English, Main st and Asbury av, owner. Cost, \$50,000.

STORES, OFFICES AND LOFTS.

MORRIS PLAINS, N. J.—Arthur S. Pierson, Trust Co. Bldg, Morristown, has completed plans for seven 1-sty brick stores, 75x106 ft, on Speedwell av, for Nicholas Marinaro, 4 Anderson st, Morristown, owner and builder. Cost, \$15,000.

NEWARK, N. J.—Bruce P. Kitchell, 207 Market st, Newark, has plans nearing completion for the alteration to the 6-sty brick store and loft bldg, at the southeast cor of Broad and Lafayette sts, for Wilkinson-Gaddis & Co., 95 Parkhurst st, Newark, owner. Cost, \$13,000.

MORRISTOWN, N. J.—David M. Ach, 1 Madison av, Manhattan, will draw plans for the addition to the 3-sty department store for Morris P. Greenberger, Morristown, N. J., owner.

LONG BRANCH, N. J.—Leon Cubberly, Record Bldg, Long Branch, is preparing plans for six 1-sty brick stores, 84x75 ft, on the south side of Broadway, near 2d av, for Henry and Walter Rosenberg, 112 West 34th st, owners. Cost, \$12,000.

THEATRES.

JERSEY CITY, N. J.—William Neumann, 202 Ogden av, Jersey City, has completed revised plans for the brick, terra cotta and concrete moving picture theater, 65x130 ft, to seat 1,400, on Central av, near Charles st, for Dr. H. Charles Hespe, 390 Central av, Jersey City, owner.

JERSEY CITY, N. J.—C. H. Ziegler, 75 Montgomery st, Jersey City, has completed plans for the 2-sty brick and granite theatre, store and office bldg, at the cor of Wilkinson and Jackson avs, for Mrs. Ottilie Wetter, 266 Pearsall av, Jersey City, owner. Cost, \$40,000.

UNION HILL, N. J.—Dominick Orlando,

467 Bergenline av, West New York, has the general contract for the alterations and addition to the 1-sty brick loft building at 312-16 Columbia st, for S. Lattauer, owner, from plans by George Willaredt, 411 23d st, West New York, architect. Cost, \$3,000.

MISCELLANEOUS.

CHANGEWATER, N. J.—F. Mellott, Post Office Box 155, Bradford, Pa., engineer, will draw plans for reinforced concrete coal trestle dump and retaining walls for the Tide Water Pipe Co., owner.

Other Cities.

FACTORIES AND WAREHOUSES.

LOCKPORT, N. Y.—James R. Tyler, German Insurance Bldg, Rochester, has completed plans for a 2-sty reinforced con-

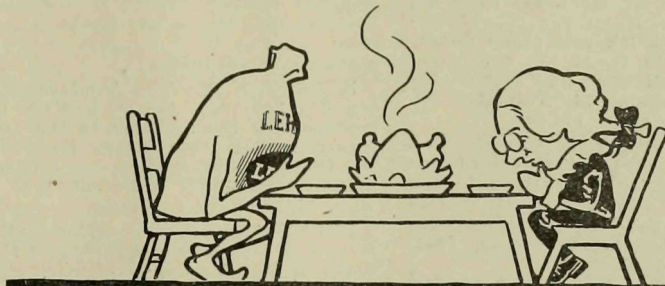
crete factory, 163x396 ft, at Elm and Walnut sts, for the Harrison Mfg. Co., 101 Elm st, owner. Cost, \$250,000.

MUNICIPAL.

WATERTOWN, N. Y.—The Concrete Steel Engineering Co., 13 Park Row, Manhattan, has completed preliminary plans for the reinforced concrete and steel bridge, 850 ft long by 28 ft wide, in Court st, over the New York Central Railroad tracks, for the City of Watertown and the New York Central Railroad Co. Cost, \$265,000.

STORES, OFFICES AND LOFTS.

GREENWICH, CONN.—Forman & Light, 40 Cedar st, Manhattan, have completed plans for the 3-sty hollow tile and stucco store and office building, 50x100 ft, at the cor of Greenwich av and Elm st, for A. J.



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Morris, Greenwich, Conn., owner and builder.

WATERTOWN, N. Y.—S. M. Green Co., 293 Bridge st, Springfield, Mass., engineer and architect, will prepare plans for a 2 and 3-sty office and display building, for the New York Air Brake Co., 165 Broadway, Manhattan, owner. Cost, \$200,000.

THEATRES.

KINGSTON, N. Y.—Jared S. La Dow, 35 Market st, Poughkeepsie, N. Y., will prepare plans for a brick theatre to cost approximately \$75,000, to be erected in Wall st, for George M. Cohan, for the George M. Cohan Kingston Theatre Corporation, 280 Main st, Poughkeepsie, N. Y., owner.

CONTRACTS AWARDED

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—The 145 East 49th St. Corp. (Goldberg & Kramer), 103 Park av, has the general contract for the alteration to the 9-sty brick and stone apartment hotel, 100x100 ft, at the southwest cor of Central Park West and 91st st, for Albert L. Newmann, 76 Palmetto st, Brooklyn, owner. Cost, \$50,000.

BRONX.—The Frederick Construction Co., 391 East 149th st, has the general contract for the interior alterations to the three 5-sty brick apartments, at 332-336 East 176th st, for the National Surety Co., 115 Broadway, Manhattan, owner, from privately prepared plans.

BROOKLYN, N. Y.—Werner & Goldstein, 405 Lexington av, Manhattan, have the general contract for the 4-sty brick and limestone apartment, 80x101 ft, at the northeast cor of West 31st st and Surf av, from plans by Charles M. Straub, 147 4th av, Manhattan, architect. Owner's name will be announced later. Cost, \$65,000.

YONKERS, N. Y.—Bailey-O'Connor, Inc., 102 Park av, Manhattan, has the general contract for the 4-sty brick apartment house, 25x92 ft, on Saratoga av, near the Putnam Station, for Robert Tindall, 280 East 163d st, owner, from plans by Harold W. Walsh, Shade Lane, Yonkers, architect. Cost, \$23,000.

CHURCHES.

BROOKLYN, N. Y.—The Miller-Reed Co., 103 Park av, Manhattan, has the general contract for the 2-sty brick church, 71x93 ft, in 67th st, between 3d and 4th avs, for the Second Church of Christ Scientist, 426 75th st, Brooklyn, owner, from plans by Bernhardt E. Muller, 477 5th av, Manhattan. Cost, \$70,000.

DWELLINGS.

MANHATTAN.—Wharton Green, 22 William st, has the general contract for the alteration to the 4-sty residence at 252 West 70th st, for Lawrence Abraham, 422 Fulton st, Brooklyn, owner, from plans by Gallant & Graff, 345 5th av, architect. Cost, \$25,000.

MANHATTAN.—R. H. Costigan, 230 East 42d st, has the general contract for the alteration to the 4-sty brick and limestone dwelling at 30 East 28th st, for Louis S. Burdett and Viola Wiesker, owners, from plans by Charles H. Gillespie, 1123 Broadway, architect. Cost, \$4,000.

LONG ISLAND CITY.—W. Chmurgznski, 468 3d av, L. I. City, has the general contract for the 2-sty brick and limestone dwelling, with store, on the west side of Steinway av, L. I. City, owner, from plans by Frank Braun, 585 9th av, L. I. City. Cost, \$7,500.

RUMSON, N. J.—Charles V. Shropshire, Peninsula av, Seabright, N. J., has the general contract for the 2½-sty frame and stucco dwelling, 35x60 ft, at Rumson Park, for Edward D. Adams, 71 Broadway, Manhattan, owner, from plans by Harde & Hasselman, 56 West 45th st, architects. Cost, \$23,000.

GRIMES HILL, S. I.—William S. Lee, Hope av, Fort Wadsworth, has the general contract for the 2½-sty brick and stucco residence, 39x40 ft, for Dr. Louis Dreyfus, from plans by Delano & Aldrich, 126 East 38th st.

BELLEVILLE, N. J.—Edward J. Mutch, 350 Joralemon st, Belleville, has the general contract for the 2-sty frame and stucco dwelling, 40x55 ft, in Bremond st, for George Williams, owner, from plans by James Thetford, 76 Tappan av, architect. Cost, \$3,000.

BRONX.—Henry Hall, 2503 Sedgwick av, has the general contract for the 1½-sty servants' quarters and garage, 52x30 ft, at the northeast cor of Independence av and 252d st, for Mrs. Nash Rockwood, 525 West End av, Manhattan, owner, from plans by Dwight J. Baum, Waldo av and 246th st. Cost, \$4,000.

ENGLEWOOD, N. J.—James L. Bried, Chestnut st, Englewood, has the general contract for the frame residence for W. L. Babcock, Dana pl, Englewood, owner, from plans by Hays & Headley, 2010 Broadway, Manhattan, architects. Cost, \$11,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Thomas McHugh, 676 Leonard st, Brooklyn, has the general contract for the 1-sty brick, steel and frame foundry, 50x200 ft, on the east side of Morgan av, 200 ft north of Nassau av, for Taylor & Co., 680 Morgan av, owners, from plans by Gustave Erda, 826 Manhattan av, architect.

BELLEVILLE, N. J.—A. W. Smith, Matawan, N. J., has the general contract for the 1-sty corrugated iron and frame factory, 20x180 ft, and 30x40 ft, at Cortland st and Bellevista pl, for the Belleville Chemical Co., Essex Bldg, Newark, owner.

ROSEBANK, S. I.—The Turner Construction Co., 11 Broadway, Manhattan, has the general contract for the 4-sty reinforced concrete factory, 250x75 ft, for the L. A. Dreyfus Co., Maple av, Rosebank, owner, from plans by W. J. Barney, 29 Broadway, Manhattan, engineer.

BEACON, N. Y.—The Amsterdam Building Co., 140 West 42d st, has the general contract for the addition to the 1-sty reinforced concrete factory, 77x150 ft, for the Glenhan Embroidery Co., owner, from plans by Ballinger & Perrot, 1323 Broadway, Manhattan, architect.

PERTH AMBOY, N. J.—The Berlin Construction Co., Berlin, Conn., has the general contract for the 2-sty brick and steel blast furnace, 40x60 ft, at the foot of Elm st, for the Raritan Copper Works, from plans by George L. Fulton, engineer. Cost, \$10,000.

NEWARK, N. J.—Frederick Fatzier Co., 110 Broad st, Newark, has the general contract for the 1-sty brick reinforced concrete and blazed terra cotta automobile salesroom and garage at 524-526 Broad st, for the Fiedler Corp., Firemen's Building, Newark, owner, and the Page Detroit Co., and another company, 588 Broad st, lessees, from plans by William E. Lehman, 238 Broad st, architect. Cost, \$30,000.

ELIZABETH, N. J.—E. M. Waldron & Co., 84 South 6th st, Newark, N. J., has the general contract for the 5-sty brick warehouse, 41x75 ft, in Price's Alley, for L. F. Hirsch & Bro., 207 Broad st, Elizabeth, from plans by Nathan Myers, Cort Theatre Bldg, Newark, architect. Cost, \$40,000.

HOSPITALS AND ASYLUMS.

NORWICH, N. Y.—Frank J. Heady, Sherburne, N. Y., has the general contract for the remodeling of the 2½-sty brick dwelling in North Broad st, into a hospital for the City of Norwich, from plans by Roy E. Guard, Broad st, Norwich, architect. Cost, \$20,000.

SCHOOLS AND COLLEGES.

LYNDHURST, N. J.—Eyrich & Ward, Grantwood, N. J., and 105 West 40th st, Manhattan, have the general contract for the 3-sty brick high school, 102x63 ft, for the Board of Education of Union Township, Lyndhurst, N. J., from plans by Ernest Sibley, architect, Palisade Park, N. J.

STABLES AND GARAGES.

BROOKLYN, N. Y. (sub.).—W. R. Squire, Inc., 2 West 33d st, Manhattan, has been awarded the steel and iron contract for the 3½-sty garage, 50x100 ft, at 459-461 12th st, for Arthur Ackerman, 59 Pearl st, Manhattan, owner, from plans by Thodie & Harvie, 406 9th st, Brooklyn, architects. Cost, \$30,000.

NEWARK, N. J.—The H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract for the addition to the 2-sty reinforced concrete and hollow tile garage, at 94-6½ Ogden st, for the Standard Oil Co. of New Jersey, 31 Fulton st, Newark, owner, from privately prepared plans. Cost, \$60,000.

CLOSTER, N. J.—W. H. Bell, West st, Closter, has the general contract for the frame and shingle farm buildings, including garage, for L. T. Haggin, Hickory av, Closter, owner, from plans by James W. O'Connor, 3 West 29th st, Manhattan. Cost, \$18,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—F. M. Gabler & Co., 118 Leroy st, has the general contract for the alteration to the 10-sty brick office and loft building, 25x98 ft, at 5 West 31st st, for Abram Baudouine, 28 East 61st st, Manhattan, owner, from plans by W. H. Gompert, 171 Madison av.

MANHATTAN.—Hynd Bros., 223 West 10th st, has the general contract for the alteration to the 6-sty brick and stone loft building, 36x100 ft, at 48 West 22d st, from plans by A. E. Nast, 546 5th av, ar-

chitect. Owner's name will be announced later. Cost, \$4,000.

MANHATTAN.—Samuel Solomon has the general contract for the remodeling of the building at 118 West 48th st, for Paul A. McGoldrick, 261 Broadway, lessee, from privately prepared plans. The building will be remodeled to contain stores on the 1st and 2d floors, and non-house-keeping apartments on the two upper floors.

MANHATTAN.—Frederick Construction Co., 391 East 149th st, has the general contract for the alteration to the restaurant at 151 Canal st, for Louis Malich, on premises.

MANHATTAN.—W. J. Yennie & Co., 45 East 42d st, have the general contract for the alteration to the 4-sty brick dwelling, 22x94 ft, at 35 West 43d st, into a restaurant for Bernard W. Webel, 140 Park av, Mt. Vernon, owner, and Bonandi & Martzolf, 72 Seaman av, Manhattan, lessees, from plans by Bloodgood & Sugarman, 681 5th av. Cost, \$6,000.

NEWARK, N. J.—J. F. Dey Co., 45 Clinton st, has the general contract for the alteration to the 4-sty brick store and loft building, 26x100 ft, at 37 Market st, for J. J. Spurr & Sons, Harrison, N. J., owners, from plans by Frederick A. Phelps, Union Bldg., Newark, architect and engineer. Cost, \$10,000.

PATERSON, N. J.—Louis Gattleib, 491 East 27th st, Paterson, has the general contract for the two 4-sty brick and terra cotta store buildings, 50x75 ft, at 225-227 Market st, for Russell D. Stoutenborough, owner, 44 Prince st, Paterson, and Abraham Levy, 730 Riverside dr, Manhattan, lessee, from plans by Oakley Houman, Central Building, Paterson. Cost, \$30,000.

THEATRES.

GLENDALE, L. I.—Peter Guthy, 926 Broadway, Brooklyn, has the general contract for the 1-sty brick moving picture theatre, 50x99 ft, at the southeast cor of Alpha pl and Myrtle av, for Fischer-Mack, 180 Manahan av, Glendale, owner, from plans by Louis Allmendinger, 20 Palmetto st, Brooklyn. Cost, \$15,000.

MISCELLANEOUS.

BROOKLYN.—T. Sanford Ross, 277 Washington st, Jersey City, has been awarded the contract for dredging Jamaica Bay at the head of Mills Basin, for the City of New York, Department of Docks, owner, from privately prepared plans. Cost, \$50,850.

BROOKLYN, N. Y.—The Morris & Cumings Dredging Co., 17 State st, Manhattan, has the general contract for dredging approximately 200,000 cubic yards at the Navy Yard, for the United States Government, from privately prepared plans.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL COMPLETE BUILDING SHOW will be held in the Grand Central Palace, New York City, March 5-11, 1917.

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.

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

NEW YORK STATE INDUSTRIAL SAFETY CONGRESS will be held in Syracuse, N. Y., from December 11-14, at the Hotel Onondaga. The New York City office is at 230 5th av.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and Third av, the Bronx. Charles E. Reid, secretary.

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

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.

DEPARTMENTAL RULINGS.

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

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FilS—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 Nov. 18.

MANHATTAN ORDERS SERVED.

- Amsterdam av, 2018—Wright Gillies et al, 502 W 160.....WSS(R)-FP-Ex Amsterdam av, 1774-6—Eliz Heimsoth et al, 726 St Nicholas av.....WSS(R) Barclay st, 78-82; Est S P Llienthal, c Benj Parr, Produce Ex.....A-FD Bleeker st, 132—Reo Specialty Co.....WSS(R) Bowery, 112—Mary A Barnard, c Wm A, 171 Park Row.....Stp(R) Bowery, 263—Hyman Berkovitz.....A Broadway, 663-5—Harry Fischel, Pres, 61 Park Row.....Stp(R) Broadway, 707-9—Katherine C Ward, 656 Bway.....Rub Broadway, 462-4—Est Helen C Juilliard, c Augustus, 70 Worth.....Stp(R) Broadway, 458—Est Chas A Baudouine, John F (tr), 1181 Bway.....Stp(R) Broadway, 752—Sailors Snug Harbor, 61 Bway.....Stp(R) Broadway, 715-27—Est Randolph Guggenheimer, c Eliza, 923 5 av.....Rub Broadway, 1332-4—Wm De F Manice est, c Hy M Alexander, 24 Broad.....FP Broadway, 1332-4—N Y Herald, Bway and 35.....FP(R)-Rec Centre st, 180-2—Henry F Schutte, 447 Ft Wash av.....FD-A Chambers st, 167—Chambers-Greenwich St Co, Wm V Martin, pres, 307 Greenwich.....FE-WSS(R)-FA-Ex(R) Cherry st, 41—Maria Lutz, 809 Freeman.....Rub Cherry st, 171—Emily Buttenheim, 11 Clarkson av, Bklyn.....A-Ex(R) Downing st, 24-8—Allison & Doughty.....Rec Downing st, 24-8—Peloso Bros.....GE Downing st, 24-8—John F. Conway, FD-A-FP(R)-WSS(R) Downing st, 24-8—Chas Loebel.....GE-O-Rec Downing st, 24-8—Reliable Color Co.....Rec 12 st, 8 E—Jos Ravitch, treas, 131 E 23.....A-FD 32d st, 157-9 E—Est Charlotte M Maccaffie, c Wm H Kirkham, 9 Stone av, Ossining, N Y.....Stp(R) 41 st, 18-20 E—Rivoli Rlty Co, c Judson S Todd.....A 64 st, 59 E—Helen VanP Brisbane, 2-20 Central Pk S.....A-FP-St-Ex(R)-DC-GE-WSS(R) 85 st, 149 E—Sarah Jacobs, 3 E 86, WSS(R)-FE(R)-DC-GE 82 st, 205 E—Montgomery Hare, 22 Wm.....Rub 107 st, 409 E—Jos Timepano.....FP 125 st, 205 E—O Zeldin.....O Eldridge st, 246—Benj Snulowitz.....GE-FA Fort Washington av & 165 st—Owner, FE(R)-ExS-O Grand st, 345-7—Nathan Abrahams, 239 4 av, WSS(R)-Spr(R) Greene st, 145-51—Consol Gas Co, 130 E 15.....GE Greene st, 145-51—Wm Astor est, 23 W 26.....Rub Henry st, 155-9—Mrs Henry Goldman.....FP(R) Ludlow st, 181—Knotofsky & Aronoff, FP-DC-GE Madison av, 694-6—Chas L Smith, c R E, 48 N 6, Newark, N J, WSS(R)-FP(R)-St(R)-FP-Ex-A Madison av, 694-6—Consol Gas Co, 130 E 15.....GE Mott st, 101—Lubbett Bros, 323 E 27.....Spr(R) New Bowery, 66—N P Economu.....Ex(R) St Marks pl, 20—Henry A Bode 84 Bowery, FE(R)-GE-Ex(R)-DC-WSS(R) St Marks pl, 20—Consol Gas Co, 130 E 15.....GE 2 av, 2235.....GE-Rec 6 av, 800—E Horling.....DC

- Suffolk st, 18—Esther Salzman, c Isreal, 205 Myrtle av, Bklyn.....WSS 10 av, 794-8—Wm Mott, 54 st & 11 av.....Spr 3 av, 147—Consol Gas Co, 130 E 15.....GE 3 av, 147—Jno Fitzysberger.....DC-O-FA 3 av, 147—A H Stuyvesant.....WSS(R)-FP(R)-GE 3 av, 1950-2—Est Henry M Peyser, c Farmers Loan & Tr Co, 22 Wm.....A-FD 3 av, 2359—Thos Flannigan.....ExS-FA(R)-TD 3 av, 715—Terence J Lynch, 719 2 av.....FE(R) Thompson st, 5—Pietro Bianchetti, 117 Macdougall.....FE(R)-FP-ExS Warren st, 57—Pauline Weiss.....Stp(R) Washington st, 195-201—Thos R McNeil, FP-WSS Water st, 397—Harry Sanderson.....FA Water st, 397—Robert Connor.....FP West st, 206—Anna Maguire.....ExS-TD-FA Worth st, 174-6—Est A Brussel, c H S, 41 Wall.....Ex(R) 4 st, 338 W—Catherine M Kluber.....FP(R) 15 st, 28 W—Daisy Waist Co.....El 16 st, 37 W—Est Eliz J Clarke, c Rose Del, 415 Ft Wash av, DC-Ex(R)-WSS(R)-FE(R)-FP 18 st, 437-41 W—Consol Gas Co, 130 E 15.....FP 31 st, 5 W—Dingenthal & Haimowitz.....FA-FP 35 st, 188 W—Margaret Delmour, FE(R)-WSS(R) 41 st, 322 W—Daniel F Mahony, 101 W 42, FE(R)-WSS(R)-GE 44 st, 501-3 W—Isadore Hvmn, 457 1 av, Rub-GE 44 st, 501-3 W—Universal Steam Laundry.....Rec 59 st, 320 W—Jos Cohen.....Rec-FA-El West Broadway, 283—Annie M Boyd, c Jas, 408 W 26.....A(R) Bleecker st, 119-21—F Picarielli.....El-FA Bowery, 283—Ernst Plath, 39 E 7, Ex(R)-WSS(R)-A(R)-FE(R) Broadway, 1914-6—Kenneth H Wood, 47 Cedar, Rub Broadway, 826-8—Morewood Rlty Co, c Herbert Du Puy, 61 Bway.....Stp(R) Broome st, 407—Ehrenberg Brass Co.....Rec-FA Broome st, 389—John Aquino.....A(R) Bowery, 199-201 (Peoples Thea)—Peoples Producing Co., O-FP(R)-FA(R)-Stp(R)-WSS Chambers st, 43-51—Sam Wolf.....FP 12 st, 34 E—Sylvina E Wall, 128 Hubbard av, Stamford, Conn.....Stp(R)-WSS(R) 18 st, 18-22 E—Duncan Rlty Co, 241 West.....FD-A 44 st, 11 E—Lawyers Rlty Co, 160 Bway.....DC 95 st, 338 E—Ignatz Schwartz.....DC-Rec 110 st, 71 E—Martha L Rutherford, 714 Mad av.....Ex(R)-WSS(R)-GE-D&R 110 st, 71 E—Harry Zeigel.....FA-GE-Rec-Rub 110 st, 71 E—Morris Atkins.....Rub 125 st, 53 E—S Sylvester.....Rub 125 st, 58 E—Jos Cronplome, Rub-DC-Rec-FA-El James st, 1-3—Carrie O Foster, 54 Irving pl, WSS(R)-Rub John st, 85-7—Jno F Sarle Co.....RQ John st, 85-7—American Stamp Co.....Rec Lenox av, 260—Betti Moskowitz, 282 Lenox av, WSS(R) Lenox av, 260—Consol Gas Co, 130 E 15.....GE Lenox av, 260—Hyman Hordes.....FA-GE-FP-Rec Lenox av, 260—Frances Mackenzie.....O Lexington av, 857—Helen M Brogan, Glen Morris, L I.....DC Madison av, 338—Florence A Alker, 21 E 66, DC Park Row, 215—Emil Wagner.....DC-FA 7 av, 552-4—Mary Morss, 214 W 59, GE-Rub-Ex(R) 2 av, 76—Marguerite Maidhof, 69 E 92.....O 3 av, 2100—Wieler & Oestreich, Rec-FA-O-Rub 3 av, 2100—William T Koch, 224 Lenox av, WSS(R)-Rub Washington st, 426—Annie L Morris, c Lewis G, 25 Broad.....WSS Water st, 207—Louis B Rolston, 22 Exchange pl.....FE-FP-WSS West st, 224—Jno Steingester est, 91 Murray, FE(R)-GE-WSS 19 st, 303 W—Est Clement C Moore, 191 9 av, WSS(R)-GE-DC 38 st, 504-6 W—Jno Sinnott, 413 W 47.....FE(R) Water st, 209—Wm S Gleason, Newburgh, N Y.....FP-WSS 13 st, 157 W—Mary Meshinges.....FA-DC-ExS 19 st, 303 W—Annie Dely.....Rub 24 st, 141-3 W—Union Trust Co, 60 Bway.....A-FD 38 st, 63-7 W—Hollow & Perlow.....RQ 38 st, 63-7 W—Louis F Castle.....Spr(R) 38 st, 63-7 W—H Goldfarb & Co.....Spr(R)-RQ 25 st, 127-31 W—Sutta & Glickman.....O 44 st, 33 W—Augustus Van H Stuyvesant, 3 E 57.....FE-Ex 46 st, 531 W—Walker Vehicle Co.....FA 65 st, 124 W—Sunrey Laundry.....FA 115 st, 27-9 W—Louis Kaiser.....ExS-FA 123 st, 27 W—Abr Slotrick.....FA-FP-GE-Rec 123 st, 27 W—Frank Pistone.....FA 123 st, 27 W—Morris Lewis.....FA-Rec 125 st, 50 W—Edith Hasford.....Rub 125 st, 50 W—Eliz Steinau, 268 Lenox av, Ex(R)-DC-WSS(R)-Rub 140 st, 18-22 W—Tony Stlanni.....FA-GE 140 st, 18-22 W—Harris Aron, c N Waxman, 346 Bway.....FP-Rub 145 st, 454 W—Quackenbush est, c H C Bertine, 78 E 96.....DC Bowery, 199-201 (Peoples Thea)—Est Henry C Miner, 1402 Bway.....Ex-St 35 st, 63 W (Garrick Thea)—Garrick Theatre Co., Stp(R)-Spr(R)-FP(R)-D&R-Ex(R) Av A, 53—Deutsch Bros.....Rec Amsterdam av, 1293—Herman Miller, D&R-Rec-FP(R) Audubon av, 335—Alex Feterson.....Rec-NoS Baxter st, 4—Tony Ferrallo.....D&R Beekman st, 29—M M Elish.....D&R Broadway, 818—Empire Shield Co.....Rec-FA-NoS Broadway, 483-5—Taylor & Ellis.....RQ Broadway, 1896—Duffy Motors Corp, 1895 Bway.....FP-FA-Rec-NoS Broadway, 1764—Colt-Stratton Co., FA-NoS-CF Broadway, 1872-6—Ella Von E Wendell, 175 Bway.....D&R-FP Broome st, 126—Intner & Cohen.....RQ Centre st, 247—Guarantee Novelty Co., FA-NoS-Rec Av D 127—Central Soda Water Co., FA-Rub-NoS-Ex Houston st, 228 E—Benj Mallinan, FP-NoS-FA-Rec

- 128 st, 76 E—E W Fox.....Rec 11 st, 718 E—Sigmund & Abr Bronsis.....Rec-FA 35 st, 161 E—Mrs C H Coster, NoS-FA-El-D&R-Rec-St-FP 63 st, 107 E—Mrs Jno P Duncan.....FP 76 st, 438 E—A Levin.....Rec-NoS 84 st, 502 E—East River Melting Co.....D&R 108 st, 418 E—Jno J Mahon.....FP-NoS-FA-Rec
- BRONX ORDERS SERVED.** Park av, 3168—Herman H Ehlers.....Rub Willis av, 371—Owner.....St-ExS Westchester, Cauldwell & Triaity avs—Lebanon Hosp Assn.....O-Rub 133 st, 678 E—Jno Lemkau.....FP-FA-NoS-Rec 146 st, 249 E—Rosie Rusolo.....RQ 160 st & 3 av—Hon Arthur Woods, 300 Mulberry.....Application-Rec-NoS-El 163 st, 490 E—Melrose Garage.....CF 177 st, 2534 E—Finkel Umbrella Frame Co., FA-Rec-GE-FP 223 st, 749—M Henry.....RQ 3 av, 4187—H B Smith.....Rub Tinton av, 801—Prospect Pharnacal Co.....RQ Vyse av, 1428—Angelo Connelly, El-FP-FA-Rec-NoS-WSS(R)
- BROOKLYN ORDERS SERVED.** Crown st, 197—Wm J Love.....FA-Rec-NoS Canarsie la, 2211—Herman Delventhal, FA-Rec-FP Commerce st, 10—Sam Binichasa, NoS-FA-Rec-FP Carlton av, 399-401—Geo A Ebert.....CF Carroll st, 1264—Chas Harris.....Rec Classon av, 65—J S & W R Eckin (Inc).....FA Debevoise st, 45—J Pilkoff.....NoS-FA-Rec-DC DeKalb av, 677—Abr Gutman.....FA-Rec-NoS Evergreen av, 367—F Miller Co.....FA-NoS-Rec Fulton st, 374—Kaiser Wine Co.....FA-Rec 4 av, 496—Henry Luck, 514 4 av.....FA-Rec-NoS-El Fulton st, 46-8—Anderson Lamb Photo Co., A-FD 56 st, 1370—Sophus Nielsen.....Rec 57 st, 1129—H Buckus.....FA-Rec-NoS Greenpoint av, 425—American Varnish Wks, FA-FP-WSS(R) Humboldt st, 628—Boleston Chlebowski, FA-Rec-El Lincoln pl, 966—Thos P Bronack.....WSS(R) Lincoln rd, 963—S R Bldg Co, FA-Rec-NoS-WSS(R) Myrtle av, 2904—Adam Geier.....CF Manhattan av, 436—Vivinni & Michaele.....RQ Myrtle av, 1150—Moses Kimbrig.....FP Maujer st, 264—Louis Dretchen.....Rec-El Moore st, 203-5—M Yesner.....RQ Nostrand av, 2097—Jacob Gordon.....D&R Ocean av, nec, & Av O—Alvin C Simmons.....CF Otsego st, 71—Keystone Varnish Co., NoS-FA-Rec Ocean Pkway, 150—Jno Palmierio.....Rec Onderdonk av, 917—Rose Meinberg.....D&R Atlantic av, 2734—Chas Stepler.....NoS-FA Atlantic av, 1011—Hi-Po Waterproof Battery Co, 1007 Atlantic av.....El Argyle rd, 189—Albert Sopp.....WSS(R) Ashford st, 15—Mary J Monfort.....Rec Bergen st, 616—Jno J Magilligan.....CF Boerum pl, nr Bergen st—A M Madigan, 130 Boerum pl.....CF Berry st, 411—Max Steigman.....NoS Banker st, 143—L Foreman Fechtman & Co.NoS Bush Terminal, Bldg 19—Interstate Bottle Stopper Co, 168 39.....FP-Rec Carroll st, 151—Andrew Olsen.....Rec Park av, 329—Knickerbocker Ice Co., NoS-FA-Rec CF President st, 1311—Mrs Silverman.FA-Rec-NoS Prospect pl, 1231—Prospect-Troy Garage, FP-OS(R)-WSS(R)-El-CF-StSys(R) Prospect pl, 706—Cooper Radiator Co., Rec-NoS-FP President st, 229—Jno MacEvit, 407 Clinton, Rec-NoS Park pl, 762-4—F & P Auto Transp Co.....CF-FA Richards st, ft—Trstes est Wm Beard.....NoS-FA Ralph av, 4-6—Keefer Bros Cut Glass Co., NoS-FA Raymond st, 64-6—Peter Baret Mfg Co., FP-El-FA-Rec Rodney st, 32-6—Knickerbocker Garage.....CF Schenck av, 75—R W Kathan, 375 Fulton.....Rec Portland av, 88 S—S A Moffat.....NoS-Rec-FA Seneca av, 582 E McLoughlin.....Rec-CF Tompkins av, 328 A Seskin.....Rec Troutman st, 159—Palermo & Canopa, 105 Central av.....El(R) 39 st, 1111—Louis Kirschmann.....FA-Rec-El(R) 26 st, ft, & Sheephead Bay—Henry Heire, D&R-FA 37 st, 373-9—Bernhard Grapper.....FE-FA Union st, 745—Simon Cohen.....D&R Waverly av, 334—Anole T Scott.....NoS-FP-Rec Willowghy & 1 st—Dept of Health, Flatbush av.....CF-DC-Rec-FA-FP Hicks st, 137-57—Colgate est.....A Schermerhorn st, 44—Arnold D Agillo.....A-FD
- QUEENS ORDERS SERVED.** Broadway & West (Bayside)—Sol Reutlinger, NoS-FA-Rec-El-FP-WSS(R) Broadway & Bell av—Wm Wagner.....CF Butler & Walcott avs (F R)—Billard & Richmond.....FA-Rec-NoS-D&R-StSys Collins pl, bet Bway & Pine st (Flush)—N Y & Queens Elec Light & Power Co, 444 Jackson av.....CF-RQ-FP 4 av & 8 st (Col Pt)—Eureka Rubber Co., D&R-NoS-FA-CF-FP-El(R)-Rec-SA WSS(R)-StSys(R) 5 st, 158-68 (L I C)—Mrs Paul Kremer.....FP Flushing av, 1464 (Maspeth)—Wm Kroemer, Rec Meadow & Pierson sts (L I C)—Studebaker Co. ft Verona st—NoS-FA-Rec-FP-CE-El(R) Queens Blvd, 97 (Jam)—Banks & Deantoni, CF-FA-FP-SA Webster & 4 avs (L I C)—N Y Consol Card Co.....CF Central av, 465 (F R)—Mary E Fogarty.....DC
- RICHMOND ORDERS SERVED.** Main av, 494 (Concord)—Mrs Josephine Lahey.....FP Sand st, 2 (Stapleton)—Salvation Army, 120 W 14, Man.....FP-FA-NoS-FE City Island av, 521—Chas J Lecher, StSys-FA-El(R)

Classified Buyers' Guide

The Record and Guide will print the name, address and telephone number of manufacturers of building products, building material, supply dealers, real estate agents, brokers, contractors, sub-contractors, etc., in space of two lines, under proper classification for \$25 per year.

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

New York City is the largest building field in the United States. If you want to reach the buyers in this market you can do so by being listed in this department. The expense involved is small. The possible buyers are many. The probabilities are that an investment of \$25 will prove very profitable.

Architectural & Legal Photographers.

WURTS BROTHERS, 66 W. 35th Street. Tel. Greeley 6947.

Auctioneers.

DAY, JOSEPH P., 31 Nassau street. Tel. Cortlandt 744.
KENNELLY, BRYAN L., 156 Broadway. Tel. Cortlandt 1547.

Awnings and Canopies.

SMITH, ARTHUR F., 79 Beekman St. Tel. Beekman 3912.

Bank and Office Fixtures.

BUSH, JAMES S., 239 Broadway. Tel. Barclay 6693.

Blue and Black Prints.

AMERICAN BLUE PRINT CO., 30 E. 42nd St. Tel. Murray Hill 1265.
CONCOURSE BLUE PRINT CO., 52 Vanderbilt Ave. Tel. Murray Hill 212.
NEW YORK BLUE PRINT PAPER CO., 58 Reade St. Tel. Worth 600.

Boilers.

KEWANEE BOILER CO., 47 West 42nd street. Tel. Bryant 6106.

Brick.

EMPIRE BRICK & SUPPLY CO., 103 Park avenue. Tel. Murray Hill 6580.
GREATER N. Y. BRICK CO., 103 Park avenue. Tel. Murray Hill 761.
SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

Bronze Tablets and Memorials. (Cast, etched and engraved)

ABBOTT, W. H., 143 W. 42d St. Tel. Bryant 3929.

Builders.

CORNING CO., EDWARD, 52 Vanderbilt Ave. Tel. Murray Hill 7071.

Building Management.

MANAGING REALTY CORP., 97 Varick St. Tel. Spring 3187.

Building Directory.

THE TABLET & TICKET CO., 381 Broadway. Tel. Franklin 2411.

Building Material (Masons).

BUILDERS' BRICK & SUPPLY CO., INC., 172nd St. and W. Farms road. Tel. Intervale 100.
CANDEE, SMITH & HOWLAND CO., foot East 26th street. Tel. Madison Square 7640.
KANE CO., J. P., 103 Park avenue. Tel. Murray Hill 1467.
MC CARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

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ALSEN'S AM. POR. CEMENT WKS., 45 Broadway. Tel. Rector 510.
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church street. Tel. Cortlandt 4650.
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2770.
LEHIGH PORTLAND CEMENT CO., 30 East 42d street. Tel. Murray Hill 8451.
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Consulting Engineers.

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Contractors' Bonds.

RITCH, INC., WILLIAM, 734 West 33d street. Tel. Madison Sq. 3060.
RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

Contractors (General).

FREDERICK CONSTRUCTION CO., 391 E. 149th St. Tel. Melrose 9054.
FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.
GRANT CONTRACTING CO., 7 E 42d St. Tel. Murray Hill 4897.
PARKER CO., JOHN H., 315 4th avenue. Tel. Gramercy 6317.

Cornice and Skylights.

HAYES, GEORGE, 71 8th avenue. Tel. Chelsea 32.

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SOLAR METAL PRODUCTS CO., Columbus, O.

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FIDELITY DUMB WAITER GUARANTEE CO., 142 E. 14th St. Tel. Stuyvesant 1727-1928-1748.
SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Electric Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.
MAINTENANCE CO.—Sub-metering of current, Billing, Testing and Checking of meters, 417-421 Canal St. Tel. Spring 9670.
N. Y. EDISON CO., Irving place and 15th street. Tel. Stuyvesant 5600.
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OTIS ELEVATOR CO., 26th street and 11th avenue. Tel. Chelsea 7500.
WATSON ELEVATOR CO., 148 E. 42nd St. Tel. Murray Hill 7795.
WHEELER-McDOWELL ELEVATOR CO., 97 Varick St. Tel. Spring 6085.

Excavators.

NATIONAL EXCAVATION & FOUNDATION CO., INC., 103 Park Ave. Tel. Murray Hill 802.

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GRAND CENTRAL IRON WORKS, 212 E. 52d street. Tel. Plaza 3583.

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MAURER & SON, H., 420 East 23d street. Tel. Gramercy 5050.

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VORNDRAN'S SONS, C., 412 East 147th street. Tel. Melrose 456.

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NORTHERN WRECKING CO., 103 Park Ave. Murray Hill 802. Harris Ave. and Sherman Pl., L. I. City. Tel. Hunters Point 2966.

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NIGHTINGALE CO., THE, 103 Park Ave. Tel. Murray Hill 7767.

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SCHWENN, WM., 822 Lexington avenue, Brooklyn. Tel. Bushwick 1700.
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