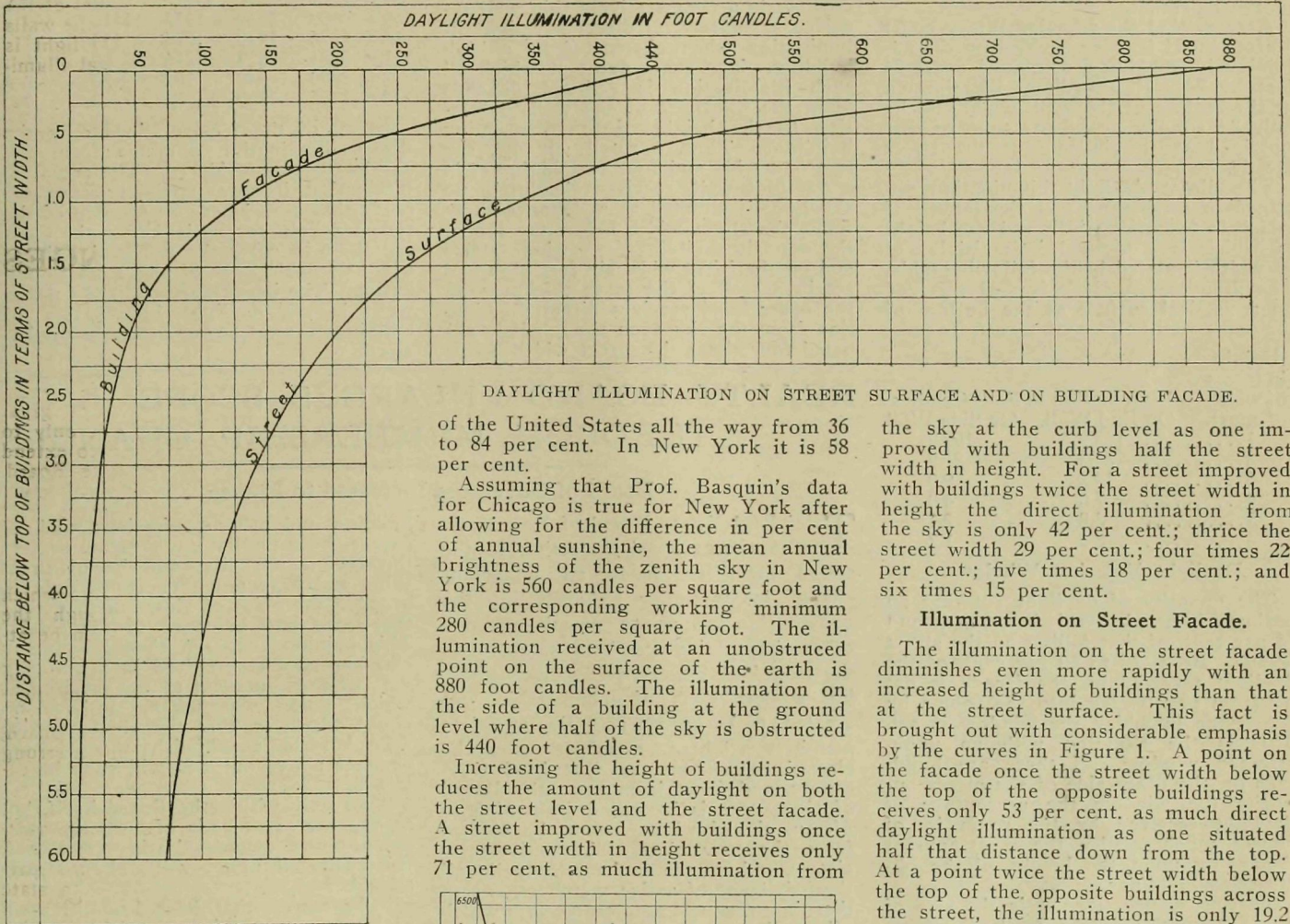


REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, DECEMBER 16, 1916

DAYLIGHT ILLUMINATION OF BUILDINGS

Statement by Herbert S. Swan and George W. Tuttle
of the Staff of the Committee on the City Plan



of the United States all the way from 36 to 84 per cent. In New York it is 58 per cent.

Assuming that Prof. Basquin's data for Chicago is true for New York after allowing for the difference in per cent of annual sunshine, the mean annual brightness of the zenith sky in New York is 560 candles per square foot and the corresponding working minimum 280 candles per square foot. The illumination received at an unobstructed point on the surface of the earth is 880 foot candles. The illumination on the side of a building at the ground level where half of the sky is obstructed is 440 foot candles.

Increasing the height of buildings reduces the amount of daylight on both the street level and the street facade. A street improved with buildings once the street width in height receives only 71 per cent. as much illumination from

the sky at the curb level as one improved with buildings half the street width in height. For a street improved with buildings twice the street width in height the direct illumination from the sky is only 42 per cent.; thrice the street width 29 per cent.; four times 22 per cent.; five times 18 per cent.; and six times 15 per cent.

Illumination on Street Facade.

The illumination on the street facade diminishes even more rapidly with an increased height of buildings than that at the street surface. This fact is brought out with considerable emphasis by the curves in Figure 1. A point on the facade once the street width below the top of the opposite buildings receives only 53 per cent. as much direct daylight illumination as one situated half that distance down from the top. At a point twice the street width below the top of the opposite buildings across the street, the illumination is only 19.2 per cent. of that one-half times the street width down from the top; three times the street width 9.4 per cent.; four times 5.5 per cent.; five times 3.5 per cent., and six times 2.5 per cent.

The illumination in foot candles in the street and on the street facade due to direct sky light is shown in the following table for different points below the top of the buildings, assuming the street in each case to be uniformly improved on both sides with buildings of different heights.

Height of buildings times street width.	Foot Candles	
	On street level.	On street facade.
0.....	880.	440.
1/2.....	486.8	243.3
1.....	345.2	128.9
1 1/2.....	296.4	96.5
2.....	258.1	73.9
2 1/2.....	204.0	46.6
3.....	167.5	31.6
4.....	141.6	22.9
5.....	107.7	13.2
6.....	86.6	8.6
	72.5	6.2

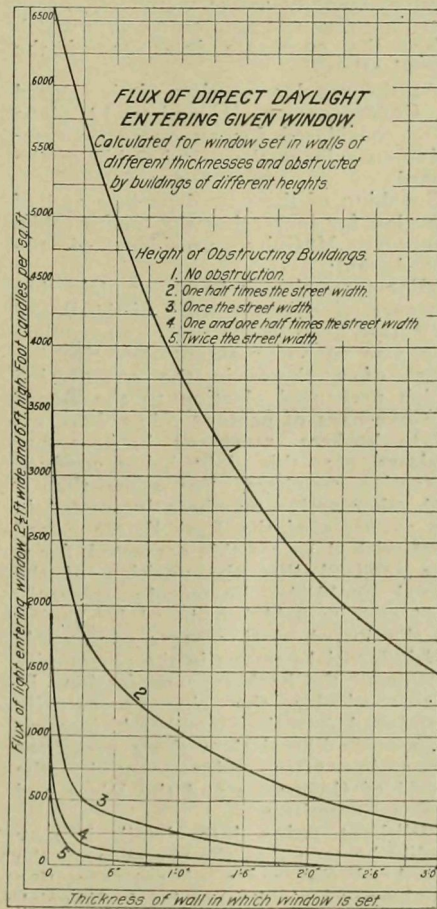
Illumination in Inner Courts.

The minimum size prescribed by the Tenement House Law for an inner court on the lot line in a tenement 60 feet high is 12 feet by 24 feet. The law contemplates that this court should be complemented by a court of similar size on the adjacent lot, but it does not enforce this provision. Let us assume that the adjoining building when erected does not have its courts co-ordinated with

IN the lighting of buildings, daylight is more important than sunshine. Daylight is the sunlight diffused and reflected by the sky and clouds as distinct from that received directly from the sun. Sunshine is obtained from but one point, viz., the sun. Daylight, on the other hand, is obtained from the whole visible sphere of the sky.

Professor O. H. Basquin of the American Luxfer Prism Company in 1907 made a series of observations with a flicker photometer recording the intensity of the zenith skylight at Chicago under varying conditions. These measurements, which were taken daily at 9 a. m., 12:30 and 4:30 p. m., covering a two-year period, showed the mean annual brightness of the zenith sky at Chicago to be 500 foot candles per square foot. The intensity taken as a working minimum was one-half of the mean annual brightness, or 250 candles per square foot. This amount was generally available as a daily average except on one or two days a month—on days with either a clear blue sky or a stormy sky, both of these conditions giving a minimum illumination. The sky at various altitudes gave substantially the same illumination as at the zenith.

The curve showing the brightness of the sky follows quite closely the mean daily and yearly sunshine curve. The per cent. of annual sunshine to the maximum possible varies in different cities



those on the lot considered. Then if this building is also 60 feet high, our tenement, which is once the width of the street if built on a 60 foot street, is served by a court only half as large as that contemplated by the law. In that event the direct illumination obtained from the sky at the bottom of the center portion of the side wall is only 2.1 foot candles, while that at the center portion of the end wall is only 3.8 foot candles. The street facade, assuming the street to be uniformly improved with 60 foot buildings, receives at the bottom 128 foot candles. In other words, the direct illumination received at the bottom of the court is only from one and one-half to three per cent. of that received at the corresponding point on the front facade of the tenement.

Assume that the complementary court 12 feet by 24 feet is provided on the adjoining lot making a combined court 24 feet by 24 feet, the direct illumination at the bottom of the wall would still be only 7.5 candles or 5.8 per cent. of that obtained at the bottom of the street facade.

The direct daylight illumination obtained in an inner court the length of which is twice its width and the height of which is expressed in multiples of its width is stated in the following table. The illumination given is that received on a vertical surface at the bottom of the court wall half way between its ends.

Height in terms of width of court.	Illumination in Foot Candles	
	On End Wall.	On Side Wall
1.....	103.9	109.9
2.....	34.3	25.9
3.....	14.2	9.0
4.....	7.0	4.0
5.....	3.8	2.1
6.....	2.3	1.2

Daylight Entering Windows.

The quantity of daylight entering an ordinary front window is between 40 and 75 per cent. of that falling on the street facade. From 25 to 60 per cent. of the daylight received by the facade is cut off from penetrating into the rooms by the frame in which the window is set. This is the situation with an unobstructed window. If there are buildings on the other side of the street opposite the window the percentage of daylight received by the room is, of course, much smaller, the exact amount depending upon the height of the obstructing buildings.

Barring obstructions it is the size of a window with reference to the thickness of the wall in which, it is set that determines the amount of daylight admitted into a room. A small window in a thick wall admits proportionately less daylight than a large window in a thick wall. Thus an unobstructed window two feet wide and four feet high, set in a wall one foot thick, has 53 per cent. of its light cut off by the thickness of the wall, while a window twice as large, four feet wide and four feet high, set in a wall one foot thick has only 40 per cent. of its light cut off by the thickness of the wall. For an unobstructed window of a given size the proportion of the daylight received which passes through the window diminishes with the thickness of the wall. For a given thickness of wall it increases with the height and width of the window.

In all the calculations relating to the amount of daylight entering windows in this paper it has been assumed that the window pane would fill the entire window opening.

In an unobstructed window two and one-half feet wide and six feet high set in a wall one foot thick the flux of daylight admitted is equal to only 76.1 per cent. of that through a window set in a wall one-half foot thick. If obstructed by buildings on the opposite side of the street one-half times the width of the intervening space in height the window set in the one-foot wall would admit only 71.6 per cent. as much daylight as the one set in the half-foot wall. For obstructing buildings different times the street width in height above the level of the window, the amount of daylight

received by a window set in a one-foot wall as compared with that in a half-foot wall would be as follows: One times the street width 65.6 per cent.; one and one-quarter times 61.6 per cent.; one and one-half times 59 per cent.; two times 52.2 per cent.; two and one-half times 45.3 per cent.; three times 34.3 per cent.; and four times 18.7 per cent.

The curves in Figure II. show that obstructing buildings are more detrimental to the lighting of rooms than the thickness of walls. Inordinately thick walls cut off a considerable portion of the direct daylight, but excessively high buildings cut off more.

An unobstructed window receives some direct light even though it is set in an extremely thick wall, but a window set in a comparatively thin wall receives absolutely no direct sky light illumination when obstructed by a high building. The exact point at which all such illumination is eclipsed depends upon the thickness of the wall in relation to the height of the obstructing buildings. Thus, a small window, say two feet wide and four feet high, set in a one-foot wall, receives absolutely no sky light if situated at a distance three times the street width below the top of the opposite buildings. A window two and one-half feet wide, six feet high and set in a wall of the same thickness on the other hand receives direct illumination from the sky even though it is situated four times the street width below

the top of the opposite buildings. This latter window if placed in a wall one-half foot thick would receive some direct light even at a point six times the street width below the top of obstructing buildings.

The following table shows the flux of daylight in foot candles per square foot admitted by a window two and one-half feet wide and six feet high when set in a wall of different thicknesses and obstructed by buildings of different heights.

Thick- ness of wall in feet	Height of Obstructing Building in Terms of Street Width.				
	None.	One- Half.	Once.	One- Half.	Twice.
0	6600	3649	1933	1110	699
1/2	4976	1440	375	114	41
1	3784	1029	246	68	21
2	2280	540	102	20	3
3	1485	299	54	3	0

In all of these calculations only the direct illumination obtained from the sky has been considered. The actual illumination in any particular case exceeds that stated here on account of the reflected light received. When the walls are light in color the reflected light is a considerable part of the total illumination. The importance of light colored walls in the daylight illumination of buildings cannot be too strongly emphasized.

REALTY BOARD ENLARGES SCOPE THROUGH MEMBERSHIP CHANGES

Board of Governors Increased to Fifteen

THE Real Estate Board of New York, at a recent special meeting of the active members, made an important change in its policy by amending the constitution so as to permit persons other than active members to serve on the Board of Governors. At this meeting a new class of membership was created, to be known as active-associate members. These members may be elected to act on the Board of Governors, and for this purpose the Board of Governors is increased from nine to fifteen, six of whom are to be elected from the new class. The active-associate members are to have virtually all the privileges of active members, except that they may not vote on matters which affect the corporate interests of the organization.

At the regular meeting of the Board of Governors on December 12 plans were considered for an energetic campaign to enlarge the membership of the Board.

Speaking of the new departure and of the plan for increasing the membership, Laurence McGuire, president of the Board, said:

"For some time it has been plain that however effective the work of the Board may have been in the past, its organization was to some extent defective because of a clause in the constitution which prevented election to the Board of Governors of persons other than real estate brokers, mortgage brokers, appraisers, etc., this right being confined to active members. For some time I and other active members interested in the progress of the Real Estate Board have wished to see this corrected, for it was realized that the position of the Board could be immensely strengthened and its field broadened by having on the Board of Governors responsible and influential persons in the community outside of the brokerage profession. In this particular the changes actually sanctioned at the members' meeting were more liberal than those presented for action after endorsement by the Board of Governors and the Ways and Means Committee.

"Without going into detail, it may readily be seen that the presence on the Board of Governors of representative members recruited from legal, financial, insurance, architectural, engineering,

building and other professions, and, of course, from the large real estate owners throughout the city, will be of great value and have a tendency not only to broaden the point of view but to extend the scope and influence of the Board. This opinion has been shared by many and has now crystallized in a majority vote of those present at the meeting at which action was taken. I have no doubt whatever, that the objects which we plan to accomplish through the changes above outlined will soon be attained.

"Not only within the Board itself, but among the great body of property owners not now connected with the Board, this change in policy will make a strong appeal.

"The causes that have brought upon real estate many of the hardships which it has to endure, are now pretty well understood. Without going into particulars, I think it is sufficient to state that not only property owners but all persons interested in the welfare of the city now realize not very much can be accomplished without united action through one large, effective and thoroughly representative organization.

"The proposed campaign for new membership, at any rate, will put this theory to the test. It is believed that through this campaign, and especially as the result of the broader policy of the Board, there will be an increase in the membership so substantial as to make the Board a much more effective organization than it has been for formulating and carrying out a proper program of benefit to real property both in the city and the State."

Arbitrating Subway Costs.

The first arbitration of the amounts to be charged to cost of new subway lines under the provisions of the Dual System contracts was begun at the offices of the Public Service Commission last week. It has reference to the applications of the various amounts to construction cost by the New York Municipal Railway Corporation under Contract No. 4. The arbitrators who sat in the proceeding were: Bert D. Whedon, representing the Public Service Commission, ex-Judge Nathan L. Miller, representing the Brooklyn Company, and ex-Secretary of War, Lindley M. Garrison, the latter selected by the Court of Appeals.

TRANSIT LINES FOCUS IN CENTRAL DISTRICT

Sale of Tickets Last Year on Elevated and Subway Systems Aggregate 60,777,078—Roads Nearing Completion Will Augment Total

FIFTEEN times as many passengers travel to and from the Central Mercantile District, Canal to 34th street, Fourth avenue to the Hudson River, as from all the subway and elevated stations in the city, when the difference in area between the section and the greater city is taken into account. The average number of rapid transit passengers an acre for the Central Mercantile District is 63,441; the average for the boroughs of Manhattan, Bronx, Brooklyn and Queens is 4,261 an acre. The central district covers 958 acres, the four boroughs, 160,446 acres.

By elevated and subway alone 60,777,078 passengers entered and left the Central Mercantile District last year, one for every eleven carried by these lines throughout the city. This is an increase of 2,520,285 passengers over the previous year.

These statistics are compiled from the Public Service Commission's recent report on station ticket sales of the Interborough Rapid Transit Company for the year ending June 30, 1916. The Central Mercantile Association has made a study of the report, and announces some significant figures.

The subway traffic has increased 25,919,569 for the city in the year, of which increase the Central Mercantile District claims 1,212,003 passengers, or one in every twenty-one. The elevated traffic for the city increased 10,454,279, and of this number 654,141 were added to those going to and from stations in the Central Mercantile section. One of every sixteen new passengers on "L" lines was gained by the central area. The Ninth avenue elevated alone in the past year carried 415,753 more passengers to and from the mid-town section than in the previous twelve months.

Speaking of the present and future rapid transit facilities of the district, Clarkson Cowl, president of the Central Mercantile Association, said:

"Remarkable as the statistics from the Public Service Commission's report are as indicating the vast volume of passenger traffic through the Central Mercantile District, those who have been familiar with the section's growth and facilities are not at all astonished by these most recent figures.

"Those who are doing business in the district and those who are improving their real estate holdings with lofts and apartments there have been aware right along of such facts as these: Four out of every five people daily entering New York, by subway alone, reach lower Manhattan through or near the Central Mercantile District, 120,000 from Brooklyn, 90,000 from New Jersey. The section contains 125,000 industrial workers in 5,675 plants, thirty per cent. of all Manhattan's employees and twenty-eight per cent. of Manhattan's plants.

"Then also every railroad, but one, entering New York City has freight terminals in the district, and one-half Manhattan's dock revenue comes from the docks in the central section. Yet these docks occupy only one-tenth the borough's waterfront."

President Cowl referred to the fact that all subways planned and operating are arranged to give direct express service and a five-cent fare from the Central Mercantile District to all Metropolitan New York. It is the only district, he added, offering rapid transit lines with six express stops, a crosstown subway to Brooklyn and East New York and a tunnel to New Jersey, to the far-seeing business man or investor whose eye is on the door of opportunity.

"Cold facts," Mr. Cowl continued, "reveal the progress in the new subways and show how soon the district will be enjoying the unique benefits of unequalled transit facilities.

"The most recent report of the Public Service Commission shows that the Seventh avenue subway is eighty-three

per cent. completed in this district and eighty-seven per cent. finished as a whole. The Broadway subway is ninety-seven per cent. completed in the central zone, and the Commission is actively pressing forward the work on the 14th street-Eastern subway line.

"These facts remind me of Public Service Commissioner Travis H. Whitney's remark, when he declared that all roads lead to the Central Mercantile District and pointed to the special benefits to the section from the opening of the dual subways."

Joseph E. Kean, secretary of the association, draws attention to the fact that the headings of the north tube of the pair of twin tubes constituting the Old Slip-Clark street tunnel were joined recently under the East River, and that headings of the south tube of the same tunnel are approximately 300 feet apart. They will meet within two or three months. The four-tube tunnel under the Harlem River, built as a part of the Lexington avenue line and virtually com-

pleted, was the only other new under-river tunnel provided for in the dual system contracts in addition to the East River tunnels.

The other new downtown tunnel is that being constructed between Whitehall street, Manhattan, and Montague street, Brooklyn, for operation by the New York Municipal Railway Corporation. The headings of each tube of the tunnel last named must be advanced 1,000 feet more before they may be joined. It is expected that they will be united about May 1, 1917.

Shafts are now being sunk for the tubes of the tunnel of the 14th street-Eastern line from East 14th street, Manhattan, to North 7th street, Brooklyn, and for the 60th street tunnel, from 60th street, Manhattan, under Blackwell's Island to Queens. Thus, all four East River tunnels contemplated under the dual contracts are now under construction. The 14th street-Eastern line's trains will also run through the 60th street tunnel.

ELEVATOR ACCIDENTS.

Real Estate Board Opposes Ordinance As Not Practical.

THERE has been presented to the Board of Aldermen an ordinance requiring safety devices on passenger elevators to prevent accidents while passengers are getting on or off and to keep the shaftway doors locked so that they cannot be opened unless the car is stationary on the landing. This ordinance will apply not only to elevators installed in new buildings but to those in existing buildings. It would in the aggregate involve an outlay of several million dollars. There was a public hearing on this ordinance yesterday in the Aldermanic Chamber of the City Hall.

The Real Estate Board of New York, through its Committee on Building Code and Building Standards, is opposing this ordinance. The Committee said:

"While it appears at first glance that this ordinance is a good one, the conditions surrounding elevator operation show that it is in large measure unnecessary and in part not practicable.

"A similar ordinance was introduced some time ago and the whole situation was then canvassed. The Board took the position that while there are many electric devices on the market, such devices have not reached a state of perfection and some of them are not workable. They could not be made to apply to hydraulic elevators, of which there are a considerable number in this city.

"After conferences with the Superintendent of Buildings and others, the Real Estate Board, in co-operation with the Building Managers' Association, sent out a general notice to building managers and agents urging that elevator operators be compelled to keep the inner gates closed. The Superintendent of Buildings caused notices to be placed in all elevators calling attention to this and other precautionary measures. A great improvement has since taken place.

"But this requirement should be rigidly enforced and the Board is again urging it on its members and all who are responsible for the operation of elevators. The Board believes that the Superintendents of Buildings in all boroughs should enforce the penalty for non-compliance with this rule. In other words, if two or three careless elevator operators were arrested for endangering the lives of passengers, compliance with the requirement would soon become general. It is the failure to close the inner gates which causes a very large number of accidents. If this course were followed and if passengers riding in elevators would complain of the neglect of the rule to the authorities or to the managers of the buildings, the number of careless elevator operators would be re-

duced to a minimum. Passengers themselves are in many cases guilty of gross negligence and are often to blame for accidents.

BOARD PROTESTS.

Objects to Proposed Amendments Relative to Snow Removal.

THE Real Estate Board of New York has sent to Mayor Mitchel the following letter of protest against the snow removal ordinances advocated by Street Cleaning Commissioner Fetherston. Similar protest has been sent to President Dowling of the Board of Aldermen and to each Alderman. The Board urges its members to write to their individual Aldermen protesting against the proposed amendments. The letter follows:

The Real Estate Board of New York desires to record its opposition to proposed ordinances recommended by the Street Cleaning Commissioner as follows:

To amend subdivision 1 and 2, section 21, article 3, chapter 22, of the Code of Ordinances, relating to snow and ice and requiring in effect that agents, owners, occupants, etc., be compelled, on notice from the Street Cleaning Commissioner, to clear snow and ice for one-third of the width of the roadway in front of their premises and to pile the same either in the centre of the roadway or on the sides thereof, and fixing a penalty of fine or imprisonment for non-compliance; also

To amend section 1, article 1, chapter 22, of the Code of Ordinances, so as to provide for the collection of the cost of removal by the Borough President when not done by the owner or occupant, said charge to be a lien against the property.

Under any circumstances the result of the passage of these ordinances would be to impose upon private persons a responsibility that should properly rest upon the Street Cleaning Commissioner, and also to impose an unfair burden of expense and annoyance upon owners, tenants, etc. The taxpayers are already paying for this work.

In a great many instances it would be entirely impracticable for owners and tenants to carry out these provisions.

Moreover, attention is called to the fact that the Street Cleaning Department has recently curtailed its service to taxpayers in the matter of removal of trade waste and ashes and has, in spite of this, secured an appropriation in the 1917 budget larger than that for the current year.

Our Honor is respectfully urged to veto the foregoing ordinances if they come to you for action.

Contract Awarded.

During the week the Public Service Commission awarded to Thomas Dwyer, Broadway and 215th street, the contract for the construction of the connecting link between the New Utrecht avenue (West End) line and the Culver Rapid Transit Railroads in Brooklyn. The amount of Mr. Dwyer's bid was \$42,268. The connection is to be a three-track approach rising from the 38th street cut in Brooklyn to the elevated structure of the Culver line.

LEGAL NOTES AFFECTING REALTY

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

Objections to Special Assessments.

THE general rule is that objections to an assessment for a local improvement are deemed waived if not presented at the time and in the manner prescribed by law. In a suit against the city of Yonkers the Circuit Court of Appeals, Second Circuit, holds, *Moore v. Yonkers*, 235 Fed. 485, that an owner, whose property was assessed for benefits for a street improvement, who failed to appear at the public hearing before the municipal council to fix the boundaries of the assessment district, or before the Board of Assessors at the time fixed for hearing objections to the assessment, or at the public hearing before the council when the assessment was confirmed, is, in the absence of fraud or bad faith, concluded by the action taken, and cannot maintain a suit in the federal courts to enjoin enforcement of the assessment on the ground that property benefited was not included in the assessment district, or that the assessment is confiscatory and deprives him of his property for a public use without compensation, in violation of his constitutional rights. A property owner who thinks himself injured by a wrongful special assessment is, if he has knowledge of what is being done, under obligation to act promptly in interposing his objections; otherwise, his laches will bar him of relief.

Liability of Seller.

An owner of land placed it in the hands of a real estate agent for sale, stating the price he would accept, net to him. Being advised that a sale had been made, he made a conveyance to the agent at the latter's request, and received the price stipulated for. He had nothing to do with the sale made by the agent. In an action against him and the broker by the purchaser for deceit and misrepresentation inducing the sale, the Circuit Court of Appeals, Eighth Circuit, holds, *Nupen v. Pearce*, 235 Fed. 497, that the seller was not liable to the purchaser to whom the agent conveyed for any fraud or deceit of the broker inducing the sale. The agent was held liable; and the measure of damages recoverable was the difference between the value of what the purchaser parted with and the actual value of the property received. This is the rule, approved by the Supreme Court of the United States for such cases as this.

Arbitrators' Award.

A street railway and the owner of land over which the railway constructed poles and lines entered into a written agreement submitting to arbitration the amount of compensation and making the decision of the arbitrators conclusive. In an action against the railway on the award, the Pennsylvania Supreme Court held, *Thornburgh v. West Penn. Rys. Co.*, 98 Atl. 894, that the arbitrators did not exceed their authority by considering the item of future damages to the land from the maintenance and operation of the line, nor in taking into consideration that the defendant railway was to have the right to enter and cross the plaintiff's land at any point it might desire to maintain and operate the line.

Brokers' Commissions.

In an action for a broker's commissions, where the complaint alleged employment by the defendant under a written contract, that the broker procured a purchaser on terms satisfactory to the defendant, that a contract was entered into between the defendant and the purchaser, and that the defendant tendered the assignment of lease to the purchaser, who refused to accept it on the ground that the defendant's lessor had only a life estate and could not lease for a fixed term, an answer, not denying the purchaser's refusal to accept the assignment on such ground, but denying that the refusal was "solely" on that ground, admitted the fact that the purchaser refused to complete his contract because

the defendant did not have title. The New York Supreme Court, Special Term, Kings County, *Lederman v. Orecchuito*, 160 N. Y. Supp. 852, held that the broker was entitled to recover his commissions on these pleadings, in spite of the fact that the contract was not performed, without pleading or proving that the purchaser was ready and able to complete his contract.

Building Restrictions.

The owners of a block of land, holding under a deed covenanting only that no brewery or distillery should be erected thereon, conveyed lots to plaintiff's predecessor and others, with covenants against any building except of brick, stone, or iron, with roofs of slate or metal, for dwelling houses, and against tenements and apartment houses, enforceable at the option of the grantors, and conveyed lots to a church and for a nurses' home, omitting some of these restrictions, no reference to a general plan being made in the deed to plaintiff's predecessor or any prior deed. The deed to the church contained a reciprocal covenant as to lots thereafter conveyed. The New York Supreme Court, Special Term, New York County, holds, *Dime Savings Bank of Brooklyn v. Butler*, 160 N. Y. Supp. 964, the covenants as to plaintiff's tract are not enforceable by the grantees of other tracts, and after the grantors have disposed of all their property in the neighborhood, there is no one who can enforce the restrictions.

Burden of Cost of Repairs.

In an action by a landlord against a tenant for the cost of repairs, the landlord was adjudged \$2,231.38 for expense of outlays upon the demised buildings ordered by the local building department, which the defending tenant had refused to make. In December, 1905, plaintiff's assignor leased to defendant for 10 years the premises in Jersey City, which defendant used to manufacture tobacco pipes.

The lease had the following covenants:

"The burden of keeping the buildings and machinery in repair shall be borne by the lessee, except that in the event of any of said buildings having to be newly roofed, or the foundations or any of the outside walls of any of said buildings shall become impaired, then the cost of putting on said new roof or repairing said foundations or outside walls shall be borne by the lessor, unless said impairment is caused by overloading or other negligent act of the lessee. * * *

"The lessee shall respect and fully perform all the ordinances of the Board of Health and all other local municipal, county or State authorities, and as to any or all such ordinances and requirements. The lessee will protect and save the lessor harmless."

In 1912 the Jersey City Building Department ordered certain interior repairs to conform to the local building code, such as to strengthen floors and girders, and in certain parts to install new girders. The tenant refused, so that the landlord did the work at an expense undisputed, of \$2,231.38, for which he has judgment.

By the lease defendant covenanted to make every description of repairs, except two kinds, viz.: New roofs, or restoring foundations or outer walls. The lessor has to bear the cost of new roofing. He has also to repair these foundations or outside walls unless such impairment were by overloading or the tenant's negligence. The tenant undertook also to comply with all the regulations of municipal departments. These repairs which are the subject of this action were not to make good the foundations or outside walls. Appellant's contention that these repairs involved the excepted building foundations is without merit.

Appellant relies on *Herald Square Realty Co. v. Saks & Co.*, 215 N. Y. 427,

109 N. E. 545, where display windows and other encroachments beyond street lines were ordered to be removed from the leased building. When the lease was given, such projections had long been permitted. Although Saks & Co. had agreed to comply with all requirements of the municipal departments, they were held not bound to incur this unforeseen expense of removing such exterior building projections demanded in the course of a novel enforcement of the city's authority. The case at bar is quite different. Appellant was called on to make the building safe. The order to strengthen the floors and the need of other girders was from the use to which defendant had put these demised buildings. *Markham v. Stevenson Brewing Co.*, 104 App. Div. 420, 93 N. Y. Supp. 684; *Id.*, 111 App. Div. 178, 97 N. Y. Supp. 604; *Id.*, 188 N. Y. 593, 81 N. E. 1169.

Under its express and very broad covenant, the tenant was rightly held answerable for these repairs. *Gregory v. Manhattan Briar Pipe Co.*, New York Appellate Division, 160 N. Y. Supp. 916.

Tax Lien Decisions.

In the case of the Tax Lien Company of New York *v. Schultze*, 146 N. Y. Supp. 902, decided some years ago, the court held that the purchaser on the foreclosure of a tax lien cannot refuse to take title because the premises are affected by easements of light, air and access, where every owner of such an easement was made a party to the foreclosure proceeding. In the case of *Freedman v. Vorachardt*, 146 N. Y. Supp. 896, it was held that expenditures made in searching and examining titles cannot be taxed as costs in an action to foreclose a tax lien, if such searches were not official or not made by a title company.

Honored at Waterways Congress.

At the Thirteenth Annual Convention of the National Rivers and Harbors Congress, held at Washington, D. C., December 6, 7 and 8, the resolutions presented by the delegation representing the Bronx Board of Trade were adopted and were made a part of the general resolutions adopted by the body.

The resolutions urged recognition of the needs of the Bronx, with respect to its rivers and harbors, to the end that, in common with other communities, it may receive as large an appropriation as possible from the National Government for the purpose of improvement.

Olin J. Stephens of the Bronx Board of Trade delegation was made Chairman of the New York State delegation, and was also elected a member of the Board of Directors of the Congress. Charles E. Reid was again made Secretary of the New York State delegation.

The National Rivers and Harbors Congress, founded in 1901, and reorganized in 1906, is a voluntary association which is broadly national in its membership, its government, its work and its purposes. It does not deal with individual projects, but advocates the systematic, comprehensive and speedy improvement of all the deserving waterways and harbors of the United States; the provision of adequate terminals, publicly owned or controlled; and constructive co-operation, instead of destructive competition, between railways and waterways.

Many valuable results have already been obtained, among them being the passage of River and Harbor Bills every year instead of once in three years; an increase in the number of Army Engineers assigned to work on waterways; a large increase in the average annual appropriations for waterways and harbors; and much vitally important legislation concerning the relations of railways and waterways.

In the United States the force that controls legislation and determines national action is public opinion. The work of the National Rivers and Harbors Congress consists solely of a continuous, nation-wide campaign of education as to the benefits produced by the improvement and use of waterways and harbors.

MODERN FACTORY BUILDINGS IN NEW YORK CITY

Need for Structures of This Type Urgent—Unregulated Speed of Manufacturing Tends Toward Destruction of Realty Values

By GOLDWIN STARRETT

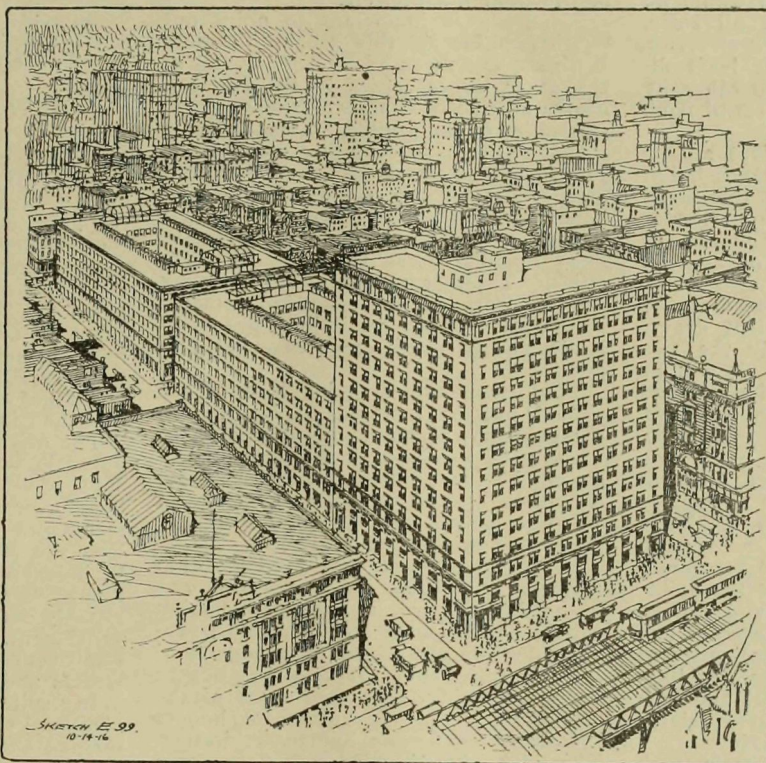
THE question of providing model factory buildings in New York is one which ought to be taken up now, and considered wisely and seriously. We are experiencing the serious results of unregulated spread of manufacturing in loft buildings, built in the Fifth avenue district, and we have seen in it the destruction of real estate values and the ruin of lower Fifth avenue. Nothing but heroic measures can prevent the spread of the loft factory evil following in on the finest retail trade sections, with the consequent removal of the stores and business establishments in these sections to new quarters.

Within fifteen years, the blight has struck from lower Fifth avenue and Union Square to 23d street, and from 23d street to 34th street. It has been on the way to 42d street, and has even broken extensively into the areas above 42d street.

But now that we have the new laws and there is a lull in loft building activities, it is a proper time to look into the feasibility of planning on an extensive scale model factory buildings, with a view to concentrating in groups the most important of the manufacturers in each branch of industry, to the end that they may be grouped and permanently located in sections of the city, where they will stabilize and enhance real estate values instead of spreading disaster as in the past.

The "Save New York Movement" is a constructive campaign to secure the patriotic co-operation of the manufacturers in an effort to arrest the growth of manufacturing near the great Fifth avenue shopping centre. J. H. Burton has carried on a campaign for this purpose to the extent of having secured the written pledge of over two hundred manufacturers in the district in question, to co-operate and move from the district at the expiration of their present leases. They cannot be expected to move back into the old quarters which they left for modern fireproof lofts, many of which, at least in the upper stories, are highly satisfactory to their tenants. They ought to be provided with adequate buildings in suitable locations.

Our famous "Sky Line" is a beautiful thing to behold and, in the financial district, for instance, fills us with a sense of New York's grandeur and magnificence—if we forget the countless small



HOW A SECTION OF SIXTH AVENUE MIGHT BE RECLAIMED.

parcels of real estate sandwiched between the giant buildings, and seldom able to earn their taxes. In the retail zone in question, even the virtue of picturesque quality is lacking, and the crowded buildings have not only ruined the small plots between, but in the main they have crowded upon another, so that many of them are doomed to great depreciation in value, while still new.

This article is written for the purpose of putting into concrete form the application of the model factory idea under existing conditions to a given block of New York real estate, and to give an idea of what the cost of such an enterprise would be, and what the probable rentals for such model factories would be; also what the probable returns would be upon the investment. It is also written to call attention as forcibly as possible to the need for such buildings, and to the danger of allowing conditions to take care of themselves, as they have in the past.

The most deeply important reason that this subject demands attention is due to the fact that it has scarcely ever been brought forward at all. New York City is the greatest manufacturing city in the United States. Its greatest strength in this regard lies in the inexhaustible labor supply; in the prestige of New York, and in the great diversity of the industries engaged in manufacturing here. Few people have any conception of the vast number and variety of these manufacturing establish-

ments right here on Manhattan. But the industries here largely survive in spite of almost unbearable conditions of the high cost of living, of taxation and improperly organized means of transportation. Also, there is a steady exodus of manufacturers from New York and other cities seeking more favorable conditions of labor and surroundings to outlying communities.

No organized or official encouragement has ever been afforded to manufacturers here. True, the great dock developments have been planned, almost too late, to save the city's pre-eminence in commerce, and one great freight-handling system is in course of development on the West Side, which will have a profound influence upon the city's manufacturing and commercial interests. It would seem on the contrary, that the main effort of public work in Manhattan has been directed toward facilitating the removal of industries away from New York to

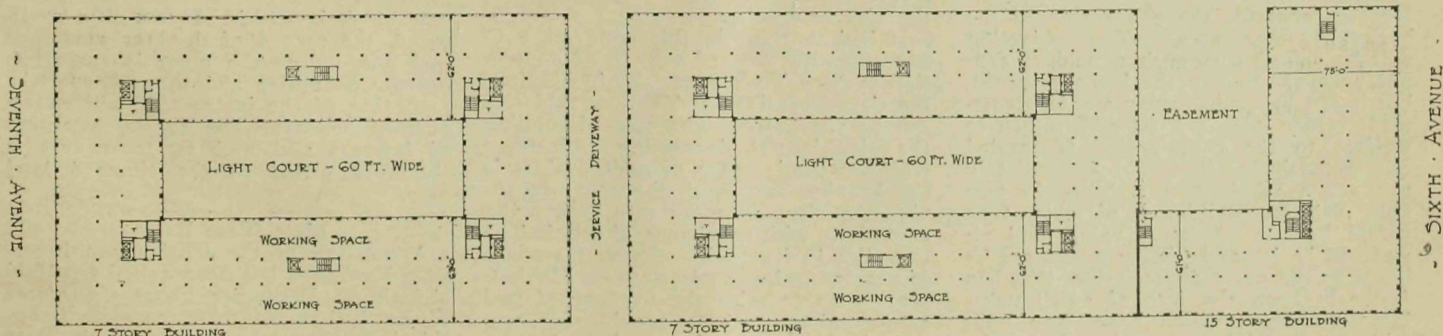
Brooklyn, South Brooklyn, Queens and all outlying districts.

The immediate idea is to present a plan for the improvement of the city block, between 18th and 19th streets, extending from Sixth to Seventh avenues. This block is taken as one of a group of blocks in this vicinity, which would lend themselves to furnishing suitable location for manufacturing lofts for the dry goods trade, for instance, to be made desirable and acceptable in every way to tenants now located in the retail zones. This type of improvement, if started, could be adapted in many locations and Manhattan, and brought into proper relation to the requirements of transportation, handling and shipping of materials, and housing of employees.

The experience to be gained from the loft building of the past ten years is that the structures of the most part are built too high on plots that are too small, and cover too large a percentage of the ground upon which they are built. Furthermore, economy in construction and operation demands that, in any comprehensive scheme, large floor areas should be provided, capable of sub-division for small tenants in an elastic manner to allow for growth of business.

As the average cross street in New York is 60 feet wide, and as the blocks vary in width from 184 feet to 200 feet, a cardinal principle may be laid down that factory buildings should not be over the seven-story height; properly and permanently to safeguard the light of

- 21ST STREET -



- 20TH STREET -

all stories; that the depth of any loft from front to rear should not exceed 70 feet on a 200-foot block. All light courts should be as wide as streets if any real value is to be given to space lights by these courts. The buildings should be built in units of from 250 feet to 350 feet of frontage separated by side yards or courts of from 30 to 40 feet in width. The buildings suggested here would be quadrangular and lighted on all sides, having double frontage with interior courts, 60 feet wide in their least dimension, separated from each other by a side yard or by service courts of from 30 to 40 feet in width.

The accompanying plan gives a suggestion of such a group of three buildings. Variation is made on the Sixth avenue end, where in this particular block the easterly building could be built to the full legal height on account of the high cost of the land, and where there is a considerable easement caused by the existence of an ancient graveyard. Discussing particularly the two westerly buildings as typical, it will be seen that the entire extent of street and court walls is given over to windows, which should be of the factory type, and should extend practically from floor to ceiling, and only separated horizontally by wall spaces sufficient to enclose the structure supports of the buildings. The four dark entrance corners adjacent to the court walls would accommodate the service equipment of the buildings, fire towers, elevators and toilets. An additional elevator and internal fire escape could be placed in the centre of each principal length of the building, which would serve for official and customer's use, leaving the service elevators for employees and freight.

The resulting advantages from such a plan would be that all around the buildings there would be a clear, unbroken working space, extending back about 25 to 30 feet from all front and court windows, and in the centre there would be a utility space or aisle from 15 to 20 feet wide, extending unbroken around the entire building. Floors in such a building could be rented either as a whole or in halves, quarters, or other fractional proportions to meet the requirements of tenants. There would be no dark spaces, and all space on both streets would be equally desirable.

The ground floor would be covered completely, so that the space occupied by courts above would be adequately lighted by skylights. The side yards or service courts could be utilized for receiving and shipping, and for the distribution of employees, so as to avoid congestion morning, noon and night.

The roofs in all cases should be made into recreation grounds, with provisions for the serving of inexpensive meals for employees, and with wash rooms, bath-rooms, and other conveniences for the improvement of working conditions.

The buildings should be well built, and it costs no more to make them beautiful than to make them ugly. They would resemble in form and arrangement modern school houses with partitions omitted.

There are, of course, many other ways in which the same end could be reached in planning, but this plan closely resembles the type of arrangement, which has proved of greatest efficiency in factory buildings in smaller communities, where cost of land has no bearing upon the problem. This suggested form of building can be built at the lowest possible unit cost for the production of the indicated floor areas. The objection will be raised that such a project cannot be made to pay the investor profit, but it can be made to pay a safe investment return, also a handsome return in welfare to the community. If carried out extensively, it would immediately produce a wholesome stability in taxable values. Buildings of this type would have a perpetual value, and always be in demand. They would not be liable to the great depreciation, that has formerly been the fate of small unrelated buildings, which have been built with no possible protection from the development or non-development of adjoining properties.

Blaine Ewing has worked up a statement showing the probable cost of real estate, interest, taxes and operation of such a block development, together with rentals, which he estimates: Cost of land, cost of buildings, financing, net cost of rent for a building without land, etc., make rents resultant and better space would be worth more than poorly lighted space, etc.

Finally, it is important to point out another phase of this whole question. With the exception of New York and of the other largest cities in the country, nearly all of the important and progressive cities of the United States, and particularly those surrounding New York, Jersey City, Newark, Hoboken, Bayonne, and others in the surrounding States have for years been carrying on systematic and organized campaigns to induce manufacturers to move to these cities. These campaigns are meeting with success. They offer inducements in the form of tax remissions, grants of lands, and in many cases financial support.

The manufacturers in New York should not be tempted to leave. On the contrary, a campaign for this phase of the "Save New York Movement" should be inaugurated and inducements should be offered to make this city not only the greatest but also the most desirable manufacturing centre.

If this movement for "Model Manufacturing Buildings in New York" can be made effective, a similar campaign should be instituted and pushed to provide decent, clean, sanitary and comfortable tenements. It is a disgrace to New York City, that vast areas of the city are covered with tenement houses that are not fit for human habitation. The city should condemn from one-quarter to one-third of all of this ground in congested areas, tear down the buildings, and turn the ground into park and playgrounds. All buildings which do not measure up to a high standard of comfortable and sanitary usefulness should be condemned and the owners compelled or assisted to build modern tenements. It would pay in the long run.

A few public spirited citizens have demonstrated that model tenements will succeed, and such a general movement would immediately improve real estate values, and would tend to stop the great migration of residents to the outlying districts. Why should Manhattan, which carries nearly the whole burden of the cost of subways, with the consequent tax assessments, actually pursue a policy which drives residents away. Would it not be better to use any necessary means to provide decent living accommodations in Manhattan? There is plenty of room, if a rational scheme were put in effect to provide tenements at locations reasonably related to organized manufacturing centres, and subway crowding would be relieved, and many great benefits would ensue.

One important reason why these matters should be taken up bears upon the relation of city expenses in public works to the constantly shifting character of location in New York. It has seldom been remarked, but it is none the less remarkable, that one of the greatest causes of the tremendous loss of the city's money used on tearing up and re-laying streets, enlarging sewers and water systems, and in readjustments of transit systems, lies in the fact that abortive building booms follow real estate speculation from one district of the city to another.

It is important in this connection to note that the rate of growth of population in New York, especially in Manhattan, is decreasing, and this should and can be prevented. The cost of running the city is not decreasing and never will, but the increase of realty values is not keeping pace with the cost of running the city. The tax rate is growing constantly with no chance of relief. The cure lies in improving the vast amount of nearby useless real estate on Manhattan, so as to raise the average of real estate values, and to provide for systematized growth of manufacturing on Manhattan.

There are actually many square miles

of New York real estate in Manhattan, which are worse than vacant. They are owned principally by thousands of suffering individuals, who are powerless to act alone, and who have no possible way of helping themselves. These can be made safe to own and more valuable if a sane and regulated growth in building of all kinds of buildings can be encouraged, and especially if real model manufacturing buildings be built to meet a demand for growth and readjustment which is almost unlimited.

NEW LAND MAP FILED.

Of Importance to Owners and Title Conveyers—Effective January 1, 1917.

THE Register of New York County announces that the Board of Tax Commissioners on December 12, 1916, filed in the Register's office the certified copy of the new land map for New York County. This new land map has been prepared and certified by the Tax Commission under the authority of an amendment to the City Charter, passed in 1916, and takes the place of the land map established in 1891.

The original land map which was prepared in 1890 and took effect January 1, 1891, divided the city into numbered blocks for indexing purposes and all instruments presented for record must bear the proper block number and must be indexed under that block. Since 1891 many street changes have occurred, notably because of the Chelsea dock improvement, the bridge approaches, park improvements and new and widened streets and avenues.

In spite of these actual physical changes, the technical "land map" remained unchanged. The result was that there has been increasing confusion in determining the legal or technical indexing block for lots within areas where changes have occurred.

The confusion was increased by the fact that, while the land map stood still as of 1891, the tax map has been kept up-to-date and in pace with actual street changes. The commercial atlases which are in general use in real estate and other offices, are prepared from the tax maps. Secondly, the annual tax bills are rendered according to the blocks and lots of the tax map. Land owners, therefore, have become generally familiar with the tax map, but often have not known that the land map differs from the tax map. Errors in recording instruments have resulted.

The new land map corrects this difficulty. The design of the 1916 law is that changes in the land map and in the tax map shall be made once a year and that the two maps shall conform, one to the other.

The new land map, which is identical as to block outlines and numbers with the tax map, becomes effective January 1, 1917. After that date instruments must be recorded and indexed according to the new map and not according to the old one.

The new land map is the same as the old land map, except where there have been actual physical changes, or actual changes in block numbers. Altogether there are changes affecting 383 blocks.

Every person offering for record in the Register's office, after January 1, an instrument relating to property in any of the blocks on the existing land map, the outlines of which have been changed, should consult the new land map. If he makes a mistake in the number of the new block in which his property is situated, the record of deed or mortgage will not, unless the error is corrected, operate as notice and the value of the recording of the instrument will consequently be lost. The special attention of lawyers and real estate owners is therefore called to the changed land map.

Plate Glass Rates.

A meeting of the Plate Glass Insurance Exchange has been called for 10.30 o'clock on December 19, at the offices of the Exchange for the purpose of considering the rates in New York State and also the rates in Greater New York City.

BUILDING MANAGEMENT

NEW YORK BUILDING MANAGERS' ASSOCIATION DISCUSSES THE SNOW REMOVAL PROBLEM

AT the regular monthly meeting of the New York Building Managers' Association held at the Hotel Breslin, Broadway and 29th street, Charles E. Doty, president of the National Association of Building Owners and Managers, spoke briefly on the question of fire insurance rates as applied to office buildings.

The chairman reported that a committee from the association conferred with the General Welfare Committee of the Board of Aldermen opposing the proposed ordinance which made it obligatory for owners to post in the vestibule of all buildings occupied by more than two tenants, the names of the occupants, together with the floor and room numbers, which they occupy. The association's committee held to the impression that after the hearing, the ordinance would be dropped. However, if it comes to light again, the Building Managers' Association will be represented to oppose it.

The work of drafting a law suitably defining a factory building is being prepared by a committee from the New York Building Managers' Association, the Real Estate Board of New York and the Board of Standards and Appeals.

An ordinance was introduced by Alderman McCourt on November 21 requiring all elevators in New York City to be equipped with an interlocking device. The Board has referred this to their legislative committee for investigation.

In the matter of the snow removal ordinance which was prepared by Street Cleaning Commissioner Fetherston for introduction in the Board of Aldermen to compel the owners to remove one-third of the snow from the street adjoining their premises, B. E. Martin has written to the Mayor, President Dowling and the Commissioner objecting to the passage of the ordinance. Mr. Martin has received replies from the Mayor and President Dowling that the matter will have serious attention when brought before them. Commissioner Fetherston's reply is as follows:

"In reply to yours of December 2, regarding proposed ordinance on snow removal, I beg to state that there is an apparent misapprehension as to the form and scope of this ordinance. There is no intention on the part of this department to require taxpayers to bear part of the expense of removing snow, as every effort will be made with the available resources of the Department to meet the snow situation. The enclosed short summary of the Department's plans explains fully our intentions, with the exception that the Second Reserve, a volunteer organization, will be supplemented in effect by the proposed ordinance. In this way every available force which may be utilized in case of a great emergency will be placed on organized basis, so that all the resources of the community will be available in case a blockade occurs, due to an exceptionally heavy snow storm.

"There is no intention of calling upon property owners to do more than they have done in the past, except under extraordinary conditions which may arise this winter on account of the scarcity of labor. The Department's program involves complete preparedness to meet any possible situation which may arise.

"As you know, existing shortage of labor may so retard the clearing of snow from streets that life and property may possibly be in danger through fire or

shortage of food and fuel. I believe that if you will take a broad view of this situation you will agree with me that every possible preparation must be made to meet an emergency condition by organizing all available forces in the community. This is the sole aim and object of the proposed ordinance."

Mr. Martin said: "This is a vain effort to make plausible an endeavor to charge the taxpayer for the city's absolute function. In addition to considering this matter from a mercenary standpoint we think it would be absolutely impossible to make satisfactory arrangements to remove the snow unless given the entire job and the budget appropriation. All should write to Commissioner Fetherston stating that they will oppose the ordinance strongly before the Mayor and the Board of Aldermen. This matter is of great importance and should receive immediate attention, and I would therefore earnestly request members to write to the Aldermen of their respective districts, both from business and home addresses.

"Again I urge the necessity of prompt action, as I fear that the Department will be removing snow at our expense or we will be compelled to do so. Many of us are aware that in certain residential sections people voluntarily remove the snow in front of their houses, in many cases for convenience sake. I fear that the authorities are taking advantage of this assistance, but believe that if they compel it by law they will receive less assistance along this line than they have during the past.

"Personally I know a number of people living in many sections of the city who volunteer to take care of this work, but when it comes to asking the property holders in the crowded sections, particularly the business sections, to remove snow, it is entirely different, and without the thorough co-operation between the street cleaning and trucking forces, the work could not be efficiently accomplished, even if the city compensated us for the expense.

"If the Street Cleaning Department used the money appropriated from the tax budget for the removal of snow by outside contractors it would be done more efficiently, and at a far less cost. The Street Cleaning Department should devote its attention to the unit for which the taxpayers subscribe, namely, remove ashes and keep the streets clean, which work, if efficiently done, will keep the department busy, particularly after a snow storm. This would not only give citizens far better results but would preserve health, and in many cases prevent death, which is occasioned by the filth which is allowed to lay in many streets long after the snow has been removed."

At the office of Borough President Marks on December 18, at 4 o'clock, the hearing will be held regarding the proposed pavement on Broadway from Vesey street to 23rd street. It is understood that the Citizens' Committee have reported in favor of repaving the thoroughfare with the improved Belgium block method. Mr. Martin earnestly desires that members of the New York Building Managers' Association send in their opinions and preferences in this matter, in order that their suggestions may be presented in proper manner at the meeting.

W. E. Barton, chairman of the Apartment House Committee, reports that the matter of individual slot machines in apartment houses has been taken up with the Telephone Company. Mr. Bar-

ton states that owing to an unsatisfactory experience in the past, it is doubtful whether such a method would be attempted again. The committee, however, will pursue the matter and make a further report at the next meeting of the association.

M. D. Littlefield, chairman of the Nominating Committee, reported the following recommendations for officers of the association, and also vacancies in the executive committees for the ensuing year: For president, B. E. Martin; for vice-president, Francis S. Bancroft; for treasurer, Charles B. Best; for secretary, Raymond P. Roberts; to serve on the executive committee, class 1920, Douglas Cruikshank, Arthur C. Bang, Corwin Black, William R. Hooper and A. W. Warner.

The statement was made by the chairman that the association was interested, not only in office building insurance rates, but also in rates appertaining to apartment houses, manufacturing, loft and general mercantile buildings.

Richmond Borough's Parks.

Cabot Ward, Commissioner of Parks for the Boroughs of Manhattan and Richmond, is earnestly working in co-operation with Borough President Van Name to obtain for Staten Island the improvement of its parks and the acquisition of lands for the enlarging of its park area. In his recommendation for park improvement and development, contained in his annual report recently issued, he says:

"In this same connection, funds should be secured from the Board of Estimate for an extensive study of the situation in the Borough of Richmond, taking into consideration probable growth in the population of the Island, proper location of present and future parks both on the waterfront and in the inland, and an extensive system of parkways to connect park properties and for furnishing lines of traffic and rapid transportation to all parts of the Island. This should be done now instead of the city's acquiring necessary lands at high expense when Richmond has been closely built up. Even before such a plan is worked out to final completion and adoption, immediate steps should be taken by the Board of Estimate to place upon the city map the area known as the Clove Lakes.

"The city has already arranged, in connection with the Silver Lake reservoirs now being completed, to turn back to the Park Department the surrounding park areas and new areas to be acquired. Plans have already been prepared by this department for the beautifying of this section as soon as acquired. The reservoirs will serve as a lake feature to the park surroundings.

"This area is connected down a beautiful valley with land held by the city, reaching to the Clove Lakes. This chain of lakes, with their rocky and woody shores, forms a section of wild and picturesque territory which can not be rivaled in any part of Greater New York. This department is urging the Board of Estimate to take immediate action before this valuable asset is built over and forever lost to the community.

"There is a further step which should be taken immediately. The city should acquire a section of the beach on the south shore of Staten Island. There is a most desirable tract now owned by a large estate, and this department is now making an effort to secure from the owners a gift of this valuable shore front to the city."

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Stocks tumbled at the beginning of peace talk, but the announcement did not even cause a ripple in real estate circles. Moral: Buy real estate.

In the City of Washington, school children have saved since the autumn term 150 tons of old newspapers, for which a sum in excess of \$2,000 has been realized. These funds will be devoted to children's playgrounds. New York City may profit by the success of this experiment. The marked increase in the price of paper, which has affected practically every class of industry, is sufficient incentive for the undertaking in this city.

Mayor Mitchel, as anticipated, vetoed the cut in the budget made by the Board of Aldermen. His message to the citizens of New York in explanation of his action is a spirited and well-directed attack upon the historic body of lawmakers who attempted to solve the city's financial problems, after a twenty days' study of the budget. The intelligence of the Aldermen has been challenged, and the question now arises as to whether they can summon enough votes to override the mayor's veto and his caustic comment.

A speaker at the Convention of the American Society of Mechanical Engineers estimated that \$324,000,000 worth of coal was being wasted every year, besides natural gas and crude oil. Many power plants, in his opinion, are wasting from ten to thirty per cent. of the coal burned. Such a condition should bring forcibly to the attention of building managers and others identified with building maintenance the need for greater consideration of power plant problems. If such enormous sums are being wasted, property owners should realize that the possibility presents itself of a reduction in the cost of building operation. In the final analysis this means an increase in the net income return.

The Present Administration.

New York is a city that is always willing to pay the price, provided the thing desired is worth the money. It was with that in mind that Dr. Frederick A. Cleveland, Director of the Bureau of Municipal Research, was requested to write the four articles for the Record and Guide, analyzing the \$212,000,000 budget of the city for the coming year. The analysis is, on the whole, reassuring. It indicates that, while there is considerable room for improvement, particularly in the placing of responsibility for planning and giving a strict account of expenditures, there has been no wholesale extravagance in administration and no deliberately wasteful use of the funds is contemplated by the administration.

Even though the expenditures of the city have been steadily mounting, there is a marked reduction in the general average of increase, which would have been some \$27,000,000 higher than it is this year if it had been continued at the average rate set for the first decade after consolidation; this decreased rate cumulated since 1908 amounts to \$84,000,000—\$65,000,000 of this decreased cost being within the three years of the Mitchel administration. In other words, there has been little increase in the "expenses" of running the city during the last five years; there has been actual decrease in "expenses" since 1914; there has been no increase in the tax rate on account of the cost of rendering services to the public which were controllable by the elected executives during the last seven years; the increase in the tax rate is due to state and county appropriations, and to the fixed charges for "debt service" running ahead of increases in property valuation.

And in this the taxpayer has the right perspective for a review of the work of the Mayor and the Board of Estimate during the past three years. The man of narrow vision may be able to see only an increase in the tax rate, but the man of broad view, the typical, optimistic New Yorker, will look beyond that to learn what Mayor Mitchel's administration is actually delivering in return for the taxpayers' contributions. Granted that there is room for improvement in the control over expenditures; that a hit-or-miss policy of improvements and city plan with a steadily mounting debt service in its train is one of the evil results of our present method of conducting public business; that a new form of budget which would be so plain that we should not need to have an expert analysis made of it, but which could be understood by every citizen should be adopted—the question remains: Is the public obtaining from Mayor Mitchel and his associates as good service and as much of it as was given before? The opinion is that the public is not alone getting "as good" service—it is getting better service and more of it at a reduced cost.

Upon the accuracy of this appraisal depends much of moment for the progress of the city. When Mayor Mitchel was elected the public expressed confidence that the city's affairs would be put in competent hands for the next four years and that progress would be made with little or no retrogression from what standards of good service had been attained through the struggles of the past. It was not a question of expenses, although the tax rate had been mounting, it was a question of two kinds of administration that confronted the voters—one a purely political administration and the other, the kind offered by John Purroy Mitchel, non-partisan, not concerned with party spoils but devoted solely to the needs and demands of the citizens, the dwellers in the city. The result of the election of 1913 was an expressed wish on the part of citizens that the city might be made a better place to live in: and a vote of confidence that it would become such under Mitchel.

Now, has New York been made a better place to live in during the past three years? We think it has. There have been no great scandal such as have marked one administration after another and brought shame upon the name of

Father Knickerbocker. The Police Department has done its duty quietly but effectively, as witness the almost total prevention of riots and disorder during the car strike. The Fire Department has accomplished creditable feats of economy, while at the same time extending its service and reducing the damage from fire. A new regime has been inaugurated in the schools, with great difficulty, it is true, but efforts are not being spared to meet the problems squarely. The Health Department has battled with epidemics, perhaps not so successfully as one could wish, but intelligently drawing upon the scientific knowledge of the whole continent and has fought to prevent disease. Tangible reforms have been effected in the Department of Correction which deals with the most miserable and wretched of the city's population. The City Chamberlain has brought much money into the treasury through improvements in banking methods. Full cooperation has been given to the Public Service Commission to expedite the rapid transit development. The adoption of the building zone restrictions is one of the most substantial and valuable achievements in the city's history. And the whole spirit of the administration has been to give improved service to the public by making use of the latest methods and discoveries. Perhaps, in some particulars, old ways are the best and undoubtedly mistakes have been made. But no progress was ever made without mistakes, and this has been a progressive administration with all that that implies. The mistakes such as they may be are honest mistakes; even at its worst the choice is between honest mistakes and "honest graft." If the public will stop to think of the present administration of New York from the point of view of service rendered the Mayor may rest assured of continued support for his policies, in the main.

There is no more thought provoking stimulus than a touch on the "pocket nerve" and the \$212,000,000 budget should be an effective spur to thought. To the unthinking voter appeal will be made by pointing to the tax rate. But let the voter face the facts squarely: the increase in tax rate is due to a policy of public improvements inaugurated years ago which seeks to give the city water works, school buildings and the other physical equipment for rendering service without raising the tax rate immediately, by putting the burden on the next generation. We are that generation. What are we going to do about it: act on the false assumption that the present administration is responsible for it or begin to do what should have been insisted on then—demand careful planning of public improvements, pensions, and all the other things that the next generation will have to meet?

Madison Square Garden.

Madison Square Garden has again been saved from the hands of wreckers by its sale at foreclosure to the New York Life Insurance & Trust Co., for \$2,000,000. The ultimate fate of the famous old landmark is still a matter of speculation, and the next development affecting its future is being awaited with keen interest, not only in real estate, but also in sporting and theatrical circles.

The old amphitheatre has for years occupied a unique position in the hearts of New Yorkers, and the passing years, accompanied by the innumerable difficulties under which its owners labored, have intensified the spirit which prompted its preservation. The city has witnessed the ruthless destruction of many historic landmarks, with the callousness typical of New York City's business expansion, but for some reason or other, each report and rumor that forecasted the doom of Madison Square Garden carried with it a definite sense of regret. Ever since the Garden was opened on June 16, 1890, with a concert of Edward Strauss' Orchestra and two ballets as attractions, the vast hall has been New York's largest enclosed amusement center. It has been the accepted home of the Horse Show and the Circus, and for many of the great annual national exhibitions, expositions and conventions.

Within recent years the uptown trend of the theatrical and amusement district has been so marked that the position of Madison Square Garden became isolated. The northward drift of trade revolutionized the character of the surrounding property, and while the building continued to retain its popularity as an exhibition hall, it soon became apparent that the income from these sources was not sufficient to meet the carrying charges of such an enormous structure. Difficulties began to arise from time to time, culminating in the sale last week at auction for \$2,000,000, or about \$455,000 less than the judgment against the property which brought about the sale, and about \$850,000 less than the valuation placed upon it by the city for taxation purposes.

Within the last few years reports have come out periodically to the effect that the large site, measuring 197 feet on each avenue and 425 feet in each street, occupying an entire city block, was being sought by loft builders. The question immediately rose as to whether such a vast amount of space could be added to a market already overburdened by the production of too many loft buildings. Practically all of the space in the surrounding loft buildings has since been absorbed, notably at the northerly and westerly sections of Madison Square, and brokers have declared that an excellent demand prevails for space in buildings of the modern type.

Whether or not the New York Life Insurance & Trust Co. plans to finance a project calling for a loft building improvement on the site has not become public knowledge, but it is safe to assume that with the present cost of labor and materials, the erection of such a huge structure would require almost a prohibitive outlay of capital. There remain three other possibilities: First, the maintenance of the Garden in its present condition, which has manifestly not been a good income producer. Considerable interest has been shown in the property from time to time by various prize fight promoters, but it is a question whether interests of this kind could take over the property on other than a one-night basis, at a rental large enough to warrant an adequate return. Secondly, the block might be cut up into small units and resold to individuals. This situation brings up the question as to whether a market could be found for such a large tract of land without the advancement of building loans. Thirdly, there is the retention of the amphitheatre feature of the building, for which there is still a demand and the leasing or selling of the Madison avenue frontage to loft builders. This last plan appears to be the most feasible. It would not be surprising if the next year should witness a rejuvenated Madison Square Garden, retaining its large amphitheatre and the old square tower crowned by the famous figure of Diana, but with an avenue frontage of high class loft buildings, whose income return will place it on the substantial basis, which it has so sorely needed.

Apartment House "Graft."

Apartment house "graft" with the janitor as recipient, and the tradesman as donor, is not a recent development. Apartment house dwellers in New York City have long been aware of the fact that "commissions" were being regularly paid to some guardians of boiler rooms and the dumbwaiters, for the supplying of exclusive information to enterprising retailers of food products, and to the various shopkeepers who make it their business to supply the needs of apartment house residents.

The development of this "system" may logically be traced to the remarkable apartment house construction in the city within recent years, which has resulted in the creation of new residential territories on large hitherto undeveloped areas. The influx of vast populations in new sections of the city has created an immediate demand for a great number of small trades people catering

to the material needs of the tenants, and severe competition resulted.

To the average storekeeper the business of a twenty-four family apartment house, where the tenants can afford to pay ten dollars a room, is desirable. Exclusive advance information with reference to removals and new tenants has a business value, and it behooved him to exert every means both for retaining his old trade, and gaining new business. The same situation applied to the milk dealer, the laundry man, the butcher, the caterer, the ice man, the baker, the grocer and others.

From the standpoint of the shopkeeper, struggling against keen competition, the janitor presented an excellent solution for his problem. A human being, in spite of his calling, the janitor was tempted by the possibility of making money without particular interference with his regular duties, and without the exercise of any particular effort on his part.

The tenants themselves have undoubtedly contributed toward the upbuilding and strengthening of the system by shifting their own responsibilities to the janitor, and in relying too much upon his recommendations and suggestions. This attitude may perhaps be condoned because the average tenant is unwilling to antagonize the janitor, who at times can be very helpful and obliging in the way of heat and hot water. As a general rule, the enmity of the janitor in the apartment house is not a desirable situation from the viewpoint of the tenant.

Whether or not the landlord has contributed toward the encouragement of the system is another question, and one which should not be dismissed without actual examination of existing conditions. His property represents an investment of capital which must be conserved and the degree of conservation depends largely upon the service and satisfaction he gives to the occupants of the building.

If tenants are too lazy to do their own marketing or attend to the various details incidental to this phase of apartment house life, there is no reason for placing responsibility upon the landlord. If milk dealers and provision merchants, on account of the keen competition in the present day business world, over-step the bounds in their eagerness to obtain customers, blame for this condition cannot be placed upon the property owners. If the janitor, in order to make easy money accepts commissions, in return for which he serves the tenants and the merchant, it does not necessarily follow that he does so with the knowledge and consent of his employer. The reason for the system may be easily explained, but in no event can it be traced or laid at the door of the reputable real estate owner.

It has been contended that the pay received by the average janitor makes it difficult for his family to live under present economic conditions, and he is compelled to do odd jobs for the tenants and others to make a little money "on the side." There is considerable sentiment to the effect that these conditions might be remedied to some degree if there were a better scale of wages established, the idea being that a higher standard of pay would result in the attraction of a better type of men into the field. The revelations before the Wicks Committee, however, showed that the character of the apartment house did not determine the grafting tendencies of the janitors, and that the well paid men in the high class modern buildings were just as susceptible to the lure of commissions as were their more lowly brethren.

The entire problem of apartment house graft is not a simple one. Before the responsibility is fixed upon the property owner, let there be no hasty judgment, and no conclusion based on haphazard accusations. The real estate owner in New York has for years been paying ninety-five per cent. of the cost of government. He has been charged with many crimes, but none are more serious than the present indictment, that he has contributed toward the high cost of living, by winking at apartment "graft."

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. 173.—What is the present statue of subway construction in the West Bronx, on the so-called Jerome avenue route?

Answer No. 173.—It is expected that operation of the Jerome Avenue Elevated Line as far south as 149th Street and Mott Avenue (where free transfer to the present subway will be made) will commence in June of next year. Commencement of operation of the remaining portion of the Jerome Avenue Line and Lexington Avenue Subway will probably be next October.

Question No. 174.—It is my impression that the voters in the State of California voted at the last election on a single tax referendum. Would it be possible for you to furnish me with the result of the vote, and, if possible, details regarding the form of the proposed legislation?

Answer No. 174.—The result of the California vote and comparison with prior votes is as follows:

	1912.	1914.	1916.
For.....	169,321	267,618	260,332
Against.....	243,959	375,634	578,533
Total.....	413,280	643,252	836,865
Majority against..	74,638	108,016	316,201

The text of the proposed amendment was as follows:

"The People of the State of California do enact as follows:

"Article XIII of the Constitution is hereby amended to take effect January 1, 1917, by the following section:

"Public revenues, state, county, municipal and district, shall be raised by taxation of land values exclusive of improvements, and no tax or charge for revenue shall be imposed on any labor product, occupation, business or person; but this shall not prevent the assessment of income and inheritances to provide funds for old-age pensions, mothers' endowments, and workmen's unemployment and disability insurance.

"Land holdings shall be equally assessed, according to their value for use or occupancy without regard to any work of man thereon; this value shall be determined in municipalities, and wherever else practicable, by the 'Somers system,' or other means of exact computation from central locations.

"The intent of this provision is to take for public use the rental and site values of land, and to reduce land holding to those only who live on or make productive use of it.

"Conflicting provisions are hereby repealed."

A similar single tax amendment was emphatically defeated in Oregon by a vote of 154,488 to 43,430.

Price Increases.

Editor of the RECORD AND GUIDE:

That the outlook for new fireproof construction in 1917 is very dubious is evinced by the dearth of plans filed for such work. The deterrent factor is the enormous increase in the price of building material.

As an instance of this increase: A figure of \$6,500 for the steel and fireproofing in a building 25x75, submitted in November, 1915, is resubmitted today at \$13,000. This difference alone would be a handsome profit on the entire transaction (land and building).

Another case of where the excessive increase in materials has put the kibosh on a proposed operation is illustrated in the increase of \$57,000 in 1916, over the \$99,000 cost of a duplicate building erected in 1913, when prices were normal.

Unless prices take a sudden drop in the immediate future, the volume of building in 1917 promises to be exceedingly small.

"BUILDER."

REAL ESTATE NEWS OF THE WEEK

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Many Large Sales and Leases Closed,
Making the Past Week a Notable One

BROADENING tendencies were manifested in the market this week, which reflected a strong interest in properties in many sections of the city. Not only was there an increase in the actual amount of business transacted, but the demand concerned itself with realty of practically every description. Buildings large and small, productive and non-productive, claimed attention, and builders, operators and investors figured in one of the most general buying movements of the year.

The remarkable season which hotel owners are enjoying has influenced the undertaking of several new projects which will provide additional accommodations to meet the unusual demand for hotel space. The Grenoble Hotel property, at Seventh avenue and 56th street, was acquired by interests which plan the erection of a new hotel to contain 1,000 rooms. A remarkable feature in connection with this transaction, is that the property is at present improved with a seven story hotel, which is to be demolished to furnish the site for a larger structure to be devoted to the same purposes. On the same avenue, at the corner of 54th street, a builder acquired at auction for \$172,500 the old Carteret apartment house and adjoining property, making a plot 50.5x100 feet, on which he plans to erect a twelve story apartment house.

In the Grand Central Terminal District, announcement was made that a new syndicate would lease from the New York Central Railroad Company for a long term, an entire block, on which a thirteen story apartment house would be erected, which in its various phases, would represent an outlay of about \$9,000,000. This deal, if undertaken, would result in the erection of one of the largest apartment houses in the world.

Other apartment house operations of more than ordinary importance included the sale of a \$350,000 property at Broadway and 153d street, which passed into the hands of an investor; three five-story apartment houses at Morris avenue and 183d street, in the Bronx, which figured in a deal also involving land in Kansas City, and a plot at 42-44 West 10th street, which passed into the possession of an apartment house builder who plans to erect a nine-story structure to meet the growing demand for apartments in the Washington Square section.

In the midtown office district, an interesting report concerned the former property of the Knickerbocker Club, at Fifth avenue and 32d street, which was stated to be destined as the site for a new home for a large banking institution. In the immediate neighborhood, the Anderson Art Galleries acquired its present building and adjoining property, on which a twenty-two-story office building is to be erected, in a deal involving about \$750,000.

Another important deal which involved about \$750,000 affected the former residence of Herbert L. Pratt, occupying the entire block front at Willoughby and Clinton avenues, Brooklyn, sold by the Ridgewood Park Realty Company to J. Stuart Blackton, who gave in part payment the two large elevator apartment houses at Ocean avenue and Beverley road.

In the suburbs the increased demands for homesites influenced the acquisition of a 1,400 acre tract near Somerville, N. J., by a Canadian capitalist, for about \$800,000. He plans to develop it as a residential section. In Westchester, a syndicate of residents acquired part of extensive Ardsley Estate, at Ardsley Park, for a reported price of \$500,000.

Auction room interest will center next week in the sale at foreclosure of the big office building at 150 Nassau street, at the southeast corner of Spruce street, to be offered at the stand of Henry Brady. The New York Life Insurance

and Trust Company, which last week acquired in a similar proceeding Madison Square Garden, seeks to recover from the American Tract Society a judgment of \$1,403,296. Taxes due amount to \$14,871.

At the sale conducted last Saturday by Bryan L. Kennelly in the Maspeth and Metropolitan section of Brooklyn, a total of about \$25,000 was realized for seventy-three lots. Prices on Metropolitan avenue, the principal thoroughfare, ranged from \$750 to \$1,000 a lot.

SIGNS ON ROOFS.

Real Estate Board Opposes Ordinance
At Public Hearing.

AN effort is being made to secure radical changes in the ordinance relating to roof signs and ground signs. The proposed changes came up for hearing yesterday before the Building Committee of the Board of Aldermen.

In the opinion of the Real Estate Board of New York these amendments are not in the best interests of the city and the Board's Committee on City Ordinances has been instructed to oppose the ordinance at the hearing. The changes would, in brief, make it possible for roof signs on fireproof buildings to be constructed to practically any height that the sign owner might elect.

More than a year ago the ordinance relating to roof signs and ground signs was thoroughly amended. The amendments at first proposed laid great emphasis on what were considered by its drafters to be the aesthetic requirements of the situation. The Board at that time was not in favor of the first proposed amendments because in many particulars they entirely disregarded the plain rights of property owners.

The ordinance in its present form represents the result of numerous conferences between public officials, the Real Estate Board, civic and other organizations, and was passed after a very thorough consideration of all the circumstances surrounding the erection and maintenance of signs.

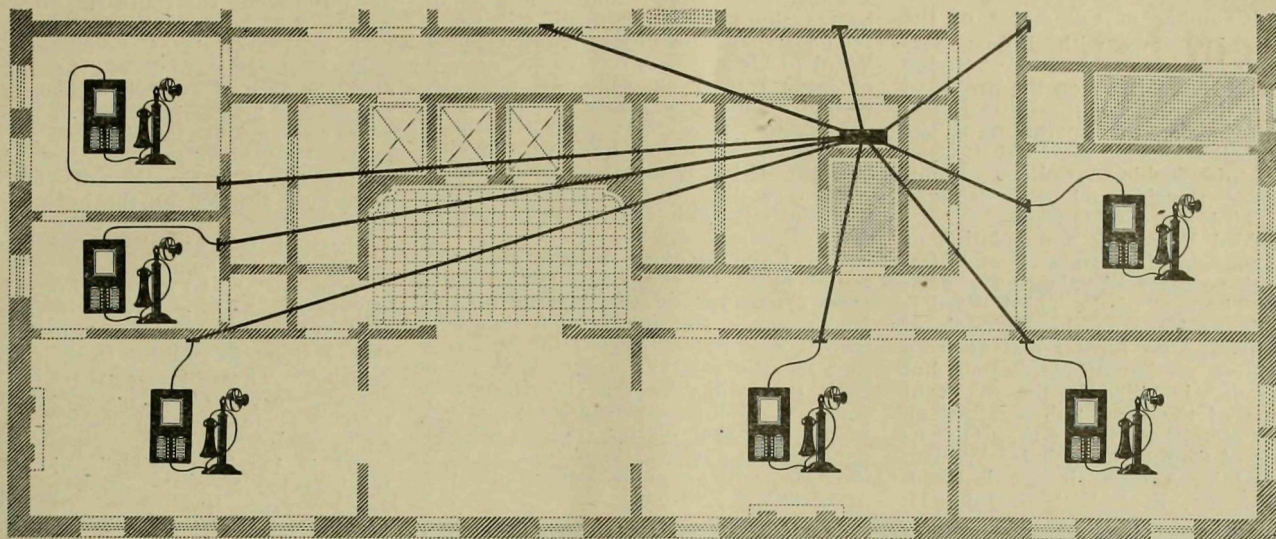
This ordinance has worked well for more than a year. Public sentiment is, if anything, against less rigid provisions. The Real Estate Board believes that the ordinance should be retained in its present form and that the proposed changes are unwarranted and against public policy. This same attitude was taken at a recent conference at which representatives of the Citizens' Union, the City Club of New York, the Fifth Avenue Association and the Real Estate Board of New York were present.

Title Company Shares Profits.

That real estate conditions are improving is evidenced again by the decision of the directors of the New York Title & Mortgage Company who decided to place their employees on a profit sharing basis as additional compensation for services. This scheme has been under contemplation by the management for some time, but only during the last few months has the improvement in the title and mortgage business warranted the actual placing of the scheme in operation.

All employees and junior officers who have been employed by the company for a period of six months or more will be eligible to the profit sharing plan, and the remuneration is based on the amount of the employees' salary on a sliding scale, in accordance with length of service. The additional compensation will amount from one to ten per cent. of the actual service.

The first distribution will be for the six months' period ending December 31, and will be payable in the form of a dividend at the same time as dividends are distributed to the company's stockholders. Subsequently the distribution will be made quarterly.



Typical Plan of an Interior Residence Telephone System Applied to an Apartment

Call our Engineers FIRST and save costly alterations

THE EXTENSIVE USE of the telephone in hotels, apartment houses, office buildings and large residences, makes it essential that in buildings of these types provision be made to carry the large number of wires necessary for furnishing telephone service.

When it is realized that in a number of buildings there are as many as 1000 telephones in service and that it is necessary to carry two wires from each telephone to some central point in the building, the importance of making adequate provision for

telephone wiring is apparent. If some arrangement is not included in the original building plans, it may be necessary to make extensive and costly alterations after completion of the building, in order to conceal the wires running through halls and rooms.

THE ENGINEERS of this company will be glad at any time to give architects, owners or builders the benefit of their experience in such matters and to assist them in planning the best system for each individual case.

Before you finally complete your plans, CALL OUR ENGINEERS
and make sure your telephone system is properly provided for.

NEW YORK



TELEPHONE CO.

Transit in Queens.

An important conference was held on December 12 by a committee representing the Chamber of Commerce of the Borough of Queens with Public Service Commissioners Henry W. Hodge and Travis H. Whitney on the proposed leasing of the tracks of the Long Island Railroad Co. for the operation of the rapid transit trains of the Dual Subway System to Flushing, College Point, Whitestone, Bayside and other sections of the Third Ward of Queens.

The Third Ward has a population of 60,000 and comprises an area of 22,000 acres with an assessed valuation of \$60,000,000. The area of the Third Ward is practically as large as the Borough of the Bronx and no further distant from the business section of Manhattan, but is not today included in the five cent fare zone of the Dual Subway System.

The Committee from the Queens Chamber of Commerce includes William T. Yale, John Adikes, George J. Ryan, M. J. Degnon, E. J. Rickert, John M.

Richle, James Frank, Stuart Hirschman, J. W. Doolittle, Clinton T. Roe and Secretary Walter I. Willis.

They urged the Commissioners to hasten the negotiations with the Long Island Railroad in order that the Third Ward of Queens may receive the benefits of rapid transit as soon as possible. Both Commissioners Hodge and Whitney stated they were in favor of extending the rapid transit lines of the city into the Third Ward, if it can be done without adding to the present deficit that the city will face in the operation of the Dual Subway System.

The Commissioners believe that the rental asked by the Long Island Railroad Company for the leasing of the North Shore Division is too high and that it will be impossible for the city to lease these tracks unless it is on a basis that will free the city from any deficit. The Commissioners promised to go into the matter thoroughly at once and to continue their present conferences with representatives of the Long Island Railroad.

Origin of Parsonage River.

Real estate developers, surveyors and title searchers as well as residents generally along the south side of Nassau county, Long Island have been curious to know the origin of the name of Parsonage river that flows through the westerly part of Baldwin Harbor. The stream has borne that name at least 150 years and ancient maps indicate no other name. Probably a number of people are wondering if a church and parsonage were ever situated on the bank of Parsonage river. If there were the fact is beyond the knowledge of the far famed oldest inhabitant.

In early Colonial days on Long Island clergymen had a farm surrounding their place of abode and it afforded them a living in addition to their meagre salaries. These farms that in some cases were penetrated by waterways or tidewater creeks were known as parsonages.

"It is barely possible" said Orville B. Ackerly, formerly Clerk of Suffolk county "that the river at Baldwin Harbor passed through a farm known as a parsonage; hence its name."

All of Baldwin Harbor comprises a cape jutting into Hempstead bay; and it was originally known as Hicks' Neck, the Quaker family of Hicks having acquired it from the Indians. Bounded by the waters of the bay, Milburn and Parsonage rivers the contour of the neck on the east affords a natural harbor; hence the name Baldwin Harbor which comprises the entire water-front of the village of Baldwin a mile to the north.

In place of Indian camps and the rural habitations of Quakers there has been developed at Baldwin Harbor an all year home colony covering 750 acres and the rivers over which Indians glided in canoes have been joined by a series of waterways, deepened and straightened for the use of those who own homes along the shores.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 27, as against 21 last week and 18 a year ago.

The number of sales south of 59th street was 14, as compared with 9 last week and 3 a year ago.

The sales north of 59th street aggregated 13, as compared with 12 last week and 15 a year ago.

From the Bronx 5 sales at private contract were reported, as again 4 last week and 24 a year ago.

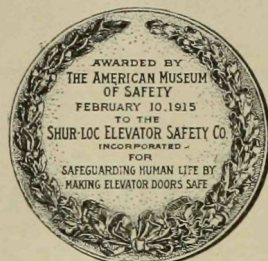
Statistical tables, indicating the number of recorded instruments, will be found on page 842 of this issue.

Tenant Buys Corner.

Douglas L. Elliman & Co., who recently leased for twenty-one years to the Guaranty Trust Company of New York, the northwest corner of 60th street and Madison avenue, has just sold the property to the tenant. This house, formerly known as "Dana's Folly," on account of its expensive construction, was owned and occupied up to two years ago by Mrs. Henry F. Dimock, sister of the late William C. Whitney, who has since taken up her residence in Washington, D. C. The property, which is 48 feet in 60th street and 75 feet in Madison avenue, was held at \$500,000. The Guaranty Trust Company intends to demolish the present building and erect a very handsome two-story bank building from plans by Cross & Cross, architects, for occupancy as a branch office. This corner, with the developments, which will take place through the concentration of new transportation lines at this point, will undoubtedly become a most important center and this fact strongly influenced the officers of the trust company in selecting it. The Broadway, Seventh avenue and Queensboro subway will have a station at Fifth avenue and 60th street, and another one at Lexington avenue and 60th street, in conjunction with the new Lexington avenue subway. The great flow of traffic from



It will be a
pity if the
man dies!



This innocent victim of an elevator accident was seriously injured by the car starting before the shaftway door was locked, while the owner of the building was actually considering standard safety equipment to prevent the possibility of such a happening!

Not a week passes without our receiving a request from some distant elevator inspector for printed information to show an owner how to make his elevator safe.

But in this case the owner wrote directly to us for costs and information.

While he was pondering and hesitating this serious accident, which Shur-Loc would have prevented, has occurred.

No owner who thoroughly understands the hazardous nature of elevators will delay installing a mechanical interlocking system, assuring safety at the shaftway doors, the danger point where most of the tragedies take place.

The whole tendency of enlightened building management today is to safeguard elevators by mechanical interlocking.

The Shur-Loc System is accepted generally as a standard method of securing unqualified safety at shaftway doors, and it has received the highest awards of science.

Telephone 2254 Beekman or write to

SHUR-LOC ELEVATOR SAFETY CO., INC.
706 Pulitzer Building.

the Queensboro Bridge and the 59th street plaza makes this a focal point of first importance. There has been much activity on Madison avenue recently, which started with the purchase of the Hotel Essex, corner of 56th street and Madison avenue, by G. Maurice Heckscher, later followed by the sale of 539 Madison avenue by Daniel Freedman, and there are other developments promised shortly.

Lease and Hotel Furniture Sold.

The lease and furniture of the Hotel Imperial at the southeast corner of Broadway and 32d street has been sold to J. Otto Stack, one time manager of the Harvard Club and recently general manager of the Holland House. The hotel will be continued under the name by the Imperial Hotel Corporation, with Mr. Stack as president, and Robert W. Goelet, owner of the building and land, as one of the principal stockholders. Robert Stafford established the hotel on September 1, 1890, under the firm name of Stafford & Whittaker. Since the death of Mr. Stafford the hotel has been conducted by his widow, Mrs. Jennie A. Stafford, who was married last August to S. G. Murphy of San Francisco. The Hotel Imperial was the first of the big hotels to be built in the upper Broadway section, and was one of the first fire-proof hotels in Manhattan. It contains six hundred rooms and occupies the entire block front on the east side of Broadway, between 31st and 32d streets. The lease obtained by Stafford & Whittaker was for thirty years, at an annual rental of \$500,000, and would have expired in 1920. The exact length of the new lease just consummated has not been divulged, but is for a long term of years. Arrangements have been made to expend about \$200,000 for improvements.

Brooklyn Exchange Involved \$750,000.

J. Stuart Blackton bought from the Ridgewood Park Realty Company the residence of Herbert L. Pratt, occupying the entire block front at Willoughby and Clinton avenues, Brooklyn, held at \$225,000. Mr. Pratt recently leased the \$30,000 apartment in the upper Fifth avenue section, and occupied the house just sold until about two years ago. In part payment the buyer obtains the Buckingham Court apartment house at the corner of Ocean avenue and Beverley road. Mr. Blackton acquired this property in 1913 from the Kraslow Construction Company at a cost of about \$400,000. When Mr. Pratt, who is one of the vice-presidents of the Standard Oil Company, sold his Willoughby avenue house on June 17, 1916, to the Ridgewood Park Realty Company, he took in part payment 200 lots in Ridgewood Park, having a frontage of 720 feet in the east side of Fresh Pond road, and 1,545 feet in Baltic street, together with frontages on other streets in the locality. The transaction involved about \$500,000. The Willoughby avenue property is assessed by the city at \$167,500. Mr. Blackton intends to make his future permanent home there, spending the winter season in Brooklyn, and the summer months at his estate in Oyster Bay.

Syndicate Buys Ardsley Park.

Ardsley Park, part of the extensive Ardsley Estate, of the late Amzi L. Barber, has been purchased by John F. Havemeyer, president of the Concrete Steel Company, and William H. Pouch, treasurer of the company, as members of the syndicate, composed chiefly of residents of Ardsley Park. The property was owned by the Lorena Company, which obtained it sometime since from the Barber Estate. It is understood that the syndicate paid nearly \$500,000 for the property, which is the site of many historic buildings and fine structures of modern construction. Among these are Ardsley Towers, the dwelling of the late Cyrus Field, which cost \$350,000, and the old Cottenet House, the home of the first John Jacob Astor. Nearby is the house in which the British General Howe is said to have made his headquarters. The Barber Estate originally comprised 250 acres. Not long ago the Ardsley

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commutation 9c.; house 12 rooms; all large; porch across front and part side; steam heat; in fine condition; near trolley; plot 50x185; 50 ft. more front available; flowers, shrubbery, trees.
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Ten rooms and bath, shingled house, steam, vacuum heat, sleeping porch, screens and awnings, telephone, electric lights; garage, with cement driveway; lot 50x137; at Little Ferry, N. J., 8 miles from N. Y. City; if sold this month will include electric washer, vacuum cleaner and cooking range, also gas range, 165 gallon gasoline tank with pump in garage; 1½ tons coal; reason for selling, going into another State. Tel. 650R Hackensack. Terms to Suit.

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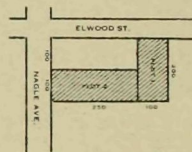
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Club bought 127 acres of the estate. The new syndicate will control the entire property, including the Ardsley Water Company and the Ardsley Electric Company. Ardsley Park is opposite the estate of Edwin Gould.

Buyer for Hotel Grenoble.

Joseph J. Lannin, proprietor of the Garden City Hotel at Garden City, L. I., and one time owner of the Boston American League Baseball Club, has purchased the Hotel Grenoble property, an old seven-story building, at the northwest of Seventh avenue and 56th street, together with a private dwelling adjoining at 201 West 56th street, both owned by the Browning Estate, and the two apartment houses at 203-209 West 56th street, owned by the Clinton Realty Company. The plot comprises a total of about 28,000 square feet. Announcement has been made that the new owner will erect one of the largest and most complete hotels in America. It is stated that there will be 1,000 rooms in the building, each having a private bath. The property has a frontage of 100.5 feet on Seventh avenue and 132 feet in 56th street, extending to the Broadway Tabernacle, at the northeast corner of Broadway and 56th street. The property was sold by the William L. Sutphin Realty Company and was held at \$800,000. So soon as arrangements are completed, the old hotel will be torn down, and with the passing of this hostelry, another New York City landmark will go. It is understood that there are cancellation clauses in the leases now enforced on this property.

Deal for Hyde Residence.

Negotiations have been completed for the purchase of the northwest corner of Madison avenue and 40th street, the one-time residence of Mrs. Lila B. Hyde, to the Anderson Art Galleries, which also acquired from Mrs. Hyde the fee of the land at 15-17 East 40th street, adjoining, now under lease to the buyers who own the structure. The immediate corner is improved with a four-story building, on plot 51.9x91.9 feet, while the twelve-story building adjoining occupies a plot 50x99 feet. The Dixby family, which recently formed a corporation, known as the 15 & 17 East 40th Street Company, are largely in the gallery. Part of the present deal involved the erection of a twen-

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ty-three-story office building, to cost \$350,000, plans for which were filed last July by Starrett & Van Vleck. The F. K. Wood-W. H. Dolson Company and Harris & Vaughan were the brokers in the deal, which involved about \$750,000.

Maiden Lane Purchase.

European interests have sold, through the Charles F. Noyes Company and the Douglas Robinson-Charles S. Brown Company, 129 Maiden lane, through to 13 Fletcher street, on lot 19.9x81.10. It is understood that the purchaser will eventually transfer the property to a corporation, which will also own 131 Maiden lane, adjoining. The combined parcels comprise a frontage of about 40 feet, and make a desirable building plot, on account of the width of Maiden lane, which permits the erection of a taller building than would ordinarily be possible in that section of the city. Interests with whom James J. Moore is associated are understood to be the principals in the purchase. Henry Sillocks acted as attorney in the deal.

Railroad Company Buys Block Front.

The New York State Railways & Terminal Co., representing the New York Central Railroad, bought from Luta E. Dunning and others, the block front on the west side of Twelfth avenue, from 130th to 131st streets, adjoining the railroad tracks. The property fronts 203.6 feet on the avenue, with street frontages of 92.6 and 102.4 feet respectively. It is improved with five two-story packing houses, occupied by Adams Brothers, Conron Brothers, Cudahy Packing Company and the Nelson. Morris Company.

Resale of Bronx Apartments.

Frederick C. Franke and Albert M. Crowe resold for Frederick Brown, to the Aberholm Realty Company, Fannie N. Noyes, president, for investment, the three five-story apartment houses at the northwest corner of Morris avenue and 183d street, acquired last month from the Berman Realty Company. The immediate corner house measures 47.6x108 feet, and the inside 50x100 feet each. In part payment the purchasing company give a free and clear tract of twenty acres in Kansas City. The deal involved about \$300,000.

Halidon Court Sold.

Halidon Court, the six-story apartment house at the southwest corner of Broadway and 153d street, fronting 99 feet in the former and 150 feet in the latter, has been sold to William Grant by the Hanover Mortgage Company, which acquired the property last December, and has held it at \$350,000. Across the street is Trinity Cemetery. The house was built in 1909 by Morris Levin. Mr. Grant gave as part payment the three-story business building at 255 Main street, Danbury, Conn., held at \$30,000. L. F. Hall negotiated the sale.

Purchase Near Washington Square.

The John Alden Realty Company, Isaac Harby, president, purchased from Herman Schroeder of Brookline, Mass., 42-44 and 46 West 10th street, having a frontage of 64 feet and a depth of 93 feet. The property will be improved with a nine-story apartment, estimated to cost about \$225,000, and it is hoped that it will be ready for occupancy by October 1, 1917. It is intended to rent the rooms for about \$25 to \$30 each. The seller acquired the property about six months ago from Mary A. Robinson.

East Side Garage in Deal.

The Watsons Club Garage property at 56-60 East 86th street, between Madison and Park avenues, a four-story building, under lease to a garage operating concern, has been sold to John Bittner. The property was held at about \$150,000. The owner of record is the Maze Realty Company. The remainder of the block is occupied by private dwellings and apartment houses. Directly opposite is the garage of the Fifth Avenue Bus Company.

Somerville, N. J., Tract Sold.

Robert L. Henderson bought for about \$800,000 The Belle Meade farm, containing 1,400 acres, near Somerville, N. J., for development into a residential colony. Golf links are to be laid out, and other country club features provided. The property is on the main line of the Philadelphia & Reading Railroad. Robert L. McElroy sold the property through John R. Armstrong.

Manhattan.

South—of 59th Street.

EAST BROADWAY.—The Broadway-John Street Corporation bought from Tracey, Plum & Boyd the 5-sty loft building at 68 East Broadway, adjoining the corner of Market st. Members of the selling family have occupied this store for the sale of herbs and old-fashioned ointments since 1828.

FRONT ST.—Charles F. Noyes Co. has sold for all cash 51 Front st, a 5-sty building with elevator, covering a lot 27.8x83.9, and adjoining the southeast corner of Front st and Cuyler's alley. The purchaser is the Bell Bag Co., owners of other property in the neighborhood. James S. Darcy represented the sellers and Raymond K. Knoeppel represented the purchaser. The property has been placed in the hands of the Noyes Co. for management.

25TH ST.—James N. Wells's Sons have resold for William Leslie the garage, on plot 125x100, at 541 to 551 West 25th st, recently purchased by him through the same brokers. The new owner is the Progressive Smelting and Metal Corporation, which will occupy for its own business.

52D ST.—S. and J. H. Albert and William H. White have sold for Edward Hctor 415 West 52d st, a 5-sty flat, on lot 25x100.5.

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CHARLES F. NOYES CO. has sold for the McCormick estate the 5-sty store and tenement at 55-57 Cherry st, on plot 38x83. The property was held at \$26,000.

2D AV.—Thomas Daly has bought from Mrs. Annie Gaffney 452 2d av, southeast corner of 26th st, a 4-sty tenement house, on lot 20x74. The buyer is the proprietor of the cafe on the premises.

North—of 59th Street.

DYCKMAN ST.—George Ranger sold for Arthur Apfel, of Chicago, the plot of four lots at the southeast corner of Dyckman st and Vermilyea av, 100x100. The plot has been owned by the seller since 1905.

69TH ST.—Harvey Gibson, vice-president of the Liberty National Bank, is reported to have purchased from Henry P. Davison, of J. P. Morgan & Co., the lot comprising the westerly 18 ft. of the 73 ft. frontage at 52 East 69th st, bought recently by Mr. Davison, as a site for his new home. Mr. Gibson will build a dwelling for his occupancy. To the west is the site being improved with a home for O. L. Dommerich.

78TH ST.—The 4-sty dwelling, 22 East 78th st, on lot 15.4x82.2, has been reported sold. The owner is John L. De Saules.

78TH ST.—Charles Siedler sold 108 West 78th st, a dwelling, 25x100.5. The new owner gave in exchange a residence at Montclair, N. J., to be occupied by Mr. Siedler. The E. A. Polak Realty Co. was the broker.

83D ST.—O'Reilly & Dahn have sold to Ennis & Sinnott for William J. Morris 116 East 83d st, a 3-sty dwelling, on lot 24.5x102.2. The seller recently purchased the property through the same brokers.

109TH ST.—John Peters sold for the Donnelly estate to Charles Juster a 5-sty flat, on plot 17x100, at 68 East 109th st.

137TH ST.—Benjamin Harris sold for Anne B. Ritterband to a client of Freidus & Co. 9 West 137th st, a 6-sty new-law flat, on plot 36.3x99.11.

144TH ST.—Daniel H. Jackson bought from the American Savings Bank, 232 West 144th st, a 5-sty double flat, on lot 25x100. Morris Kahn was the broker.

150TH ST.—S. & J. H. Albert have sold for Josephine Large to the Ambeck Realty Co. 870 West 150th st, a 5-sty apartment house, on plot 50x100. In part payment the Ambeck Realty Co. took a residence with grounds at Teaneck, N. J., formerly belonging to the Phelps estate. The Manhattan property was sold by the same brokers a few years ago to W. J. Rich and resold by them to Mrs. Large.

MADISON AV.—Pease & Elliman have sold for the estate of Daniel C. Connell 927 Madison av, a 4-sty stone front dwelling, on lot 20x80. The property was purchased by the late Mr. Connell in 1873 for \$45,000. The new owner is Daniel B. Freedman.

Bronx.

138TH ST.—Miss Louise Ebling has bought the plot 125x100, on the north side of 138th st, 245 ft. east of Cypress av, facing the entrance to the Cypress av station of the Lexington av subway, from Henry Morgenthau Co., which recently acquired this plot in exchange for the two houses at the northwest corner of Barretto st and Southern Boulevard. Miss Ebling gave in part payment the 4-sty brick apartment, on plot 33.6x100, at 744 East 151st st. B. Morris was the broker.

169TH ST.—John A. Blackner and Frank Breunig have sold for Frederick Soesch of Orange, N. J., the 2-fam. dwelling on lot 20x 95 at 362 East 169th st to Anna Bogger. The same brokers resold the house to Elizabeth Hocker.

UNION AV.—The Crown Operating Co., represented by Morgenstern Bros., has bought 1312 Union av, near Boston rd, a 1-sty taxpayer, on lot 25x115x irreg.

Brooklyn.

HIMROD ST.—R. A. Schlesing sold for Barbara Reuss the dwelling at 379 Himrod st to Edward Koehler.

WESTMINSTER RD.—Elmer E. O'Donnell and William Sawkins, builders, have bought twenty lots on the east and west sides of Westminster rd, between Newkirk and Ditmas avs, upon which they will build detached homes of the bungalow type. Howard K. Mackensie negotiated the deal.

75TH ST.—Frank H. Malonè has sold for Frederick A. Newman of Belmar, N. J., the 1-family dwelling, 661 75th st.

85TH ST.—Frank A. Seaver & Co. sold the plot, 50x100, in the north side of 85th st, 100 ft. west of Ridge Boulevard, for Minnie Bullocke to a client, who will erect a detached house for his own occupancy.

BEDFORD AV.—Frank H. Tyler sold 1244 and 1246 Bedford av, near Fulton st, two 4-sty apartment houses, to L. Boynton; also 45 New York av to S. Levy.

BUSHWICK AV.—R. A. Schlesing sold to Mary M. Campbell the 3-sty tenement at 1443 Bushwick av.

CONEY ISLAND.—Realty Associates announce the sale of 41 lots in their property on Harway av, Avenue Z and 27th av, along the West End Elevated, to R. Alfino, G. Raganesi, S. Scafino, A. Prinziavalle, R. Guericco, P. Bel-lanco, S. Prestigiacomo, A. Alfino, A. Davino, G. Denaro, A. Raimondo, S. Aloï, F. Raimonte, V. Madonia, C. Labbarca, M. Divalo, T. Vassallo, C. Guericco, P. Napoli, S. Scafano, G. Palermo, G. Pacelli, C. Sangimino, G. Mirabile, L. Sangemino, N. Vincent, A. Dellasale, G. Asezzano, G. Elia, G. Caravello, F. Castellano, G. Ascardi, V. Danzillo, G. Spatefore, S. Amato, T. Razzano and P. Conversano. The brokers were A. Constantln and D. Nuzzo.

6TH AV.—John Pullman Real Estate Co. sold 194 6th av, a 3-sty dwelling, on lot 18x 100, for Isabella T. Childs to William H. Daly.

Queens.

QUEENS PARK, L. I.—S. & J. H. Albert and William H. White sold for the Franklin Square Realty Co., a plot of 80 lots located between Roosevelt, Garfield, Lincoln and McKinley avs.

LONG ISLAND CITY.—W. J. Hardgrove, of the Queensboro Corporation, announces the sale of one of the few remaining plots lying between Jackson av and the Long Island Railroad, close to the Bridge Plaza, containing about 20,000 sq. ft., with railroad siding, to an out-of-town investor who is contemplating erecting a loft building.

Richmond.

MARINERS' HARBOR.—J. Sterling Drake has sold for Robert Ivey to Samuel Mottola the southeast corner of Washington av and Amity pl, 53x100, on which he will erect a store and residence.

Nearby Cities.

NEWARK, N. J.—Louis Schlesinger sold for George H. Tobias the 16-fam. apartment house at 445 Mt. Prospect av; also 457-459 Mt. Prospect av to Charles B. Van Valen; for George Reynolds 47 South st, and for Charles A. Steadman 764 Mt. Prospect av.

Rural and Suburban.

BEDFORD, N. Y.—Julia Beverley Higgins has sold for Hall B. Waring his place at Bedford, near "Broad Brook Farm," the estate of the late Seth Low, and adjoining land lately purchased by Miss Luquer, consisting of dwelling, two cottages and outbuildings and about 12 acres of land to Miss Eleanor Blodgett, of New York.

BRONXVILLE, N. Y.—J. F. Donnell sold for Mrs. Louise Ludier a plot, 75x111, on the east side of South av, Bronx Manor, to John H. Harris.

MILL NECK, L. I.—Eleven acres at Mill Neck, L. I., adjoining the estates of Frank C. Jennings and Gerard Beekman, owned by Charles T. McCarthy and Edward J. Deasy, have been sold by Burton Thompson & Co. The property was held at \$25,000.

MONTCLAIR, N. J.—F. M. Crawley & Brothers sold for Ernest C. Hinck a residence in the south side of Melrose pl, east of Clinton av, to Jesse B. Sewall, who gave in part consideration the dwelling at 21 West 126th st.

SCARSDALE, N. Y.—Fish & Marvin have purchased from Mrs. Sarah A. Thayer the office building on the Scarsdale station square, the "Scarsdale Company's Building." Fish & Marvin have been occupying a portion of the property for some time for their Scarsdale office and have just acquired the entire property. The place consists of about one-third of an acre on the station square, and was held at \$10,000.

SOUTHAMPTON, L. I.—Alfred E. Schermerhorn has sold for Edward H. Wales and Mrs. Elihu Root "The Ox Pasture," on the west side of 1st Neck lane, to Mrs. Samuel Thorne.

WESTBURY, L. I.—Henry A. Rogers, of Worthington Whitehouse (Inc.), has sold for Wilbur R. Lewis a tract of woodland in Broad Hollow Hills. This property is west of and immediately joins the large estate of Middleton S. Burrill and also adjoins the property recently sold by the same broker for William E. Townsend.

LEASES.

"Largest Apartment House" Project.

Through the filing at Albany last Wednesday of incorporation for the 530 Lexington Avenue Company by John J. Buckley, a lawyer of this city, it became known that one of the largest apartment house projects in the city is contemplated on part of the New York Central Railroad's unused property, just north of the Grand Central Depot. Final papers have not yet been signed, but it is understood that all arrangements have practically been concluded, and the operation should get under way early in 1917. The property involved comprises the entire block bounded by 48th and 49th streets, Lexington and Park avenues, which has frontages of 405 feet in each street, and 200.10 feet on the avenues. The land is being leased by the New York Central Railroad to the newly formed company for a term of sixty-three years, divided into three twenty-one year periods. In the new company are Hugh J. Reilly, a railroad man of Cuba, and Frederick J. Lucius, president of the Lucius Engineering Company of this city. They contemplate erecting one thirteen-story apartment, which with construction cost and rentals will represent an outlay of about \$9,000,000. Surety bonds are now being obtained to guarantee the completion of the operation. The house will be laid out in suites of from six to twelve rooms, the master and living rooms facing on a 90-foot court. Warren & Wetmore will prepare the plans. A set of plans for the improvement of the block were filed last July, just prior to the passage of the New Zoning Resolution. They called for a twelve-story house to cost \$2,500,-

000 and were recorded in the name of the railroad. The new structure will be five feet longer than the house being erected by Dr. Charles D. Paterno on the block bounded by Park and Madison avenues, 47th and 48th streets, also owned by the railroad company. J. Clarence Davies was the broker.

Park Avenue Hotel Change.

Daniel P. Ritchey and Charles E. Gehring have sold for Frederick A. Reed his lease, equipment and good will of the Park Avenue Hotel, on Park avenue, 32d to 33d streets, to George C. Brown, proprietor of the Hotel Martha Washington, who is also interested in the Hotel Majestic and Hotel Hargrave. Mr. Brown will take possession of the property on January 1, 1917, and expects to conduct the house with the present organization and on the same lines as heretofore conducted by Mr. Reed. The Park Avenue Hotel is owned by the Hilton Estate and the same brokers have effected a ten-year extension of the lease for Mr. Brown at a rental approximating \$1,200,000. The same brokers recently effected the sale of the J. C. Safford interest held by Mrs. S. Murphy of the furnishings and unexpired lease of the Hotel Imperial.

Bank Project on Fifth Avenue.

Negotiations are pending for the leasing of the old Knickerbocker Club property at the northeast corner of Fifth avenue and 32d street, to the Sherman National Bank, as a site for a new home. It is understood that after a year or more of negotiation terms satisfactory to both sides have been reached, between ex-Corporation Counsel George L. Rives, William Woodward and James A. Burden, of the Knickerbocker Club, and the Sherman Bank, of which Edward C. Smith is president. Should the lease go through, the property will be improved with a four-story banking structure, three floors of which are to be devoted to office purposes. The bank has been located since its organization, at Astor Court and 33d street, opposite the Waldorf Astoria. The old Knickerbocker site vacated by the club for its new home at the south corner of Fifth avenue and 62d street, comprises a plot fronting 38.8 feet on Fifth avenue, and extends 138 feet in 32d street. At the rear of this plottage is a strip, 12x64.3 feet, in which the club has a one-third interest, serving as a right-of-way, and affording a permanent light and air easement for whatever improvement is made at the corner. Trowbridge & Livingston filed plans for an eighteen-story office building, covering the corner which the club has been holding at \$430,000.

Paper Company Leases.

Wm. A. White & Sons leased the entire building at 68½ to 72 Wooster street, for ten years, to a wholesale paper company. This lease is a striking illustration of the tendency toward lower heights of buildings. The property, which measures 60x100 feet, was improved with a six-story modern building. Several years ago a fire occurred, which damaged the interior and the property was allowed to remain untenanted until it passed into the hands of the present owners in the early part of the year. At first it was planned to restore the six-story building, and to lease it in the ordinary way to several tenants, the owners supplying heat and elevator service. After a careful study, it was finally decided to tear down the old building and to erect on the site a three-story structure, suitable for the use of a single tenant. The work was begun on November 1, 1916. The front is to be built of attractive light brick, with large windows on all floors. A large elevator is included and a complete heating plant will be installed.

John G. Wendel Estate Leases.

The Wendel Estate property at the southwest corner of Broadway and 51st street has been leased for twenty-one years, with renewals to a syndicate which will erect a theatre and commercial structure. The plot is now occu-

ped by a group of miscellaneous stone and frame buildings, with a frontage of 100 feet on Broadway, 238 feet in 51st street, extending through the block to 50th street, where the frontage is 133.6 feet. James R. Kerrigan is the present lessee of the stores on the Broadway frontage, and he is the only tenant ever allowed to sell liquor on Wendel property. The building at the corner of Broadway and 50th street, which stood vacant for many years, also owned by the Wendels, was recently leased to the Willys-Overland Automobile interests.

Poultry Men Move Uptown.

Van Vliet & Place leased for James S. Herrman, 407-411 West 14th street, between Ninth and Tenth avenues, five-story buildings to the Nathan Schweitzer Company, Inc., now engaged in the poultry and game business at 289 Washington street. The lease is for twenty-one years at a reported rental of about \$200,000. This lease marks the passing of one of the large firms in the poultry trade from the lower section of the city to 14th street, which thoroughfare has become, during the last year, a market for the distribution of food products. Alterations to the building will be made by the tenant.

Architect Leases.

Pease & Elliman and Clark T. Chambers have leased the top floor in the new building at 242-244 Madison avenue, at the southwest corner of 38th street, just completed by August Heckscher, to Cass Gilbert, the architect, who designed the State Capitol Building, the Custom House and the Woolworth Building.

Manhattan.

LEON S. ALTMAYER has leased for the Ferncliffe Realty Co. the apartment on the 5th floor at 1229-1235 Park av to Dr. Moritz Cohn. This completes the rental of this building.

ALBERT B. ASHFORTH (INC.) has leased for F. & G. Pfomm, as agent, the entire building at 114 East 29th st to Page & Shaw (Inc.), who will use the building for their packing and shipping departments, for their New York stores; also leased the 11th floor at 362 5th av, for a long term, to Ben Felsenthal & Co., wholesale jewelers; the 5th floor at 142-4 West 29th st to Goldstein & Connor; the 3d floor at 32 West 32d st to Swirsky & Co.; and for Vincent Astor large offices in the Astor Court Building to Henry B. Livingston & Co.

F. E. BARNES has leased the 1st loft at 940-8 Broadway to T. E. & G. G. Kirby, of the American Art Association; also renewed the lease of the 2d loft in the same building with them; extended the lease of the 9th floor at 62-4 West 45th st with T. B. Harms and Francis, Day & Hunter; and leased the dwelling at 342 West 21st st to Edward Keegan.

BASTINE & CO., as agents, leased the 2d floor at 53 East 11th st to Benedict Manfree; the 4th floor at 23 West 24th st to the Empress Embroidery Works, and at 36 East 22d st the 1st floor to Leo Pumpian; at 15 West 26th st additional space to Hyman A. Posner & Brother; the 4th floor at 39 East 19th st to Levenson & Krantz for the U. S. Trust Co. of New York.

DANIEL BIRDSALL & CO. and Horace S. Ely & Co. leased the 5-sty building at 446-448 Broadway to Max Abrahams, exporter of shoes.

DANIEL BIRDSALL & CO. rented for the Swan estate the store, basement and sub-basement at 339 Broadway to the American Writing Machine Co.

GEORGE W. BRETTELL has rented to M. Wischer the store in 2208 3d av; to Simon & Levine the store at 2227 3d av.

CROSS & BROWN CO. has leased the store at 94 Leonard st; at 13-17 Crosby st the 6th floor to Howard Specialties Co.; at 345-7 Broadway 1st loft; at 143-5 West 60th st ground floor to C. H. Washburne (Inc.); at 1790 Broadway space to Stephen Nemeth; and at 396-8 Broadway space to Harper Bros. for Carstein & Linnekin.

CROSS & BROWN CO. has leased the store at Fulton st and Gallatin pl, Brooklyn, to Sulzbach Clothing Co. for a term of years; space at 245-9 West 55th st to National Cash Register Co.; at 729 7th av space to Sidney Hoffman; at 1416 Broadway to Howatt & Howeth; at 325-331 West 9th st the 4th floor to F. W. Goodrich Auto Rental Service.

CAMMANN, VOORHES & FLOYD have leased the store, basement, 1st and 2d lofts at 209 Pearl st for the estate of Y. Pendas to Timen & Carnot; also the store and basement at 19 South William st through to Stone st for the estate of Amos F. Eno to G. S. Nicholas.

DUFF & BROWN CO. leased for the Maze Realty Co. the ground floor at 3281 Broadway as an agency and show room for the Ford Automobile Co.

DOUGLAS L. ELLIMAN & CO. have leased the rear of the 7th floor at 14 East 46th st to the Cortina School of Languages, and the entire 6th floor at No. 12 to James Blasi. This completes the renting of this building, as it does also of all business properties under their management.

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DOUGLAS L. ELLIMAN & CO. have leased for Mrs. Marmaduke Tilden, of Philadelphia, 2 Washington sq, a 4-sty dwelling, on lot 27.8 front, running back to Washington News, to Charles E. Gregory.

DOUGLAS L. ELLIMAN & CO. have rented for Cruikshanks Co., agents, a studio at 747-751 5th av to A. J. Roe, photographer.

J. ARTHUR FISCHER has leased to Joseph Reste, groceries and provisions, the store and basement at 50 Dominick st.

FREDERICK FOX & CO. have leased 45,000 sq. ft. of space for the Nameloc Co. in the new building just completed at 53-7 West 23d st, formerly the site of the old Eden Musee. These brokers have leased the two top lofts, containing 30,000 sq. ft., to the Acro Waist Co., and the 9th loft, containing 15,000 sq. ft., to the Wadleigh Co. Frederick Fox & Co. have now leased 150,000 sq. ft. of space in this building, the leasing of the store, basement and four floors, containing approximately 100,000 sq. ft. of space, to Morimura Bros., being reported by them some months ago.

WILLIAM F. FUERST (INC.) has leased lofts at 12-14 West 18th st to S. Fisher, Pall Mall Embroidery Works, Cohen & Wider, Birenbaum & Geller, Perfection Skirt Co., S. Siegler & Son and Gimplowitz & Cohen.

GOODWIN & GOODWIN rented for Toch Realty Co. to Dr. Alexander Block the 3-sty dwelling at 30 West 120th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased for Philip Rhineland the 10th loft at 48-50 West 21st st to Wolf & Co. (INC.), manufacturers of leather goods, now located at 50 East 9th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased for Philip Rhineland the 1st loft at 48-50 West 21st st to Klepper Bros., cloaks and suits, now at 56 East 11th st.

HEIL & STERN leased to the Abramson & Cohen Co. the 11th floor at 44-50 East 32d st. The lessee is now at 53 West 36th st and is moving out of the restricted zone to co-operate with the "Save New York" movement.

HEIL & STERN have leased for the Lee Holstein Construction Co at 112-16 Madison av the 11th floor to Nathan Horwitz Co. for a long term at a total rental of about \$35,000.

HEIL & STERN have leased at 312-14 7th av the store and basement to the European American Fur Co. for a long term.

M. & L. HESS (INC.) have leased the 4th floor at 31-3 West 31st st to Levy & Frankel; 7th floor at 37-45 West 20th st to Jacob M. Silverman, and the 11th floor at 50-4 West 17th st to R. & W. Cloak & Suit Co.

M. & L. HESS (INC.) have leased at 352 4th av the 15th and 16th floors, containing about 23,000 sq. ft., to Mackoud Bros.

HENRY HOF has leased to I. J. Rubins, a skirt manufacturer, the 5th loft at 154 East

23d st, for P. A. H. Jackson's Sons; also, space at 634 3d av, to the United Electric Construction Co. of 101 Park av.

HENRY HOF has leased for Mary Casson the entire building at 601 1st av, for a long term, to Frank J. Reilly; also the store at 202 East 38th st for J. G. Weigold to Mathew O'Reilly.

HENRY HOF has leased to Joseph Meixler the 5th loft at 12 East 32d st for Leon J. Neumann.

HOUGHTON COMPANY has leased to Mary L. George and Kathryn H. Johnson the 4-sty dwelling at 44 West 97th st for Robert J. Hare Powell, representing the estate of Edmund M. Young.

HUBBARD & PEIXOTTO (INC.) have leased the 1st, 2d, 3d and 4th lofts at 315-317 Church st and 38 Lispenard st for a long term to William E. Wright & Sons Co.

CARSTEIN & LINNEKIN (INC.) leased the 2d loft at 453 Broome st to S. Brustein; with Spear & Co. the 4th loft at 75 Spring st to the Eagle Knee Pants Co.; for the firm of Leonard J. Carpenter the 11th floor in the new building at the southwest corner of Madison av and 32d st to the Elcaya Co.; space at 221 4th av to the Aubondale Mills, Inc., and the Mason Mfg. Co.; space at 24-26 East 21st st to Schwarz & Marx; and with Goodale, Perry & Dwight the 1st loft at 321 5th av to the Niagara Silk Mills.

SAMUEL H. MARTIN has leased for the Broadway & 6th St. Corporation the entire upper portion of the building to Peter Balopoulos.

A. W. MEAD has leased the building 104 West 56th st for the Maclay estate to Charles of London.

CHARLES F. NOYES CO. has leased for "Schulte" to the New York American the southerly half of the new "Schulte Building" recently erected by the Schulte Co. at 221 Broadway, adjoining the new Astor House Building. The land upon which the building stands was taken by Mr. Schulte from Baron William Waldorf Astor. The American will take possession of its new premises next spring, and the space leased will be occupied for its downtown publication office and counting room.

CHARLES F. NOYES CO. has leased at an aggregate rental of \$50,000 the 5th floor at 55 John st to the Ocean Accident & Guarantee Corp., which occupies two floors in the adjoining building at 59 John st; a portion of the 6th floor of the Masonic Building, at 6th av and 23d st, to Chetteville Costume Co.; space on the 10th floor to B. Schneider & Son; and space on the 11th floor to Giovanni Farata; also offices at 46 West 24th st to J. Strassburger.

PEASE & ELLIMAN have leased in the Wall St. Journal Building, 42-44 Broad st, running through to 38-40 New st, office space to Benjamin Solomon, Conner & O'Connor, Harry S. Reissman; also additional space to Wm. S. Dugan & Co., Doremus & Co., L. L. Winkle-

man & Co., George W. Liebman and Darnell & Silinsky; also renewed the lease of John Muir & Co. and Bigelow & Co. The same brokers have leased in the Liberty Building, at 123 Liberty st, office space to Jack Edelman, Imperial Window Advertising Co., Edward A. Everett and Railroad Necessities Co.; also additional space to S. J. Freeman.

PEASE & ELLIMAN have leased for a long term for Frederick Ayer, represented by Cross & Brown Co., as agents, two lofts at 509-601 Broadway, through to Mercer st, to the New York Flower & Feather Co.; also, furnished, for Mrs. E. J. Frost a large duplex apartment at 863 Park av, the northeast corner of 77th st, to F. H. Humphries, of Morristown; and, furnished, for W. W. Magee an apartment in the "Nevada," at 70th st and Broadway, to Mrs. Mary E. Scanlan; and for R. E. Powell his apartment, furnished, at 340 West 86th st to R. G. Vignola.

PEASE & ELLIMAN have leased for Tompkins McIlvaine to Mrs. Edmund Randolph the 4-sty dwelling at 146 East 35th st; for F. X. O'Connor a loft at 253 West 47th st to Heberlein & Steinmetz; for Bing & Bing an apartment at 570 Park av to William Lawrence Green; and, furnished, for Ralph S. Childs his apartment at 565 Park av to Mrs. E. B. Ingersoll, of Hartford, Conn.

PEASE & ELLIMAN have leased for the Imperial Investment Co. a loft, 25x100 ft., at 22 West 32d st to Benjamin Levy, a suit manufacturer, 8 West 30th st; also for Julius Tishman & Sons an apartment at 125 East 72d st to Edgar Salinger; and for Oscar Coolican his apartment, furnished, at 138 East 36th st to Otis H. Cutler, president of the American Brake Shoe & Foundry Co.

PEASE & ELLIMAN have rented, furnished, for Frederic Conde his residence, a 5-sty American basement dwelling, at 56 East 52d st to William Ladd; for E. De Forest Simmons, as agent, an apartment at 22 East 62d st to Dr. Tracy Farnam; and, furnished, for Mrs. Minerva A. Doyle her apartment at 39 West 66th st to Mrs. Sarah A. Forbush.

PEASE & ELLIMAN have leased, furnished, for William R. Rose, as executor, the 4-sty dwelling at 23 East 67th st to Mrs. L. S. Borland, of Bedford Hills; furnished, for Carroll Beckwith his apartment at 59 West 45th st to H. Harris Brown; an apartment at 38 West 59th st to Joseph E. Davis; and at 213 West 85th st to Mrs. K. Nolan.

PEASE & ELLIMAN have leased to the Schulte Cigar Co. for George W. Walker the large ground floor and basement at 2710 Broadway, and upon completion of alterations the Schulte Co. will open a branch establishment in a portion of the premises.

PEASE & ELLIMAN have rented for Mrs. Fisher Johnson 34 East 63d st, a 4-sty dwelling, to Dr. Herbert B. Wilcox, who recently bought 39 East 75th st, and is altering it into an

TWELFTH

ANNUAL REAL ESTATE NUMBER

OF

The New York Evening Post

will be issued on Saturday, Dec. 30, 1916,
and will be devoted exclusively to the

REAL ESTATE MARKET { Including a Summary of the Year 1916 and the Outlook for 1917

It will contain comprehensive articles on all branches of the Real Estate business, contributed by prominent men here and all over the country, whose opinions are sought and highly valued.

It will contain valuable information of interest to Owners, Prospective Buyers, Brokers, Operators and Builders.

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of the City will be treated under separate captions.

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American basement house for his own occupancy.

PEPE & BRO. have leased for Leon Derche the 3-sty building at 127 MacDougal st to J. T. Marshall. Same will be converted into studio apartments.

PORTER & CO. have leased for Howard Gillespy, trustee, to William A. Rahders, the 3-sty dwelling at 111 West 123d st.

PORTER & CO. have leased for Elizabeth Murphy to Lena Lachinkel the 3-sty dwelling at 249 West 123d st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Dr. Malcolm McBurney to Kermit Roosevelt 62 East 78th st, unfurnished; also for Francis A. Phraner to Clarence Sackett 106 East 37th st; Albert B. Ashforth represented the owner; and for Robert J. Collier to Henry W. Munroe 752 Park av, furnished, for the season.

M. ROSENTHAL CO. has leased to Theodore Wolfert for five years the 11th floor at 39-41 West 32d st.

ROY SCHERICK has leased for estate of Phillip Braender the entire 5th floor at 315-21 4th av to Carl Gutmann & Co., importers and dealers in Swiss ribbed underwear, who have been for many years at 18-20 West 21st st; also for the Cruikshank Co. the entire 4th floor at 890-94 Broadway to Zahner & Scheiss, importers of embroideries and white goods. Both leases are for a long term.

ROY SCHERICK has leased for Alexander Deutsch the 4th floor at 11-13 West 32d st to Harcoq Ensis Co., makers of costumes and dresses, who have been at 176 Madison av and are joining in the zone movement by going to new quarters; also leased for Gaines, Drennan & Morrison the 5th floor at 137 5th av to Louis Heyman & Bros., makers of umbrellas and parasols, now at 60 Lispenard st.

ROY SCHERICK has leased for Revel Real Estate & Security Co. the 5th floor at 241-47 West 19th st to the Multi-Metal Screen Separating Co. for a long term; also for S. Stroock & Co. to various tenants the 2d, 3d, 5th, 6th, 7th floors at 42 East 12th st.

F. R. WOOD, W. H. DOLSON CO. have leased apartments to Mrs. Helen B. McCulloch at 446 Central Park West; Kathleen S. Angus at 209 West 97th st; William Hundhauser at 100 West 76th st; Jos. T. Hollenback at 171 West 71st st; Philip Katz at 264 Riverside drive; Mrs. Grace G. Dunn and Adolphus Monaelsser at 225 West 86th st; Cornelius E. Kennedy at 43 West 93d st; Stanley V. La Dow at 622 West 113th st; Mrs. Elizabeth Speed at 77 West 92d st; Mrs. Hansine C. Hansen at 79 West 92d st; Otto Brandt and John Austin Daly at 501 West 139th st; Emil Bohm at 547 West 142d st; Rosa Pollack at 660 St. Nicholas av; Joseph W. Girard, Florence L. Mayer, James A. Rogers and Carl A. Lermann at 3456 Broadway; and to Anna G. Campbell at 622 West 113th st.

HERBERT A. SHERMAN has leased the store at 15 and 17 West 18th st to Grootzinger Bros.

SHAW & CO. have leased for Helen A. Von Gerichten the 3-sty dwelling 361 West 116th st to the Phi Sigma Delta Fraternity.

LOUIS SCHRAG leased for Elmer A. Darling the 2d loft at 124-6 West 24th st to the S. Kurkowitz Co., and the 5th loft to the Invincible Cloak & Suit Co.; for Baldwin & May the 4th loft at 110-112 West 26th st to the Welrose Dress Co.; and for the Rhinelander Realty Co. the 2d loft at 171 6th av to Dorman & Goldberg.

FREDERICK SOUTHACK AND ALWYN BALL, JR., and the Cross & Brown Co. have leased to the Columbia Mills the south part of the 12th floor, 10,000 sq. ft., at 225 5th av. The lessee is now at 27 West 24th st.

SPEAR & CO. have rented for A. D. Julliard to the Bedell Co. the 1st and 2d floors, comprising 15,000 sq. ft., additional space, at 32-36 West 18th st, for their mail order business; also a loft for Charles Kaye Renting Co. at 30-32 West 21st st to Weinstein Bros., and for Alfred Duane Pell a loft at 626 Broadway to Finer & Bachrach.

SPEAR & CO. have rented for Michael Coleman the 9th floor, comprising 20,000 sq. ft., at 49-57 West 23d st to Louis Tumpson and George Bernard; the 10th loft at 159-163 West 25th st to Louis Rubin; and for O. B. Potter Properties a loft at 43-45 East 12th st to A. Peters.

LUDWIG C. TRAUBE leased the private dwelling at 166 East 93d st for estate of Louis Wannamaker to Harlem Fruit Merchants Association.

CHARLES B. VAN VALEN has leased offices in the Postal Life Building to the Guerra-Bakst Co., space at 96 William st to George H. Segal, and additional space in the same building to Walter F. Erickson, and space at 50 to 56 John st to Louis Frey.

E. K. VAN WINKLE has leased for Mrs. Edie B. Wade her furnished apartment at 402 West 148th st to Fenton King; and for Frederick Brown an apartment at 156 West 72d st to Emily A. Whitney.

WM. A. WHITE & SONS have leased the 1st loft at 109-111 Leonard st, to Kalish & Silver; the 1st loft at 97 Wooster st to King Scallop Curring Co.; the 2d loft at 25 East 4th st to Lavalle & Lopesti; the 4th loft at 24 West 20th st to Schleien & Beitel; an office at 48 West 27th st to Goldberg & Gottlieb, and, in conjunction with M. & L. Hess, the 8th loft at 114-116 East 16th st to Iojie Sekine.

WM. A. WHITE & SONS have leased offices in the Beaver Building, 82-92 Beaver st, to the Second Russian Insurance Co., of Petrograd, Russia.

WHITE-GOODMAN leased for Frederick Fox & Co. to Henry P. Adams Co., the 3d loft at 196-198 Greene st; also, for E. Sharum Co., to Heller & Lefkove, the 9th loft at 40-42 West 17th st; for M. & L. Hess (Inc), to the Herzog Cloak & Suit Co., as an annex, the 1st loft at 16 East 17th st; and for Charles Kay Renting Co., to Thompson Novelty & Button Co., the 4th loft at 12-14 West 21st st.

Bronx.

J. CLARENCE DAVIES has leased for the Sufferd Realty Co. to American Snap Fastener Co. the 3-sty brick factory, on plot 65x134, on the west side of Whitlock av, 86 ft. north of 144th st.

DELAFIELD ESTATE has leased for Mrs. H. S. Bowen an English type of residence, Rockledge, on Waldo av, to Prof. and Mrs. Henry R. Seager.

H. A. DOUGLAS & CO. have leased to Max Salt the store, No. 5, at the northwest corner of 188th st and Grand Boulevard and Concourse for the Creston Realty Corporation, at an aggregate rental of about \$4,600.

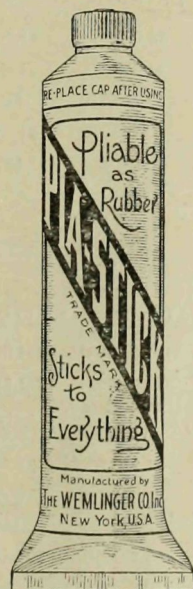
N. BRIGHAM HALL & WM. D. BLOOD-GOOD (INC.) leased for Mrs. Catherine Furcht the dwelling at 138 Alexander av.

HAROLD H. HARDING has leased for William Schlichter to the George H. Lippencott Plumbing Co. the store at 1068 Ogden av, for three years.

JOSEPH A. WASSERMAN has leased for Viebrock & Martin to K. Cholakis the vacant store at the southeast corner of Bronx Park South and Crotona Parkway, for an ice cream and confectionery parlor.

PEASE & ELLMAN have leased to the Schulte Cigar Co., the large ground floor space in the property owned by Welz & Zerweck,

Pla-Stick The handiest leak eliminator ever put on the market



With a small tube or can of PLA-STICK your janitor can instantly and permanently repair any leak of any nature.

NO EXCITEMENT—NO LOSS OF TIME—
NO EXPENSE BILLS FROM PLUMBERS—
AND NO SERIOUS PROPERTY DAMAGE.

Used by Department of Buildings, Borough of Manhattan, West Point Military Academy, Lee & Hewitt, Architects, New York City, and upon the Catskill Aqueduct.

Put up in tubes for handy use and in cans where a large surface is to be waterproofed. Give your janitor a can of PLA-STICK and save money. Two cents' worth will cover a large crack or leak.

THE WEMLINGER COMPANY, Inc.
42 Whitehall Street, New York

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

NOTWITHSTANDING the fact that the building trade has experienced rather a quiet week there is a strong undercurrent of optimism noticeable in all branches of the industry. The outlook for a very active winter building season is the brightest in years, as there are some important operations now figuring and a number of contemplated projects that are rapidly maturing to a point where actual construction can be started. There is no good reason why conditions should be otherwise. The demand for buildings in this city still outweighs the supply both for residential and commercial usage. Practically all of the new high class multi-family houses are 100 per cent rented and almost the same thing may be said of the modern loft and office structures.

While there may be a slight downward tendency in building material prices at spasmodic intervals, there is no possibility that these prices will reach the level of former years, that is, not in the immediate future. This is the principal reason why it behooves the investor and prospective builder to start the contemplated improvements to their properties at the earliest possible moment and thus take advantage of existing opportunities. Weather conditions have been ideal for building and there is a likelihood that they will continue for awhile. Weather sharps have predicted that we are to enjoy a remarkably open winter this year, with but little snow and practically no long sustained cold.

Conditions in the material markets have remained practically unchanged for the week past. The prices for common brick have fallen off somewhat owing to the decreased demand. The storm is blamed for this. There is every probability, however, that this commodity will jump again in the near future and to a price that will be sustained throughout the balance of the winter season. Face brick prices have remained stationary, with a brisk demand particularly for the Colonial styles. Other building essentials have experienced no great fluctuation, although the demand has been uniform.

During the week there was a report current that another large hotel project was contemplated and that the property had been purchased. This hostelry is scheduled for erection on the site of the Grenoble Hotel on Seventh avenue and is to be built by J. J. Lannin, now proprietor of the Garden City Hotel at Garden City, L. I. The preliminary plans for this hotel call for a structure containing one thousand bedrooms, each

Brick.—The market for common brick is easier than it has been for some time with prices somewhat reduced. The condition is directly traceable to the storms and inclement weather of the past week. The prices now being quoted to dealers for cargo lots are \$9 to \$9.50. Up-river yards are continuing their shipments and the arrivals during the week have been numerous especially for this time of the year. There is a strong feeling among the brick manufacturers and dealers that there will not be a long sustained cold spell this winter and that building should continue practically throughout. Further reports confirm the prediction that the building trade particularly in this locality is due for a substantial boom. Present prospects are exceptionally bright for a busy season. The very small number of vacancies together with the insistent demand for accommodations in modern structures will assure an increased production in building projects even at the present schedule of prices.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, December 15, 1916:

with private bath, which will make it one of the largest hotels in the country.

While at the present time the hotels of the city are crowded to the utmost and nightly turning away prospective patrons that have not made reservation for accommodations, the condition is likely to be reversed when the new hotels, now under construction, are completed and ready for occupancy. Under construction at the present time there are four large hotel projects, each with a large housing capacity, namely the Pennsylvania, Commodore, Woodward and Bristol, the latter nearing completion. Other hotel projects are contemplated that will provide for the needs of the city for a long time to come.

Among the large building projects that are now being figured are the contracts for the store and loft building at 921 Broadway, for the Bradish Johnson Estate, from plans by Maynicke & Franke, and the interior work for the Court House on Staten Island, from plans by Carrere & Hastings. Many smaller city operations are being figured and there are a large number of high class country projects on the market.

The railroad freight situation during the last week has evidenced strong signs of improvement, but in no manner can it be said to approach the normal. The New York, New Haven & Hartford Railroad has lifted its embargoes on a number of important commodities, including many of the essentials of building. The building trade throughout this section has felt very keenly the recent freight tieup and the condition has been partly responsible for the fact that prospective builders were unwilling to start operations. With a possibility that the railroads will deliver materials within a reasonable time after the mills turn out the product, builders no doubt will feel more like starting improvements. The list of the released materials includes steel, sand, cement, brick, lumber and coal.

The movement of freight in the vicinity of New York is in a much better shape than it was approximately one month ago. There is still a serious shortage of cars and the congestion on the rails is anything but satisfactory, but the condition is in no way so acute as it was at the same time last year. It is to be hoped that favorable weather will continue until the congestion is further relieved as a serious storm would play havoc with the railroad schedules and counteract all of the improvement of the last month.

Condition of market: Demand, fair, prices lower. Quotations: Hudson Rivers, \$9.00 to \$9.50, to dealers in cargo lots alongside dock. Number of cargoes left over from last week, 19; arrived 47; sold 36; covered 2.
Distribution: Manhattan, 12; Brooklyn, 14; Bronx, 1; New Jersey points, 9. Left over Friday, December 15, 28.

Structural Steel.—Although structural steel prices have not advanced since last week there is a strong feeling throughout the building trade that a further advance is not unlikely. There is a prospect of a building boom in this vicinity that will require a large tonnage. Following are the important contracts for structural material listed this week: Hay Foundry & Iron Works will take 1,000 tons for the switch house at Newark, N. J., for the Public Service Corporation, and an additional 120 tons for the addition to the plant of the Waclark Wire Company, also at Newark; the American Bridge Co. will use 275 tons for the new Public School at 183d street, the American Bridge Co. has also placed orders for 1,250 tons for the Pennsylvania Railroad Co., and approximately 500 tons for the Lehigh Valley Railroad, all of which will be utilized in bridge construc-

tion. The Interborough Rapid Transit Co. is now in the market for 750 tons for four stations. According to the records of the Bridge Builders' and Structural Society, as collected by its secretary, the month of November, 1916, witnessed 78 per cent of the entire capacity of the bridge and structural shops of the country contracted for. Railroads in the central west have placed contracts for a total of approximately 300,000 tons of standard section rails for 1918 shipment. The reservations for practically all of the eastern roads for 1918 delivery are in. Warringtons are still in the market for shell steel, especially forging billets which have sold for \$80-\$85 per ton.

Reinforcing Bars.—The minimum price on steel bars for concrete construction is 2.85 cents a pound, mill, with no promises as to deliveries. Some makers are quoting 2.90c. to 3c. for specific deliveries. Prices are higher than in some years.

Copper.—The condition of the copper market remains practically unchanged with prices holding firm in the face of a lull in buying. There is practically no metal available for the first half of the coming year, but inquiries have been numerous. Following are the prices now maintaining for electrolytic copper: First quarter, 34c.-34½c.; second quarter, 33c.-33½c.; third quarter, 32½c.-33c.; fourth quarter, 32c.

Lead.—Advancing prices in a strong market is the feature of the lead situation for the current week with spot and December metal quoted at 7.90-8.10. One sale was reported during the week at 8½c., which is a new high price record for this movement. Lead is now difficult to obtain and no doubt the price will shortly be advanced further.

Tin.—The market for tin has fallen off considerably and this condition has been responsible for a price decline. The current prices are 43c.-43½c. The announcement that an early peace was within the realm of possibility has created a wide interest in the tin market as this is one of the metals expected to enjoy a wide prosperity after the cessation of hostilities.

Plate Glass.—At the coming annual meeting of the Pittsburgh Plate Glass Co., the stockholders will be asked to increase the capital stock of the concern from \$22,750,000 to \$25,000,000. This increase will be used to pay a stock dividend of 10 per cent.

Terra Cotta.—Prices for terra cotta blocks both for exterior walls and partitions are steadily rising and there is not much hope of a material recession in the near future. The advance is not due so much to the increased demand as it is to the fact that the cost of production is considerably higher today than it has been in the past. Labor conditions are at present intolerable; munition factories have absorbed the laborer of clay products. The increased cost that under ordinary circumstances would be at the disposal of the terra cotta and allied industries, and at prices that would be positively prohibitive to the manufacturer of coal is another potent reason for the advanced price schedule, and until these problems are settled in a manner satisfactory to the producer the consumer will continue to pay the higher prices.

Cut Stone.—Granite, limestone and other building stones have not advanced in price in proportion to the advances sustained by many of the other important building materials. Prices are practically normal with a fair demand for the product. The cost of production in the building stone lines has not increased materially and the labor situation is quiet at present.

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\$9.00@**\$9.50**
 Raritan commonNo quotation
 Second hand common, per load of 1,5004.00@ —
Red face brick, rough or smooth, car lots\$21.00@**\$27.00**
 Buff brick for light courts... 21.00@ 27.00
 Light colored for fronts.... 25.00@ 36.00
 Special types 36.00@ 50.00
CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):
 Domestic Portland, Spot.....\$1.87@**\$1.92**
 Rebate on bags, returned, 10c. bag.
 Rosendale Natural, to dealers, wood or duck bags.....\$1.00@ —
 Rebate on bags returned, 10c. bag.
CRUSHED STONE (500 cu. yds. lots f. o. b. alongside dock N. Y., wholesale):
 Trap rock, 1½ in. (nominal)...\$1.00@ —
 Trap rock, ¾ 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.....\$0.08**\$25**
 6x12x12 in..... .11
 8x12x12 in..... .14
 10x12x12 in..... .16**5**
 12x12x12 in..... .20**6**
Interior—
 2x12x12 in.....\$0.06**4**
 3x12x12 in..... .06**4**
 4x12x12 in..... .07**2**
 6x12x12 in..... .09**6**

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 @ \$1.01
 Less than 5 bbls. @ 1.02

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):
 1½ in. (nominal).....\$1.10@ —
 ¾ 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
 Plain, 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
 Dry Mortar, in bags, returnable at 10c. each, per ton.. 6.75@ 7.25
 Block, 2 in. (solid), per sq. ft.\$0.06**3**
 Block, 3 in. (hollow) 0.6**3**
 Block, 4 in. (hollow)08
 Boards, ¼ in. x 8 ft.12**½**
 Boards, ¾ in. x 8 ft.15**½**

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. 3.419@**3.419**
 Beams & channels over 14 in. 3.419@**3.419**
 Angles 3x2 up to 6x8 3.419@**3.419**
 Zees and tees 3.419@**3.419**
 Steel bars, half extras 3.419@**3.419**

TURPENTINE:
 Spot, in yard, N. Y., per gal. @ \$0.49**½**

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%

**MATERNITY HOSPITAL PROJECT
 IN EASTERN PARKWAY SECTION**

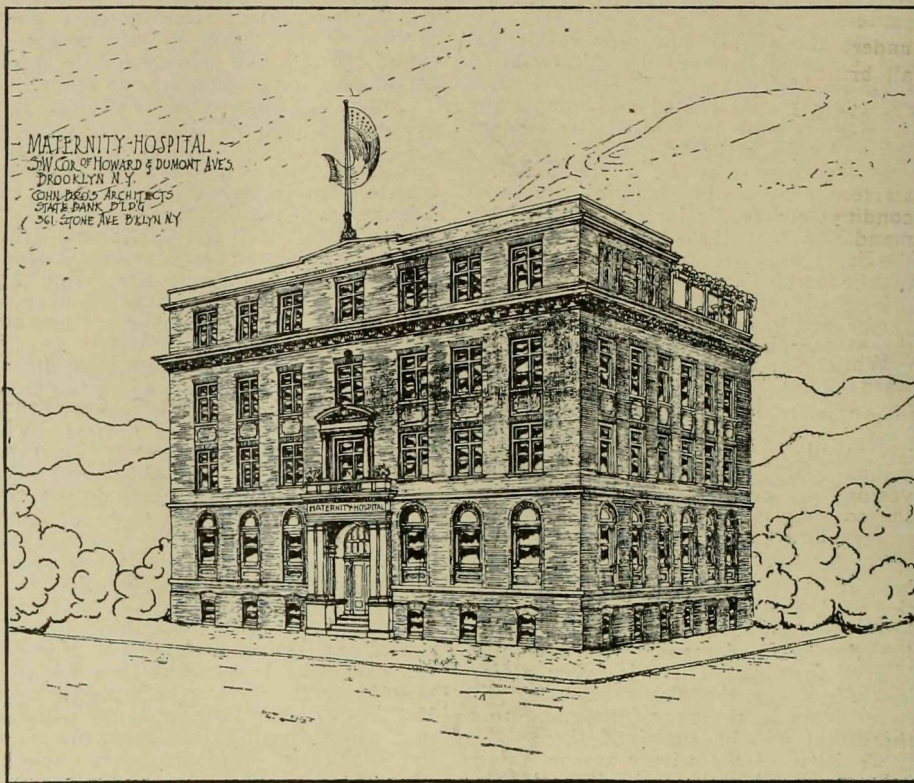
Distribution of Space a Feature

RECENT cornerstone ceremonies marked the beginning of work on a new Brooklyn hospital in the Eastern Parkway section, which will represent modern details of construction, and be an important addition to the rapidly growing number of institutional buildings which have characterized the growth of the borough. At the southwest corner of Howard and Dumont avenues, on a plot 90x90 feet, the Maternity Hospital Association of Brooklyn will erect from plans by Cohn Brothers, 361 Stone avenue, a three and a half story brick, limestone and terra cotta building, which will

meeting hall. The rear portion of this floor will be used as quarters for the nurses and matrons.

The entire second floor will be devoted to the private single and double rooms and the paying wards. Provision has been made to accommodate about twenty-five patients on this floor. The third floor will contain the public wards divided into two large sections, to provide for about forty-five patients. This floor will also contain the diet kitchen and its allied departments.

The operating rooms will be located on the fourth floor which will also contain the rooms of the internes on the staff, and the various departments and



—Cohn Brothers, Architects.

have a frontage of 80 feet on Howard avenue and 60 feet on Dumont avenue. The construction of the building is to be supervised by the architects.

The interior of the building has been arranged so that all possible space has been utilized, without interfering either with its appearance or its efficiency. The basement will be about seven feet above the street level and will be devoted to laundry purposes, the boiler room, and other departments incidental to the mechanical operation of the building. Part of the corner will be used for a dining room. The first floor will be devoted to the administrative and executive uses of the hospital; it will contain the waiting room, consulting officers, admission rooms, and a large board of directors

apparatus required in this branch of the hospital work. An attractive roof garden layout has also been planned for the additional comfort of the patients.

Unusual measures have been taken to lessen the fire hazard, and the structure will be entirely fireproof. On account of the character of the building, special effort has also been made to provide the maximum amount of light and ventilation. The building will be equipped with the most modern devices known to medical science, and it is expected that the hospital in its finished state will represent one of the most modern buildings of its type devoted to this purpose in the country. The entire cost of the project, including the land, will involve an expenditure of about \$60,000.

Building Record.

The preliminary returns of November building permits and expenditures given in Bradstreet's Journal (118 cities reporting), showing, as they did, a decrease in permits but a small gain in value of building as compared with a year ago, were quite close to the real facts, as shown by later, more detailed and numerous returns. With 152 cities of the United States reporting, the total number of permits is found to be 21,410, and the expenditures aggregate \$70,678,968, a decrease in permits from November a year ago of 6.8 per cent., but a gain in expenditure of 3.3 per cent.

Of the 152 cities reporting, eighty-seven, or about 57 per cent., show gains over a year ago, but that group, the southwestern, southern and far-western groups all show gains in expenditure. As shown last week, most of the larger cities show gains, but New York, Chicago, Minneapolis, Baltimore and Bos-

ton show decreases, and the large volume of the normal building at those cities affects percentage of expenditure as a whole.

For the eleven months ending with November expenditures aggregated \$921,499,099, a gain of 20.3 per cent. over 1915, and the prospects, as stated last week, are that the year's total building at 152 cities will be little below \$1,000,000,000, an increase of one-fifth over the preceding year, and, therefore, the premier period for building expenditures. It needs to be remembered, however, that permits themselves will probably show only a small increase for the year, not much in excess of 2 per cent., in fact, and this with the known facts as to increased cost of wages and material make it look as if the bulk of the gains shown in expenditures this year over some others will be found to be due to higher costs rather than really greater building activity.

The record of building expenditures at leading American cities reporting monthly, quarterly and yearly from January, 1914, down to and including November, 1916, shows the ebb and flow in the building industry in the past thirty-five months, as follows:

	1915.	1914.	Change
	P. C.	P. C.	P. C.
Jan., 155 cities...	\$45,764,309	\$49,944,341	D 8.3
Feb., 155 cities...	45,769,864	52,177,227	D 12.2
Mar., 155 cities...	75,250,465	85,795,424	D 12.2
First quarter...	166,784,638	187,916,992	D 11.2
April, 155 cities...	79,469,221	84,565,850	D 6.0
May, 155 cities...	85,513,438	85,212,713	I 3
June 155 cities...	67,542,904	86,458,820	D 21.8
Sec. quarter...	232,525,563	256,237,383	D 9.2
Six months...	399,310,201	444,154,375	D 10.0
July, 155 cities...	71,569,657	83,640,692	D 14.4
Aug., 155 cities...	71,803,460	63,448,824	I 13.1
Sept., 155 cities...	69,777,282	53,443,480	I 30.5
Third quarter...	213,150,399	200,532,996	I 6.2
Nine months...	612,460,600	644,687,371	D 5.0
Oct., 155 cities...	70,254,657	52,535,818	I 33.7
Nov., 155 cities...	71,210,294	45,080,438	I 57.9
Dec. 155 cities...	67,892,361	41,788,286	I 62.4
Fourth quarter...	209,357,312	139,404,542	I 50.1
Twelve months...	821,817,912	784,091,913	I 4.8

	1916.	1915.	Change
	P. C.	P. C.	P. C.
Jan., 156 cities...	\$55,545,958	\$46,040,876	I 20.6
Feb., 155 cities...	55,380,279	46,304,629	I 19.6
Mar., 155 cities...	85,754,693	76,167,053	I 12.5
First quarter...	196,680,930	168,512,558	I 16.7
April, 155 cities...	92,184,719	79,893,446	I 15.3
May, 155 cities...	115,466,445	85,857,130	I 34.4
June, 154 cities...	96,879,914	70,698,467	I 37.3
Sec. quarter...	304,531,078	236,449,043	I 28.8
Six months...	501,212,008	404,961,601	I 23.7
July, 155 cities...	116,969,714	72,125,889	I 62.1
Aug., 154 cities...	76,053,463	72,100,163	I 5.4
Sept., 155 cities...	70,208,747	70,073,368	I 2
Third quarter...	263,231,924	214,299,390	I 22.8
Nine months...	764,443,932	619,260,991	I 23.4
Oct., 157 cities...	86,376,199	69,838,197	I 23.6
Nov., 152 cities...	70,678,968	68,381,041	I 3.3

The summary of permits and values for November this year and last makes the following exhibit:

No. of cities	No. of permits	Values, 1916.	Values, 1915.	Compared with last year
New Eng...	23	2,002	\$7,668,063	D 9.2 D 8.5
Middle....	30	4,302	18,240,124	D 13.8 D 14.5
Western....	21	4,991	13,946,883	I 21.8 I 34.6
Northwest..	18	2,319	15,680,584	D 19.1 D 4.3
Southwest..	14	1,552	3,345,315	D 26.0 I 31.6
Southern...	25	2,715	5,471,535	D 9.3 I 30.1
Far-western	21	3,529	6,326,464	D 5.6 I 23.0
Total U.S.	152	21,410	70,678,968	D 6.8 I 3.3
Canada...	11	504	2,108,805	I 5.0 I 116.0

Revising Hotel Plans.

Arthur Loomis Harmon, 3 West 39th street, has revised plans in progress for the fourteen-story brick, limestone and terra cotta hotel, to be known as the "New Allerton," at 143-149 East 39th street, for the 143 East 39th Street Company, care of William H. Silk, 138 East 38th street. The building will measure 70x100 feet. It will contain a roof garden, a gymnasium and solarium also on the roof, a restaurant, library and music room, billiard room and the various other details incidental to present day hotel construction. The site, which is occupied by four four-story dwellings, was acquired by the present owner last October from John J. Hearn.

To Build Perth Amboy Bank.

George B. Wills & Co., 101 Park avenue, Manhattan, general contractors, will build the two-story brick, limestone and terra cotta bank store and office building, to measure 50x75 feet, at the northeast corner of Smith and Maple streets, Perth Amboy, N. J., for the Perth Amboy Savings Institution, Adrian Lyon, president. The building has been designed by Holmes & Winslow, 103 Park avenue, Manhattan, architects. The estimated cost has been placed at \$75,000.

Will Build \$200,000 Lofts.

Rouse & Goldstone, 38 West 32d street, have completed plans for a sixteen-story store and office building, to

occupy a plot 50x85 feet, at 152-156 Madison avenue, at the northwest corner of 32d street, for the Holworthy Chambers, James W. McCullough, president, 100 William street. The undertaking of this project will complete the modernization of the four corners of the avenue at this street. The architects have placed the estimated cost of the structure at \$200,000.

Obtain Garage Contract.

F. T. Ley & Co., 52 Vanderbilt avenue, have the general contract for the one-story reinforced concrete garage to be built at the corner of Twelfth avenue and 57th street by the Appleby Estate, 135 Broadway, from plans by J. A. Hamilton, 32 Broadway, at an estimated cost of \$80,000. The structure will measure 140x150 feet.

Plan Brass Bed Factory.

Shampan & Shampan have completed plans for a four-story factory building to be erected at the southwest corner of Atlantic avenue and Milford street for the S. Weisglas Company, manufacturers of brass beds, which now has a plant in Greenpoint and another on Montauk avenue. The building will measure 100x160 feet and will contain elevators, electric lights and all modern conveniences. Preparations are being made whereby the Long Island Railroad Company trains will be able to enter the building to facilitate shipping. About six hundred people will be employed in the building.

New Tenement for Negroes.

The Estate of Lambert S. Quackenbush will erect a six-story brick and terra cotta tenement for negroes on a plot 80x100 feet, at 81 East 122d street, northwest corner of Park avenue, from plans by Jacob W. Wallach, 171 Madison avenue, architect, who has estimated the cost at \$85,000. The building will contain six apartments on each floor arranged into three, four and five rooms each.

Completes Heights Taxpayer.

Adolph Lewisohn has completed the taxpayer on the west side of Broadway, between 158th and 159th streets, on the site he acquired last year from Trinity Church, and which was formerly occupied by the edifice of the Church of the Intercession. One of the features of the building is an arcade for pedestrians which furnishes an enclosed and protected walk from Fort Washington avenue to Broadway. The surrounding neighborhood has recently been developed with high class apartment houses, which have created a demand for stores.

PERSONAL AND TRADE NOTES.

Joseph M. Tilden will deliver a lecture on December 22, at the Tottenville, S. I. School, on the "History of Architecture As Seen in New York City."

Cass Gilbert, now at 11 East 24th street, has leased the top floor of the new building at the southwest corner of Madison avenue and 38th street, just completed by August Heckscher.

William H. Cook has resigned from his position with the A. J. Robinson Co., builders, to become manager of the A. J. Andrews Co., one of the largest contracting and building firms in the Middle West.

Louis Sonntag, chief draftsman of the Board of Education, Newark, N. J., has been appointed temporary architect for the department, to fill the position vacated by the death of Ernest F. Guilbert, School Architect.

Emil A. Bechstein, for a number of years general manager of the Sandusky (O.) Gas & Electric Co., has been elected second vice-president of that company, succeeding P. A. Staples. Mr. Bechstein is also president of the Ohio Electric Light Association.

P. A. Staples, formerly vice-president and general manager of the New Jersey

Power & Light Co., Dover, N. J., and second vice-president of the Sandusky Gas & Electric Co., has been elected vice-president and general manager of the Binghamton (N. Y.) Light, Heat & Power Co., succeeding S. H. Bailey, who has been made general manager of the public utilities operating in Lexington, Ky.

Master Builders' Association of New Jersey held its December meeting last week in Newark. The members heard encouraging reports from various sections indicating that building activity would continue brisk, at least until the customary spring rush starts. The compensation laws and other subjects were discussed, and arrangements were made for the next State convention, to be held in January. New by-laws providing for an annual convention and election of officers in the second week of March each year was adopted.

NO ARCHITECTS SELECTED.

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

BUFFALO, N. Y.—The German Lutheran Trinity Church, c/o Rev. J. N. Graubau, 180 Goodell st, contemplates the erection of a church at Goodell and Maple sts, for which no architect has been selected, and details are undecided.

HAMILTON, N. Y.—Colgate University, Dr. S. Bryant, pres., contemplates building a gymnasium, for which no architect has been selected, and details will be available later.

SYRACUSE, N. Y.—The City of Syracuse contemplates building an engine house in the Eighth Ward, for which no architect has been selected.

ROME, N. Y.—The Rome Hospital, c/o Mrs. W. B. Johnson, East Garden st, contemplates building a nurses' home. Exact location will be announced later. No architect selected.

SYRACUSE, N. Y.—The Board of Supervisors of Onondaga, c/o Dr. H. J. Brayton, contemplates building a children's pavilion at Onondaga Valley Hill, for which no architect has been selected.

ILION, N. Y.—The Damon Lodge, No. 125, Knights of Pythias, c/o Everett Appleby and others, Ilion, N. Y., contemplate the erection of a 3-sty brick lodge building, to contain stores, bowling alleys, banquet hall and lodge rooms, on a site not yet selected. No architect has been retained. Cost, \$50,000.

PLANS FIGURING.

DWELLINGS.

BROOKLYN, N. Y.—Louis A. Sheinart, 194 Bowery, Manhattan, architect, is taking bids on the general contract for the extension of the 1-sty brick residence at the cor of Surf av and 30th st, Coney Island, for the Estate of Patrick Skelley, owner.

LINCOLN, N. J.—Nicola Romano, Bound Brook, N. J., owner, is taking bids on the general contract for the 2½-sty frame dwelling, 30x34 ft, from plans by P. L. Wright, 212 East 2d st, Bound Brook, architect. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—The Long Island State Hospital, c/o State Hospital Commission, Albany, N. Y., owner, is taking bids on the general contract to close 2.30 p. m., Dec. 27, for the 2-sty brick storehouse and cold storage building, 100x44 ft, in Clarkson st, from plans by State Architect Lewis F. Pilcher, Albany, N. Y. Cost, \$50,000.

NORTH TONAWANDA, N. Y.—The State of New York, Dept. of Public Works, Capitol, Albany, N. Y., is taking bids on the general contract to close 12 p. m., Dec. 27, for the construction of the terminal warehouses at North Tonawanda and Lockport, from plans by Frank N. Williams, Telephone Building, Albany, State engineer and surveyor. Cost, \$61,000.

HOSPITALS AND ASYLUMS.

SEA VIEW, S. I.—The City of New York, Department of Public Charities, Municipal Building, is taking bids on the general contract for the construction of twenty-one additional buildings of various sizes, at the Sea View Hospital, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, and E. F. Stevens, 9 Park st, Boston, architects, and Frank Sutton, 80 Broadway, Manhattan, engineer. Cost, \$540,000.

MUNICIPAL.

MANHATTAN.—The City of New York, Police Dept., 240 Center st, owner, is taking bids to close 12 p. m., Dec. 22, for repairs to station houses in precincts in Manhattan, Queens and Brooklynn.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Trustees of City College, 139th st and Convent av, are taking bids on the general contract to close 2 p. m., Dec. 19, for various improvements to be made to the City College, from plans by Arnold W. Brunner, 101 Park av.

BRONX.—The City of New York, Board of Education, 500 Park av, is taking bids on the general contract, for the alteration and addition to Public School No. 4, at the northeast cor of 3d av and 173d st, from plans by C. B. J. Snyder, 500 Park av, architect. Cost, \$125,000.

MONTCLAIR, N. J.—The Board of Education, Administration Bldg., Montclair, is taking bids on the general and separate contracts for the alteration and addition to the Watchung Public School, at the junction of Fullerton and Watchung av, from plans by Starrett & Van Vleck, 8 West 40th st, Manhattan, architects, and Runyon & Carey, 845 Broad st, Newark, engineers. Bids close 8 p. m., January 2.

STABLES AND GARAGE.

MANHATTAN.—Joseph Levy, 18 West 115th st, owner, is taking bids on the general contract for the 4-sty brick garage, 40 x 100 ft, at 16-18 West 115th st, from plans by Sommerfeld & Steckler, 31 Union sq, architects. Cost, \$30,000. Bids close December 20.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Maynicke & Frank, 25 East 26th st, architects, are taking bids on the general contract to close December 21, for a 16-sty brick, steel, limestone and terra cotta store, office and loft building, 62x194x65 ft, at 921-925 Broadway, and 149-151 5th av, for the Bradish Johnson Estate, 39 Courtlandt st, owner. Cost, \$600,000.

MISCELLANEOUS.

MANHATTAN.—The City of New York, Public Service Commission, 120 Broadway, is taking bids to close January 3d, for six stations finish on the Seventh av, Lexington av and Southern Blvd division, Brook av, Cypress av, East 143d, and East 149th st, and on Longwood av and Hunts Point rd.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

84TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 9-sty brick, limestone, terra cotta and granite apartment house, 77x100 ft, at 103 East 84th st, for the Jatison Construction Co., 18 East 41st st, owner and builder.

148TH ST.—T. F. Dunn, Woodycrest av, Bronx, and Palisade Park, N. J., has plans in progress for a 5-sty brick, limestone and terra cotta apartment house, 50x100 ft, in West 148th st, between Riverside Drive and Broadway. Owner's name will be announced later. Cost, \$40,000.

71ST ST.—Robert T. Lyons, 52 Vanderbilt av, architect, and Robert E. Moss, 123 Liberty st, steel engineer, have completed plans for a 13-sty apartment hotel, 25x100 ft, at 31 West 71st st, for E. H. Browning, 110 West 40th st, owner and builder.

167TH ST.—Sass & Springsteen, 32 Union sq, have completed plans for a 6-sty brick and terra cotta apartment house, 50x72 ft, at 508-510 West 167th st, for Lazner & Kahn, 589 West 207th st, owners and builders. Cost, \$35,000.

BROADWAY.—Maximilian Zipkes, 405 Lexington av, has completed plans for interior alterations to the 6-sty brick tenement, 100x115 ft, at 3580-3586 Broadway, for the Birchwood Realty Co., 312 West 102d st, owner.

PARK AV.—Robert T. Lyons, 18 West 40th st, has been retained to prepare plans for the construction of an apartment house on Park av, bet. 86th and 87th sts, for the 1 Park Av. Co. Details will be available later.

BANKS.

28TH ST.—S. Edson Gage, 28 East 49th st, Manhattan, will draw plans for a 2-sty marble, steel and brick bank at 12 West 28th st, for Caroline H. Johnston, c/o H. D. Colt, 20 Broad st, owner, and the Corn Exchange Bank, 13 William st, lessee.

FACTORIES AND WAREHOUSES.

168TH ST.—The Star Engineering Co., 90 West st, is preparing preliminary plans

for an ice plant at 168th st and Jumel pl for the Washington Heights Ice Corporation. Details will be available later.

DWELLINGS.

PARK AV.—Delano & Aldrich, 126 East 38th st, have completed plans for the 5-sty brick and stone residence at 686-688 Park av, for William Sloane, 5th av and 47th st, owner. The excavating contract has been awarded to the Godwin Construction Co., 251 4th av.

FACTORIES AND WAREHOUSES.

118TH ST.—J. P. Walther, 147 East 125th st, has completed plans for the alteration and extension to the 2-sty brick shop at 539-557 East 118th st, for the Martex Corp., 46 Cedar st, owner, and the Washburn Wire Co., 548 East 118th st, lessee. Cost, \$15,000.

HALLS AND CLUBS.

43D ST.—The Columbia University Club, c/o M. L. Cornell, 601 West 26th st, contemplates remodeling the 7-sty brick and stone building at 4-16 West 43d st. Name of architect and details will be announced later.

MORNINGSIDE HEIGHTS.—The Faculty Club of Columbia University, Broadway and 116th st, contemplates the erection of a brick and limestone clubhouse. Location of site and name of architect will be announced later.

STABLES AND GARAGES.

ST. NICHOLAS AV.—Adolph E. Nast, 546 5th av, will draw plans for the addition to the 1-sty brick garage, on the east side of St. Nicholas av, 162 ft south of 162d st, for Dr. Gustav Scholer, 10 Jumel Terrace, owner. Cost, \$12,000.

54TH ST.—Horenburger & Bardes, 122 Bowery, have completed plans for the alteration of the 4-sty brick and steel garage, 50x95 ft, into a stable, at 238-249 West 54th st, for Emil Sellig, on premises, owner. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

2D AV.—B. H. & C. N. Whinston, 3d av and 148th st, are preparing plans for the alteration and extension to the 1-sty brick store at the southeast cor of 2d av and 14th st. Owner's name will be announced later. Cost, \$3,000.

CORTLANDT ST.—Schwartz & Gross, 347 5th av, have completed plans for an 8-sty brick office building, 21x55 ft, at 60 Cortlandt st, for Henry J. Schnitzer, 141 Washington st, owner.

BROAD ST.—Shape & Bready, 220 West 42d st, are preparing plans for the alteration of the 1st floor and basement at 50 Broad st, into a restaurant, for the New York Life Insurance Co., 346 Broadway, owner. The Bell Catering Co., 50 Broad st, lessee, is having plans prepared privately for the alteration to meet its particular requirements.

AV A.—Otto L. Spannhake, 13 Park Row, has completed plans for alterations to the two 4-sty brick store and loft buildings, 39x30 ft, at 15-17 Av A, for Walburger Horn, owner, and David Podolsky, lessee, on premises. Cost, \$10,000.

CHATHAM SQUARE.—Michael Bernstein, 405 5th av, has completed plans for the alterations to the 4-sty brick store and loft bldg, 25x60 ft, at 17 Chatham sq, through to 8 Catherine st, for Augustus Sbarboro, 14 Franklin st, owner. Cost, \$4,000.

MISCELLANEOUS.

VESTRY ST.—Plans are being prepared privately for the extension of Pier 29 at the foot of Vestry st, for the City of New York, Dept. of Docks and Ferries, owner, and the Pennsylvania Railroad Co., 7th av and 32d st, lessee.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

ST. ANNS AV.—B. H. & C. N. Whinston, 3d av and 148th st, are preparing plans for alterations to the tenement at 284 St. Anns av. Owner's name will be announced later. Cost, \$3,000.

CRESTON AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 5-sty brick, limestone and terra cotta apartment house, 66x81 ft, at the northeast cor of Creston av and 188th st, for the Creston Realty Corp., 7 East 42d st, owner and builder. Cost, \$70,000.

PRESTON AV.—Goldner & Goldberg, 331 East 149th st, have completed plans for a 5-sty brick and limestone apartment house on the east side of Preston av, 15 ft south of 188th st, for Polsky & Tassoff, 866 East 161st st, owners and builders. Cost, \$75,000.

FACTORIES AND WAREHOUSES.

LIND AV.—Lloyd I. Phylfe, 1451 University av, has completed plans for two 1-sty stone shops, 101x50 ft, on the east side of Lind av, 437 ft south of 165th st, for the

Highbridge Building Co., 1455 Undercliff av, owner and builder. Cost, \$8,000.

HALLS AND CLUBS.

CORLEAR AV.—Herbert E. Reeves, 331 Madison av, has completed plans for the extension and alteration to the 2-sty brick and frame clubhouse, on the west side of Corlear av, 144 ft south of 231st st, for the Church of the Mediator, Kingsbridge av and 231st st, owner. Cost, \$3,000.

STABLES AND GARAGES.

TINTON AV.—John De Hart, 1039 Fox st, has finished plans for a 2-sty brick garage, 100x76 ft, on the west side of Tinton av, 170 ft south of 163d st, for John W. Becker, 2605 Grand Blvd and Concourse, owner and builder. Cost, \$15,000.

SHERIDAN AV.—Charles Schaefer, Jr., 401 East Tremont av, has completed plans for a 3-sty brick garage, 26x175 ft, on the west side of Sheridan av, 362 ft south of Belmont st, for Henry J. Semke, 192d av and Grand Blvd, owner and builder. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

JACKSON AV.—William A. Faiella, 391 East 149th st, has completed plans for the alteration of the 2½-sty loft building on the east side of Jackson av, 75 ft north of 150th st, for Santini Bros., 607 Jackson av, owner and builder. Cost, \$5,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

STERLING PL.—Cohn Bros., 361 Stone av, have completed plans for two 4-sty brick dwellings, 45x91 ft, in the north side of Sterling pl, 250 ft west of Howard st, for the Gasun Realty Co., 2106 Dean st, owner and builder. Cost, \$60,000.

47TH ST.—Cohn Bros., 361 Stone av, have plans nearing completion for two 4-sty brick and limestone apartments, 52x95 ft, and 48x90 ft, at the southeast cor of 47th st and 10th av, for J. Strongan, 1657 Pitkin av, owner and builder. Total cost, \$60,000.

UNION ST.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick and limestone apartment, 50x95 ft, in Union st, near Franklin av. Owner's name will be announced later. Cost, \$30,000.

SMITH ST.—Thode & Harvie, 406 9th st, have plans nearing completion for the alteration to the apartment house at 305-307 Smith st. Owner's name will be announced later.

OCEAN AV.—Maximilian Zipkes, 405 Lexington av, Manhattan, is preparing plans for two 4-sty brick, limestone and terra cotta apartment houses, 50x88 ft, on the west side of Ocean av, 174 ft south of Foster st, for the L. R. Realty Co., c/o Lazarus Rosenberg, 189 Montague st, owner and builder. Total cost, \$40,000.

HERZEL ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick and limestone apartment house, 55x90 ft, in the east side of Herzel st, 100 ft north of Dumont av, for Louis Halperin, 1406 Lincoln pl, owner and builder. Cost, \$30,000.

DWELLINGS.

53D ST.—Thomas Bennett, 303 52d st, has completed plans for four 2-sty brick and limestone dwellings, 20x55 ft, in the south side of 53d st, 160 ft east of 8th av, for J. F. Bowen, Belleville, N. J., owner. Cost, \$5,000 each.

DITMAS AV.—Henry Dorf, 614 Kosciusko st, has finished plans for a 3-sty brick dwelling, with store, 20x55 ft, on the north side of Ditmas av, 20 ft west of East 2d st, for Max Helmar 1223 46th st, owner and builder. Cost, \$4,000.

ARGYLE RD.—Slee & Bryson, 154 Montague st, have finished plans for a 2-sty brick dwelling, with garage, 24x48 ft, at the southwest cor of Argyle rd and Ditmas av, for the Ablington Building Co., 1022 Beverly rd, owner and builder. Cost, \$6,500.

WEST 36TH ST.—S. B. McDonald, 2827 West 15th st, has completed plans for four 2-sty brick dwellings, 20x60 ft, in the east side of West 36th st, 240 ft south of Mermaid av, for Paul Hurdas, 104 Division av, owner and builder. Cost, \$18,000.

EAST 2D ST.—E. J. Ericson, 1077 East 2d st, has finished plans for two 2-sty frame dwellings, 16x38 ft, at the southeast cor of East 2d st and Av J, for the Realty Darbs Co., 314 Av J, owner and builder. Cost, \$5,000.

WEST 24TH ST.—Cannella & Gallo, 60 Graham av, have prepared plans for two 3-sty brick and limestone dwellings, 20x82 ft, in the west side of West 24th st, 120 ft south of Mermaid av, for Charles Catalanotto, 261 Hamburg av, owner and builder. Cost, \$18,000.

EAST 31ST ST.—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 3½-sty frame dwelling, 20x50 ft, in the

west side of East 31st st, 300 ft north of Av K, for the Homer Stolp Co., 2501 Clarendon rd, owner and builder. Cost, \$4,500.

PRESIDENT ST.—Arne Dehli, 256 Bway, Manhattan, has completed plans for a 3-sty brick dwelling, 32x73 ft, in the south side of President st, 200 ft west of Kingston av, for George C. Roy, 529 Hancock st, owner and builder. Cost, \$5,000.

AVENUE K.—R. T. Schaefer, 1526 Flatbush av, is preparing plans for a 2½-sty frame dwelling, 18x42 ft, in the south side of Av K, 100 ft east of 32d st, for S. C. Sutton, 2803 Av G, owner and builder. Cost, \$4,000.

FLATBUSH.—Bly & Hamann, 833 St. John's pl, are preparing plans for a 2½-sty brick and limestone dwelling, 40x46 ft, in the Flatbush section. Owner's name will be announced later. Cost, \$10,000.

AV S.—William C. Winters, 106 Van Sielen av, has completed plans for six 2-sty brick and limestone dwellings, 20x50 ft, at the northwest cor of Av S and West 10th st for Otto Singer, 262 Kings Highway, owner and builder. Cost, \$4,500 each.

EAST 13TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for four 2½-sty frame dwellings, 20x44 ft, in the east side of East 13th st, 279 ft south of Av S, for Maurice Mayersohn, 619 Shepherd av, owner and builder. Cost, \$4,000 each.

AV R.—William C. Winters, 106 Van Sielen av, has completed plans for six 2-sty brick and limestone dwellings, 20x56 ft, at the northeast cor of Av R and West 10th st, for Otto Singer, 262 Kings Highway, owner and builder. Cost, \$4,500 each.

EAST 8TH ST.—Benjamin Hudson, 319 9th st, will draw plans for two 2½-sty frame dwellings, 18x42 ft each, in the west side of 8th st, near Av M, for Ludwig Obermeyer, 317 East 7th st, owner and builder. Cost, \$4,000 each.

BLAKE AV.—Louis Carrello, 345 Cleveland st, has completed plans for a 2-sty frame residence, 20x45 ft, on the south side of Blake av, 40 ft west of Eldert la, for Domenico Fallica, 338 Lynwood av, owner and builder. Cost, \$3,500.

BLAKE AV.—Louis Carrello, 345 Cleveland st, has completed plans for a 2-sty

frame dwelling, 24x45 ft, on the south side of Blake av, 80 ft west of Eldert la, for Salvatore Vasson, 209 Essex st, owner and builder. Cost, \$3,500.

NEW LOTS AV.—H. A. Weinstein, 165 Remsen st, has completed plans for four 2-sty brick dwellings, with stores, 19x52 ft, on the south side of New Lots av, 21 ft east of Powell st, for Samuel Koenig, 1687 St. John's pl, owner and builder. Cost, \$15,000.

WESTMINSTER ROAD.—Slee & Bryson, 154 Montague st, will draw plans for detached residences on the west side of Westminster rd, bet Newark and Ditmas avs, for Elmer E. O'Donald and William Sawkins, 443 East 17th st, owners and builders. Details will be available later.

FACTORIES AND WAREHOUSES.
6TH AV.—Boyle & Prowler, 367 Fulton st, have plans nearing completion for a 1-sty brick factory, 73x80 ft, on the east side of 6th av, 40 ft north of 22d st. Owner's name will be announced later. Cost, \$9,000.

MALBONE ST.—Boyle & Prowler, 367 Fulton st, are preparing plans for a 1-sty brick storage building, 25x75 ft, in the south side of Malbone st, 150 ft west of New York av, for James Fennimore, on premises, owner and builder. Cost, \$3,500.

EAST 37TH ST.—Benjamin Driesler, 153 Remsen st, has completed plans for a 2-sty brick factory, 36x49 ft, at the northeast cor of East 37th st and Clarendon rd, for the Moehle Lithograph Co., owner. Cost, \$6,000.

BREMEN ST.—Carl L. Otto, 45 Broadway, Manhattan, has completed revised plans for a 1-sty brick storage building, 30x67 ft, in the west side of Bremen st, 78 ft east of Melrose st, for Obermeyer & Liebman, Forest and Noll sts, owners. Cost, \$3,000.

SCHOLES ST.—Shampan & Shampan, 772 Broadway, have revised plans in progress for a 2-sty brick factory and garage, 50x100 ft, in Scholes st, near Bogart st, for Mrs. Annie Luckin, 18 West 26th st, Manhattan, owner.

STABLES AND GARAGES.
2D AV.—William Higginson, 21 Park Row, Manhattan, has completed plans for a 1-sty brick garage, 22x77 ft, on the east side of 2d av, 104 ft north of 39th st, for

the Bush Terminal Co., 100 Broad st, Manhattan, owner and builder. Cost, \$5,000.

NORTH 9TH ST.—Christopher Bauer, 801 Manhattan av, is preparing plans for a 2-sty brick stable, 30x75 ft, at 249 North 9th st, for J. Cassalino, owner. Cost, \$5,000.

STORES, OFFICES AND LOFTS.
6TH AV.—Boyle & Prowler, 371 Fulton st, are preparing plans for a 1-sty brick and limestone business building on 6th av, near 22d st, for the Century Pump & Machine Co., 426 3d av, Brooklynn. Cost, \$9,000.

HOYT ST.—Starrett & Van Vleck, 8 West 40th st, Manhattan, are preparing plans for the annex to the 10-sty brick, limestone and terra cotta department store at the northwest cor of Hoyt and Livingston sts, for Abraham & Strauss, 420 Fulton st, owners. The electrical and elevator engineer is Charles E. Knox, 101 Park av, steel engineers, Weiskopf & Borroughs, 452 5th av, and the heating and ventilating engineers, Tenney & Ohmes, 101 Park av.

MISCELLANEOUS.
WEST 32D ST.—L. Allmendinger, 20 Palmetto st, is preparing plans for a 3-sty brick and limestone bath house, 40x122 ft, at the southwest cor of West 32d st and Sea pl, for Frederick Magiolo, 931 Ocean av, owner and builder. Cost, \$15,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.
RIDGEWOOD, L. I.—Charles H. Pfaff, 812 Fairview av, Ridgewood, has completed plans for four 3-sty brick tenements, 26x60 ft, in the north side of Woodbine st, 219 ft east of Forest av, for Charles Fritz, 38 Orchard st, Jamaica, L. I., owner and builder. Cost, \$25,000.

DWELLINGS.
ELMHURST, L. I.—W. J. Cunningham, 23 North 21st st, Elmhurst, owner and builder, has had plans completed privately for two frame dwellings, 19x36 ft, in the east side of 21st st, 345 ft from Woodside av. Cost, \$7,000.

RICHMOND HILL, L. I.—C. W. Vanderbeck, 342 Oak st, Richmond Hill, has completed plans for two 2-sty frame dwellings, 20x46 ft, in the west side of Welling st, 125 ft north of Atlantic av, for W. C. Johnson, 4540 Chichester av, Richmond Hill, owner. Cost, \$7,000.

Nineteen Facts

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QUEENSPORT, L. I.—J. L. Tillack, 150 Nassau st, Manhattan, has completed plans for a 2½-sty frame dwelling, 24x28 ft, on the east side of Linn av, 40 ft south of Ascot pl, for the Queens Realty Co., 200 Broadway, Manhattan, owners and builders. Cost, \$5,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for two 3-sty frame dwellings, 18x34 ft, in the south side of Walton st, 140 ft west of Jeffrey av, for R. A. L. Hoffman, 48 North Beach st, Richmond Hill, owner. Cost, \$6,000.

GLENDALE, L. I.—William Vonfeld, 2188 Metropolitan av, Middle Village, L. I., has completed plans for four 2-sty brick dwellings, 20x52 ft, in the north side of Haberkant st, 188 ft east of Ford av, for Dominca Lamberta Co., Middle Village, L. I., owner and builder. Cost, \$16,000.

FAR ROCKAWAY, L. I.—H. G. Mero, Cedarhurst, L. I., has completed plans for a 2-sty frame dwelling, 42x21 ft, at the southeast cor of Beach 27th st and Lincoln av, for Alvin W. Norton, Edgemere, L. I., owner and builder. Cost, \$3,000.

JAMAICA, L. I.—Henry Dorf, 641 Kosciusko st, has completed plans for three 3-sty brick stores and dwellings, 18x55 ft, in Fulton st, 35 ft west of Standard pl, for Hendrix Building Co., 282 Jerome st, owner and builder. Total cost, \$19,500.

NEPONSET, L. I.—Arnold Johnsen, Neponset, L. I., has completed plans for a 2½-sty frame residence, 26x30 ft, in the west side of Seminole st, 100 ft west of Newport av, for Martha Ash, Neponset, owner. Cost, \$4,500.

ELMHURST, L. I.—Edward D. Meyran, Jennings st, Elmhurst, owner and builder, has had plans completed privately for a 2½-sty frame dwelling, 21x47 ft, in the south side of Jennings st, 180 ft west of Hanover st. Cost, \$4,000.

RICHMOND HILL, L. I.—William Debus, 36 Cedar st, Brooklyn, has completed plans for two 2½-sty frame dwellings, 19x35 ft, in the west side of 105th st, 100 ft north of 86th av, for J. J. Knoblauch, Woodhaven, L. I., owner and builder. Total cost, \$6,000.

BAYSIDE, L. I.—Frederick McAvoy, Bridge Plaza, L. I. City, has completed plans for two 2½-sty frame dwellings, 35x43 ft, on Bell av, 463 ft north of Vista av, for the Bell Realty Co., Bridge Plaza, owner and builder. Cost, \$15,200.

BELLAIRE GARDENS, L. I.—George A. Elliott, Waltham and Jeffrey sts, Jamaica, L. I., has completed plans for a 2½-sty frame dwelling, 22x30 ft, on Queens Parkway, for Grace Stewart, Fillmore and Euclid avs, Bellaire Gardens, owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Griffen & Wynkoop, 30 Church st, Manhattan, are preparing plans for the annex to the 1-sty brick and reinforced concrete auto factory, occupying the square block bounded by Webster and Freeman avs, 5th and 6th sts, for the Pierce Motor Realty Corp., 233 West 54th st, owners.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, L. I. City, has completed plans for a 3-sty brick storage and warehouse building, 20x112 ft, on 9th av, 550 ft north of Riker av, for the Astoria Veneer Mills Co., owner. Cost, \$7,000.

STABLES AND GARAGES.

RIDGEWOOD, L. I.—H. Funk, 29 Cooper av, Brooklyn, has completed plans for a brick garage, 25x30 ft, at the southeast cor of Onderdonk av and Linden st, for Joseph Griuere, Ridgewood, L. I., owner and builder. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—F. W. Moore, 312 West 42d st, Manhattan, has completed plans for the alteration to the 4-sty brick office and loft building, 50x50 ft, at 19-21 Jackson av, for Joseph Huber, owner, 82 8th st, L. I. City. Cost, \$7,500.

Richmond.

DWELLINGS.

NEW DORP, S. I.—Hans Hermensen, 340 Oakland av, West New Brighton, has completed plans for a 2-sty dwelling, 47x35 ft, in the south side of Oakland pl, 250 ft west of Amboy rd, for Raymond Brown, New Dorp, S. I., owner. Cost, \$7,000.

WEST NEW BRIGHTON, S. I.—R. E. Archibold, New Dorp, S. I., has completed plans for a dwelling on the north side of Palmer av, 670 ft south of Potter av, for G. W. Broom, 53 Jodt Hill rd, West New Brighton, S. I., owner. Cost, \$4,000.

Nassau.

DWELLINGS.

ISLIP, L. I.—Robert D. Kohn, 56 West

45th st, Manhattan, is preparing plans for alterations to the 2½-sty frame residence of Julius Oppenheimer.

Suffolk.

STABLES AND GARAGES.

HUNTINGTON, L. I.—Clinton MacKenzie, 15 Broad st, Manhattan, has completed plans for a 1-sty hollow tile and stucco barn, 20x100 ft, for William J. Matheson, Huntington, L. I., owner. Cost, \$3,500.

Westchester.

DWELLINGS.

YONKERS, N. Y.—Philip Resnyk, 40 West 32d st, Manhattan, has completed plans for a 2½-sty frame and shingle dwelling, 32x24 ft, on Fairview av, Nepperham Heights, for Watson & Bremner, 53 Douglas av, Yonkers, owners and builders. Cost, \$6,000.

YONKERS, N. Y.—Thomas Clson, 132 Tibbetts rd, has had plans completed privately for a 2½-sty frame and stucco dwelling, 24x38 ft, at 125 Lee av, Lincoln Park. Cost, \$5,000.

MUNICIPAL.

WHITE PLAINS, N. Y.—Eeverly S. King, 103 Park av, Manhattan, is preparing plans for the addition to the 1-sty brick and terra cotta library, 40x60 ft, for the White Plains Public Library, at Grand st, cor Quarodas st. Cost, \$22,000.

STORES, OFFICES AND LOFTS.

WHITE PLAINS, N. Y.—John C. Moore, Realty Building, White Plains, is preparing plans for a 1-sty brick and stone building, 30x40 ft, at the Depot Plaza, for W. B. Tibbetts & Co., 23 Oranpaum st, White Plains, owner. Cost, \$4,000.

WHITE PLAINS, N. Y.—John C. Moore and Russell G. Swartwout, Realty Building, White Plains, associate architects, are preparing plans for the alteration to the 3-sty store building at 141 Main st, for the Westchester Electric Supply Co., Realty Building, White Plains, owner.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

SOUTH RIVER, N. J.—J. N. Pierson & Son, 131 Smith st, Perth Amboy, have completed plans for a 2-sty hollow tile and stucco apartment and store building, 75x77 ft, in Ferry st, for B. Streiff, Brighton av, Perth Amboy, owner. Cost, \$6,000.

PERTH AMBOY, N. J.—John H. Dayton, 102 Market st, Perth Amboy, is preparing plans for the alteration to the 3-sty brick apartment and store building at the northeast cor of Smith and High sts, for William H. McCormick, 32 Smith st, Perth Amboy, owner. Cost, \$4,000.

CLIFFSIDE PARK, N. J.—Eugene F. Croissant, Hudson Heights, N. J., has completed plans for a 3-sty brick flat, with five stores, 50x75 ft, at the northwest cor of Palisade and Marion avs, for George N. Dimchias, Cliffside Park, owner. Cost, \$20,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has finished plans for a 3-sty frame and clapboards flat, 24x53 ft, at 198 Ridgewood av, for Joseph Bell, 176 Ridgewood av, owner and builder. Cost, \$6,000.

WEST HOBOKEN, N. J.—Emile W. Grauert, 36 East 23d st, Manhattan, will draw plans for a 4-sty brick apartment house at Spring and High sts, for Achille Ermeti, 4203 Blvd, North Bergen, N. J., owner and builder.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, is preparing plans for two 3-sty brick and limestone flats, 48x52 ft, and 31x51 ft, at the northeast cor of Arlington and Bayview avs, for Nathan Butdink, 34 16th st, Bayonne, owner and builder. Total cost, \$30,000.

CHURCHES.

EAST ORANGE, N. J.—Randolph H. Almiraty, 220 5th av, Manhattan, is preparing plans for a 1-sty choir building, 27x33 ft, and an addition to the 1-sty parish house for Christ Church, c/o Rev. Charles E. Hutchinson, East Orange, owner.

MONTCLAIR, N. J.—Carrere & Hastings, 52 Vanderbilt av, Manhattan, have preliminary plans in progress for a 1½-sty brick and stone church, 60x110 ft, with a seating capacity of 800 at Claremont and Midland avs, for the Central Presbyterian Church, owner. Cost, \$75,000.

NEWARK, N. J.—Alphonso Del Guercio, 222 Washington st, Newark, is preparing plans for the addition to the 3-sty brick parish house at the cor of Ferry and McWhorter sts, for Our Lady of Mt. Carmel R. C. Church, owner.

DWELLINGS.

CLIFTON, N. J.—A. Preiskel, Hobart Trust Building, Passaic, is preparing plans for a 2-sty frame dwelling with store, 20x57 ft, at Schoonmaker pl and Mahar av.

for Samuel Salaway, Passaic, N. J., owner and builder. Cost, \$4,000.

PERTH AMBOY, N. J.—George Adamson, 465 New Brunswick av, Perth Amboy, owner and builder, has had plans completed privately for a 2-sty hollow tile and stucco dwelling, 20x42 ft, at 438 Matano pl. Cost, \$3,000.

MONTCLAIR, N. J.—Charles C. Hurlbut, 101 Park av, Manhattan, has had plans completed privately for a 2½-sty frame and stucco residence, 35x65 ft, on Lincoln av.

RIDGEFIELD PARK, N. J.—Herman Fritz, News Building, Passaic, N. J., has completed plans for two 2½-sty frame and shingle dwellings in 4th st, for the Ridgefield Park Building Corp., Ridgefield Park, owner and builder. Cost, \$5,500 each.

PLAINFIELD, N. J.—Frederick L. Lancaster, First National Bank Building, Plainfield, has completed plans for a 2½-sty frame dwelling, 26x30 ft, at 921 Putnam av, for Charles T. MacDonald, 720 Richmond st, Plainfield, owner and builder. Cost, \$4,500.

ELIZABETH, N. J.—David Stein, owner and builder, has had plans completed privately for a 2½-sty frame and clapboards residence, 20x48 ft, at 159 Orchard st. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

KEARNEY, N. J.—The North American Copper Co., 52 Vanderbilt av, Manhattan, is having plans prepared privately for a brick and concrete copper refining plant on the meadows between Hackensack av and the Hackensack River. Details regarding construction will be available later.

OXFORD, N. J.—C. W. Ellenberger, Hampton, N. J., has completed plans for a 1-sty brick dye house, 60x150 ft, for the Oxford Dye Works, Belvidere av, Oxford, owner. Cost, \$10,000.

PASSAIC, N. J.—Mason R. Strong, 7 Wall st, Manhattan, is preparing plans for a 4-sty brick and steel warehouse, 56 x120 ft, in the rear of 177-181 Main av, for the New Jersey Engineering & Supply Co., on premises, owner. Cost, \$60,000.

JERSEY CITY, N. J.—Frank E. Nees, 76 Montgomery st, has completed plans for a 2-sty brick mill, 50x100 ft, on Cator av, for Oscar Havez, 246 Cornelison av, owner. J. Gornitzky, 312 5th st, Jersey City, has the general contract. Cost, \$10,000.

HARRISON, N. J.—Henry L. Scudder, Jr., Essex Building, Newark, will draw plans for a 1-sty brick foundry, 60x200 ft, on Manor av, for Reuther Bros., on premises, owner.

PERTH AMBOY, N. J.—Goldberger & Griesen, Raritan Building, Perth Amboy, have completed plans for the alteration and addition to the 2-sty brick workshop, with stores, at 312-314 State st, for David Dobbs, on premises, owner. Cost, \$6,000.

HOTELS.

SEA BRIGHT, N. J.—Charles B. Meyers, 1 Union sq, Manhattan, is preparing plans for the annex to the 3-sty Peninsula House, for the Peninsula House, Inc., c/o J. Connolly, 27 William st, Manhattan, owner. The annex will contain 57 rooms and 48 baths.

MUNICIPAL.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, has plans nearing completion for a 2-sty brick fire house, 35x65 ft, for the city of Elizabeth, N. J., owner. Exact location will be announced later. Cost, \$20,000.

EAST ORANGE, N. J.—James A. Wetmore, Acting Supervising Architect, Treasury Department, Washington, D. C., is revising plans for the stone post-office building for U. S. Government, owner.

SCHOOLS AND COLLEGES.

PATERSON, N. J.—H. B. Crosby, First National Bank Building, Paterson, architect, has new plans in progress for the 3-sty brick public school, 200x200 ft, on Broadway, between Grand av and 15th st, for the City of Paterson, Board of Education, owner. The building will contain 42 classrooms to seat about 1,680, and an auditorium to seat 1,200. Cost, \$275,000.

LODI, N. J.—Anton Vegliante, 42 Passaic st, Garfield, N. J., has preliminary plans in progress for a 2-sty brick, hollow tile and limestone public school for the Board of Education of Lodi, owner. Exact location will be announced later. Cost, \$75,000.

STORES, OFFICES AND LOFTS.

HARRISON, N. J.—J. H. and Wilson C. Ely, Firemen's Building, Newark, has completed plans for a 6-sty brick and limestone administration building at 5th and Sussex avs, for the General Electric Co., Bergen st, Harrison, N. J., owner.

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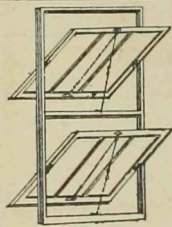
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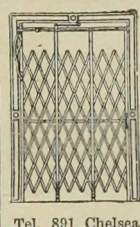
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ROSELLE PARK, N. J.—The Ring Cleaves Graham Co., 280 North Broad st, Elizabeth, has plans in progress for four 1-sty brick and stucco stores, 65x65 ft, at Chestnut and William sts, for J. J. Cooley, 47 Chestnut st, owner. Cost, \$5,000.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has plans completed for a 1-sty brick addition to the cafe at 97 William st, for A. & B. Geltzeiler, 99 Williams st, owner. Cost, \$3,000.

PERTH AMBOY, N. J.—Goldberger & Griesen, Raritan Building, Perth Amboy, are preparing plans for the alteration and addition to the 2-sty store building at the southwest cor of Smith and Elm sts, for Greenspan Bros., 265 Smith st, owners. Cost, \$10,000.

STABLES AND GARAGES.

NUTLEY, N. J.—William A. Lambert, 233 Broadway, Manhattan, has finished plans for a 1-sty hollow tile and stucco garage on Franklin av, for the Nutley Realty Co., Nutley, N. J. Cost, \$6,000.

MONTCLAIR, N. J.—Christopher Meyers, Crane Bldg, Montclair, is preparing plans for a 1-sty brick garage, 75x100 ft, for John Swenson, owner. Exact location will be announced later. Cost, \$12,000.

PATERSON, N. J.—Oakley Houman, 6 Park av, Paterson, is preparing plans for a 2-sty brick garage and storage bldg, 37 x100 ft, on Hamilton av, between Bridge and Washington sts, for Abraham Smith, 51 Fair st, owner.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, has completed plans for the 1-sty brick garage, 29x75 ft, at 147 Waverly av, for Jacob Kaplus, 185 Livingston st, Newark, owner. Cost, \$3,500.

NEWARK, N. J.—D. R. Rizzolo, 233 Washington st, Newark, has completed plans for a 1-sty brick gasoline service station at 37 Granford Place for the Crew Levick Co, Degals av, Newark, owner and builder. Cost, \$3,500.

GLEN GARDNER, N. J.—George S. Drew, State House, Trenton, N. J., has plans in progress for a 2-sty brick, stone and concrete garage and paint shop, 25x55 ft, for the State of New Jersey, owner.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—Conklin & Convery, 665 Broad st, Newark, are preparing plans for the alterations and repairs to the City Hospital in Camden st, for the City of Newark, owner. Cost, \$120,000.

Other Cities.

SCHOOLS AND COLLEGES.

AMSTERDAM, N. Y.—Wilson Potter, 1 Union sq, Manhattan, has been selected architect to prepare plans for a 3-sty brick grade school in Academy st, for the Board of Education of Amsterdam, owner. Cost, \$85,000.

PORT HENRY, N. Y.—The Board of Education of Port Henry is having plans prepared by Tooker & Marsh, 101 Park av, Manhattan, architects, for a 2-sty brick and limestone high and grade school, 140x 60 ft, in College st, on the site of the old school. Cost, \$60,000.

CONTRACTS AWARDED

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—The Aetna Construction Co., 376 Grand st, Manhattan, has the general contract for the alteration to the 5-sty brick tenement, 25x100 ft, at 2275 7th av, for Baron Wilkins, on premises, from plans by Clarence Luce, 52 Vanderbilt av. Cost, \$4,000.

GARFIELD, N. J.—Martin Slebodnik, 6 Orchard st, Garfield, has the general contract for the 3-sty brick and timber flat, 24x68 ft, at 200 Cambridge st, for John Bohatila, 198 Cambridge st, owner, from plans by Frank Pirrone, 104 Midland av. Cost, \$8,500.

CHURCHES.

BROOKLYN, N. Y.—The Miller Reed Co., 103 Park av, Manhattan, has the general contract for the church to be built on 5th av, Bay Ridge, by the Christian Science Church, from plans by B. E. Muller, 477 5th av, Manhattan.

DWELLINGS.

MANHATTAN (Sub.).—Walker & Chambers, 222 East 41st st, have the heating contract for the 5-sty residence at 108-110 East 71st st, for Edmund Coffin, 34 Pine st, owner, from plans by Hill & Stout, 299 Madison av. Charles T. Willis Co., 286 5th av, has the general contract.

ARLINGTON, N. J.—Willy Bros., Kearney, N. J., have the general contract for the 2½-sty frame and clapboards dwelling, 22x35 ft, at 9 Seely av, for E. J.

Klein, owner, from plans by Herman Fritz, News Building, Passaic, architect. Cost, \$4,500.

VERONA, N. J.—L. Anderson, 41 Macotin av, Montclair, has the general contract for the 1½-sty frame and clapboards dwelling, 32x35 ft, in Mountain pl, for J. W. Phillips, owner, from plans by H. Messinger Fisher, 483 Bloomfield av, Montclair. Cost, \$6,500.

SPRING LAKE, N. J.—Frederick Miller, Spring Lake, N. J., has the general contract for the 2½-sty hollow tile and stucco dwelling, 38x40 ft, at 3d and St. Clair avs, for Harry V. Height, Brighton av, Spring Lake, owner, from plans by Warren H. Conover, 114 Liberty st, Manhattan. Cost, \$8,000.

MASSAPEQUA, L. I.—A. H. Place, Babylon, L. I., has the general contract for the alterations to the 2½-sty residence of William Snedeker, from plans by Charles M. Hart, Main st, Bay Shore, L. I. Cost, \$8,000.

NEWARK, N. J.—Zaentz & Slochovsky, 139 Lillie st, Newark, have the general contract for the three 2½-sty frame clapboards and shingle dwellings, 30x26 ft each, at 675-679-683 Ridge st, for the Acme Investment Co., Essex Building, Newark, owner, from plans by E. V. Warren, Essex Building. Cost, \$5,500 each.

PLAINFIELD, N. J.—Michael Rimmer, 681 Essex st, Plainfield, has the general contract for the 3½-sty frame dwelling, 30x30 ft, near Clinton av, for Frank Rimmer, 937 West 5th st, Plainfield, owner, from plans by George H. Fischer, Jr., Plainfield, N. J., architect. Cost, \$4,500.

WHITE PLAINS, N. J.—Thompson & Alexander, 46 Mamaroneck av, White Plains, have the general contract for the 2½-sty frame and clapboards dwelling, 45x28 ft, with garage, in Prospect pl, for

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William J. Hayward, owner, from plans by John C. Moore, Realty Building, White Plains.

ARLINGTON, N. J.—X. Edward Morrell, 178 Magnolia av, has the general contract for the 2½-sty frame dwelling at the northeast cor of Steward av and Chestnut st, for Alexander Kirkwood, Buffalo, N. Y., owner, from privately prepared plans. Cost, \$4,500.

SCARSDALE, N. Y.—Michael Launders, 15 Court st, White Plains, has the general contract for the 2-sty dwelling on Sprague av, for F. Martin, owner, from plans by Russell E. Swartwout, Realty Building, White Plains. Cost, \$4,000.

YONKERS, N. Y.—Ralph Hayhurst, Crestwood, Yonkers, N. Y., has the general contract for the 2½-sty frame and shingle dwelling, 29x29 ft, for Milo D. Herron, Yonkers, N. Y., from privately prepared plans. Cost, \$4,500.

NEW BRUNSWICK, N. J.—Dennenberg Bros., Highland Park, N. J., have the general contract for the 3-sty brick dwelling, with store, at the cor of French & Suydam sts, for I. Sahn, 139 Nielson st, New Brunswick, owner, from plans by Harry O. Bach, Highland Park, N. J., owner.

SOUTH AMBOY, N. J.—William C. Munn, South Amboy, N. J., has the general contract for the two 2-sty hollow tile and stucco dwellings, 28x27 ft each, on Bordentown av, for Charles Steuerwald, 205 Smith st, Perth Amboy, owner, from plans by Jenson & Brooks, 196 Smith st, Perth Amboy. Cost, \$8,000.

BAY SHORE, L. I.—E. S. Raynor, Locust av, Islip, L. I., has the general contract for the alterations to the 2½-sty frame dwelling, 25x36 ft, on Awixa av, for A. Mollenbrauer, owner, from plans by Charles M. Hart, Main st, Bay Shore.

HEWLETT, L. I.—Louis P. Tourscher Building Co., Cedarhurst, L. I., has the general contract for the 2½-sty frame and stucco dwelling, 30x30 ft, for John Auerbach, from plans by Satterlee & Boyd, 3 West 29th st, Manhattan. Cost, \$15,000.

HUNTINGTON HARBOR, L. I.—A. H. Place, Deer Park av, Babylon, L. I., has the general contract for the alteration and addition to the 2½-sty residence of Charles A. O'Donohue, from plans by Severance & Van Alen, 4 West 37th st, Manhattan. Cost, \$20,000.

MONTCLAIR, N. J.—The A. P. Clark Co., 460 Bloomfield av, has the general contract for the 2½-sty frame and stucco dwelling, with garage, in the north side of Holland Terrace, for Charles G. Street, 142 Gordonhurst av, owner, from plans by John E. Baker, Jr., 74 North Fullerton av, Montclair. Cost, \$9,500.

SHREWSBURY, N. J.—Harry D. Borden, Shrewsbury, N. J., has the general contract for the alteration and addition to the 2½-sty frame and shingle residence of J. Wright Brown, from plans by Ernest A. Aaron, Kinmouth Building, Asbury Park, architect. Cost, \$25,000.

CAULDWELL, N. J.—Samuel D. Hawk, 21½ Brookside av, Cauldwell, has the general contract for th 2½-sty frame and shingle residence in Hanford pl, for J. R. Evans, owner, from privately prepared plans. Cost, \$5,000.

LINDEN, N. J.—J. A. Josephson, 13 Stanton Court, Rahway, N. J., has the general contract for the 2½-sty frame dwelling, 30x36 ft, in Laurretta st, for John Jabonisky, 26 Whittier st, Rahway, owner, from privately prepared plans. Cost, \$4,000.

RAHWAY, N. J.—J. A. Josephson, 13 Stanton Court, Rahway, N. J., has the general contract for the 2½-sty frame and shingle dwelling, 36x40 ft, on Hazelwood av, for J. S. Miller, Jr., 117 Bryant st, Rahway, owner, from privately prepared plans. Cost, \$7,000.

RAHWAY, N. J.—T. R. Evans & Co., 27 William st, Rahway, has the general contract for the 2½-sty frame dwelling, 22x36 ft, in Hamilton st, for Vreeland Gibbons, 105 Seminary av, Rahway, owner, from privately prepared plans. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Charles Money, 52 Vanderbilt av, has the general contract for the alteration to the 5-sty brick factory buildings at 147-153 Baxter st, for the Bardsley Bros. Co., on premises, owners, from plans by M. L. & H. G. Emery, Bible House, architects. Cost, \$6,000.

BROOKLYN, N. Y.—I. E. Jersey, 62 William st, Manhattan, has the general contract for the 3-sty brick and concrete warehouse, 25x109 ft, at 34-38 Maujer st, for Gluck Bros., on premises, owners, from plans by Fried & Holzman, 505 5th av, architects. Cost, \$15,000.

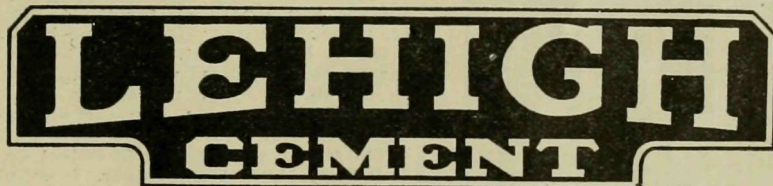
NEWARK, N. J.—The Saimond Bros. Co., 526 Elm st, Arlington, N. J., has the



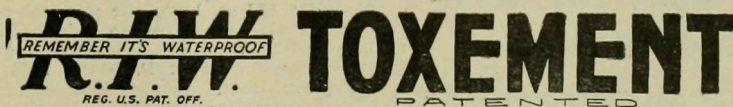
Hudson Would Need No Brick Trips Now

The early history of Gotham tells of many ships which bounded gaily across the pond carrying tobacco, maize and blue sky, but trudged soberly back with a cargo of brick. In fact, the social standing of the first New Amsterdamers was measured by the number of such trips represented by the buildings on the premises. Hendrick was the first chap to be termed a brick a la complimentaire.

But the old order changeth. No longer does even the old brick's lineal descendant, Dutch Cement, come rolling by Sandy Hook. The Monroe Doctrine today is applied in a concrete way to Gotham's building trade. Domestic Cement measures the extent of modern prosperity—and could he compare the building progress of one day today with one year three centuries ago, even Hendrick Hudson would be willing to stay in New York.



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Integral Waterproofing for Portland Cement Construction

R.I.W. Toxement is a dry powder which is added to Portland Cement and assures its being absolutely water-tight.

The setting time is not affected. Used in the Woolworth Building, the big drydock No. 4, Brooklyn Navy Yard, C.C.N.Y. Stadium, etc., etc.

Write, phone or call for copy of Toxement Book.

It makes the concrete denser

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MANHATTAN FIREPROOF DOOR CO.
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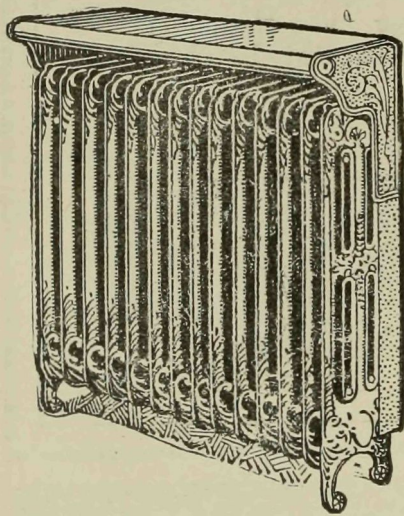
Manufacturers of Best Classes of **KALAMEINED and METAL COVERED WORK**

PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., December 4, 1916.—SEALED PROPOSALS will be received at this office until 3 p. m., December 27, 1916, and then opened for fence, walls, shelter, etc., at the United States Immigration Station, Baltimore, Md. Drawing and specification may be had at this office or at the office of the Superintendent of Construction, Baltimore, Md., in the discretion of the Supervising Architect. JAS. A. WETMORE, Acting Supervising Architect.

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Plumbing and Drainage, Electric Work and Refrigerating Equipment for Storehouse and Cold Storage Building, at Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2.30 o'clock p. m., on Wednesday, December 27, 1916, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty days after official notice of award of contract and in accordance with terms of specifications Nos. 2619, 2632, 2633, 2634 and 2635. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y.; at the New York Office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposals may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: December 8, 1916.
E. S. ELWOOD, Secretary,
State Hospital Commission.



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Armstrong Radiator Shields protect the walls, woodwork and draperies from damage or discoloration. They deflect and distribute the heat throughout the room instead of allowing it to ascend directly along the wall to the ceiling.

The Armstrong Radiator Shield fits snugly over the radiator, having a perfectly flat, shelf-like top, but does not extend to the floor, allowing free access beneath the radiator for cleaning. It is pleasing in appearance, artistic in design, harmonizing with the furnishings of the best homes. If you have radiators in your home, you cannot afford to be without Armstrong Radiator Shields this winter.

Write us today, giving number and lengths of your radiators and we will immediately mail you free a cost estimate and descriptive leaflet.

The Thomas & Armstrong Co.

Manufacturers

417 U. B. Building DAYTON, OHIO

general contract for the addition to the storage building at 262 Lafayette st, for the Newark Rivet Works, 262 Lafayette st, owner, from privately prepared plans. Cost, 11,000.

WEST HOBOKEN, N. J.—August Kleinke, 283 Clinton st, West Hoboken, has the general contract for the 1-sty brick factory and garage, 27x100 ft, at the southwest cor of Shippen st and Summit avs, for Otto Koller, 134 Shippen st, owner, from plans by McDermoot & Dimber, 582 Spring st, West Hoboken, architects. Cost, \$7,000.

PERTH AMBOY, N. J.—J. H. Vereb, 669 State st, Perth Amboy, has the general contract for the 2-sty brick and stucco storehouse and garage, 28x36 ft, in the north side of Laule st, near Penn st, for Joseph Seaman, 460 Penn st, owner, from plans by M. G. Tuzik, Raritan Building, Perth Amboy. Cost, \$5,000.

PERTH AMBOY, N. J.—The Stone & Webster Engineering Corp., 147 Milk st, Boston, has the general contract for the 2-sty reinforced concrete factory for the Roessler & Hasslacher Chemical Co., from privately prepared plans. Cost, \$50,000.

WOODBIDGE, N. J.—J. A. Josephson, 13 Stanton Court, Rahway, N. J., has the general contract for the addition to the 1-sty brick and timber factory, at the Spa Spring Station, for the New Jersey Glue Co., owner, from privately prepared plans.

LOCKPORT, N. Y.—The American Concrete Steel Co., 27 Clinton st, Newark, has the general contract for the 2-sty reinforced concrete factory, 163x396 ft, at Elm and Walnut sts, for the Harrison Mfg. Co., owner, from plans by James R. Tyler, German Insurance Bldg., Rochester, architect and engineer. Cost, \$250,000.

HALLS AND CLUBS.

DEAL, N. J.—Lee, Taylor & Co., Asbury Park, N. J., have the general contract for rebuilding the clubhouse of the Hollywood Golf Club, on Roseld av, from plans by Rouse & Goldstone, 40 West 32d st, Manhattan, architects. Cost, \$30,000.

STABLES AND GARAGES.

JERSEY CITY, N. J.—H. Hendess & Son, 3474 Boulevard, Jersey City, have the general contract for the two 1-sty garages, 22x22 ft each, at the northwest cor of Zabriskie st and the Boulevard, for John Nagle, 76 Montgomery st, owner, from plans by Frank E. Nees, 76 Montgomery st.

NEWARK, N. J.—The Kleemt Konstruction Ko., 36 Frelinghuysen av, Newark, has the general contract for the addition to the 2-sty brick and cement garage at 596-598 South 11th st, for G. F. Fischer, on premises, owner, from plans by Frederick G. Nobbe. Cost, \$10,000.

EDGEWATER, N. J.—The Stewart Engineering Corp., 17 Battery pl, Manhattan, has the general contract for the 1-sty brick and reinforced concrete garage, 30x45 ft, for the General Chemical Co., 25 Briad st, Manhattan, owner, from plans by W. D. Vanderbilt, engineer, 25 Broad st. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—J. Cutler Iron Works, 22 Newton st, Brooklyn, has the general contract for the alteration to the 5-sty loft building at 205 West 48th st, from plans by B. H. & C. N. Whinston, 3d av and 148th st.

MANHATTAN.—The H. B. Wright Co., 25 West 42d st, have the general contract for the alteration to the brick and stone loft building at 253-255 Church st, from plans by Frederick P. Platt, 1123 Broadway, architect.

MANHATTAN.—Fountain & Choate, 110 East 23d st, have the general contract for the 4-sty brick and limestone store and loft building, 25x100 ft, at 9 West 61st st, for the Wendell Estate, 175 Broadway, from plans by John B. Snook & Son, 261 Broadway. Cost, \$20,000.

MANHATTAN.—Jacob A. Zimmerman & Son, 18 East 41st st, have the general contract for the alteration and addition of the property at 115-117 East 14th st, into a restaurant, for the Horn & Hardart Co., 600 West 50th st, from plans by Severance & Van Alen, 4 West 37th st. Cost, \$13,000.

KEARNEY, N. J.—The D. W. McGee Contracting Co., 142 1st st, Newark, has the general contract for the group of 1-sty brick buildings on the Kearney Meadows, along the Hackensack River, for the Sea Board By-Products Coke Co., First National Bank Building, Pittsburgh, Pa., owner, from plans by the H. Koppers Co., Pittsburgh, Pa., engineer. Cost, \$50,000.

NEWARK, N. J.—Charles R. Heddon, 763 Broad st, has the general contract for the alteration of the store at 738-740 Broad st, into banking quarters, for the Mutual Benefit Life Insurance Co., 760 Broad st,

owner, and the Security Savings Bank, 742 Broad st, lessee, from plans by Thomas Bruce Boyd, 286 5th av, Manhattan, architect.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its annual meeting in Washington, D. C., May 8-10, 1917.

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.

NATIONAL BRICK MAKERS ASSOCIATION will hold its next convention at the Hotel McAlpin, Broadway and 34th st, New York City, from March 4-11, 1917.

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.

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

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

- Week Ending Dec. 9.
MANHATTAN ORDERS SERVED.
Amsterdam av, 340—Consol Gas Co, 130 E 15
Broadway, 2243-5—Becker Bros. FA-DC-FP-Rec
Broadway, 2243-5—Schlessingers.....FA
Broadway, 2243-5—Rebecca Wolfson,
FA-GE-Rec-DC-FP
Broadway, 2243-5—Laurence Confectionery. FA
Broadway, 627-9—Daniel Richter.....Stp(R)
Broadway, 552-6—Vincent Astor, 23 W 26,
Stp(R)
Broadway, 2201-17—Est J J Astor, 23 W 26th,
Stp(R)
Broadway, 47—Conrad Muller.....FA
Broadway, 47—Jas E Satterly.....FA
Broadway, 47—Chas F Sawyer.....FA
Broadway, 47—Warren W Weseman.....FA
Broadway, 47—Chas S D'Amico.....FA

Chambers st, 124—Newbold L R Edgar, 27
WilliamRub
92 st, 49 E—Est Maria H Draper, c H D Colt,
30 BroadDC
Ferry st, 53-7—Geo B Ritchie.....FA
4 av, 236-8—Pittis Estate, 178 E Front, Plain-
field, N J.....FD-A
Ft Washington av, 386—Consol Gas Co, 130
E 15GE
Ft Washington av, 386—Mrs Chas S Andrews,
790 Riverside dr., Ex(R)-ExS-GE-DC-FP(R)
Lexington av, 2082—Adolph Ungar.....Rec-FA
Lexington av, 2082—Alois Rouda.....Rec-FA
Lexington av, 1822-4—Beth David Hospital,
FP(R)

Nassau st, 71-3—John V Cockcroft,
Stp(R)-FP(R)-WSS(R)
Pelham st, 7—Harry Osherowitz.....FA-Ex(R)
Pelham st, 7—Max Kazakowsky.....FA-DC
Pelham st, 7—Adolph Biederman,
GE-FP-El-Rec

Pelham st, 7—Israel Slatos.....GE-El-FP-Rec
3 av, 2338-40—Edwin Cigar Co.....Rec
10 av, 583—John Schreyer, 598 9 av.....WSS(R)
Washington av, 1697—Rose Urban.....FP(R)
Waverly pl, 18—Est Chas A Chesebrough, c J
T Durham, 33 Howard.....FD
13 st, 5-9 W—Jas A Hearn & Sons, 20 W 14...A
17 st, 14-6 W—Peerless Shirt Walst Co,
Rec-FA-El

21 st, 256 W—Salvador Lozano.....GE
21 st, 35 W—Edw H Litchfield, 44 Wall..A-FD
21 st, 256 W—Salvador Lozano.....ExS-FA
21 st, 132-4 W—Chas & A Spear & Co...El-Rec
21 st, 132-4 W—Phillipsborn Co.....FA
21 st, 132-4 W—Sam Ingeman.....FA-El-Rec
29 st, 513½-515 W—Chas J Bogue.....Rec
29 st, 513½-515 W—Triangle Film Corp.Rec-FA
29 st, 513½-515 W—Mayhew Stephens Co,
El-Rec-Ex(R)

36 st, 34 W—Christian J Dierck.....O
32 st, 23 W—F Livingston Pell, 122 E 25...DC
36 st, 34 W—Marino Struzziere.FA-O-Rec-Ruñ
36 st, 34 W—Mme Pauline Marks.....FA-Rec
44 st, 542 W (rear)—Samuel Liethold.....DC
58 st, 344 W—Dr Henry Moeller, 341 W 57...DC
Battery pl, 17—U S Rlty & Impt Co, 111 Bway,
Stp(R)
Bowery, 96—Edw H. Gillilan, c Wm, London
Che'tnhaus Gloucester Co, England..Spr(R)
Broad st, 50—N Y Life Ins Co, 346 Bway,
Stp(R)

Broadway, 797-9—St Denis Co, 801 Bway...A
Broadway, 1275-91—Gimbel Bros, Inc.....A
Centre st, 206—Jas Bruce Est.....WSS
Cherry st, 228—Jos Levy.....FD-A
Delancey st, 127-9—Talmud Torah..ExS-DC-Tel
Delancey st, 127-9—Annie L Horn et al, 13 E
53FP-FE-Rub-DC-Ex(R)
11 st, 718-20 E—J F M Co.....FD-A
22 st, 26 E—Michael Kennedy, 1133 Bway,
Stp(R)-FP

17 st, 13 E—Elizabeth Armstrong, Pine Tree
Inn, Lakewood, N J.....A(R)
58 st, 215-9 E—Walsh & Hartwig.....WSS(R)
72 st, 165 E—Thos E Crimmins Est, c Mau-
rice D Barry, 624 Madison av.....O-ExS-FP
80 st, 223 E—Isaac Klein.....GE-Rec
114 st, 121 E—Wm Linden, c R L Redfield,
35 NassauRub-FP(R)
118 st, 441 E—Victoria A Romaine, Peters-
burg, Va.....FP(R)
5 av, 276-80—Holland House Co.....A
5 av, 79-81—Rothschild Rlty Co, 2 W 72,
Spr(R)

Greene st, 189-91—Lucy H Allyne, 2609
Gough, San Francisco, Cal.....A(R)
Greene st, 207—Chas W West, 32 Nassau..A-FD
John st, 77—A Strauss.....DC-Rec
John st, 77—Robt S Dennison.....Rec
Lafayette st, 54-60—Surety Realty Co, 135
BwayStp(R)
Lispenard st, 45-51—T D Delehanty...Stp(R)
Park av, 23—Consol Gas Co, 130 E 15....GE
Park av, 23—Jas H Robb Est, c Mrs N Hen-
derson, 24 Nassau...FE-WSS(R)-FP-Ex(R)
Prince st, 113-21—Richard Sidenberg, 390 4
avA(R)
Prince st, 136—Saul Deiches, 130 Fulton..WSS
West st, 206—Est Chas Mattlage, c C H, 335-
7 GreenwichA
White st, 92—J & J Livingston Est.....Rub
17 st, 230-4 W—Ferdinand Kurzman, 25 Broad,
A(R)
18 st, 112-6 W—Marlton Realty Co, 110 W 18,
A(R)
27 st, 109-11 W—Max Wolff, 26 W 87..FD-A(R)
31 st, 35-7 W—Brogan Bldg Co, 149 Bway...DC
42 st, 304-6 W—Heyman Vogel, 56 E 80,
FP(R)-WSS-Stp(R)
44 st, 501-2 W—Isadore Hyman, 451 1 av,
FE(R)
76 st, 325 W—Edw L Shipman, 100 Cham-
bersDC
93 st, 5-9 W—Tillie Lowenstein, c Benj, 903
W 29.....FE-Ex(R)-FP-DC-
WSS(R)-O-ExS-FA(R)

BRONX ORDERS SERVED.

244 st W, and Van Cortlandt Pk (Feldston)
—Westchester Lighting Co.....GE
238 st and Riverdale av—Florence Nightin-
gale SchoolRub-ExS-FA(R)

BROOKLYN ORDERS SERVED.

Atlantic av, 278—Harry Hiltzik.....D&R
Barbey st, 280—Christian Eichle.....D&R
Bedford av, 703—N Y & Bklyn Casket Co...CF
Broadway, 755—F W Woolworth Co...Rec-Rub
Boerum st, 131 (rear)—Maurice M Wells,
WSS(R)
Broadway, 187-95—Jas D Sparrow...WSS(R)
Carroll st, 521—Angelo Cavaliere.....NoS
Clifton pl, 227—Dr Sam Gordon...FA-Rec-FP
Flatbush av, 1270—Stephens Service Stations,
OS(R)-NoS-FA-Rec-FP-CF
Fulton st, 2121—Simpson & Graeber.NoS-Rec-FA
54 st, 314—Geo Rietzie.....CF
Highland blvd and Gillen pl—F A Slegmann,
CF
Huron st, 270—J C Wiarda & Co,
NoS-FA-StSys(R)-D&R-FP-SA
Lincoln pl, 449—Wilhelm Behrman,
FA-Rec-NoS-El
Macon st, 75—J W McDermott...FA-Rec-NoS
Moore st, 155-7—Berman & Magaul.....RQ

President st, 1227-33—President Garage Co,
StSys(R)-FA-Rec-NoS-Spr
President st, 1110—Hanson Motor Corp,
FA-Rec-NoS-CF
Rogers av, 803—Morris Montag.....D&R
Richardson st, 226-8—J & B Hirschberg,
Rec-FA-FP-SA
Richard st, 152—Phillip Leonard..NoS-FA-Rec
Reid av, 198-200—Chas Mazlo,
NoS-Rec-CF-WSS(R)-FP
St Marks av, 328—Julius Omdal.....CF
6 av, 646—Max Emovitz.....D&R
Troy av, 146—Peter De Julio..FP-CF-StSys(R)
Walworth st, 202—Julius Hubert.....FP-SA
Washington av, 212—Frank Freeman,
NoS-Rec-El-FA
Johnson pl, 24-6—Mr BennettD&R-RQ

QUEENS ORDERS SERVED.

Fulton st, 454 (Jamaica)—Jamaica Auto
GarageNoS-FA-Rec-CF-FP-WSS(R)
Jackson av, nr 40 st (Corona)—Arthur H
ChatfieldNoS-FA-Rec-CF
Jamaica av and Quarrelsome la (Jamaica)—
G Howland Leavitt, Sup't of Highways,
Jackson av, L I City.....FP-SA
Prospect av (Rdgwd Hts)—Leonard Lech-
nerNoS-FA-Rec
11 av, 67 S (Whitestone)—Thos Brown...CF
3 av and 1 st (Col Pt)—Harmon Color Wks,
FA-NoS-D&R-FP

RICHMOND ORDERS SERVED.

Brook st, 24-6 (Tompkinsville)—M Rosenholz,
Rub-FP(R)

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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.

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McCARTHY, 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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CONSOLIDATED ROSENDALE CEMENT CO., 50 Church street. Tel. Cortlandt 4650.
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.
LEHIGH PORTLAND CEMENT CO., 30 East 42d street. Tel. Murray Hill 8451.
VULCANITE PORT. CEMENT CO., 8 West 40th street. Tel. Bryant 5770.

Cement Work.

CLAIRMONT CONCRETE CO., 57 Park Ave. Tel. Murray Hill 2552.
HARRISON & MEYER, 1182 Broadway. Tel. Madison Square 8718.
TAYLOR RONALD, 520 East 20th street. Tel. Gramercy 4.

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KNOX, CHARLES E., 101 Park avenue. Tel. Murray Hill 7220.

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.

Directory Building.

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

Doors and Sashes.

EMPIRE CITY-GERARD CO., Greenpoint avenue, Provost St., Blyn. Tel. Greenpoint 818.
SOLAR METAL PRODUCTS CO., Columbus, O.

Dumbwaiters.

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.
UNITED ELECTRIC LIGHT & POWER CO., 130 East 15th st., N. Y. Tel. Stuyvesant 4980.

Elevator, Alterations and Repairs.

AMERICAN ELEVATOR & MACHINE CORP., 117 Cedar St. Tel. Rector 4738.
MAINTENANCE CO., 417-421 Canal St. Tel. Spring 9670.
NEW YORK ELEVATOR CO., 50 Grand St. Tel. Spring 8514.
STALEY ELECTRIC ELEVATOR & MACHINE CO., 136 Prince St. Tel. Spring 7710.
WARNER ELEVATOR REPAIR CO., 113 Warren St. Tel. Cortlandt 1362.

Elevator Fire Doors—Safety Appliances.

PEELLE CO., THE, Stewart Ave. and Harrison Pl., Brooklyn. Tel. Stagg 366.
SHUR-LOC ELEVATOR SAFETY CO., 706 Pulitzer Bldg. Tel. Beekman 2254.

Elevators—Hand Power.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Elevators (Passenger and Freight).

BURWAK ELEVATOR CO., 216 Fulton St. Tel. Cortlandt 8463.
G. E. ENGINEERING CO., 417-421 Canal St. Tel. Spring 9670.
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.

Fire Escapes.

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

Fireproofing.

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

Fireproofing, Hollow Tile.

THE ANNESS & POTTER FIRE CLAY CO., 30 E. 42d st., N. Y. Tel. Murray Hill, 3582.

Folding Gates.

BATAILLE & CO., A., 587 Hudson St. Tel. Chels 891.

Gas.

CONSOLIDATED GAS CO. OF N. Y., 130 East 15th street. Tel. Stuyvesant 4900.

Gas Cooking Appliances.

WOLFF GAS RADIATOR CO., A. M., THE, 399 W. Broadway. Tel. Spring 4335.

Glass.

WERBELOVSKY, J. H., 86 Meserole street, Brooklyn. Tel. Stagg 3500.

Hardware, Builders'

FORD PULLEY & HARDWARE CO., 432 4th Ave. Tel. Madison Sq. 782-783.

House Mover and Shorer.

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

House Wreckers.

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

Incinerators.

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

Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. Tel. John 796. James J. Hoey, Executive Special Agent.
RITCH, INC., WILLIAM T., 30-34 West 33d street. Tel. Madison Square 3060.
RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

Interior Woodwork.

EMPIRE CITY-GERARD CO., Greenpoint avenue & Provost St., Bklyn. Tel. Greenpoint 818.

Iron Grille Work.

BATAILLE & CO., A., 587 Hudson street. Tel. Chelsea 891.

Iron Work (Arch. and Struc.)

GRAND CENTRAL IRON WORKS, 212 East 52d street. Tel. Plaza 3583.
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.
PERLMAN IRON WORKS, INC., A., 1735 West Farms road. Tel. Intervale 2167.
SCHWENN, WM., 822 Lexington avenue, Brooklyn. Tel. Bushwick 1700.
WELLS ARCH. IRON CO., River avenue and East 151st street. Tel. Melrose 8290.