

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, DECEMBER 23, 1916

IMPORTANT DECISION FOR PROPERTY OWNERS

Fire Commissioner Directed to Rescind and Cancel Order Requiring Fireproofing of Shaft—May Affect Other Orders

THE Appellate Division of the Supreme Court, First Department, has rendered a decision of the utmost importance to property owners and lessees in the matter of the appeal from an order of Mr. Justice Giegerich, granting a writ of mandamus directing the Fire Commissioner to rescind and cancel his order requiring William H. Browning, of Browning, King & Co., to fireproof a light shaft in one of his buildings. The appeal was argued on December 1, by E. Crosby Kindleberger, Assistant Corporation Counsel, in behalf of the appellant, the Fire Commissioner, and by Alexander C. MacNulty for the relator, Mr. Browning. The decision on the appeal was against the Fire Commissioner and is explained in an instructive opinion by Mr. Justice Dowling, concurred in by Presiding Justice Clarke and Justices Laughlin, Page and Davis, as follows:

"The relator is one of the owners of the premises known as No. 16 West 57th street, in the Borough of Manhattan, City of New York, occupied as a factory. On February 16, 1916, the Deputy Fire Commissioner of the City of New York (duly authorized to make such orders by the Fire Commissioner) issued an order requiring the owners of said premises, within thirty days, among other things, to 'provide an enclosure of approved fire retarding material around the light shaft at west side of building leading from second story to roof. Plans and specifications in duplicate showing all proposed alterations must be filed with and approved by this Department before the above work may be commenced. All structural changes must be approved by the Board of Building.' The relator refused to comply with this order, denying the right or power of the Commissioner to make the same, and applied for a writ of mandamus to require the commissioner to rescind and cancel the order, which writ has been directed to issue accordingly.

"The Commissioner claimed the power to make the order in question under the provisions of the Ordinances of the City of New York, Chapter 12, Article 2, Section 20, reading as follows:

"Sec. 20. Fire alarm and fire extinguishing appliances:

"The owners and proprietors of all manufacturing, hotels, tenement houses, apartment houses, office buildings, boarding and lodging houses, warehouses, stores and offices, theatres and music halls, and the authorities or persons having charge of all hospitals and asylums, and of the public schools and other public buildings, churches and other places where large numbers of persons are congregated for purposes of worship, instruction or amusement, shall provide such means of communicating alarms of fire, accident or danger to the police and fire departments, respectively, as the Fire Commissioner or the Police Commissioner may prescribe, and shall also provide such fire hose, fire extinguishers, buckets, axes, fire hooks, fire doors and other means of preventing and extinguishing fires as the Fire Commissioner may direct."

"It is not necessary to review the history of Sections 774 and 775 of the Greater New York Charter, for in our opinion the Fire Commissioner's powers thereunder originally were limited to the enforcement of the laws and the city ordinances, and the provision quoted is the only one relevant to the question at issue. When by further amendment he was given the power to enforce the regulations 'of the industrial board of the Department of Labor in respect to fires or the prevention of fires' (Chapter 459 Laws 1914, amending Section 775 of the Charter), he did not receive the power to



ALEXANDER C. MAC NULTY.

make the order in question, for Section 79a of the Labor Law as then existent provided for the enclosure in fireproof material of light and other shafts in factory buildings thereafter erected, and the building in question is not in the category.

"Therefore, if the Commissioner properly made the order now under consideration, it must be because of the power given him by the ordinance above set forth. Realizing the importance of upholding the jurisdiction of the Fire Commissioner whenever possible, and the propriety of respecting his discretion when exercised in a matter so vitally affecting life and property as fire prevention, I am unable to find in the ordinance any power conferred upon him to order any structural changes in a factory building.

"It will be noted that the Fire Commissioner is given power to direct the installation of specific articles enumerated in the section which are in the nature of implements or physical aids to the extinguishment of fire, or the prevention of its spread, viz., 'fire hose, fire extinguishers, buckets, axes, fire hooks'; the only other articles mentioned are 'fire doors,' which can be easily hung on existing walls or surfaces, adjusted to present conditions, and involve no structural changes in the building. Then follow the general words, 'and other means of preventing and extinguishing fires.' Applying the rule of ejusdem generis, this provision did not extend the power of the Commissioner beyond directing the furnishing of implements and articles analogous to those enumerated. The general language used did not extend the class or nature of the articles enumerated by the special language (Aylsworth v. Phoenix Cheese Co., 170 App. Div. 34; Daly v. Haight, Id., 469).

"In *People v. Kaye*, 212 N. Y. 407, the Court of Appeals, by a vote of four to three, upheld an order of the Fire Commissioner for the installation of a system of automatic sprinklers in defendant's building. In construing Section 762 of the Greater New York Charter, the Court said that 'automatic sprinklers,

though they may cost a little more than the articles specifically mentioned in the section, are of the same general character and are intended for the same purpose as those articles.' This reasoning does not apply to the present case, for the fireproofing of the light shaft is not of the same general character as the furnishing of the improvements enumerated in the section.

"The order appealed from is therefore affirmed with \$10 cost and disbursements upon the ground that the Fire Commissioner had no power, under the law, to make the order in question."

Interrogated as to the practical effect of the decision, Mr. MacNulty said: "During the last three years the Fire Department has issued thousands of orders requiring fireproofing and other structural changes in all classes of buildings, other than tenement houses. The majority of these orders have affected factory and other business buildings, and nearly all of them have been based upon the authority which the Fire Commissioner claimed to have under Section 20 of Chapter 12 of the Code of Ordinances.

"Property owners and their lessees, under threats of criminal prosecutions or actions for penalties, have been coerced into the expenditure of millions of dollars in complying with such orders, while in hundreds of cases responsible citizens have been haled to court and fined for failing promptly to comply with the requirements of the Fire Department respecting their properties, and others have had their buildings vacated, their tenants evicted, for the same reason.

"The decision of the Appellate Division in his case establishes that all authority exercised by the Fire Commissioner, under Section 20 of Chapter 12 of the Ordinances, to require fireproofing and other structural changes in factory buildings has been usurped and that all such orders are unlawful. To my mind, the legal effect of the unanimous decision of the Court, as expressed in the opinion of Mr. Justice Dowling, is far-reaching. While it relates specifically to factory buildings only, it necessarily follows that if the provisions of the ordinance are insufficient to justify the Fire Commissioner in requiring a structural change in a factory building, they are inadequate to warrant his requiring such a change in any building. For this reason, I believe that every order that the Fire Commissioner has made requiring structural changes in office buildings, mercantile establishments, lodging houses, etc., under Section 20 of Chapter 12 of the ordinances, is invalid and cannot be enforced in the Courts."

Asked as to what redress is available to those who have expended their funds in making structural changes required by unlawful fire-orders, or in paying fines or penalties for non-compliance therewith, Mr. MacNulty said: "Theoretically, an administrative officer is personally responsible in damages for the injurious consequences of an unlawful official act committed by him or by his direction; but, practically, a property owner would stand a poor chance of reimbursement for his expenditure in complying with an invalid fire-order in an action against the Fire Commissioner. The Commissioner would prove that he had proceeded under the advice of his statutory legal adviser, without malice; with the result that any damages awarded against him would be nominal."

HEARING TO BE HELD BY INTERSTATE COMMERCE COMMISSION ON RAILROAD RATES

ON Monday, January 9, 1917, the Interstate Commerce Commission will hold a hearing in New York City concerning the dispute between New Jersey and New York concerning railroad rates and so-called service discrimination at the Port of New York. This subject has been widely discussed for several months passed, but the time has now come when decisive action must be taken, otherwise there is a decided probability that New York will lose business amounting to millions of dollars.

"The rate established by the Interstate Commerce Commission for the delivery of freight to the New Jersey side of the Port of New York," said Samuel P. Goldman, counsel for the Board, "is the same rate as for the delivery of freight to the New York side. The New Jersey cities, Jersey City, Hoboken, Newark and Elizabeth, incur an additional labor, consisting of lighterage across the Hudson River, and they should have a reduction of three cents per hundred weight in such charges for freight shipped on their side of the river. They have forgotten entirely that they have been built up as communities and accumulated wealth because New York City is their neighbor, and now they have saddled on the commerce and freight of their neighbor of the Western port, and are seeking to gain an advantage through the experience of the City of New York by having a lower freight rate granted by the Interstate Commerce Commission.

"The Real Estate Board of New York, which virtually handles many millions worth of real estate, and has thousands of dollars in waterfront property and rapid transit lines, has asked the Interstate Commerce Commission for leave to intervene and present the facts which it has accumulated for the purpose of showing the injustice that would be done if the preferential rates were recorded. The Real Estate Board's purpose is to show the great disproportion between the slight benefit which these New Jersey cities would get, and the great commercial injury that would be done to the City of New York. It has petitioned the Interstate Commerce Commission for leave to intervene, and in the usual course this will be granted."

The Real Estate Board proposes, through Mr. Goldman, to confer with the counsel of the Chamber of Commerce, the Merchants' Association, and the city and State of New York, so that united action may be taken to have this movement thwarted.

Following is printed an intervening petition of the Real Estate Board, dated December 19, 1916, in the matter before the Interstate Commerce Commission of the Committee on Ways and Means of prosecuting the case of alleged railroad rate and service discrimination at the Port of New York, et al, versus the Baltimore & Ohio Railroad Co., et al.

The Real Estate Board of New York respectfully represents that it has an interest in the matters in litigation in the above entitled proceeding, and moves that it may be allowed to intervene in and become a party to said proceeding, and for cause of intervention says:

I. That the Real Estate Board of New York is an incorporated Association, formed for the purpose of conserving the interests of those connected with the ownership, dealing in and management of real estate, building management and construction in Greater New York City and vicinity; that it has a membership in excess of 951 members, made up in a large part of individuals, firms and corporations, the value of whose property is liable to be affected by the rates of interstate freight coming into the City of New York and its vicinity, and many of whom are engaged in shipping and receiving of freight in interstate commerce, and the Association is otherwise interested in the charges for transportation assessed by defendants.

II. That complainants through their petition are seeking to have established a system of rates that will be of undue advantage to and prefer the cities of New Jersey as against the Boroughs of Manhattan, Brooklyn, Bronx and Queens embraced in the City of New York, and also the vicinity of that city.

III. That in applying the New York rates or a "group rate" adjustment to the New Jersey cities such an adjustment is not unreasonable and unjust; on the contrary such group rate adjustment has proved to the advantage and benefit of the cities of New Jersey, by the ex-

tension to those communities of the benefit of rates caused by unusual competitive conditions found at New York, and rates occasioned by the great volume of freight moving to and from the world's leading port, due to its natural shipping advantages.

IV. That whereas distance hauled and cost of operation are factors which are to be considered in the construction of rates, both factors, "short haul" and "low operating costs," are not always associated; and furthermore says that there are other and more controlling factors based upon competition, volume of business and public policy.

V. That under the American system of rates, river transfers (by vessel or bridge), and terminal expenses incurred in the rendering of transportation service to the public are not treated as separate and distinct charges from that incurred in the carriage of the goods, and should not be so treated in the pending case.

VI. That the great inland harbor existing at the Port of New York has been the cause of the development of the City of New York with its great shipping facilities, manufacturing industries, and merchandise enterprises engaged in the handling of commerce between all parts of the United States and all parts of the world; that from the inception of transportation by rail the commerce of New York has been the magnet attracting carriers, and by reason of the competition for that commerce has been reflected the rates now enjoyed by the cities of New Jersey; that to these things is due the value of real estate in the City of New York; and the value of its docks and ferries and water-front property, and on them depend the maintenance and increase of the value of the vast property in which the association and its members are interested. The assessed value of the docks and ferries of the City of New York for the year 1916 is \$177,560,745; the assessed value of real estate in the City of New York (1917 tentative figures) is \$7,833,875,536, and of special franchises \$425,352,562, while the assessed value of real estate in cities on the New Jersey side of the Port of New York is as follows: Jersey City, \$230,563,927; Weehawken, \$13,731,215; Hoboken, \$60,994,250; Newark, \$355,864,910; Elizabeth, \$62,749,207; the total of all five cities being \$723,903,509, exclusive of second class railroad property, the property of defendants among other railroads included. The value of waterfront property, including docks and ferries, of Hoboken, is \$16,281,700, and of Jersey City \$77,167,430.

The report of the New York Chamber of Commerce, 1915-1916, Part II, pages 182 and 183, gives the following statement for the fiscal year ending June 30, 1915, of vessels en-

tered in the various customs districts in the State of New York, of which the following are for the customs district of New York:

Tonnage entered.....	12,579,317
Tonnage cleared.....	12,162,374

Total tonnage 24,741,691

The monthly summary of foreign commerce for August gives the total imports for the eight months ending August, 1916, \$896,784,321; and total exports for the same period, \$1,816,719,364.

"Ports of the United States," Department of Commerce, Miscellaneous Series 33, page 76, gives, for 1914, the value of exports and imports and net tonnage of vessels that entered and cleared in foreign trade at the Port of New York as follows:

VALUE OF FOREIGN TRADE.	
Imports	\$1,040,380,526
Exports	864,546,338

Total \$1,904,926,864

NET TONNAGE OF VESSELS.	
Entered	15,767,547
Cleared	15,421,394

The total volume of commerce passing through the two sections of the Port of New York in 1914 was approximately as follows:

	Short-tons.	Value.
New York section...	133,598,738	\$6,848,552,548
New Jersey section...	43,584,846	656,424,457

The New Jersey section is less than one-tenth the New York section.

VII. That upon the basis of the present rate adjustments, industrial conditions and enterprises predicated thereon have been established, involving the expenditure of large sums; that a discontinuance of the group rate would work irreparable injury to industries and enterprises that have been so established, and by necessary consequence to the property in which your petitioners are interested, and would seriously involve the future commercial and industrial development of the Port of New York, carrying with it an inevitable decrease in land values and waterfront interests throughout the city and its vicinity.

VIII. That the long maintenance of the present group rate adjustment under which these New Jersey cities have thrived and developed is a criterion of its reasonableness and should therefore not be disturbed.

Wherefore, said Real Estate Board of New York plays leave to intervene and be treated as a party hereto, with the right to have notice of and appear at the taking of testimony, produce and cross-examine witnesses, and to be heard in person or by counsel upon brief and at the oral argument, if oral argument is granted.

REAL ESTATE BOARD OBJECTS TO ORDER RELATING TO SPRINKLERS

REAL estate owners have been seriously disturbed over a rule pending before the Board of Standards and Appeals. This rule, upon which a hearing was held on Thursday, gives the Fire Commissioner discretionary authority to order sprinklers, standpipes, etc., in any building deemed by him to be dangerous to life or property.

The Real Estate Board of New York opposed the adoption of the rule mainly on the ground that the Board believed it illegal for the Board of Standards and Appeals to delegate authority vested in it by the legislature to the Fire Commissioner, a proposal directly contrary to the intent of the Lockwood-Ellenbogen Bill.

The Real Estate Board was represented by counsel, including George W. Olvany and Stanley M. Isaacs of the Real Estate Laws Committee of the Board.

Besides these oral arguments a written statement addressed to Rudolph P. Miller, of the Board's position was presented, as follows:

"The matter before your Board today is a public hearing, in accordance with section 718-b, sub-division 1, Chapter 503, Laws of 1916, "of intention to adopt a rule under section 580 of the Building Code," etc., the proposed rule being as follows:

"Any building deemed by the Fire Commissioner to be hazardous to life or property shall be provided with such automatic sprinklers, standpipes, tanks, and other auxiliary fire extinguishing appliances as required by order of the Fire Commissioner in writing."

"Before stating any objections to the adoption of this rule, the Real Estate Board wishes to emphasize the point that it will not, without weighty reasons, appear in opposition to proposed rules. The evident desire of the Real Estate Board to co-operate with the Board of

Standards and Appeals and to defer to its judgment, is a matter of record.

"The point which it respectfully desires to bring to the attention of your Board is the one of the legality of adopting the proposed rule.

"Section 718 of the Charter, subdivision 2, in prescribing the jurisdiction of the Board of Standards and Appeals, provides that the Board shall

make, amend and repeal rules and regulations for carrying into effect the provisions of the laws, ordinances and rules and regulations in respect of any subject or matter, jurisdiction whereof is conferred upon the Board by this Act or * * * upon the Fire Commissioner, by Title 3 of Chapter 15 of this Act or by ordinance and to include in such rules and regulations provisions applying to specific conditions and prescribing means and methods of practice to effectuate such provisions and for carrying into effect the powers of the Board. Such rules and regulations shall take the place of rules and regulations made by * * * the Fire Commissioner.

"Section 774 empowers the Fire Commissioner to enforce the rules and regulations of the Board of Standards and Appeals.

"It is plain that the obvious intent of the Act is to have the Board of Standards and Appeals establish rules and regulations carried out by the Fire Commissioner.

"Does the proposed rule carry out the intent of the Act? Was it not intended that specific rules should be made for the guidance of the Fire Commissioner?"

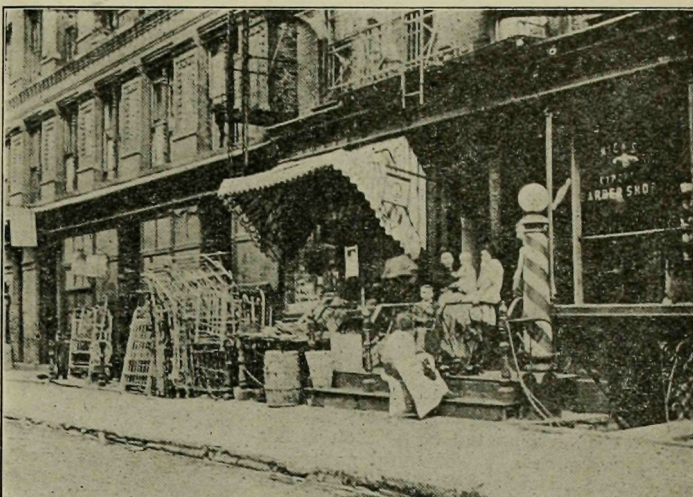
"The proposed rule gives the Fire Commissioner discretionary power, applicable to any building deemed by him to be hazardous to life or property. It is true that orders issued under this rule would be subject to appeal to the Board of Appeals; but that does not seem to meet the objection herein raised.

"One of the chief reasons for the enactment of the Lockwood-Ellenbogen Bill was to rectify serious evils surrounding

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JUNK SHOPS IN TENEMENT STREETS EXCLUDED THROUGH ENACTMENT OF ZONE LAW

By FRANCIS P. SCHIAVONE



JUNK SHOP IN ELDRIDGE STREET PILED NEARLY TO THE THIRD FLOOR WINDOWS OF ADJACENT TENEMENTS.

LIFE ON THESE TENEMENT STOOPS, IN GOERCK STREET, IS HANDICAPPED BY THE PROXIMITY OF THE JUNK SHOP.

THE Zone Law of July 25, 1916, excludes junk shops, scrap paper or rag storage and baling from all business and residence streets. That such a protective provision is needed by all property owners is shown by these photographs taken from the files of the Commission on Building Districts and Restrictions.

No safeguard except short-lived private restrictions has heretofore been

decrease in the normal rate of appreciation in taxable values.

When these nuisances have grown from a possible danger to an actuality, their influence spreads far beyond their immediate neighborhood. The buildings adjacent to the junk shop or yard are the worst sufferers, but the presence of junk carts, rags, paper and other refuse, carried through the street or stored on the sidewalk, is adversely felt in the depreciation of values even on adjacent blocks.

It is self-evident that junk shops destroy the desirability of a street as a home district and create an environment dangerous to health and the lives of children. Such places breed foul odors, harbor rats and vermin and are plague spots within the city. It is the height of folly to allow the storage in or adjacent to tenement homes of diseased-laden refuse on its way to ultimate disposal.

The city has developed its sewerage system to a high state of perfection and is constantly improving its method of disposing of garbage. The welfare of the city has demanded that the disposal of these wastes be as direct as possible, and that they be so handled that exposure is kept to a minimum. The trade wastes, rags, bottles, paper, cast-off clothing and furniture handled in the junk business are not so speedily perishable, but they carry a menace to the city's health nevertheless. The chief danger, however, lies in the fact that this refuse becomes an article of commerce, is sorted, baled, sold and resold; that this dangerous business has been carried on with practically no restriction in the heart of the city's home districts. It is found adjacent to grocery and other stores purveying to the family table; its piles

of rags and paper and cast-off furniture become the playground and treasure house of children; its deadly influences pervade the farthest corners of the community.

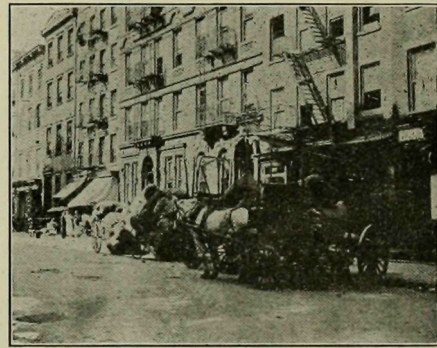
Fire danger and insurance rates are both increased by the proximity of rag and junk storage places, streets are more difficult to keep clean and sidewalks made impassable.

Hereafter no streets will be open to junk shops except those shown as un-



112TH STREET, NEAR LEXINGTON AVENUE, HAS A JUNK SHOP SURROUNDED BY DWELLINGS.

available to any neighborhood against invasion by these nuisances. Many sections have not had the benefit of even this slight protection, with the result that property owners have been fearful of the depreciation of their investments and have hesitated to build where this danger threatened. This insecurity has caused an immeasurable amount of damage in retarding development, with all the consequent loss of interest and

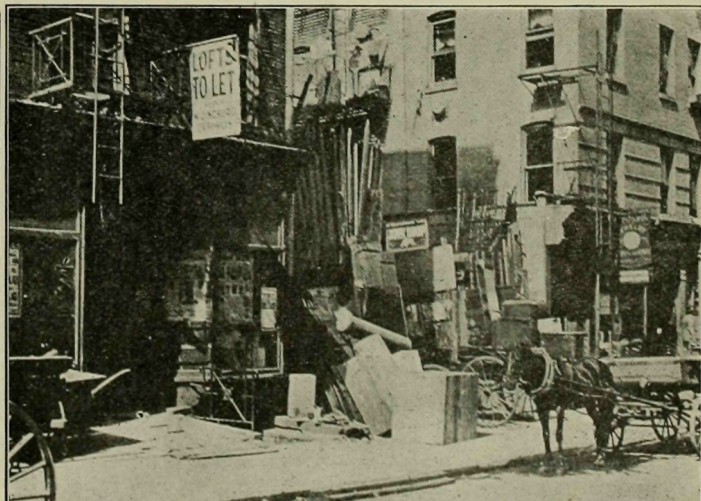


THIS JUNK SHOP, IN EAST 6TH STREET, SOMETIMES HAS MANY BUNDLES ON SIDEWALK.

restricted on the Use Map. This means that streets which are not now invaded by junk shops or similar nuisances will be free from the danger of invasion. The Zone Law would be well worth while if the restriction of junk shops were its only feature instead of being only a minor element in a comprehensive districting plan. Unfortunately for many contaminated sections, the Zone Law is not retroactive.



FEW WOULD SELECT THIS TENEMENT IN MORTON STREET AS A HOME, IF HE GLIMPSED THESE JUNKMEN.



IT IS NOT AN UNUSUAL SIGHT TO SEE MANY "TO LET" SIGNS ON BUILDINGS IN PROXIMITY TO JUNK SHOPS.

LEGAL NOTES AFFECTING REALTY

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

Effect on Rent of Partial Eviction.

IN an action for rent it appeared that after lease by the plaintiff to the defendant of one of several lofts in a building, the plaintiff, to comply with a direction of the Building Department to provide an additional fire escape, in good faith and without intent to injure the defendant, did work with the approval of the inspector of the Department. This therefore, was to be deemed an alteration required by the Department to provide greater safety for the employees. It had the effect of depriving the defendant of part of his floor space. The New York Appellate Division, *J. W. Cushman & Co. v. Edward W. Ballow & Co.*, 160 N. Y. Supp. 1060, holds that the eviction was not wrongful so as to authorize a complete suspension of the rent, but only a partial conviction under such legal authority as would authorize the tenant to ask for a proportionate abatement of the rent. The tenant can recover special damages for partial eviction only in case of wrongful act by the landlord, and not where it is the result of his compliance with an order of municipal authorities to supply an additional fire escape.

Insolvent Realty Corporation.

The New York Appellate Division holds, *Kemp v. Able Realty Maintenance Co.*, 160 N. Y. Supp. 1055, that under Stock Corporation Law (Consol. Laws, c. 59) § 66, making invalid any conveyance, etc., by any such corporation while insolvent to prefer any particular creditor, where a realty company, while insolvent, on the day of trial against it of an action in which plaintiff secured judgment, transferred to a trading company accounts worth \$847.49, due in eleven days and apparently good, for the value of \$630.63, part being the cancellation of a note for \$300 owing by the realty company to the trading company, the transfer was voidable so far as in payment of the note.

Elevator Accident.

The New York Appellate Division holds, *Saperstein v. Schrenkenstein*, 161 N. Y. Supp. 289, that in an action for damages for personal injuries sustained by plaintiff through falling down an elevator shaft in a loft building owned by the defendant, because the elevator door was left open so that plaintiff entered, thinking the elevator was there, an instruction that "it is the duty of the defendant to furnish sufficient artificial light in the elevator" was reversible error; the elevator being at the time "several floors down," so that the presence or absence of light therein could not be material on the question of defendant's negligence, nor could the absence of light therein possibly have been the proximate cause of the accident.

Yard Privileges.

The New York Appellate Division holds, *City of New York v. Masten*, 161 N. Y. Supp. 196, that under the ordinance adopted June 17, 1855, granting to all property owners on East 79th street in New York City courtyard privileges within 15 feet of the sidewalk, they had the right to fence off courtyards and build stoops or stairways to afford access to their houses, in view of chapter 23, § 167, Code of Ordinances of City of New York, as to porches, platforms and stoops. Under such ordinance, where a house was built pursuant to approved plans, with a box stoop extending nearly to the 15-foot courtyard line under which was an excavation, with substantial walls supporting the stoop, such excavation was not unlawful. Nor did such excavation become unlawful by the owner's altering the house from a "high stoop" to an "English basement," in doing which he removed the stoop, filled in over the excavation to the sidewalk level, and made a concrete walk from the fence

line on the sidewalk level over the excavation to the entrance, leaving an open space under the concrete sidewalk running out nearly to the courtyard line, and surrounded by the same walls which had served as supports to the stoop.

Tenancy.

In order to affect the title or possession of land it is not competent, the Pennsylvania Superior Court holds, *Salter v. Acker*, 62 Pa. Super. Ct. 207, to show by parol that a deed to two persons as tenants in common was purchased and paid for by them as partners and was partnership property. Purchasers and creditors alike may rely upon the title to real estate as shown by the record, and having done so the law will not permit their rights acquired on the faith of the title as thus disclosed to be defeated by parol evidence.

Recovery of Taxes Paid.

The New York Appellate Division holds, *Baranowski v. Wetzell*, 161 N. Y. Supp. 153, that one who, through the mistake of the tax clerk, paid the taxes on lots having the same description as hers, but listed in a different volume of the tax records, is not a volunteer, but one paying under a mistake, and is entitled to be subrogated to the lien of the taxes on the lots on which the payment was applied. The record title to that property had been changed, so that she probably could not recover the taxes from the city.

Termination of Agreement.

In an action to recover commissions for the sale of real estate, where it appears that the defendant had agreed in writing to pay commissions, but had not given the plaintiff any exclusive right to negotiate for the sale of the property, the Pennsylvania Superior Court holds, *Lowry v. Yutzky*, 62 Pa. Super. Ct. 173,

that the defendant may show that he had cancelled the agreement before the plaintiff had done anything toward the sale of the property.

Right of Re-Entry.

A tenant is not entitled to damages to his business, conducted on the leased premises, occasioned by the lawful re-entry of the landlord after the termination of the lease. In an action for damages against a landlord, the West Virginia Supreme Court of Appeals says, *Bachinsky v. Federal Coal & Coke Co.*, 90 S. E. 227, that it is well settled law that, upon the termination of the tenancy, the lessor may re-enter and take possession, without legal process, provided he does so peaceably and without violence or breach of the peace. But he has no right to do so forcibly, or to commit an assault upon his tenant. This right is fully sustained by the text writers and by the decisions, both in England and in this country. But the right of re-entry without judicial proceedings is a qualified and limited one, and should be exercised with much caution, lest it occasion a breach of the peace, in which case the lessor becomes a trespasser ab initio (from the beginning).

Breach of Contract.

A purchaser of land sued the seller to recover, first, \$5,000 paid as hand money on the purchase price of the property, which the seller, in breach of his covenant, refused to convey, and, second, the sum of \$5,000, which the parties had stipulated should be the amount of the liquidated damages for the breach of the contract. The Pennsylvania Supreme Court, *Orr v. Greiner*, 98 Atl. 951, holds that there were not here two independent covenants, one to convey and the other to pay damages for breach of the covenant, but the latter is dependent on the former, and on breach of the covenant the purchaser could rescind and sue in disaffirmance, recovering the consideration paid and the costs and expenses to which he had been put, or could sue in affirmance, recovering the liquidated damages, but not both.

WATER METER SYSTEM.

General Installation Throughout the Borough to Be Recommended.

THAT a general water meter system, to be installed throughout the city on all business and domestic services connected with the municipal water supply, will soon be recommended by the Department of Water Supply, Gas and Electricity, is the information given to the members of the Brooklyn Civic Club, through its Committee on Water Supply, Gas and Electricity. According to the announcement made to the committee by Deputy Commissioners Delos F. Wilcox and Jacob S. Langthorn, the necessity for the extension of the water meter system as the most effectual and economical means of eliminating the present waste of water and conserving the city's water supply has been made apparent by recent investigations conducted by the Department. It is expected that efforts will soon be made to secure the consent of the Board of Aldermen to the thorough trial of the merits of the proposed plan.

At a recent meeting of the Civic Club's Committee held for the purpose of determining how the club might best co-operate in studying the question, Messrs. Wilcox and Langthorn both strongly advocated the placing of meters on all city services. The first step in the installation of the system, Mr. Wilcox told the committee, which is composed of Frederick B. DeBerard, John C. Gebhart, Henry B. Seamon, Marshall W. Gleason, Ralph K. Jacobs, Thomas V. Patterson, Frank H. Tyler, and Guy Du Val, chairman, should be that of metering all new buildings and completing the metering of premises which are now partly metered. From a financial standpoint, he stated that it would be to the city's advantage to begin by installing meters in the larger apartment houses and multiple family dwellings, and leave the installation of meters in one and two-family houses until the last, as it is be-

lieved that the present waste of water is least in this class of buildings. He stated that to meter the entire city would require at least five years.

By fixing for all residential premises a minimum charge per family with a minimum allowance of water that will correspond to an adequate supply for all domestic purposes, the undue curtailment of the use of water under the meter system could be prevented, according to the commissioners. The average cost of the installation and operation of meters such as would be placed on domestic services was estimated at not to exceed \$3 a year for each meter.

Objection to the plan was raised by several of the members of the committee on the ground that it would practically place the landlord in the power of the tenant; in other words, if the plan were carried into effect the city would make no provision for special metering or for payment by the tenant for water used by him. The Commissioners stated that the present policy of collecting the water rents from the landlord and of having the entire supply for any particular building pass through one meter was so much cheaper and more satisfactory from the city's point of view that it would be impracticable to change it. They said, however, that landlords who thought that they could not otherwise control the waste of water by their tenants would be at liberty to sub-meter their own buildings, but in their opinion this would seldom be necessary as the Water Department would do everything in its power to co-operate with the consumers in preventing waste.

Another objection advanced by members of the committee was that a system of compulsory water metering would operate to deprive consumers, especially in the poorer sections of the city, of the amount of water necessary for their health and comfort. In answer to this attention was directed to the fact that no such results had followed the

(Continued on Page 863)

ASSESSMENT FINALLY CONFIRMED

Authorized in 1903, Completed in 1908,
Tremont Avenue Improvement Just Settled

AN assessment containing unusual features was confirmed last week by the Board of Assessors. It was for the regulating, grading, etc., of Tremont avenue, in the Bronx, from West Farms Square to Fort Schuyler Road, a distance of nearly three miles and a half. At the hearing held before the Board of Revision facts were developed which show that preliminary estimates are not always to be relied on by property owners who desire to safeguard their interests under provisions of law which are intended to protect them.

The objections to the assessment list as it came from the Board of Assessors for review by the Board of Revision were numerous and forceful. It developed that the work was let in two main contracts, but that one had nothing whatever to do with the other in initiation or otherwise, and that accordingly it was never intended in original official action, nor contemplated by the petitioners that the two should be included in one assessment.

The first contract that was included in the assessment was for the regulating and grading of Tremont avenue from the Bronx River at West Farms Road to Westchester Creek, a distance of more than 10,000 linear feet. It was authorized in 1903, let in 1904 and completed on August 27, 1908. There was an auxiliary contract due to a change of grade to accommodate the New York, New Haven & Hartford Railroad Company, let on September 22, 1908, and completed on August 5, 1910.

The first contract (construction) cost \$157,318.29; the second \$22,334.94. To this total was added expenses of engineering, inspection and interest \$69,896.77, making the total cost proposed to

be assessed of \$249,450. In January, 1913, the Board of Assessors, as shown before the Board of Revision, declined to make any reduction for the objectants and sent the list to the Board of Revision as it is required to when objections are not satisfied.

The Board of Revision returned the list within the statutory thirty day period to the Board of Assessors, but with no specific instruction as to revision or correction.

The principal objection at that time it appears came from the Astor Estate on the ground that its property was seriously damaged by the change of grade caused by the new disposition of the tracks of the New York, New Haven & Hartford Railroad. The Board of Assessors apparently reconsidered the list, but its conclusion was the same, and it returned the list to the Board of Revision. The latter sent it back a second time to the Board of Assessors and for a third time the Board of Assessors transmitted the list to the Board of Revision unchanged. In the meantime interest was mounting up to be paid either by the city or the property owners in the long run.

The Board of Revision again returned the assessment list and after this play of battledore and shuttlecock, the assessment list after a period of more than three years' slumber was revived recently and amalgamated with the later contract for regulating and grading Tremont avenue from Westchester Creek to Fort Schuyler Road, a distance of about a mile and a third—a territory which is strictly suburban, while the territory west of Westchester Creek is well developed and populous. The land east of Westchester Creek is practically all in acreage and part in swamp, and with

the street system yet to be developed. The contract cost of this work, which did not include sidewalks curbing or flagging, as Tremont avenue, west of Westchester Creek did, amounted to \$54,339.59. The expenses were \$10,205.72 in addition, and the Board of Assessors on claims for change of grade authorized by the Charter made awards amounting to \$14,034.42, which made the apparent sum total of \$78,579.73 to be assessed.

This work was not authorized by the Board of Estimate until nine years after the first contract, and was not completed until about seven years after the first was finished. Yet, both were merged by the assessors, and instead of the property owners east of Westchester Creek having to pay only the cost of the work in that locality, they found that the round sum charged against them on the theory of benefit was \$90,000 more than that amount.

This amount, so to speak, was transferred from the cost and accrued interest and other charges in the original assessment list, and if permitted to stand would appear to be a complete nullification of the law that assessment can be for benefit only and of the further principle that assessment in any event cannot legally exceed the cost. The Board of Assessors before its recent reference to the Board of Revision made certain reductions under objections amounting to about \$38,000. Some of the properties included in the assessment obtained no reduction, while others obtained a fifty per cent. reduction. It was in this shape that the assessment came as a whole this month to the Board of Revision, that as the land east of Westchester Creek was concerned. Reductions did appear also upon the section west, but they were to a large extent at the expense of the section east.

John P. Dunn, attorney, speaking for the Astor property, near West Farms, characterized the first list as "the one that has now come from the morgue." Frederick W. Hottenroth, another attorney, argued against the legality of tying up two contracts or more in one assessment and thus compelling his clients to pay a bigger assessment.

Joseph P. Hennessy, an attorney representing the property of John J. Roberts, consisting of thirty-six acres as well as the Lowenstein and other properties east of Westchester Creek, questioned the authority of the Board of Revision to consider the assessment list as presented. He argued that the powers of the Board of Revision were explicitly defined in section 944 of the charter and that they could not be exceeded or expanded. This board, he pointed out, had returned the original Tremont avenue assessment list to the Board of Assessors, not only once but three times, and as a reviewing body or appellate tribunal, they could not now legally consider as a whole the present assessment list submitted. He contended that expedition in the confirmation of assessments once they were presented to the Board of Revision was expressly implied under the law, and that the imposition of any additional burden on the property owner in consequence of that delay was an invalid exercise of power. He claimed that to impose the assessment as proposed was in violation of the constitution and confiscatory.

The Board of Revision avoided making a flat-footed decision upon the question of its jurisdiction as raised, but it recognized the force of the objection by reducing the assessment list east of Westchester Creek one-third upon the general area of benefit where the Board of Assessors made no reduction. The amount of reduction and chargeable to the city treasury made altogether by the Board of Revision was \$28,737.05, and the total amount made previously by the Board of Assessors and also chargeable to the city treasury was \$56,203.89, leaving more than \$20,000 still as a charge on the section east more than the cost of the work. The assessment as confirmed, including minor incidental contracts for paving, amounted to \$350,987.63. It is said that it will cost about \$100,000 more to complete the regulating and grading of Tremont avenue east of Westchester Creek.

SPRINKLER ORDER

(Continued from Page 860)

building inspection in New York City. One of the chief objects of the measure was to limit, if not to remove, individual discretionary power. To the Real Estate Board this proposed rule seems to defeat the intent of Chapter 503.

"The Board is not objecting to a reasonable application of requirements for sprinklers or other legitimate agencies of prevention of fires and protection of life. But it respectfully requests that specific rules for the governing of the administrative authorities be made as speedily as possible.

"In the meantime, it calls attention to the fact that a very great number of buildings in New York City are already sprinklered; and that no greater harm is likely to ensue by taking the necessary time to make suitable specific rules than would ensue from giving general discretionary authority to the Fire Commissioner, as contemplated in the proposed rule, and recreating the situation of confusion that existed before the enactment of Chapter 503. Such a situation might easily result if the rule now proposed for adoption should be adopted."

WATER METERS

(Continued from Page 862)

introduction of the meter system in other cities, except possibly in places where no provision was made for a minimum charge. It was said that the Department's plan of establishing a minimum charge per family had been worked out for the very purpose of meeting this difficulty. Under it every residential building would have to pay a minimum charge that would entitle it to an adequate supply of water for ordinary domestic uses of all the families living in it.

The Commissioners informed the committee that the Department is completing its investigation of this general subject and will soon issue a report as to the best means to be adopted. Pending the receipt of this report the com-

mittee decided to withhold its recommendations.

The water meter bill passed by the legislature of 1916 and approved by the Governor (chapter 602, laws of 1916) authorizes any property owner to apply for a meter if he chooses to have one. It leaves the power to fix the amount of the water rates in the hands of the Board of Aldermen upon the recommendation of the Commissioner of Water Supply, Gas and Electricity, and also leaves with the Board the power to decide the classes of buildings that shall be metered. For many years the board has had power to consent to general metering, but under the new law it can permit the metering of one class of consumers without metering all. The new law also permits the Water Department, with the approval of the Board, to furnish and install the meters, whereas heretofore all meters have been installed and maintained by the property owners.

Chamber of Commerce Dinner.

The sixth annual dinner of the Chamber of Commerce of the Borough of Queens, which will be held on the evening of Saturday, January 20, 1917, in the Grand Ball Room of the Hotel Biltmore, is expected to be not only the biggest gathering of business men of Queens Borough ever held, but one of the biggest dinners of New York City this winter. The list of speakers, which will include men prominent in National, State and city affairs, will be announced shortly.

A unique feature of this dinner will be the first release of a motion picture planned by the Chamber of Commerce and filmed by the Gaumont Company of Flushing, entitled, "A Trip Through Queens." This feature film will for the first time show on the cinema screen the new Queens Borough, with its new rapid transit system recently opened, its enormous industrial development, its gigantic railroad lines, its vast waterfront and its beautiful homes.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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Chicago is seriously considering a zoning plan. May other big cities also profit by New York's example.

Six years ago no apartment house on Park avenue was over seven stories high. Since then about forty tall buildings have been erected on the avenue, some containing suites renting for \$10,000 a year.

Savings banks are expected to show record deposits for the year as a result of the large number of wage increases in various lines of industry, and the substantial bonuses that have characterized the year's Christmas offerings. The old theory that Americans are a nation of spenders may be discarded in the new era of thrift.

Efforts of the Health Department toward relieving congestion on the transit lines should receive general commendation and support in spite of the cynical attitude of various city officials. Whether or not the Health Commissioner will be successful is still problematic. In any event he is making a sincere effort toward remedying a condition which concerns the health and comfort of the vast majority of New York City citizens and toward this end he should be encouraged.

Commodity prices continued to skyrocket in spite of the numerous Municipal, State and Federal investigations either under way or threatened. Bradstreet's Index Number as of December 1, marks a new high level, reflecting an advance of 7.9 per cent. over November 1, an increase of 28 per cent. over December 1, 1915, and 51 per cent. over that of December 1, 1914. So many new records have been established that reports registering new heights are becoming quite commonplace. Investigations evidently do not furnish the solution to the problem and the consumer, who in the final analysis bears the burden, is confronted with the possibility of even greater and more appalling advances in the prices of his commodities.

The Slump in Wall Street.

Slumps in Wall Street, which have been almost daily occurrences during the past ten days, have taught many people the lesson how not to invest money. There has been a wild era of speculation in Wall street securities during the past two years, and prices reached levels, in many instances, out of all proportion to the intrinsic value of the properties.

There have been many indications during the past two or three months that caution should be exercised, and that the market was getting top-heavy. In only a comparatively few instances did the general public heed these signs, but rather, encouraged by past success, increased their commitments. The slogan was "why worry so long as the market trend is upward?"

When the change came there was no time to alter positions. Values crumbled and fell, and securities, which were considered secure a few days ago, were thrown on the market at a big sacrifice to the unfortunates.

There is no doubt but that many of the listed securities have far more value today than they did at the beginning of the war. Some companies, then almost on the verge of bankruptcy, were pulled together, and today are solvent, but the element of sentiment came into play. The result was that no consideration was given as to what a stock was worth, but rather what price could be obtained in the market. Loans were called, additional margins demanded by the brokers, and these factors helped to augment the decline. Before the market can right itself a period of readjustment must be passed through, and by that time stocks will be on an entirely different basis.

Baron Rothschild is credited with saying that there are two kinds of securities, one which permits one to eat well, and the other to sleep well. He went on record as saying that securities listed on the various exchanges, except in rare cases, were in the former category, and real estate in the latter class.

This is largely true. The ups and downs of the stock market are violent, while real estate is more stable and certain. Realty has passed through a trying period, due to business upheaval throughout the country at large, as well as some local conditions which needed adjustment. This period has been passed, however, and during the past six months real estate has been on a firmer basis. The trend is toward a more active market, at higher levels.

Never before in the history of the city has renting been as good as at the present time. It is almost impossible to lease apartments, especially those commanding moderate rentals; store properties are in demand, while large space in mercantile buildings is difficult to obtain. These factors will have the tendency to bring the investor back into the market, and during the coming year it is the consensus of opinion among many students that the sales market will become more active than for some time past.

One of the advantages that real estate has over stocks is that the owner of record is his own Board of Directors, only being accountable to the city authorities and the holder of the mortgage. This is a decided advantage, because the property can be managed properly and is near at hand. On the other hand the small investor has no real voice in the management of a listed company, and knows nothing of the inside workings of the concern. As a rule the investment is made on meagre information and without any definite knowledge of the intrinsic value or merits of the company. The percentage is all in favor of his losing money.

Another important factor in favor of real estate is that the loans are made for a period of years, while the buyer of stocks pays the daily average rate, while it brings his interest at the end of a year to proportions of size. Real estate is a sound investment, and properly managed is the safest form by which to receive a fair return, with the minimum amount of uncertainty.

Future of Seventh Avenue.

Seventh avenue, in the light of progressing subway construction, and the interest which attaches to it as one of the last remaining undeveloped north and south thoroughfares, may be the scene of one of the next great buying and speculative building movements in New York. The extension at the southerly end, which will furnish direct connection with the great shipping and market district; the operation next year of the important subway system which will place it within easy access to practically all parts of Manhattan and the Bronx, the unusual width of the roadway, which facilitates traffic; the almost central location; the proximity to the two great railroad stations, all tend to focus attention on the avenue, which must, in the light of past experience, witness considerable activity along well defined lines.

There are numerous building sites available both on the avenue and in the intersecting streets. The present development of the thoroughfare has been slow, and most of the buildings are antiquated and have long since outlived their usefulness. The section south of 34th street, in the opinion of those familiar with New York real estate history, will develop along the lines which transformed Fourth avenue from a similar avenue into a loft building center. The future of the district north of 34th street is more problematic, although it is possible that this territory will also develop into a high-class office showroom and salesroom district similar to the one further east.

The Mortgage Situation.

Mortgage money is becoming plentiful at four and one-half per cent. rates, on the basis of fifty to sixty per cent. valuation, and brokers report that there are large sums available for investment on New York City improved real estate. This situation is significant of the new attitude of capital and bears out the oft-time predicted assertion that it was only a matter of time when realty would begin to obtain its share of the enormous sums available as the result of war profits, successful stock manipulation and the general prosperity which has made 1916 the banner year in the economic history of the United States.

The mortgage situation has been one of the principal deterrents to a revival of interest in both the buying and loaning branches of the market. This tendency, which is gradually becoming more marked, for the release of new funds into real estate, is one of the most significant of the many recent developments and one of the encouraging prospects for the new year.

The timidity of capital as far as real estate was concerned was a direct result of the senseless and disastrous shifts of important trade centers in New York, which almost ruined some sections of the city while it built up others. A readjustment was inevitable and lenders in order to conserve their principals insisted, in a great many instances, for such substantial reductions in the original loans that equities were seriously impaired.

It is undisputed that many properties were over-mortgaged, and in those instances the losses of lenders were so severe that it greatly discouraged additional outlays in the same field.

The declaration of war, with its attendant financial complications, also tended to detract considerable interest from real estate. Never before in the history of the world had there been such a conflict, and the situation was so without precedent that capital, always conservative, became even more cautious.

From the American standpoint, however, conditions soon began to appear most favorable and the country entered upon a newer and greater era of prosperity, as the producer for Europe. Other mediums of investment and new speculative possibilities offering the lure of overnight fortunes attracted vast sums that normally went into real estate equities and mortgages. In the face of such keen competition mortgage rates

rose to five and one-half and six per cent., with lenders insisting also on more conservative appraisals.

This state of affairs, coupled with the other burdens imposed upon owners in the way of conflicting and numerous departmental orders and the lack of a zoning restriction regulating the city's growth, ushered in a pessimistic period.

Within the last few months these two deterrents have practically been eliminated. The duplication of inspections, which has been one of the greatest sources of annoyance and inconvenience to property owners, has been discarded in a workable new system, centralizing the responsibilities which had formerly been scattered. The enactment by the Board of Estimate of the law regulating the height, size and use of buildings in all sections of greater New York has offset the possibility of future radical shifts which in the past have revolutionized land values in many sections of the city, and which have been, to a large degree, responsible for the chaotic condition of real estate in the abandoned areas.

Statistics compiled by the Record and Guide indicate that from January 1 to December 14, a total of \$101,365,931 had been loaned on new mortgages on real estate in the Borough of Manhattan, as against \$94,015,883 for the corresponding period in 1915, indicating that more than \$7,000,000 of additional funds has been released into the mortgage field. Real estate interests may glean much encouragement from these figures, since they substantiate the contention that general real estate conditions are on the eve of a great improvement.

Orders Held Invalid.

Editor of the RECORD AND GUIDE:

The Fire Commissioner ordered The Onward Construction Company, owners of the Hotel Ansonia, located at Broadway and 73rd street, to install two additional stairways, in the hotel, one at the northeast, and one at the southeast corner of the building, each stairway to extend from the cellar to the roof (the building is 17 stories high), and to be not less than three feet eight inches wide, with halls of equal width, and to be enclosed with fireproof materials; also an order to install a fire escape on the west side of the building, taking in two windows on each floor; also an order to improve existing fire escapes and remove revolving doors.

Under my advice as counsel for the owners of the hotel, the order of the Fire Commissioner was not obeyed, and at the trial before Judges Gargin, McInerney and Moss on December 6, at Special Sessions, of the case of *The People vs. The Onward Construction Company*, the complaints were dismissed on motion of counsel for defendant, for the reason that the Fire Commissioner's orders, requiring additional exits or concerning the existing exits, were invalid and without any legal effect or force whatever.

This is the first decision of its kind, and is far reaching in its effect, as many orders of the Fire Commissioner affect matters of exit.

The cost of complying with the Fire Commissioner's orders in this case would have amounted to about \$85,000, and would entail the loss of revenue from thirty-two of the best rooms in the hotel (corner rooms) and sixteen additional rooms on the west side of the hotel.

Many such illegal orders have been complied with, at great expense to the owners of property.

WILLIAM GUERIN.

Apartment House "Graft."

Editor of the RECORD AND GUIDE:

There was an editorial in "The Sun" last Thursday to which I take great exception. It is headed "Perquisites of the Superintendent, ex-Janitor" and it refers to the discussion which has arisen lately as to the grafting by superintendents in the modern apartment house on the various tradesmen who supply the tenants in his building. This practice may exist in some of the old-fashioned flats operated by small owners and in the minds of the editors of comic papers, but I can assure you from first-hand knowledge that it does not exist in the modern high-class structures in charge of reputable agents or estates and individuals of standing.

We make a specialty of the management of high-class apartment houses on Fifth and Park avenues and adjacent side streets and have between thirty and forty in our charge. We have constantly realized the possibility of grafting by superintendents and every superintendent in our employ knows that if they are caught in the act of accepting any gratuities from tradesmen or in trying to influence the tenants purchasers that their services will be immediately dispensed with.

Owing to the discussion recently in the papers we have again sent out to all of our superintendents the following notice:

"In connection with the articles appearing in the various New York papers with reference to 'graft' in apartment houses, we desire publicly to state that to the best of our knowledge and belief such conditions do not exist in the buildings under our control.

"If any of our tenants will quote instances where a superintendent has tried to attract their patronage, such superintendent will be immediately discharged."

In addition to these precautions, we have exhausted every means for the discovery of the existence of this evil and feel quite certain that it has practically ceased to exist. We are not alone in this stand and feel that all other high-class agents and owners are striving for the same end.

The competition for the business of management is so keen that if the competitor could show the owner that his superintendent was practicing this means

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. 175.—(1) When do unpaid real estate taxes become a lien? (2) When is payment of the first half year's taxes overdue? (3) What are supposed to be the benefits of paying twice a year instead of once a year?

G. B.

Answer No. 175.—(1 and 2). The first half of real estate taxes is due on May 1st, the second half on November 1st. A discount of 4% is allowed on the second half if paid one-half year in advance, provided the first half has been paid. Unpaid taxes for the first half become a lien on June 1st, the second half on December 1st. Beginning respectively June 1st and December 1st, there is a penalty of 7% on unpaid taxes.

(3). The city is put in funds at an earlier date than had been the custom up to 1911 and avoids the great borrowings that it had to make in order to finance the annual budget. The Comptroller shows the result as follows:

"In 1906, on a tax levy of \$94,000,000, the city paid in interest, on revenue bonds issued in anticipation of the collection of taxes, \$2,898,562.

"In 1909, on a tax levy of \$122,750,000, the city paid in interest on revenue bonds issued in anticipation of the collection of taxes, \$5,194,241."

"In 1912, under the semi-annual tax plan, on a levy of \$150,500,000, the city paid in interest on revenue bonds issued in anticipation of the collection of taxes, only \$2,479,635.

"So that through the operation of the semi-annual tax plan—meaning the earlier collection of taxes—the city had cut down its interest charges almost fifty per cent., when computed upon the gross amount of the tax levies. In collecting taxes upon the semi-annual tax plan, however, the city is still in the position where it must borrow for the first four months of the year and again for a period of the second half of the year, so that the city is still necessarily one of the greatest borrowers in the country."

for increasing his income, the owner's representative would probably lose the business.

Superintendents are not the poorly paid employees that you suggest who must eke out their existence by other means. I should say that the average wages paid our superintendents are over \$100 a month when the value of their living quarters is considered. As to the inference that the employers, be they the managing agents or the owner himself, receive remuneration from this source, it is hardly worthy of denial.

In conclusion I would call your attention to the great advance made in the methods of handling real estate during the past fifteen or twenty years, before which time such an editorial as I refer to might have been pertinent. The real estate profession now attracts some of the best brains and most high-class men in the community and it is no longer a refuge for those who have failed in other pursuits. It requires years of study, experience and hard work, as well as a thoroughly equipped organization to handle the modern and highly complicated plants existing in both apartment and business buildings. All the large real estate offices employ an expert engineer and men of special training for the purpose. It is improbable that under these conditions the petty grafting referred to can exist for long.

DOUGLAS L. ELLIMAN.

THE following notice designates the Record and Guide as a newspaper to print legal notices:

APPELLATE DIVISION OF THE SUPREME COURT.

At a term of the Appellate Division of the Supreme Court held in and for the First Judicial Department, in the County of New York, on the 19th day of December, 1916.

Present: Hons. John Proctor Clarke, P. J.; Chester B. McLaughlin, Frank C. Laughlin, Francis M. Scott, Victor J. Dowling, Walter Lloyd Smith, Alfred R. Page and Vernon M. Davis, JJ.

In the matter of the designation of newspapers required by Rule 86 of the General Rules of Practice.

The Appellate Division of the Supreme Court in the First Department hereby designates the following newspaper as having a circulation calculated to give public notice of legal publications as required by the provisions of Rule 86 of the General Rules of Practice as amended, to take effect December 19, 1916:

RECORD AND GUIDE, published in the County of New York.

A copy.

ALFRED WAGSTAFF, Clerk.

I, ALFRED WAGSTAFF, Clerk of the Appellate Division of the Supreme Court in the First Judicial Department, do hereby certify that the foregoing is a copy of the order made by said court upon the appeal in the above entitled action or proceeding, and entered in my office on the 19th day of December, 1916, and that the original case or papers upon which said appeal was heard are hereunto annexed.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of said Court, in the County of New York, this 19th day of December, 1916.

(Signed) ALFRED WAGSTAFF, Clerk.

REAL ESTATE NEWS OF THE WEEK

Large as Well as Small Sales, Scattered
Throughout City, Lend Interest to Market

GENERAL activity continued in the real estate market, and considerable interest continued to be manifested in improved properties in many sections of the city. No particular district held the center of interest.

In the Times Square section an important transaction concerned a plot in West 43d street, which will be utilized as the site for a new theatrical enterprise. On the upper West Side, a valuable apartment house property passed into the hands of one of the store tenants, who has occupied the premises for many years. The Washington Square section, which has been contributing within recent weeks a number of transactions involving the remodeling of old-fashioned dwellings into studio apartments, also furnished an interesting sale in West 4th street, which is destined to have a similar future.

Other deals of varying importance concerned a large site on Washington Heights which will be used for the construction of a big ice plant, and a row of modern apartments in Flatbush, which were given in trade for a thirty-one acre tract at Oyster Bay, the entire transaction involving about \$500,000.

The leasing branch of the market was fairly active considering the time of year and the closeness of the Christmas holiday, and a number of important transactions were closed. The future importance of Seventh avenue was emphasized by the acquisition of a large plot at the corner of 28th street for a long term by the United Cigar Stores Company, which will probably erect a modern building for partial occupancy. Another important addition to the automobile center in West 57th street is forecasted by the lease of the large plot which will be used as a site for a modern garage and service station to be occupied as the New York

quarters by a large motor car concern.

Fifth avenue also furnished two large deals involving considerable rentals. Property at 581-583 was leased at a rental aggregating about \$500,000 to a prominent firm of hatters, and the corner store and basement in the new eleven story building at the northeast corner of Fifth avenue and 37th street was taken by a phonograph company for ten years at a large rental.

In the auction room the New York Life Insurance Company, which last week took over the Madison Square Garden for \$2,000,000, bought as plaintiff in a foreclosure action the twenty-two story office building at the southeast corner of Nassau and Spruce streets, known as the American Tract Society building. The price paid was \$1,000,000, about \$426,000 less than existing incumbrances. The sale at foreclosure marks the third instance where downtown office buildings in the skyscraper class have been sold at auction. The Equitable Life Assurance Society, last July, took over the Smith building at 7 Wall street, and the Garden City Company took over the Liberty Tower, at Nassau and Liberty streets. There is a possibility that another large office building in the immediate neighborhood, the old Postal Life Insurance building at the southwest corner of Nassau and Liberty streets, will also be offered in the auction room as the result of foreclosure proceedings now pending.

The M. Morgenthau, Jr., Company will sell at public auction on Thursday, December 28, the Britannia, a nine-story apartment house at 527 Cathedral Parkway, between Broadway and Amsterdam avenue, on a plot 108x100 feet. The property is assessed at \$405,000, and is being sold to satisfy a judgment, which, with taxes and interest, amounts to about \$50,000. The property is subject to a first mortgage of \$263,000, held by the Metropolitan Life Insurance Company.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 23, as against 27 last week and 40 a year ago.

The number of sales south of 59th street was 12, as compared with 14 last week and 17 a year ago.

The sales north of 59th street aggregated 11, as compared with 13 last week and 23 a year ago.

From the Bronx 7 sales at private contract were reported, as against 5 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 874 of this issue.

Sale on Fifth Avenue.

Among the interesting sales of the week was that of 400 Fifth avenue, a seven-story structure adjoining the southwest corner of 37th street. The property was sold by the United States Realty & Improvement Company, which acquired the parcel two years ago. The realty company, after obtaining the land and the old residence, for \$455,000, improved the site with the present structure. The plot measures 27x120 feet, and adjoins the eight-story building completed last year by Robert W. Goelet at 37th street. This is the site occupied for many years by Sherry's Restaurant. Neither the identity of the buyer nor the price paid could be ascertained, but it is understood that the selling company made a profitable transaction. The building is occupied principally by P. Centemeri & Company, which leased the property before its construction, for eleven years, at a net annual rental of \$35,000. Those familiar with real estate will recall 400 Fifth avenue as one of the properties of the James Estate. Mr. James widow married General Daniel Butterfield. Under the provisions of the James' will, many complications ensued

with the result that professional operators became interested in several of the holdings, all subject to Mrs. Butterfield's life interest.

Tenant Buys Apartment.

Douglas Robinson, Charles S. Brown Company, sold for Thomas De Witt Cuyler, of Philadelphia, executor of the estate of Maria De Witt Jesup, the Forres apartment house, a seven-story structure, with stores, at the northwest corner of Broadway and 81st street, fronting 140 feet on the avenue, and 77 feet in the street. The building, which is known as 2261-2271 Broadway, and 251 West 81st street, is a fireproof structure with electric elevator, containing four apartments on a floor; one of six rooms and bath; one of seven rooms and bath; one of eight rooms and bath, and one of nine rooms and bath. Alfred A. Hagedorn, the purchaser, is a tenant in the corner store, having been there for ten years. The property was bought from the builder by Morris K. Jesup in 1900, and this is the first sale since that time. The brokers report it an all-cash transaction. Alfred and George Frankenthaler, attorneys, represented Mr. Hagedorn, and Parsons, Closson & McIlvaine, attorneys, represented Mr. Cuyler. The "Forres" is assessed at \$380,000.

Addition to the Prince George.

Charles F. Rogers purchased 66-70 Madison avenue, from the Barnett Estate at Asbury Park, and on the site will be erected a twelve-story addition to the Prince George Hotel, running through from 27th to 28th streets, between Fifth and Madison avenues. The new addition will, with the exception of the ground floor, be devoted to bedrooms, and about \$600,000 will be spent on the undertaking. Two additions of twelve stories each have already been added to the original hotel, and when the projected one is completed, it will make the third addition. The ground floor space will be used as a restaurant. Mr. Rogers hopes

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to start construction as soon as possible. He has always been his own builder, and intends to plan the third addition to his hostelry. The site to be improved is 39.4 feet wide, with a depth of 95 feet. The sellers have held the property for about six years. The new addition will increase the bedroom accommodations by 150 rooms, bringing the total up to about 1,000 rooms.

To Build Wall Street Bank.

One of the oldest buildings in Wall street, west of Pearl, is about to be removed to make room for a modern three-story banking structure which will occupy the lot 26x100 at 68 Wall street. Construction will begin March 1, the building to be ready for occupancy about September 1, 1917. The improvement will be made by the Hochelaga Realty and Development Co., which has made long-term leases with the Standard Bank of South America for the two upper floors, and with the Bank of Montreal, which will take over the ground floor in connection with its present quarters at 64 and 66 Wall street. These leases were negotiated by Edward A. Arnold, who was the broker in the sale of the premises to the present owner a year ago.

New 43rd Street Theatre.

William A. White & Sons have concluded a transaction as a result of which a new theatre will be erected in West 43rd street by Henry Miller for the presentation of his own plays. A client of Masten & Nichols, attorneys, has purchased the property at 124-130 West 43d street, making a plot with a frontage of 85.9 feet and depth of 100.5 feet, which has been leased to Mr. Miller for twenty-one years with renewal privileges. The property is just east of Broadway and is part of the plot accumulated some years ago by Felix Isman, as a site for a large theatrical enterprise, which later, however, failed to develop and the property reverted back to the previous owners. Mr. Miller was represented in the transaction by Babbage & Sanders, and the sellers of 124 West 43d street by Walter B. Hopping. The amount involved in the sale, lease and the erection of the new building will approximate \$1,000,000.

Sale of Unique Shaped Plot.

Joseph Silverson sold for the Washington Heights Realty Company, to the Regnis Construction Company, Gustave Schneider, president, the block front in the south side of 172d street, between Fort Washington and Haven avenues. The property is unique inasmuch as it is practically all frontage, measuring 189.4 feet in 172d street, 26.4 feet on Fort Washington avenue, and 59.6 feet on Haven avenue, the southerly line measuring about 372 feet. The buyers will build on the site two six-story apartment houses. A building loan of \$190,000 has been obtained. Each house is to contain accommodations for thirty-two families. A feature will be that owing to the shallowness of the plot all the suites will have street frontages. The houses will be ready for occupancy next autumn. Stoddard & Mark, as attorneys, represented the sellers, and Gettner, Simon & Asher acted for the purchasers.

Sale Near Washington Square.

Pepe & Bro. sold for Eugene Gerbeau, 124 Washington place, a three-story and basement private house; also 181 West 4th street, a similar structure running through the block, to Alfred B. Maclay. This is the third time the properties have been sold through this brokerage firm in the past eight years. The buyer also owns No. 126 and 128 Washington place, the latter being the former residence of his grandfather. In the rear portion of the lot of No. 128 is a small building two stories in height, which was erected about eighty years ago and occupied as the elder Mr. Maclay's stable. About eighteen years ago, when the section was changing from residential to business, the plottage at 130 and 132 Washington place, running through to 4th street, was sold to the Dental Company, which erected a ten-story building. At this time the concern endeavored to purchase the adjoining property and it is reported that an offer was made equal

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to twice that of the market value of the property. For sentimental reasons, however, no deal was closed. The house was rented later for about \$65 a month, and three years ago the tenant expended \$1,500 in restoring the old building. About eighteen months ago, the tenant moved out and Pepe & Bro. sublet the property for him at the rate of \$1,500 a year. Efforts were made at various times to interest Mr. Maclay in 124 Washington place, but it was not until about a month and a half ago that he showed any interest in the property. The change of position was brought about by the fact that the character of the neighborhood was changing once more into a residential one. It was pointed out to Mr. Maclay that 108 Washington place showed an increased rental of from \$876 a year to \$2,560 a year, because suitable alterations had been made. At the expiration of the present lease in May, 1917, Mr. Maclay will alter and restore

these old buildings into studios and duplex apartments.

Ice Company Buys.

John Soltau sold to the Washington Heights Ice Corporation, in which H. J. Rothschild is interested, the southwest corner of Jumel place and 168th street, 75x100 feet, as a site for a large ice plant. A three-story building, having a basement of unusual depth, is projected for the site. Land and building will represent an investment of about \$300,000, and the structure will be completed next May.

Buy Hotel Lease.

Daniel P. Ritchey and Charles E. Gehring sold the lease, stock and good will of David H. Knott and associates in the Hotel Rutledge, northeast corner of 30th street and Lexington avenue. The hotel is conducted as a hotel for women only. The purchaser, who is M.

C. Bellak, takes possession January 1. Mr. Bellak is also proprietor of the Hotel Nobleton, of this city.

Big Brooklyn-Oyster Bay Trade.

Anna S. DeSelding has sold a tract of thirty-one acres along the waterfront at Mill Neck, Oyster Bay, which has been held at \$175,000, through John E. Henry, Jr., and Maurice Straus. The property is one of the finest estate sites near Oyster Bay Harbor, and adjoins the William T. Rock, Philip Abbott and the Arthur B. Davis estates. The seller took in exchange a row of modern apartment houses at 1702-1708 Caton avenue and 7 East 17th street, Flatbush, built about two years ago by the Caton Realty Corporation, and later resold by them through the same brokers. The deal in its entirety involved about \$500,000.

Newark Bank Will Build.

The Fidelity Trust Company of Newark is reported to have completed arrangements for the purchase of the Broad street property holdings of the Union National Bank for \$660,000, and will erect a new building for its own use at a cost of about \$750,000. The Fidelity Trust Company has occupied offices on several floors of the main home office building of the Prudential Insurance Company, but has outgrown its present quarters. It is understood that the new bank building will not be erected for about two years, on account of existing leases.

Sale Facing Fishers Island Sound.

Douglas L. Elliman & Company sold to Mrs. Arthur J. Moulton for Mrs. W. A. Hinkle, of Cincinnati, Ohio, her property, consisting of about three acres, with house and garage, facing Fishers Island Sound on one side, and overlooking the Atlantic Ocean on the other. This and the adjoining property were formerly the site of the Larkin house, a well known hotel in its day. The hotel and the adjoining property were purchased by Clement A. Griscom of Philadelphia and divided into several parcels, one of which was sold to Mrs. Hinkle. The property was under lease for next summer to W. C. Robinson, president of the National Metal Moulding Company of Pittsburgh, Pa., and this lease had to be disposed of before the sale could be closed. The brokerage firm obtained the summer residence of Dr. Edmund L. Dow of New York City at Watch Hill, R. I., for Mr. Robinson in place of the Hinkle house. This deal was difficult to close, because of the fact that the principles were scattered in Pittsburgh, Cincinnati, Watch Hill and New York.

Sell Big Adirondack Estate.

The Nehring Company has sold for General Howard Carroll and the Starin Estate, Hamilton Lake Lodge, one of the finest individual holdings of the lower Adirondacks. The property is located in Hamilton County and consists of about 3,700 acres of forest, including Hamilton and Sand Lakes and a fine residence, keepers' cottages, stables, etc. The property was owned by General Howard Carroll and the late John M. Starin for about thirty years and was purchased by large pulp interests.

Manhattan.

South—of 59th Street.

BURLING SLIP.—Charles F. Noyes Co. has sold for Joseph F. Cullman to the Columbian Rope Co. for its occupancy 31-35 Burling slip, a 5-sty loft building, covering plot about 60x65. After extensive improvements have been made the buyers will move from their present location at 62 South st. The property was the business home of the late Abbott A. Low, and Mr. Cullman acquired title through the Charles F. Noyes Co., as brokers, last June. In addition to the property just sold Mr. Cullman owns 32-8 Burling slip and 86 South st, the former home of the China & Japan Trading Co., which he secured through the same brokers. Mr. Cullman took in part payment 62 South st, a 5-sty building, on lot 21x65.

WATER ST.—Cammann, Voorhees & Floyd have sold for William J. Norris the 5-sty building at 93 Water st.

9TH ST.—E. H. Ludlow & Co. sold for James A. Renwick and another, as trustees, 17 East 9th st, a 4-sty dwelling, on lot 25x93.4, to Richard S. Elliott, who has been identified with several purchases in the Washington sq section.

"The Value of an American"

There is an unpublished manuscript in the New York Public Library by the late Joseph Jacobs on "the value of an American." It is very interesting and everybody should read it.

According to Mr. Jacobs the average economic value of a worker is \$9,000; of a mother \$12,000; minors and spinsters \$800 and \$2,000 respectively.

Damages of \$15,000 have just been awarded to a boy in this city for injuries received in a Beaver Street elevator.

The family of a Judge killed by an elevator secured damages amounting to over \$80,000.

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By comparison with these awards Mr. Jacobs' value of an American is indeed modest.

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10TH ST.—Nicol Martin Mandl has sold 305 East 10th st, a 4-sty house, on lot 20x114.0, facing Tompkins sq, to the 505 East Tenth Street Co., just incorporated, with Jacob Hamourget, Michael N. Saimore and Philip Wolinsky as the directors.

2414 ST.—William H. Archibald has sold for Matilda Maccunoch, of London, England, who is one of the heirs of the Lemon estate, the 4-sty tenement at 404 West 24th st.

45TH ST.—Henry Wacker has sold for John and George Kraus the 4-sty tenement at 352 West 45th st. This property has been in possession of the Kraus family for about 30 years.

North—of 59th Street.

75TH ST.—Negotiations are reported pending for the sale of the 5-sty residence at 7 East 75th st, on plot 30x102.2, by James McLean. The property is assessed at \$170,000.

76TH ST.—Pease & Elliman sold for the estate of William Brown the 4-sty stable, 25x102.2, at 211 West 76th st. The property is occupied by the Grand Stable Co., which has been the tenant for many years, and was bought for investment.

78TH ST.—Stephen S. Tuthill has resold the dwelling at 32 East 78th st to the Willis Realty Co. for a Western investor, who will occupy it. Mr. Tuthill took title to the house on Wednesday from John L. de Saulles.

124TH ST.—Ennis & Sinnott purchased from Mrs. Matilda Fitzsimons 536 West 124th st, a 5-sty flat, on plot 27x100.11. Herman Arns Co. was the broker.

138TH ST.—Frederick Brown bought from the Charles E. Fleming estate 523 West 138th st, a 5-sty apartment house, plot 50x100, held at \$70,000.

LENOX AV.—Frederick Brown has sold the 5-sty apartment house, on plot 32.6x100, at 54 Lenox av, between 112th and 113th sts, to Martin F. Huberth, who gave in part payment the 2-sty dwelling, on plot 37.5x100, at 1045 Forest av.

VERMILYEA AV.—Ennis & Sinnott have sold 72 and 74 Vermilyea av, near 204th st, a 5-sty apartment, on plot 50x150, to Johanna Borchardt, who gave in part payment 303 East 70th st, near 2d av, a 5-sty tenement, on lot 27x100.5. H. F. Byrnes & Co. were the brokers.

Bronx.

SPUYTEN DUYVIL RD.—James A. Dowd sold for Mrs. Katie McCann the house and plot in Spuyten Duyvil rd, about 200 ft. south of 238th st, to Edward Gallagher for occupancy.

BRYANT AV.—Daniel H. Jackson sold to M. Lampert 1021 and 1023 Bryant av, a 5-sty new law apartment house, 42x100. G. W. Gain was the broker.

FORT INDEPENDENCE AV.—The Van Deveer estates have bought the lot, 25x116, on the west side of Fort Independence, adjoining the corner of Bailey av. Arthur Cox was the broker.

WASHINGTON AV.—Clement H. Smith resold for Richard Butler the dwelling 1846 Washington av, on plot 27x109.

WEBSTER AV.—Cahn & Pittman purchased from the Equitable Trust Co. the three 4-sty apartment houses at 1374, 1376 and 1378 Webster av.

WILLIS AV.—Atlantic Dock Co. has sold to J. E. Davis, piano manufacturer, the Grand View Hotel, at the northeast corner of Willis av and 134th st, facing the Willis av bridge. A 6-sty tenement on lot 25x40 is on the corner. The Davis Corporation plans to remodel both buildings.

Brooklyn.

CROWN ST.—Realty Associates have sold two dwellings at 151-3 Crown st to Otto F. Steckerand and Mrs. Anna M. DeWitt, respectively.

KENMORE PL.—The Nason Realty Co. has resold 744 Kenmore pl, corner of Farragut rd, a 3-sty Colonial dwelling, on plot 50x100, to Mrs. A. J. Piepenbringer. This property was recently acquired from the Placid Realty Co. in part payment for the flat at 454 West 146th st.

9TH ST.—John Pullman Real Estate Co. has sold 484 9th st, a 3-sty dwelling, on lot 20x100, for Henry Rushmore to Frederick W. Ostergren.

24TH ST.—R. S. Fisher sold plot 40x100 in East 24th st, near Av Q, to John H. Fogarty, who will improve with a bungalow; also 1371 East 14th st for Cornelius M. Myers; 60x110 on Ocean av, near Av S, for Frank S. Barnum; 1959 East 9th st, a private dwelling, for Charles Rosiello; and in East 13th st, near Av N, a 30-ft. plot to Glenn Frost.

60TH ST.—Martin A. Ansbro has sold the 6-fam. house at 676 60th st for Bernard C. Burgess.

68TH ST.—Frank A. Seaver & Co. have sold the plot, 80x100, on the south side of 68th st, 266 ft. west of 3d av, for A. Wheeler.

73D ST.—L. F. Brauns has sold the 2-sty dwelling on the north side of 73d st, 154 ft. west of 6th av, on lot 20x100, for Kathrina LeBeau.

PITKIN AV.—Joseph P. Day has sold the vacant plot at the northwest corner of Pitkin av and Bradford st for the Elway Co.

GARDNER AV.—Corwith Brothers have sold for the Waterbury Estates and also for Leopold Michel the entire block bounded by Gardner av, Meserole st, Scott av and Montrose av to the Montrose Improvement Co. This block adjoins the Long Island Railroad tracks, and the purchasers intend constructing a siding and erecting a 2-sty iron and brick structure to be used for manufacturing purposes.

WAVERLY AV.—Douglas L. Elliman & Co. have sold for V. G. Luthlen a plot fronting 115 ft. on Waverly av, running through to and fronting 25 ft. on Washington av, between Park

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

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IF YOU have water or other sediments coming into your cellar, we will keep it out or no charge, whether the leakage is due to springs or tidewater. If you have a leaking roof of any kind, we will make it tight and dry. Orders taken for any locality in New York or Westchester. **BESANT & CO.**, 112 Westchester Ave., Portchester, N. Y. Telephone 984.

AN ENERGETIC, EXPERIENCED MAN, well recommended, in established, centrally located real estate office; one controlling some business preferred; percentage or small salary and percentage; opportunity for worker; full details necessary for reply. Box 205, Record and Guide.

COMPETENT, reliable and experienced Expert Appraiser (established 1885), having maps, records and some business, wishes opening; can manage Appraising, Loan and Insurance Departments. References given as to ability and integrity. ESTABLISHED, Box 260, Record & Guide.

A DOWNTOWN real estate office desires services of experienced man for general renting; a good opportunity for capable man; drawing account and liberal commission. "Downtown," Box 238, Record and Guide.

REAL Estate firms or Estates having an opening for bookkeeper and office man, seven years' experience, please grant me an interview. Box 268, Record and Guide.

BUILDER wants 1,500 2-inch by 9-inch by 13 feet spruce plank in good condition. Box 270, Record and Guide.

FOR SALE OR TO LEASE

FLATBUSH—415 E. 46TH ST., nine room bungalow; \$5,500; easy terms; hot water heat; two-car garage. Brokerage allowed. Phone SENIOR.

PLOT OF GROUND, 50x100 FEET, Barker Ave., 204th or Post St.; two blocks west of White Plains Ave.; will be sold cheap. Apply 700 E. 149th St.

FOR SALE.

Long Island City, plot 75x100; five blocks from Bridge Plaza; improved; no agents. Address **W. H. BOYD**, 287 Barclay St., Flushing, N. Y.

OUT OF TOWN.

Fine plantation, 3,240 acres, near Richmond; fine stock, grain, grass, and tobacco farm. **S. M. McCUTCHEON**, Blackstone, Va.

LONG BEACH.

Three Lots, on Olive St., 60x100; very desirable; will sacrifice for immediate cash sale at 1911 purchase price.

HUNT, 146 East 49th St.

FARM AND RANCH LANDS.

60,000 acres improved ranch, stocked with high-grade Hereford stock cattle, at a bargain. Address **Box 40, Marfa, Texas.**

FOR SALE—TEN FARMS,

from two to three hundred acres; prices from \$300 to \$10,000; a few bargains. Write to **H. G. HILLS**, East Hampton, Conn.

TWO-FAMILY HOUSE

with two lots; 11 rooms, 2 baths; all improvements; selling at sacrifice; \$5,500. **J. STENNES**, 12 Fulton Ave., Maspeth, L. I.

MANHATTAN BEACH,

two choice lots near Oriental Boulevard; very reasonable. Address **H. D. J.**, Box 271, Record and Guide.

\$50,000 6 PER CENT

FIRST MORTGAGE FOR SALE, DETROIT REAL ESTATE; 10 PER CENT. CASH BONUS PAID FOR QUICK SALE. BOX 254 RECORD AND GUIDE.

CHANCE TO SAVE \$800

If bought before January, 1917; six-room house, all improvements; fruit and garage on property; located Fort Lee, N. J.; bargain; to close estate.

NANNEN, 639 W. 131st St.

20 MINUTES NEW YORK;

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.

Address **Box 63, Arlington, N. J.**

NEW YORK CITY.

Northwest corner of De Reimer Ave. and Boston Road, 75x100; only two blocks from Baychester Ave. station, rapid transit line; given away at \$4,400.

REID & LOWERY CO., Palisade, N. J., Telephone 850 Cliffside.

NEW JERSEY.

Palisade, Morsemere, Edgewater and Grantwood residences, building plots, old factory and acreage; all at bargain prices; some exchanges.

REID & LOWERY CO., Palisade, N. J., Telephone 850 Cliffside.

THE HOUSE YOU WANT

at your price; have everything; some excellent bargains and foreclosure snaps; satisfaction guaranteed.

FICKEN, Van Wyck, Cor, Liberty Ave., Jamaica, Est. 1891.

BROKERS, ATTENTION.

250 acres cut over land at Chatsworth, N. J., near station, suitable to sell for small farms; adjoining property has been plotted and marketed; taken for debt and will be closed out to best offer.

F. M. DAMPMAN, 488 13th St., Brooklyn.

FACTORY SITE, HOBOKEN, N. J.

Plot 50x106, irregular, faces on two streets, downtown section, five minutes' drive to Lackawanna ferries and freight yard; also to Erie R. R.; price \$16,000; reasonable terms; brokers invited.

BOS & CONKLIN, 52 Newark St., Hoboken, N. J.

FOR SALE.

Hasbrouck Heights, N. J.; 9-room house; all improvements; plot 50x145; room for chickens; good train service; easy terms. Write for particulars.

ALFRED GRAMLICH, Wood Ridge, N. J.

FOR SALE OR EXCHANGE

city block, 200x350, for manufacturing purposes, mostly vacant, in Greenpoint, Brooklyn; convenient to docks and R. R.; 30 minutes' trucking distance to center of N. Y. C.; will sell or exchange, part or whole. **Box 269, Record and Guide.**

4,800 ACRES,

good cultivation or stock-raising Florida land; 10 acre; easy terms; 50 miles below Jacksonville; well located to resell.

J. L. BARR, Mansfield, Ohio.

6,500 ACRES COAL AND TIMBER LAND, Tennessee, equipped with coal mine railroad tracks, 50 buildings, etc.; fine grade coal; some good timber; good grazing and farming land on improved highway; very cheap.

J. L. BARR, Mansfield, Ohio.

SALESMEN AND BROKERS

wanted to get in touch with salesmen, brokers, &c. to sell lots at our new development on Cape Cod. This property offers unusual facilities for summer homes or investment, as the trend of vacationists is to the Cape, the playground of the nation. Liberal commission basis. Address

A. H. BUFFUM REALTY CORPORATION, 7 Water St., Boston, Mass.

FOR SALE.

1,270 acres coal land in Central Texas; adjoins good producing mine and railroad. Engineer reports three veins, one 7½-foot vein at 50-foot depth, lignite of poor quality; one 12-foot vein at 80-foot depth, very fine lignite; one 8-foot vein at 152-foot depth, semi-hard coal, which is free from smoke, soot and clinkers. Will run 25,000 tons to the acre, eliminating the poor vein. This is a forced sale. It will go at \$12.50 per acre, \$3,000 cash, balance 8 equal annual payments, commencing May 1, 1917.

W. W. MILLER, Cattleman's Exchange, San Antonio, Texas.

FOR SALE—AT SARATOGA SPRINGS,

a Country Place, 88 acres; one mile from village; brick house, 13 rooms, well shaded; dining room, 16x20; two kitchens; toilets, bathroom; open plumbing; good water supply; large hot air furnace; two tenant houses; large barns, carriage house; team work horses, harness, wagons, sleights, farm implements, cows, golf links, polo field; Woodlawn Park adjoining. Address

B. F. BLOOMFIELD, Saratoga Springs, N. Y.

BRONX BUYERS.

THREE CHOICE BRONX PROPERTIES

MUST BE SOLD TO CLOSE ESTATE. Jerome Av., west side, 100 ft. north 183d St., foot of subway station, 50x100; vacant; free and clear.

Webster Av., Nos. 3073, 3075, 3077, near 205th St., few feet from proposed "L" station; three story and cellar frame attached one-family dwellings on lot 50x120; six rooms and bath; well rented; free and clear.

Stebbins Av. and 170th St., northeast corner; 100x105; vacant; near subway station; free and clear.

Full Commission to Brokers. **HENRY ALBERS, PR.**, 74 Broadway, N. Y. City. Tel. Rector 9086.

100 ACRE ESTATE.

AN UNUSUAL OFFERING.

Within pretty New Jersey town limits, 18 miles from New York, one mile from station; best commutation; on avenue between town and golf club; unusual schools and social life; has spring fed brook and river front orchard and woods; fifty acres in hay. Exchanges (North Shore, L. I., preferred) or sale.

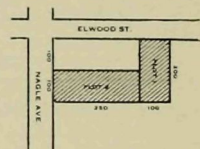
HONORE WILLISIE, Butterlick Bldg., N. Y.

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Exceptional Opportunity Splendid future in big, growing city.

ROBERT A. OSBORNE, 756 Broad St., Newark, N. J.



UNUSUAL OPPORTUNITY

Elwood St. and Nagle Ave. Dyckman Tract.

Plot No. 1—100x200, Elwood St. Mortgage \$10,500. Price \$22,500

Plot No. 2—100x250, Nagle Av. Mortgages \$19,000. Price \$30,000

Plots Nos. 1 and 2 combined Total Mortgages \$29,500. Price \$50,000

These prices for quick sale only.

If sold through a broker, only the broker who first brings a signed contract with a deposit will be recognized.

For further information address **ELNA REALTY CO.**, Room 605, 104 W. 42nd St.

and Flushing avs, to a client who will erect a factory for his own use.

3D AV.—H. O. Harris sold for Ida M. Niebel the property at 7611 3d av.

3D AV.—Frank H. Malone has sold for James G. Smith the plot at the southeast corner of 3d av and 81st st, on plot 29x100.

Richmond.

ROSSVILLE, S. I.—J. Sterling Drake sold for the Winant estate, Algernon S. Norton, Esq., referee, 19 acres of land on both sides of Winant av, Rossville, to Max Zapf.

Rural and Suburban.

CROTON LAKE, N. Y.—The Robert E. Farley Organization, in conjunction with William H. Oliver, of Ossining, sold to F. T. Hopkins the Chaunsey D. Griffin farm, containing about 100 acres on the north side of Croton Lake. The property has an old Colonial house on it, which the purchaser will remodel for his summer home. The tract commands extensive views of Croton Lake.

FARMINGDALE, L. I.—Stern & Brauner purchased from Jarvis A. Lattin a tract of about six acres at Farmingdale, L. I., formerly a part of the Lattin property. The purchasers will erect a plant for the packing and manufacture of table condiments. The transaction involved about \$10,000.

KINGSTON, N. Y.—Through M. Morgenthau, Jr., Co., Miss Martha Hentschel, of Kingston, N. Y., has disposed of her homestead, together with 3 1/2 acres, at Kingston. This property has been deeded to Miss Lillian D. Wald, head worker of the Henry Street Settlement; Morris Hillquit, the well-known Socialist, and Dr. George Price, of the Board of Sanitary Centre of the Garment Workers. It will be held in trust by them for use as a tuberculosis sanitarium for the members of the International Ladies' Garment Workers Union of New York

DIVIDEND NOTICE.

FULTON TRUST COMPANY OF NEW YORK,
149 Broadway, New York City, December 21, 1916.
49TH CONSECUTIVE SEMI-ANNUAL DIVIDEND AND 7TH EXTRA DIVIDEND.

By Resolution of the Board of Trustees, a Semi-Annual Dividend of FIVE PER CENT., and an Extra Dividend of TWO PER CENT., is payable on January 2, 1917, to stockholders of record at the close of business, 3 P. M., December 22, 1916.
CHARLES M. VAN KLEECK,
Secretary.

Henry Brady
AUCTIONEER
REAL ESTATE INSURANCE
200 W. 23d St., Cor. Seventh Ave.

GEO. J. RYAN
Queens Borough Real Estate
AGENT BROKER APPRAISER
Member Real Estate Board of New York
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WEST 23RD STREET CORNER
FOR SALE, to settle Estate. Can be bought at a very attractive price. Now leased to one tenant at \$6,000 per year net for liquor store and hotel. Address
Estate of Thomas Lynch,
WILLIAM H. ARCHIBALD,
Executor,
316 West 23rd Street,
Phone 5566-5567 Chelsea.

NEARLY Two Billions of Dollars are involved in the annual transactions of the Real Estate and Building Interests of Greater New York and Vicinity, and the **Record and Guide**, since 1868, has been the only class publication devoted to these interests.

City, according to the announcement made by the State Board of Health. The main house is to be entirely remodeled at considerable expense, and an addition built and modern appliances, including thoroughly modern heating plant installed. When completed, the building will contain from forty to fifty beds. The work of alteration is in charge of Professor John B. Van Pelt, of Columbia, who is an architect.

LOCUST VALLEY, L. I.—Cocks & Willets sold 20 acres of the Remson Youngs farm, at Locust Valley, L. I. This property is near the Piping Rock Club and will be improved.

MONTCLAIR, N. J.—Allison P. Clark, of Montclair, purchased of Frederick T. Gates the tract on the east side of Lloyd rd, south of Hoburg pl, having a frontage of 330 ft., directly in the rear of the Gates residence, at an elevation of 550 ft. The property will be improved by the erection of two residences. F. M. Crawley & Brothers, of Montclair, were the brokers.

MT. VERNON, N. Y.—The Anderson Realty Co. sold the following properties: for George H. Mitchell to M. E. Bullard the dwelling 34 Clinton pl; for Ella A. Charlton to John B. Taylor, of New York, her residence at Aubyn Manor, with about 3/4 of an acre; for Laura Smythe Wagner her dwelling at 36 Rich av; for the Manor Building Co. to Edward B. Murray, a new house, with garage, 75x125, in Winfield av, Forster tract; for Grace E. Gould to Dennis J. Egan, of New York, her residence at 51 South 10th av.

OSSINING, N. Y.—William H. Oliver, the Ossining representative of the Robert E. Farley Organization, has sold the Henry F. Griffin farm of about 100 acres on the north side of Croton Lake, adjoining the property recently sold by the same organization to F. T. Hopkins.

PEAPACK, N. J.—F. W. Jones, Jr., has sold to Alfred Borden, of Proctor & Borden, 27 Pine st, the "Crater" farm at Peapack, N. J., containing about 50 acres. This land lies just to the south and joins the property now being developed by Stuyvesant Pierrepont.

PEAPACK, N. J.—F. W. Jones, Jr., has sold to Harold Freeman, of Freeman & Co., 34 Pine st, about 100 acres of land adjoining his estate at Peapack.

PLANDOME, L. I.—Shields Brothers (Inc.) have sold at Plandome on Manhasset Bay, a plot of 1-3 of an acre to F. A. Morin, who will immediately improve the property for residential purposes.

SCARSDALE, N. Y.—Fish & Marvin have sold a plot on Walworth av, Greenacres, for E. J. Baird to James W. Veeder of Schenectady, N. Y. The property is near the Hartsdale station and the Scarsdale Country Club.

TARRYTOWN, N. Y.—Kenneth Ives & Co. have sold Blithelia, the country place of Mrs. Julia C. Jayne, containing four acres, a large residence and outbuildings, situated on McKee and Warren avs, Wilson Park, near the estates of Mrs. C. J. Gould, Theodore H. Mead, Mrs. Charles Ewing, Worcester R. Warner and Charles E. Lord. It was held at \$40,000.

UPPER SARANAC, N. Y.—Wm. A. White & Sons have sold for Mrs. Alfred L. White her property at Upper Saranac, Franklin County, N. Y. It consists of one-half of Deer Island, including about 26 acres of land, with various camp buildings. The buyer is Edmund Lyon, of Rochester, N. Y.

WESTPORT, CONN.—John Crawford and William F. Day sold for J. N. Marchand to Edgar F. Leo a 13-acre country property at Westport, Conn. The house, which has been modernized without destroying its original quaintness, was built in 1780.

WHEATLEY HILLS, L. I.—C. C. Auchincloss has bought the Daniel J. Hegeman farm of 65 acres at Wheatley Hills, L. I. The property adjoins the estate of E. D. Morgan, Harry Payne Whitney, Beekman Winthrop and Bradley Martin. Mr. Auchincloss will make extensive improvements at once. Cocks & Willets were the brokers.

Heights Apartment House Leased.
Rice & Hill leased for S. Morrill Banner the six-story elevator apartment house at the northeast corner of Hamilton place and 139th street, fronting 106.6 feet on the former and 94.3 feet on the latter. The building accommodates twenty-four families and is entirely rented. The aggregate rental for the term of the lease just closed approximates \$70,000.

Old Brokaw Building Leased.
Spear & Company and Horace S. Ely & Company leased the one-time Brokaw building at Astor place and Fourth avenue to the Greenhut Company, Inc. The property is owned by the Wilks Estate, and the lease, which is for a term of years, covers all the old building with the exception of a ten-foot strip in Astor place.

57th Street Lease.
Huberth & Huberth have leased for Edgar S. and John S. Appleby the property at 642-650 West 57th street, at present partly occupied by an old two-story building. This building is to be razed and a modern garage and service station will be erected, which, when completed, will be occupied by the Peerless Motor Car Company of Cleveland, Ohio, as its New York service station. The plot covers an area of 150x140 feet. The contract for the erection of this building has

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(James P. Eadie)
Real Estate and Insurance
Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone, 5266 Chelsea

LEASES.

Lease on Seventh Avenue.
William F. Feurst leased for Herman Woog to the United Cigar Stores Company, three buildings at 311-313 and 315 Seventh avenue, being the southeast corner of 28th street. The property fronts 78 feet on the avenue and 57 feet in the street. The lease is for twenty-one years, with a renewal privilege for a like period. The aggregate rental approximates \$400,000. It is understood that in the near future this property will be improved with a modern structure which will have direct communication with the new Seventh avenue subway station located at this corner.

Hatters Obtain Lease.
Pease & Elliman leased 581-583 Fifth avenue, adjoining the one-time home of the late Jay Gould at the northeast corner of 47th street, now the city home of Mrs. J. Finley Shepard, to Youmans & Company. By the transaction, the lessees obtain the remainder of the lease, having thirteen years to run, on a four-story modern building, 39x100 feet, from May 1, 1917, and assume a contract calling for rentals aggregating about \$500,000.

been awarded to the Fred T. Ley Company, which put up the service station for the Willys-Overland Company, also in West 57th street.

Corn Exchange Leases.

The Corn Exchange Bank leased in the Audubon Theatre building, through Manning & Trunk, the store and basement at the southeast corner of Broad-



*It means money
in your pocket!*

Did you ever spend real, good money redecorating an apartment on the strength of a long term lease, only to find the lease worthless, and the tenant a "dead beat," or an undesirable?

Of course you have—almost every agent and owner has been stung in just that way, simply because he did not properly investigate the applicant.

Some of the biggest real estate men in the city save money by using the Tenants' Record—24 Hour Certified Reports on all their prospective tenants. They are inexpensive and reliable.

Ask us to investigate your next applicant.

The Tenants' Record, Inc.

Phone Cortland 5838.

41 Park Row, New York City.

way and 166th street, from the Broadway and 165th Street Realty Company, William Fox, president.

Fifth Avenue Lease.

The Columbia Graphophone Company has taken the corner store and basement in the eleven-story structure at the north-east corner of Fifth avenue and 37th street, known as the Lewis building. The store has an area of 75x110 feet. The lessees will take possession next April. Wm. A. White & Sons represented the owners and Tucker Speyers & Company the lessees in the transaction.

Bank on Union Square.

Stephen H. Tyng, Jr., & Co. have leased for S. Soldin the corner store and basement at 1 Union square to the Morris Plan Bank, of the Equitable Bldg. The lease is for a period of about fifteen years at an approximate rental of \$100,000. It will be operated as a mid-town branch of this bank.

Manhattan.

AMES & CO. have leased for Ewing, Baker & Henry the 4th floor at 1160 Broadway to Lipman Bros., jobbers in skirts; also for the Preferred Rentals Co., the 2d floor at 11 East 31st st to Morris Rosen, cloaks and suits; for the Marlton Realty Co., the 3d floor at 112, 114, 116 West 18th st to H. B. Katzman, manufacturer of cloaks and suits; for the Pell estate the 2d loft at 23 West 32d st to E. Deutsch for manufacture of dresses and waists; for the Hakalist Realty Co., the entire 5th floor to Gottreich & Mirskin for the manufacture of cloaks and suits, and the 6th floor to William Wiener, cloaks and suits; for Walsh & Ives, the 2d loft at 360 West 50th st to the Barrett Motor Starter Mfg. Co., and for the Terminal Realty Co., the 2d loft at 26 West 31st st to Whitman Candy Co.

AMES & CO. have leased for the Williams estate apartments at 430-432 West 34th st to John P. Clark, S. Bozzonetti, Sydney D. Shaw, P. Dillon, L. Frances, A. Ohlman and A. Hayes; for H. Sachs at 128 West 34th st to Robert B. Robinson, C. Fitzpatrick and R. J. Wildhack; for the Sampeck Realty Co., at 130-132 West 34th st, to Charles Van Schuler, Robert L. Bell, Arthur Sullivan, A. Kruger, Francis Miller and the top floor studio of 130 West 34th st to Harvey Ewrick; the musical studio at 132 West 34th st to Mme de Espinoy, and for the Term-

inal Realty Co., at 137 East 34th st, the 4th floor studio to Harry Goldberg.

F. E. BARNES leased at 62-4 West 45th st the 4th floor to the Photo Player Co. of New York, Inc.; 5th floor to the Musicians' Club of New York; 6th floor to Franklin P. Pratt Business School; portions of the 8th floor to A. J. Bodker, architect, and H. Moran, interior decorator; 9th floor to T. B. Harms, Francis, Day & Hunter, music publishers; 10th floor to Gurney Elevator Co., and a portion of the 11th floor to L. Matray, jeweler, thus completing the renting of the building; also leased the dwelling at 83 Lexington av to Miss A. Mangin and Mrs. Julie Charap; and the dwelling at 428 Lenox av to Miss Minnie Richardson.

BECK SHOE CO. have leased through Pease & Ellman from the Schulte Realty Co. a large additional rear space in conjunction with their establishment at 368 6th av, being in the property at the southeast corner of 23rd st and 6th av. The extending of the Beck Shoe quarters indicate that the district has materially improved and will continue to recover its former stability.

DANIEL BIRDSALL & CO. leased lofts at 17-19 Washington pl to Rochester Cap Manufacturing Co.; at 186-8 Wooster st to the Original Toy Co., with William A. White & Sons; 58 East 11th st to Shlansky & Spivak, the building 561 Washington st to Felci de Cicco, with Horace S. Ely & Co.; lofts at 482 Broome st to M. Silbert & Son; at 446-8 Broadway to B. Jaffe, and at 9 West 20th st to Glantz & Schreiber.

BLEIMAN & CO. have leased for the Morgan estate, represented by F. & G. Pfomm, the store and basement at 738 Broadway to Abe Keller; for Adolph Boskowitz the 1st loft at 704-6 Broadway to Nathan Marks; for Cruikshank Co. the 1st loft at 633 Broadway to Brofman & Van Gelden, Inc.; also the 1st loft at 635 Broadway to Livert & Wilson; for R. F. Fitzpatrick the 8th loft at 65-7 West Houston st to Goodwear Leather Mfg. Co.

BRETT & GOODE CO. leased at 461-79 8th av part of the 3d floor, about 6,000 sq. ft., to the Johnson-Dickson Co., represented by S. G. Holt & Co.; also an office suite of 1,800 sq. ft. to Junius H. Stone.

CAMMANN, VOORHEES & FLOYD have leased for E. P. Reichhelm Co. the store, basement and sub-basement at 24 John st to Kastenhuber & Lehrfeld, who have been for many years at 21 John st. The lease of the entire 5-story building at 24 John st has been renewed by the same brokers for Andrew S. Glover to the Reichhelm Co. for 10 years on a net rental basis.

CAMMANN, VOORHEES & FLOYD have leased the building 139 Maiden la, for the Appel Estate to the U. S. Brokerage Co.

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.

Suburban sections and the various Boroughs

of the City will be treated under separate captions.

The regular edition of The Evening Post containing this Real Estate Review will also include the internationally famous

Annual Financial Supplement

a feature of unparalleled interest to the biggest men in Finance, Commerce, Business.

To Real Estate Brokers, Owners,
Operators, Builders:

Vast accumulation of profits in the business world has resulted in unprecedented speculation and investment in stocks and bonds, which is assuredly the forerunner of a big movement in REAL ESTATE. This edition of The New York Evening Post has an unequalled value as an advertising medium. Your advertisement will receive many readings because it is an edition that is preserved for future reference. There will be no increase in the advertising rates; the usual card rates will prevail. Send in your copy at the earliest possible moment to be assured of a good position.

CROSS & BROWN CO. has leased in conjunction with M. & L. Hess (Inc.) 10,000 ft. of space on the 8th floor of the new Naxton Building, 229-239 West 28th st, to L. Kehlmann Co. for a long term of years; 1st loft 41-45 Lafayette st, in conjunction with Chas. F. Noyes Co., to Latham Machinery Co., of Chicago, for a long term of years; 3d loft 100 Prince st to Star Mfg. Co.; space at 33 3d av to Elm Field Club; space at 100 5th av to B. Levin.

CROSS & BROWN CO. has leased the store at 1876 Broadway, also space on the 2d floor to G. Figar Bearings Co.; space at 245-9 West 55th st to Zenith Carburetor Co.; space on the 7th floor and film vault at 729 7th av to Modern Features Photo Plays, Inc.; at 149 West 36th st; space to Frigidor Corporation; 7,500 ft. of space at 6 West 39th st to Federal Advertising Co.

DUROSS CO. leased for Bernard Kempner the 1st loft at 131 West 14th st to the Hollenick Liberal Society; the store at 131 West 14th st to the Chelsea Reflector Co.; the corner store at 118 7th av to Duffy Bros.; the 2-sty building at 131-5 Barrow st to Joseph Dill; the store at 200 West 14th st to Louis Lemberger, and the stores at 418 West 17th st to John Burdick.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment of 15 rooms and 5 baths in the new building under construction at 270 Park av for the Vanderbilt Av. Realty Corp., Dr. C. V. Paterno, Pres., to John T. Terry. The apartment in question faces Vanderbilt av, which will be extended through the building, and a garden 70 ft. wide; also large corner apartment in the new building under construction at 417 Park av for Bing & Bing to Henry B. Slayback, of Henry B. Slayback & Co., bankers; this building, for which they are agents, is now practically 50 per cent. rented, although it will not be ready for occupancy until next fall; 37 West 50th st, a 4-sty house, on lot 15x100, for Mrs. Julia B. Freeman to Richard Wainwright, of Rye, N. Y.; and leased a store at 13 West 39th st to Van Praag Florist Co., now at 4 West 40th st, for the holidays.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment, furnished, for the season at 755 Park av, for W. H. Butler to Howard R. Maxwell; an apartment, from October 1, 1917, at 417 Park av, for Bing & Bing, to H. C. Fleitmann; furnished apartment at 40 East 83d st for Mrs. Stanhope Phillips to David Jay Ely; a furnished apartment at 414 Madison av for Miss Edna Grover to Mme. Georgette Dela Platte, and for Mary H. Lester, represented by William H. and Edward A. Lester, the parlor floor store at 55 East 56th st to G. Sangiorgi, of Rome, Italy, represented in this country by G. Walsor, for the sale of fine art goods and antiques.

DOUGLAS L. ELLIMAN & CO. have leased a large duplex apartment of 14 rooms and 4 baths at 563 Park av to Mrs. Mary C. Mellen Kampmann; a furnished apartment at 55 East 65th st for Helen Lowden to Dewey C. Bailey, Jr.; an apartment at 26 East 49th st for Elizabeth Walker to Evangeline M. Brandon; at 9 East 48th st for Herbert Gulick to Frank G. Marsh; at 287 Lexington av for Mrs. Paul Crovat to Mrs. Hollis Hunniwell, and at 157 East 81st st for F. Hoar to George A. Hurty, of Henry Clews & Co.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment at 36 West 59th st for the estate of Norman L. Munroe to Herbert G. Wylie; also at 125 East 57th st for General E. A. McAlpin to Major John Bigelow; in conjunction with Seton Henry and Douglas Gibbons at 156 East 79th st for Julius Tishman & Sons to Edward T. H. Talmadge, Jr., which completes the renting of this new building. Douglas L. Elliman & Co. report that in all their buildings on or near Park av they have no vacancies remaining.

DOUGLAS L. ELLIMAN & CO. have leased 27 East 22nd st, a 3-sty house, 20x73, for Mrs. J. Palmer Coolidge to F. W. Jones, Jr.; an apartment in the new building under construction at 876 Park av, southwest corner of 78th st, for Edgar A. Levy to Mrs. Robert Eager; an apartment in the new building 64 East 86th st, from October 1, 1917, to H. Fowler, and an apartment at 416 Madison av for Kenneth Dows to John McMillan.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment in the new building covering the entire block at 270 Park av, for Dr. C. V. Paterno to Oakleigh Thorne, of Millbrook, N. Y., who recently sold his house at the northeast corner of Park av and 73d st to Mrs. Frank Gray Griswold.

DOUGLAS L. ELLIMAN & CO. have leased for the Renaissance Realty Co. 152 East 74th st, a 4-sty dwelling, to J. P. Whiton-Stuart; and have renewed the lease of 1215 Park av, a 3-sty dwelling for Douglas L. Elliman to Dr. M. Neustaedter.

JACOB FINKELSTEIN & SON leased, for a long term, for William G. Willmann the 7-sty building 161 Bowery to the United Office & Fixture Co.

FISH & MARVIN have rented for George Boldin his house at Pelham Manor, N. Y., to Herbert A. Watson.

J. ARTHUR FISCHER has leased to Martin Flanter an apartment at 19 East 127th st; to W. deClasson the 3d floor at 666 6th av, and to the 110 West 39th St Co. the first loft at 108 West 39th st.

M. FORMAN & CO. leased at 114 West 26th st the 4th loft to Victor Everett; the 3d loft to Cohen & Brookman and the 2d loft to Victoria Underwear Co.; at 126 West 22d st the top loft to the Richard Waist Co.; to Jackter & Goldstein the 10th loft; to Sol Friedman the 5th loft, and the 3d loft to the Gold Seal Waist Co.; at 129 West 27th st the 9th loft to the Saxon Waist Co.; to Meyer Kananack the 5th loft, and to Corn Brothers the 8th loft; at 109 West 27th st space to the Annetta Waist & Dress Co., the 10th loft, and to Siegel & Andron the 6th loft; at 150 West 22d st the

7th loft to Zuck & Gordon, and the 6th loft to the Columbia Cloak & Suit Co.

FREDERICK FOX & CO. have leased about 30,000 sq. ft. of space in the building formerly occupied by the Fourteenth St Store, 62-4 West 14th st, running through to 13th st, the 2nd loft in this building being leased to the Standard Tailoring Co., and the 8th loft to Layman-Berkwitz Co. Both leases are for a long term. Brett & Goode Co. represented the lessors.

JULIUS FRIEND, EDWARD M. LEWIS CO., has leased the store, basement and 1st loft at 12 Waverly pl, for Chas. Perceval to Fine Hat Co.

GOODALE, PERRY & DWIGHT have leased 14,000 sq. ft. on the 17th floor in the Victoria Building at Broadway, 27th st and 5th av, to Kirby, Block & Fischer (Inc.). The building is now 95 per cent. rented; the 4th floor at 10 East 23d st to the Hiler Manufacturing Co.; part of the 3d floor at 114 East 28th st to Mones & Salzman, and the 2d floor at 158 West 32d st to Moses Fink.

A. A. HAGEMAN has leased for the Hageville Realty Company the 2d and 4th lofts at 59 West 30th st to Kassopol Brothers for a sales-room and manufacture of furs.

HAUSMAN & HAUSMAN rented a store at 6 Lenox av for the Juno Realty Co., to M. Meyero-witz; also the store at 2297 8th av for J. Spengenberg, to R. Rosen.

M. & L. HESS (INC.) leased space on the 13th floor in the Albarico Building, Broadway and 24th st, to the Black Cat Textile Co., successors to the Chicago Kenosha Hosiery Co. of Kenosha, Wis., and the Cooper Mfg. Co. of Bennington, Vt.; also the entire 10th floor, containing 22,000 sq. ft., to Wiesen & Goldstein, as showrooms and offices.

M. & L. HESS (INC.) have leased for the estate of H. D. A. Quaid the 3d, 4th and 8th floors at 821-3 Broadway, at northwest corner of 12th st, to various tenants. This completes the renting of all the floors in the building, upon most of which the present leases expire this coming February.

M. & L. HESS (INC.) have rented for the Franklin Sages Bank at 16 East 17th st, the store and basement to R. E. Fenno & Co., book publishers; in connection with White-Goodman & Co., the 2d floor to the Herzog Co., and for the 25th St Realty Co. the 10th floor at 134 West 29th st to Maynard, Miller & Weingold.

M. & L. HESS (INC.) leased for the M. M. Holding Co. the 6th floor at 661-663 5th av to Rothenberg & Kahn for a term of years at a rental aggregating about \$40,000. This firm has been manufacturing for the wholesale trade and is now entering into the retail field.

M. & L. HESS (INC.) leased for Elizabeth Ferris the 7th floor at 30-2 West 15th st to the Gem Novelty Co.; also for the Rothschild Realty Co. to Ameto A. Jello space on the 11th floor at 98-100 5th av.

HUBERTH & HUBERTH have leased for the Fire Stone Tire and Rubber Co. the store and basement at 1875 Broadway to the Smith Form-A-Truck Co.

HUBERTH & HUBERTH have leased for Scott and Griffith, the store at 1696 Broadway, to the Public Service Tire & Rubber Co.

S. S. MANHEIMER has leased for the Regal Mortgage and Security Co. the three buildings at the northeast corner of Grand and Clinton sts for a term of ten years at about \$10,000 a year. These buildings formerly were occupied by the manufacturers of Brummell's Cough Drops.

MARSTON & CO., in conjunction with M. Rosenthal Co., leased a floor at 39-41 West 29th st to Karp & Kass.

CHARLES F. NOYES CO. has leased for the Hartford Fire Insurance Co. a floor at 58 Maiden lane to Ballard Greene (Inc.); space in the Fahys Building, 52-54 Maiden lane, to the Arrow Button Co.; offices in the Market & Fulton Bank Building to W. A. Anderson & Co.; and space on the 7th floor of the Masonic Building, 23d st and 6th av, to Minnie A. Bricker, and at 46 West 24th st to Friedman-Wallach Co.

CHARLES F. NOYES CO. has leased the store at 1587 Broadway to Augustine Stores Co.; store and basement at 46 Gold st for Nicholas Volk and Margaret Volk to McKesson & Robbins; a floor at 61-5 Cliff st to Brown, Lent & Pett, and a floor at 41-5 Lafayette st for Herman P. Suerken to the Correct Printing Co.

CHARLES F. NOYES CO. has leased a floor at 253 Pearl st for Marie Talbot Constant to David Kleckner; a floor at 157 Water st for Atkin & Durbrow to Milton Greenhall, and the 1st loft at 213-217 Grand st to the Eagle Badge & Novelty Co.

PEASE & ELLIMAN have sub-leased for E. J. Noble & Co. the 4th floor at 1313 Broadway to the Monroe Clothes Shop; leased to Miss L. Marie Vaughan for Miss Ellen Lawton, who was represented as agents by D. L. Elliman & Co., the parlor floor at 5 East 53d st; for the Belle Haven Realty Co. an apartment at 13 East 65th st to Miss Florence Leeds; furnished, for Eugene Rummel his apartment at 575 Riverside Drive to Herbert Doormand; and have subleased for Ira S. Parke his apartment at 152 East 35th st to William Timlow.

PEASE & ELLIMAN have leased for the Carolyn Holding Co. to C. L. Bausher, Jr., the 5-sty dwelling at 355 West 84th st; sub-leased for Mrs. A. N. Anderson her apartment at 116 East 58th st to Mrs. Ernest R. Adee of Tuxedo; leased a 50x100 ft. lot at 31-33 East 32d st to Cohen, Mathews & Levine; and part of a loft at 4 West 37th st to Louis Singer; furnished, for Mrs. Grace L. MacGregor her apartment at 161 East 79th st to W. S. Kahnweiler, and, furnished, for T. Christie Douglas his apartment at 150 West 95th st to Van W. Tyler.

PEASE & ELLIMAN have leased, furnished, for Oliver J. Wells the 4-sty dwelling at 34 East 62d st to Joseph R. Swan, of Roslyn; and sub-leased a large apartment at 330 Park av;

a part of the entire New York Central block front on the west side of Park av, improved by the Park Av. Improvement Co., for occupancy this fall, to Mrs. J. K. Walsh.

PEASE & ELLIMAN have leased furnished for Mrs. Robert Stone her apartment at 117 79th st, to John A. Campbell; furnished, for Mrs. Dorothy Knight her apartment in the newly-completed house at 138 East 36th st, to Miss Maude Remington; and for the Dual Realty Co., a loft, 45x100 ft., at 38-40 West 27th st, to Nathan Rubin, a coat manufacturer.

PEASE & ELLIMAN have leased for Van Norden & Wilson to the Schulte Cigar Co., for a long term, the Century Building at 74 Broadway, extending through to New st, large space on the concourse floor from New st to the Wall st subway station, and on May 1, upon completion of alterations and improvements, the Schulte Co. will open a branch establishment.

PEASE & ELLIMAN have leased to the Schulte Cigar Co. in the premises owned by the Peter Doelger Brewing Co., the large store at the northeast corner of Broadway and 97th st, for a long term, and upon completion of extensive alterations the Schulte Co. will open its 108th branch establishment.

PEASE & ELLIMAN have leased to the Schulte Cigar Co., in the property at the southeast corner of Broadway and 23rd st, for the Robard Realty Co., the large corner store, and upon completion of extensive alterations from plans of Frederick Putnam Platt the Schulte Co. will open a branch establishment.

PORTER & CO. have leased to the Republic Rubber Tile Co. the southerly half of store at 952-954 Westchester av.

PORTER & CO. have leased for Samuel Well to Ernest Krusi, the 4-sty dwelling at 220 Lenox av.

GEO. R. READ & CO. have leased to the following tenants space in the Constable Building, at 111 5th av; Levin, Struhl & Alperito, Federal Silk Co., Inc., Weber & Sons, S. S. Kaplan, Hugh A. Muirhead; Edward J. Fallon, Lincoln Correspondence Schools; Moritz Kalmus & Neffen, Kaufmann Bros. & Cohen and Julius Ballin.

PREVILLE & ROSENBERG have leased for the Phipps estates the 2d loft at 42 West 18th st, through to 45 West 17th st, to Ben H. Schiff & Bro.; for the Ulmer estate, the 7th loft at 36-38 East 20th st, to L. Gidding & Co.; for M. & L. Hess (Inc.), the 2d loft at 821-23 Broadway, to William Gintell & Co.; for Stephen S. Johnson, the 1st loft at 124-26 West 31st, to Daintie Cloak & Suit Co.; lofts at 34 West 17th st for Zion Realty Co. to L. & M. Kallish, and subleased the 3d loft at 43 West 17th st to M. Sussman.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. closed leases for the following furnished apartments for the rest of this season: at 441 Park av for the estate of Mrs. Emeline A. Kemp to Mrs. Shepard Krech; at 122 East 82d st for Grenville T. Snelling to Dr. Malcolm McBurney; at 823 Park av for W. H. Taylor to Mrs. C. C. Rumsey; and for Mrs. Phyllis L. Brooks at 178 East 70th st to George F. Porter, an unfurnished apartment at 156 East 79th st to Edward W. Nash; and for Henry M. Ward to John Sloane at 829 Park av.

LOUIS SCHRAG has leased for the Domestic Laundry Equipment Corporation the store at 143-7 West 19th st to the Greater New York Metal Box Co.; for Johnson & Fleischhauer the store at 107-113 West 25th st to Paul S. Halpern; and for the estate of William H. Brigham the store at 54 West 22d st to the Textile Mills Corporation.

JOHN F. SCOTT has rented for Samuel P. Hinckley his house known as Rosebush on Ocean av, Cedarhurst, L. I., for the season of 1917 to Henry W. Slocum.

THOMAS & SON have leased for Herbert C. Pell the 4-sty dwelling at 713 St. Nicholas av to Miss Hazel Schmitt.

STEPHEN H. TYNG, JR., & CO. leased to Bernard W. Cowen, art novelties, of 35 East 21st st, the entire 5th floor at 382-384 2d av for E. W. Bliss Bldgs., Inc.; the 4th and 5th floors at 43-5 East 19th st to Joseph Hahnesand & Co., dealers in toys; the 4th floor at 30-2 East 21st st to S. Handal & Bro., dealers in renaissance and drawn work, now at 438 Broadway; at 31 Union sq office space to Ernest W. Seidler, Walter Thomas, Arthur D. Robinson and Charles Myers; and at 25 Madison av space to Samuel H. Crawford & Co., dealers in woolsens.

STEPHEN H. TYNG, JR., CO. leased the entire 3d floor at 184 5th av to the Justice Export and Sales Co., Wm. J. Justice, Pres., as showrooms for lighting glassware and chandeliers.

VAN NORDEN & WILSON have leased for Dr. B. Farquhar Curtis the store at 28 East 33d st to Henry Bottjer; the lease runs for 11 years; also in connection with S. & J. H. Albert a large space at 74 Broadway to Albert de Wald Blum, and through Pease & Elliman a store in the New st arcade of the same building to D. A. Schulte (Inc.).

VAN VLIET & PLACE rented the 5-sty store and loft building at 69 Barrow st, through to 33 Commerce st, to the H. Webster Co.

CHARLES B. WALKER has leased for the estate of John R. Graham the three upper floors at 300 Canal st to the Union Suit Case Co.; also space to the Boxner Medicine Co.; for Jacob Franz space at 147 Grand st to William Purell & Co.; and for P. Murphy space at 86 Walker st to the W. & G. Metropolitan Book-binding Co.

S. S. WALSTRUM-GORDON & FORMAN have leased to Dr. John B. Ayerigg, of Walden, N. Y., the Tolcamp mansion on Prospect st, Ridgewood, N. J., and for Albert Walthery to James Newman, of Manhattan, the new dwelling at 331 East Ridgewood av.

WM. A. WHITE & SONS have leased loft space at 24 Bond st to Fellman Bros.; at 30 Great Jones st to Frank Stoller; at 103-105 William st to Thoms & Eron Inc.; at 186-188 Wooster st, in conjunction with Daniel Birdsall & Co., to Original Toy Co.; at 131-133 Bleecker st, in conjunction with Charles G. Keller, to Edward Ballon & Co.; at 24 Bond st, in conjunction with Frederick Fox & Co., to Meadow & Lipman, and an office at 100 Hudson st to John C. Triple.

WM. A. WHITE & SONS have leased the 5th loft at 148-150 Greene st to Wallenstein & Goodstein, and offices at 68 William st to Haller & Krumbhaar; at 41 West 21st st to Pulas Fisher, and at 10-12 Old Slip to R. Caparros & Co.

Suburban.

FEIST & FEIST have leased for the High St. Realty Co. part of the 3d and 4th floors in their building at 216-228 High st, Newark, to Miller Brothers Co. for a long term.

FISH & MARVIN have rented the "Gunning Residence" on the corner of Oxford and Cambridge rds on "The Grange" at Scarsdale, N. Y., to G. N. Monkhouse of this city; and for Mrs. Helen Halsey Colby her property on Drake rd, Scarsdale.

FISH & MARVIN have rented, furnished, the property of Preston L. Ford on Scenic driveway, Riverview Manor, Hastings-on-Hudson, to C. E. B. Ward, of Montclair, N. J.

GOLDSCHMIDT & MACDONALD have rented for Mrs. E. M. King house in Pine st, Woodmere, L. I., to Dr. H. D. Mandelbaum; for Clarence Galston house on Keen la to L. J. Robertson, and for B. H. Booth house on Neptune av to B. J. Rose.

LAWYERS BUILDING CO., through Feist & Feist, report the leasing of the old Proctor Theatre on Park pl, Newark, to William Fox & Co. This theatre will be used as a moving picture and vaudeville house. The property has a frontage on Park pl of 25 ft. and a depth of approximately 165 ft., coming out on the Canal st side, where it has a frontage of 100 ft. This theatre will be known as the "Terminal Theatre."

PAYSON McL. MERRILL CO. leased, furnished for George de Forest Lord his house in Knotta st, Woodmere, L. I., to Erskine M. Smith, and renewed for the estate of Franklin B. Lord to Edward S. Mills the lease of their property, corner of Nieman rd and Knotta st, Woodmere, L. I.

PELL & TIBBITS have leased at Wampage Point, on Manhasset Bay, to L. A. D. Percival, president of the Amalgamated Paint Co., a water front residence for next season.

HERBERT A. SHERMAN has rented for Howard E. White his place on the Post rd, at Rye, N. Y., house, grounds and garage, to Charles E. F. Clarke, president of the Pennsylvania Water & Power Co.

WORTHINGTON WHITEHOUSE (Inc.), in conjunction with William J. Roome & Co., have leased for C. I. Hudson his house at East Norwich, L. I., known as the "Martling house," to Walbridge S. Taft. It is situated on the Jericho-Oyster Bay Turnpike between Syosset and East Norwich and is opposite the Estate of Commodore Robert E. Tod and Lloyd C. Griscom.

REAL ESTATE NOTES.

WM. A. WHITE & SONS have been appointed agents of the 6-sty elevator apartment house known as the Andra, at 139-141 East 30th st.

HOUGHTON COMPANY has been appointed agent for 59 West 70th st, 3 West 84th st and 36 West 94th st.

AARON COLEMAN, real estate operator, will remove his offices to 1182 Broadway, on January 2, 1917. Tel. Madison Square 3949.

DANIEL BIRDSALL & CO., Inc., have been appointed agents for the Mills & Gibbs properties on 4th av, at southwest corner of 20th st, and northwest corner of 22d st.

O. D. & H. V. DIKE have been appointed agents for the following properties: 211 to 221 East 96th st, 183-185 Hester st, 256 Broome st and 143 and 145 Elizabeth st.

FERDINAND G. HOFFMANN has been appointed agent for 128-30 West 91st st, 32 McComb's pl, 441-3 West 31st st and 333 East 5th st.

NEW YORK LIFE INSURANCE CO. has appointed Douglas Robinson, Charles S. Brown Co. agent for the 7-sty loft building at 252-258 West 29th st.

NEW YORK TITLE & MORTGAGE CO. has just made a loan of \$70,000 to the Grand Terrace Construction Co. on two 5-sty apartment houses recently completed by them on the west side of Tiebout av, 94 ft. north of 183rd st.

QUINLAN & LELAND, in conjunction with Geo. R. Read & Co., have placed a loan of \$166,000 at 4 1/2 per cent. for 5 years on premises at 147-149 West 55th st; and \$80,000 at 4 1/2 per cent. for 5 years on premises at 719 7th av.

PEASE & ELLIMAN announce the election of C. Merritt Ives, who has been the manager of the apartment renting department of the company, to the office of assistant secretary of the corporation of Pease & Elliman.

CHARLES F. NOYES & CO. has been appointed renting agent for the Rialto Theatre Building, at the northwest corner of Broadway and 42d st, constructed on the site of the former Hammerstein Theatre.

WM. A. WHITE & SONS have placed a first mortgage loan of \$330,000 at 4 1/2 per cent. for 5 years for the Wallach Construction Co. on its new building at 30-38 East 33d st; also a first mortgage of \$200,000 at 4 1/2 per cent. for 3 years on the northeast corner of Columbus av and 66th st for Thomas Healey.

F. T. HOPKINS & SON, of 37 Great Jones st, the recent buyers of the old Gardiner Manston in Colonnade Row at 430 Lafayette st, have

appointed Robert M. Bush & Co. agents. The building will be altered into modern bachelor apartments on the upper floors, and offices for the owners on the main floor.

CHARLES F. NOYES CO. has arranged for Alexander M. Powell a \$200,000 savings bank loan on the 10-sty Powell Building, at the northeast corner of Canal and Sullivan sts, covering a plot of about 6,500 sq. ft. The same firm has been appointed renting agent for 1587-1589 Broadway, southwest corner of 49th st, owned by Samuel K. Jacobs. This property adjoins the Strand Theatre.

NEW YORK TITLE AND MORTGAGE COMPANY has made a loan of \$55,000 at 4 1/2 per cent. for five years on the two 5-sty apartment houses 211-217 Columbus av belonging to Miss Isabella R. Hamilton; also loaned \$65,500 to the Rodman Improvement Co., on the two 5-sty apartment houses, recently completed, at the southeast corner of Longfellow av and Rodman pl.

THE FIRM OF SLAWSON & HOBBS announce that on and after January 1 their east side office, at the northeast corner of 5th av and 40th st will be managed by Edward A. Arnold, who for several years past has conducted a real estate business at 64 Wall st. Mr. Arnold, who is an active member of the Real Estate Board, has had 15 years' experience in the real estate field, during the greater part of which he was associated with Richard Montgomery.

DOUGLAS L. ELLIMAN & CO. have been appointed agents of the new 13-sty apartment house being erected by Edgar A. Levy at the southwest corner of Park av and 78th st on the site of the old Mason-Seaman stable. This building will contain apartments of 8 and 9 rooms and will be ready for occupancy in the early Fall of 1917. Several leases have already been made from that date and others are pending.

WILLIAM A. WHITE & SONS, who were the brokers in the sale of the property, have been appointed agent of the John Alden apartments, a 9-sty fireproof elevator housekeeping apartment house in the Washington Square section now under construction at 42-46 West 10th st. The architects, Rouse & Goldstone, have designed the building along Colonial lines with a facade of red brick and white marble. The building will be ready for occupancy in the late summer of 1917. The apartments will consist of four suites of four rooms and bath and one suite of three rooms and bath on a floor.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

Table with columns for 1916 (Dec. 15 to 21) and 1915 (Dec. 17 to 23). Rows include Total No., Assessed Value, No. with consideration, and Consideration.

Mortgages.

Table with columns for 1916 (Dec. 15 to 21) and 1915 (Dec. 17 to 23). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4%, Unusual Rates, Interest not given, and Amount.

Mortgage Extensions.

Table with columns for 1916 (Dec. 15 to 21) and 1915 (Dec. 17 to 23). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1916 (Dec. 15 to 22) and 1915 (Dec. 18 to 24). Rows include New Buildings, Cost, and Alterations.

Table with columns for 1916 (Jan. 1 to Dec. 22) and 1915 (Jan. 1 to Dec. 24). Rows include New Buildings, Cost, and Alterations.

BROOKLYN.

Conveyances.

Table with columns for 1916 (Dec. 15 to 21) and 1915 (Dec. 17 to 23). Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with columns for 1916 (Dec. 15 to 21) and 1915 (Dec. 17 to 23). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with columns for 1916 (Dec. 15 to 21) and 1915 (Dec. 17 to 23). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1916 (Dec. 15 to 21) and 1915 (Dec. 17 to 23). Rows include New Buildings, Cost, and Alterations.

BROOKLYN.

Conveyances.

Table with columns for 1916 (Dec. 14 to 20) and 1915 (Dec. 16 to 22). Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with columns for 1916 (Dec. 14 to 20) and 1915 (Dec. 16 to 22). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4%, Unusual rates, Interest not given, and Amount.

Building Permits.

Table with columns for 1916 (Dec. 15 to 21) and 1915 (Dec. 12 to 23). Rows include New Buildings, Cost, and Alterations.

QUEENS.

Building Permits.

Table with columns for 1916 (Dec. 15 to 21) and 1915 (Dec. 17 to 23). Rows include New Buildings, Cost, and Alterations.

RICHMOND.

Building Permits.

Table with columns for 1916 (Dec. 15 to 21) and 1915 (Dec. 17 to 23). Rows include New Buildings, Cost, and Alterations.

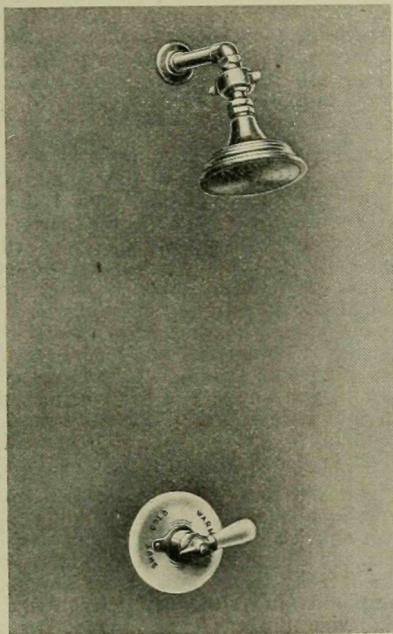
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Shower Mixer.

MIXERS are being marketed which may be used as a control to any fixture or apparatus that is supplied with cold and hot water. Special advantages are claimed for the device. The only tool necessary, according to the manufacturer, to take the mixer apart is a screw driver, thus making it difficult to be damaged. The renewable seats may be replaced where necessary, and this, the manufacturer states, tends to make the product not only cheap but also especially desirable because it is "anti-scalding." Greater utility will result in the operation of showers, the manufacturer declares, if they would be installed on the side and near the front of the shower stall, enabling the bather to do all the adjusting, before actually getting into the bath. The shower apparatus equipped with the mixer as illustrated on this page is said to be particularly adaptable for residences and hotels, and



he suggests when this type is used, that the shower arm be placed six feet above the floor.

Machine for Pipe Threading.

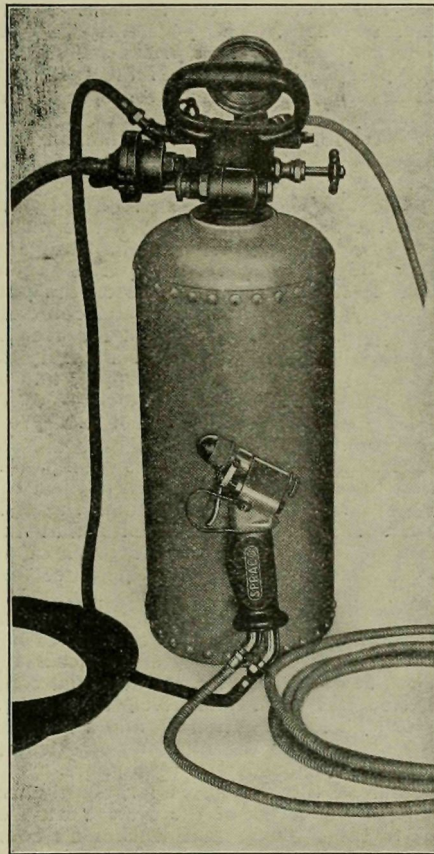
PIPE threading machines are on the market of solid and compact construction, which are stated to furnish the steadiness and accuracy which is so necessary in this class of work. The makers claim that it has a constant speed pulley and sight speed changes controlled by three levers which are easily reached. The changes may be made without stopping the machine and all the gears are cut from solid steel, running smoothly and noiselessly. A constant stream of oil on the dies and cut-off knife is also attained through a new device.

Cut-Off Valves with Quick Action.

QUICK-ACTING gas cut-off valves are among the specialties now being manufactured. They are intended for use with temperature regulators for turning the gas supply on or off. The lever is stated to be adjustable for use in any position and a slight movement will open to the full pipe area. These valves have pilot light openings at the bottom with soft removable valve seats.

Compressed-Air "Paint Gun."

COMPRESSED-AIR paint sprayers of new design have recently been developed and placed on the market. They are intended especially for rapid work and uniform paint, varnish or lacquer coatings on machines or metal parts.



The outfit, as illustrated on this page, comprises the gun itself, connected by hose to the paint container and an air filler. The tank carries the pressure control attachment and gauge. The gun itself resembles a short automatic revolver and the discharge is controlled by a trigger that governs both the air and the material supplies. The supply of material is adjusted by a nose cap and the air is regulated by a rear stem. The control head on the paint container shows the pressure on the air line and on the material.

New Screw Driver.

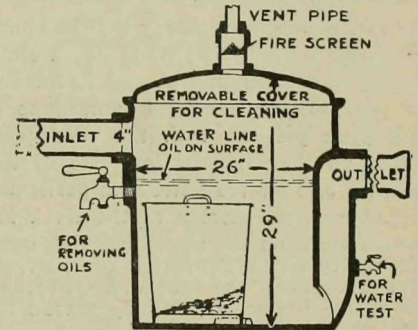
RECENTLY appearing on the market is a combination of a hammer and screw driver, the purpose of the hammer being to start the screw into the wood until it gets a good hold, while the screw driver part does its work. The feature of the tool, according to the manufacturer, consists in the handle being pivoted in such a way that it may be turned at right angles with the blade of the screw driver. This T-shape is said to make it useful as a hammer, and it also makes it useful in case the screw is difficult to drive.

All-Glass Lamp.

ALL-GLASS lamps are being manufactured of diamond crystal pattern, made for electric lighting only. The light passes through the shade and is said to produce a very brilliant effect.

New Oil Separator.

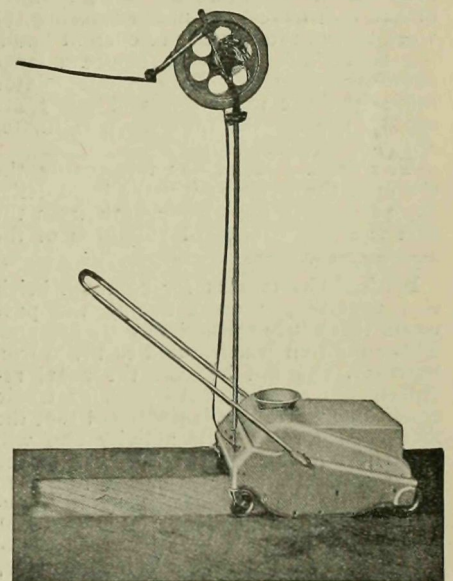
OIL separators stated to be moderate priced have been placed on the market. Their chief characteristic is said to be that they are able to overcome the difficulties experienced of catching mud, sand, soap, heavy oil and numerous other substances which are contained in the



liquid passing into it. The manufacturer states that his device has been passed by the Division of Combustibles of the Bureau of Fire Prevention of New York City, and that it conforms in every detail to the requirements of that department.

Electric Scrubbing Machine.

VARIOUS advantages are claimed for a sanitary electric driven floor scrubbing machine. It is 28 inches long, 20 inches wide, and 16 inches in height over all. It is entirely made of metal except the brush, and weighs 100 pounds. Its operation, as outlined by the manufacturer, is as follows: Only one attendant pushes the machine forward while it does the work, and no other help is necessary. A tank of clean water is carried on the machine, and the amount which the machine distributes on the floor is controlled from the handle by the operator. This water is immediately swept up by a cylindrical brush, 20 inches in circumference and 16 inches wide, revolving about 600 times a minute. The brush is driven by a quarter horse-power standard motor driving a Morse silent chain and sprocket. The



brush carries all dirt and water over an apron into a receiving pan and, according to the manufacturer, always scrubs with clean water. The manufacturer states that one of its principal advantages lies in the fact that it saves time and labor. It is claimed that if the attendant pushes the machine forward, at the rate of one mile an hour, it will scrub 7,000 square feet of floor space within that time, which is about ten times as much as a person with a mop, is able to clean in the same time. Other advantages claimed are that it saves the lighting bill, it insures sanitation, and that it saves in floor deterioration, because it does not permit the floor to become soaked with moisture.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THE feeling of lethargy that has hung over the building trade like a cloud during the week just passed is tracable in part to the unsettled conditions of European politics, with the consequent effect on the financial interests of this country and on Wall street in particular. The heavy snowstorm of the week has halted work on the active building operations, retarded deliveries of materials and decreased the demand. Furthermore, the impending holiday season has contributed somewhat in slowing up the market, as practically everyone is interested in preparations for the festivities and devoting much time that would be otherwise spent on business affairs. The last two weeks of the year are not generally considered popular ones for the consummation of large deals in the real estate and building fields, although there have been exceptions, but are usually spent in preparing annual reports and statements and in generally cleaning up the odds and ends of the year's business.

Material prices have fallen off to a certain extent during the week, but not to an amount that would materially affect the building trade as a whole. The price recession for the greater part has been in the metal lines, with the exception of structural steel. This commodity has held firmly to its price under a strong demand for both building and railroad steel. Copper, tin, lead and spelter prices are easier however, with few reported sales and inquiries few and far between. There is a feeling that if the European war is ended that the prices of these metals will be considerably lowered and prospective buyers are no doubt awaiting that event. The outlook in the metal lines is a favorable one, however, and dealers are confident that 1917 will be a prosperous year for the business.

The present strength of the structural steel market is due to the large tonnage orders that have been booked during the week and to the number of current building operations that will require a large additional tonnage. Large contemplated operations are numerous and many are rapidly nearing the time when estimates will be considered.

The brick market has felt keenly the storm of the week, as it made local delivery practically impossible both from the fact that the congested condition of the

streets made cartage a hardship and furthermore truckmen were able to obtain a better return from the use of their trucks in snow removal than by hauling brick. The price of Hudson river common brick remains as at last quotation, \$9.00 to \$9.50. The arrivals from up-river were numerous for this time of the year and included what will probably be the last tow of the season. This arrived Wednesday and consisted of fifteen barges. No other arrivals are expected until next spring unless an unusual spell of favorable weather makes it advisable for the manufacturers to make a further shipment. The possibility of considerably higher brick prices are staring the prospective builder in the face, and considering the demand for space, particularly in multi-family houses, it would be well for the speculative builder and investor to begin construction at the earliest possible moment.

The architects in this vicinity report that the outlook for a very active building season next year is a bright one and according to the present inquiries should include structures of all classes, but particularly apartment houses and commercial buildings. The demand for accommodations in structures of these types is still greater than the supply, and it will be some time before the cry of over-production will be raised if the present conditions continue.

The National Workmen's Compensation Bureau during the week notified the New York, Massachusetts and Pennsylvania Insurance Departments that the bureau has decided on the basis of an examination of company experience that an immediate revision of the workmen's compensation insurance rates is imperative, and that its manual committee has been empowered to begin the necessary work at once. Further, the actuarial committee has been instructed to make a thorough investigation of, and a revision if necessary, of the methods of calculating the various state multipliers. The action of the bureau is largely the result of the letter of the New York Department showing that workmen's compensation rates in this state were decidedly inadequate. The proposed revision will include the readjustment of the multipliers of other states on a basis of greater experience than heretofore and afford a satisfactory basis for checking up those multipliers. It is expected that the work will be completed by March 1, 1917.

Brick.—The market for common brick was exceedingly quiet during the past week, there being practically no demand. This condition is attributed to the storm, however, and not because the actual requirements are less. As soon as traffic conditions warrant it is predicted that the market will resume its activity and will equal if not surpass the business of the last few weeks. The price has not been affected by the decreased demand, however, and holds firmly at \$9.00 to \$9.50, with imminent prospects of an increase. The price quoted is for Hudson river brick, as there are no Raritan now available.

SUMMARY—Transactions in the North River brick market for the week ending Friday, December 22, 1916:

Condition of market: Demand, fair, prices unchanged. Quotations: Hudson Rivers, \$9.00 to \$9.50 to dealers in cargo lots alongside dock. Number of cargoes left over from last week, 29; arrived, 48; sales, 25; covered, 0.

Distribution: Manhattan, 4; Bronx, 1; Brooklyn, 11; New Jersey points, 9. Left over Friday, December 22, 51.

Structural Steel.—While the prices of structural shapes have not advanced, the market has been especially active when consideration is given to the number of contracts placed for this material. The week passed has witnessed the booking of important orders for early delivery, orders that total an immense tonnage,

particularly for this time of the year. Among the contracts placed during the week are included the order of the American Bridge Co. for 2,600 tons of steel for the construction of the pier shed at Baltimore for the Baltimore & Ohio Railroad, 1,250 tons for the steel work for the five bridges for the Pennsylvania Railroad and 500 tons for bridge construction for the Lehigh Valley Railroad. The plant for the De Laval Separator Co., at Trenton, N. J., will require approximately 250 tons, contracted for by L. F. Shoemaker & Sons; Levering & Garrigues have taken 1,100 tons for the Sheffield Farms-Slawson, Decker Co. plant at Brooklyn; and the McClintic-Marshall Co. will furnish 7,000 tons for the improvements to the plant of the New York Shipbuilding Co. at Camden, N. J. The new Dreicer loft building in East 57th street will take 900 tons. The fabrication plants now have orders booked for at least four months in advance, and if the car shortage and freight situation is not relieved in the near future deliveries will be impossible in less than six months' time.

Lumber.—Metropolitan market conditions continue favorable, with local dealers and yard men reporting a brisk demand from all directions. Prices for all kinds of lumber continue firm, with a prospect of advances all along the line

in the near future, which will be accounted for by the intolerable freight conditions and further by the fact that the local traffic conditions due to the snow filled streets make deliveries from yard to job a difficult and costly matter. The recent celebration of the Thirtieth anniversary of the New York Lumber Trade Association will go down in history as one of the notable events of the organization. The banquet was attended by two hundred representative members of the association and their guests, who were afterward entertained by an excellent vaudeville program. One of the features of the evening was the presentation of a handsome diamond ring to President Perrine as a token of esteem and in recognition of his many years of faithful service to the association.

Cast Iron Pipe.—There has been greater activity in this market during the week than has maintained for the month past, with a number of important orders placed. New England municipalities are now considering the purchases of their supplies for the coming year and some schedules have been advertised for public letting. Plans are in progress in the offices of the town engineers throughout New England and New York State for a considerable amount of local improvements that undoubtedly will require a large tonnage. Prices are holding firmly on the basis of \$41.50 per net ton, tidewater, for car-load lots of six-inch, class B.

Sand and Gravel.—A demand that far exceeds the supply is the outstanding feature of the sand and gravel market at this time. Dealers are experiencing considerable difficulty in filling orders, especially gravel. The shortage of scows to transport these materials is now only one of the vexations of the dealers, but it is a condition that is growing worse instead of better and no immediate hope in sight. The schedule of prices for the coming year have not been arranged as yet, but it is thought that an announcement in regard to this subject will be made in the near future.

Hollow Tile.—Active market conditions have maintained for the past week with a brisk demand and the possibility of a continued season of good business. The freight situation and the storm has combined in slowing deliveries, but otherwise the trade is normal for this time of the year. The outlook for 1917 is especially bright, for with a prospect of a great many important building operations, all of which require hollow tile in some form or other, there is every reason to expect prosperous times.

Lead.—The market for this commodity has been weak, with quotations somewhat lower and very little demand. The New York price has been ranging around 7.50 cents and will in all probability go to a lower level. Dealers in the metal lines are intently watching for the outcome of the peace overtures and seem to be hesitating until something definite is announced.

Lime.—The lime market has been fairly strong, considering the time of the year and the exceptionally bad weather, with prices holding firmly at \$1.50 to \$1.55 for Eastern common and \$1.60 to \$1.70 for Eastern finishing. Hydrated common and finishing have also remained stationary under the decreasing demand.

Rosendale Cement.—The market for this commodity has been very quiet with practically no demand. The severe weather is blamed for this condition, however, and a clear spell, it is thought, would have a strengthening effect on the market. There have been no price changes reported, the material holding well at \$1.

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 common.....No quotation
 Second hand common, per load
 of 1,500.....4.00@ —
Red face brick, rough or smooth, car lots.....\$21.00@ \$27.00
Buff brick for light courts.....21.00@ 27.00
Light colored for fronts.....25.00@ 36.00
Special types.....36.00@ 50.00

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):
 Domestic Portland, Spot.....\$1.87@ \$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.....\$0.0825
 4x12x12 in......11
 8x12x12 in......14
 10x12x12 in......165
 12x12x12 in......206
Interior—
 2x12x12 in.....\$0.064
 3x12x12 in......064
 4x12x12 in......072
 6x12x12 in......096

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 car-
 goes, narrow (delivered).....\$26.00@ \$29.00
 Wide cargoes.....29.00@ 34.00
 Add \$1.00 per M. for each inch in width
 over 12 ins. Add \$1.00 per M. for every 2
 ft. over 20 ft. in length. Add \$1.00 per M.
 for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
 Standard slab.....\$4.05@ \$4.15
Cypress lumber (by car, f. o. b. N. Y.):
 Firsts and seconds, 1-in.....\$49.00@ —
 Cypress shingles, 6x18, No. 1
 Hearts.....8.75@ \$9.00
 Cypress shingles, 6x18, No. 1
 Prime.....7.25@ —
 Quartered oak.....85.00@ 88.00
 Plain oak.....60.00@ 63.00
Flooring:
 White oak, quartered, select.....@ 51.00
 Red Oak, quartered, select.....@ 51.00
 Maple, No. 1.....41.00@ 43.00
 Yellow pine, No. 1, common
 flat.....@ 27.00
 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, return-
 able at 10c. each, per ton.....6.75@ 7.25
 Block, 2 in. (solid), per sq. ft.....\$0.06 ¾
 Block, 3 in. (hollow).....0.6 ¾
 Block, 4 in. (hollow)......08
 Boards, ¾ 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@ 3.669
 Beams & channels over 14 in.....3.419@ 3.669
 Angles 3x2 up to 6x8.....3.419@ 3.669
 Zees and tees.....3.419@ 3.669
 Steel bars, half extras.....3.419@ 3.669

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%

\$600,000 WESTCHESTER ALMSHOUSE

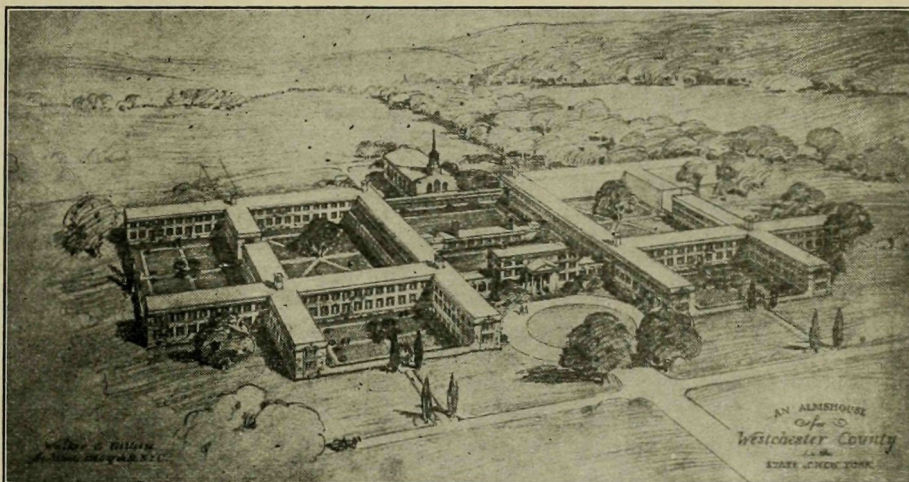
Institution Being Built on the Cochrane Farm, at East View, Westchester County

WORK is progressing on the new Westchester County Alms-House which is being built by the Board of Supervisors of Westchester County on the Cochrane Farm, at East View, N. Y., from plans by Walker & Gillette, 128 East 37th street, Manhattan, architects. The officers of the board which is managing the project are Edward P. Barrett, chairman, of North Castle, N. Y., and Harvey Green, clerk, Arthur W. Lawrence, of Bronxville, George Mertz, of Portchester, and Robert Brewster are on the Building Committee.

The huge building will cost approximately \$600,000, and will be financed by an appropriation of \$700,000 made last February by the Board of Supervisors of Westchester County. The general contract has been awarded to P. J. Brennan & Son, 624 Madison avenue, Manhattan. Clark, MacMullen & Riley, 101 Park avenue, are the supervising engineers. The heating system will be installed by Teran, Mahaney & Munro, Grand Central Terminal. Brinley & Holbrook, 156 Fifth avenue, landscape architects, are designing the grounds and floral decorations.

The alms-house will consist of a group of two-story brick veneer and terra cotta block buildings joined together, and in its finished state will represent really one large structure divided up into a number of separate and distinct units, each serving a specific purpose. The center building, which will contain the main entrance, will be used for administration purposes, and will occupy a central position. In the rear of this plot will be located the building containing the kitchen and allied apartments, and further back the chapel. The wings flanking this central group will be occupied separately by men and women. Each division will have its dining room and wards and the various departments incidental to the operation and maintenance of a building devoted to the use to which it will be put.

The general construction of the building will be of simple, rather than ornate design in keeping with the character of the occupancy. The interior details of construction will embody substantial, rather than decorative elements, and unusual care has been taken to provide adequate and efficient fire fighting apparatus. The floors will be of reinforced concrete construction, further minimizing the fire hazard.



P. J. Brennan & Son, Gen'l Contr's. Walker & Gillette, Arch'ts.

***More Cars Ordered.**

The Brooklyn Rapid Transit Company has been directed to purchase about 250 additional cars for operation over its lines. The order was issued by the Public Service Commission following the adoption of an opinion by Commissioner Travis H. Whitney, in which Commissioner Whitney censured the line for overcrowding its cars and for insufficient equipment. All of the new cars are directed to be in service by February 1, 1918. It is ordered that the new cars shall be of the center entrance stepless type, so-called, having a seating capacity of fifty-eight passengers each. Cars of similar type are now in use on the lines of the Brooklyn system. In his opinion Commissioner Whitney found that it is impossible to regulate street car service in New York City by means of so-called health ordinances. He states that while such ordinances provide additional accommodations for a few passengers, the rest are denied accommodations altogether, and the ordinance is thus regulating the public and not the street railroads. He finds other objections to such regulations.

Commissioner Whitney finds that the present practice of the company of maintaining a balance of only 4.8 per cent. reserve of cars for repairs and other exigencies must cease, as he holds that at least an 8 per cent. reserve is necessary. He states that any street railway company in discharging its functions must provide not only sufficient cars for immediate needs but must make ample provision for the near future. He criticizes the practice of the company in utilizing many cars seating only from twenty-four to thirty-eight passengers

each, whereas he states if the company operated larger cars, it would be able to get more passengers past a given point in the rush hour period, thus increasing accommodations materially. The opinion also disagreed with the contention of the company that it is a reasonable standard of service to operate surface cars during rush hour periods with a standing load of from 60 to 100 per cent.

Rushing Work.

The Public Service Commission is making special efforts to complete the new Astoria rapid transit line, in order that it may be placed in service by New Year's Day. Directions have been issued to the contractors for station finish, track-laying, third rail and other equipment to rush work with an opening day on or about January 1, 1917, in view. While the Commission has found it impossible as yet to set the date for the opening of the other Queens' line—the Corona extension—it is hoped that operation may begin during the winter. The Astoria line extends from the Queensboro Bridge Plaza north through Second avenue to Ditmars avenue, Astoria. The contract was let in March, 1913, a few days before the signing of the dual contracts, and construction of the line has cost, including station finish and track installation, and other items, approximately \$1,250,000.

Bids Rejected.

The Public Service Commission has rejected all bids received on December 4, 1916, for station finish for nine stations on the Seventh avenue subway line in Manhattan, between the Battery and

14th street, and exclusive of the station at the latter point, and is re-advertising the contract. The Seventh Avenue Construction Company, of 277 Broadway, was the low bidder at \$399,770.57½. Owing to lack of sufficient information as to whether the Seventh Avenue Company was properly incorporated, it was decided to reject all of the bids, which action was taken on December 11. It was believed by the Commission that this was the shortest cut toward getting the station finish work on these important stations under way quickly.

"Composite" Cars.

The Interborough Rapid Transit Company has notified the Public Service Commission that following a test operation on the Third avenue elevated of the trains of the "composite" cars which formerly operated in the subway, five new trains of these "composite" cars have been placed in regulation operation on the Third avenue line in express service. Other such trains are to be added in the near future. The "composite" cars, which are partly of metal and partly of wood, were removed from the subway upon the order of the Public Service Commission. The last such car was removed from the subway before April 1, 1916.

Holiday Schedule.

The Interborough Rapid Transit Company has notified the Public Service Commission that on December 13, 1916, it had increased service in the subway to accommodate the holiday rush. Additional service is always put on at this time of the year. Traffic has grown so great that the change occurs earlier this year than usual. The additional service applies to non-rush hour periods, the subway being, at the present time, operated to the extreme limit of capacity during the morning and evening rush hours. The express service will be increased twenty-four cars an hour and the local service forty-four cars an hour.

Little Neck Extension.

A delegation of representatives of various Queens organizations recently called upon Public Service Commissioners Travis H. Whitney and Henry W. Hodge to discuss the proposal of connecting up the tracks of the White-stone and Little Neck branches of the Long Island Railroad as an extension of the new Corona elevated line. They indicated the belief that the use of these tracks is vital for proper transit development in Queens. They were informed that this value was recognized by the Commission, but that no move could be made until it was assured that the railroad company would accept a rental upon financial terms not inimical to the city's best interest.

Building in Richmond.

Operations of the Bureau of Buildings, Borough of Richmond, for the week ending December 16, 1916:

Plans filed for new buildings (estimated cost, \$324,175).....	14
Plans filed for alterations (estimated cost, \$35,540).....	7
Plans filed for plumbing (estimated cost, \$4,900).....	9
New buildings estimated.....	12
Alterations estimated.....	6
Construction inspections made.....	269
Plumbing and drainage inspections made.....	137
Violations of law reported.....	8
Violation notices issued.....	4

Bronx Trolley Lines.

At the meeting of the Board of Estimate held Friday, December 15, the application of the Union Railway Company for a franchise to operate a street surface railway from its existing tracks in West 207th street (or Emerson street) along Amsterdam avenue, Nagle avenue and Dyckman street, from 207th street to the Dyckman street ferry landing, was approved.

The franchise will call for the operation of the route with an overhead system in Dyckman street for eight years. There is also provision made, should the

line thereafter be continued, providing for a twenty-year renewal, with underground operation.

The Union Railway Company intends to extend the Boston road car line from 177th street to East 181st street, the Bronx, by the spring of 1917.

Wholesale Terminal Market.

The Board of Estimate has been requested by the Trade and Commerce Bureau of the Bronx Board of Trade to consider the erection of a wholesale terminal market somewhere in the Bronx, so that the 700,000 people in the borough may have the benefit of adequate facilities for the proper economic distribution of foodstuffs. The matter is now in the hands of the Committee on Markets of that board.

Barge Canal Terminal Plans.

At a meeting of the Canal Board held Wednesday, December 13, that body approved the plans and specifications of the State Engineer covering the construction of the bulkhead quay-wall and for grading at 138th street and the Harlem River, being the preliminary contract for the erection of the first Bronx Barge Canal terminal. It is understood that the contract for this work will be let early in February.

Bronx Waterways.

The Hon. Raymond A. C. Smith, Commissioner of the Department of Docks and Ferries of the City of New York, will address the members of the Bronx Board of Trade at the meeting to be held next Wednesday evening, December 27, at the Board Rooms, 137th street and Third avenue. The topic of the commissioner's address will be "Improvements for Bronx Waterways."

St. Nicholas Hospital Plans.

Edgar I. Moeller, of 103 Park avenue, architect, has been selected to draw plans for a five-story brick and stone diagnosis hospital, to be built on Edgecombe and St. Nicholas avenues, near 148th street, by the St. Nicholas Hospital. The board of directors includes Stephen Birch, 120 Broadway, president; Frank L. Clark, James H. Ralph and Henry Fletcher. The medical division will be under the direction of Dr. Harlow Brooks, of the Bellevue Hospital Medical College, Dr. Seth M. Milligan and Dr. John J. Moorehead. The plans of the institutions are to be submitted to the Hospital Committee of the American College of Surgeons for approval. It is intended that the first building be erected as a unit with accommodations for sixty patients. The site is sufficiently large to permit of the addition of other similar buildings, if increased needs will demand it. A special feature of the hospital will be the diagnosis department, which will be designed to give special examinations prior to the admission of patients.

Big Brooklyn Dwelling Project.

The Germania Real Estate & Improvement Company, 1566 Flatbush avenue, has had plans completed by R. T. Schaefer, 1526 Flatbush avenue, for the erection of twenty-nine one-story frame dwellings, each to measure 16x20 feet, on the south side of Emmons avenue, 412, 318 and 222 feet east of Leonard street, Brooklyn. The estimated cost of the project is \$186,000.

Queens Building Activity.

The extending of the service in the Queensboro tube by the Interborough Rapid Transit Co. to the Plaza has resulted in the commencement of another building operation by Henry Gold, an active builder in the Steinway avenue section. Canter & Dorfman, architects, are preparing plans for the erection of two three-story buildings on a plot 50x100 feet on the west side of Steinway avenue, 300 feet north of Broadway. The stores will be 30x90 and 20x90 feet, with 10 feet high cellars to be used as additional selling space. The operation involves an expenditure of \$60,000, and has already proven successful to the builder, who has sold both buildings from the plans. The same architects

are preparing plans for five two-story stores and dwellings to be erected by Louis Gold at Liberty avenue and West street, at a cost of \$30,000, and for five three-story stores and apartments to be erected by the same builder on the north side of Fulton street, 80 feet east of Clinton avenue, Jamaica, at a cost of \$46,600.

To Build Du Pont House.

Thomas O'Reilly & Son, 30 East 42d street, Manhattan, have been awarded the general contract for the construction of the three-story residence for Alfred I. Du Pont, of Wilmington, Delaware, to be built at Roslyn, L. I., from plans by Carrere & Hastings, 52 Vanderbilt avenue, Manhattan, architects. The contract for the concrete foundations has been awarded to Jacob & Youngs, 116 West 32d street.

New Manhattan Theatre.

Thomas W. Lamb, 644 Eighth avenue, is preparing plans for a four-story brick and limestone theatre, with a seating capacity of about 3,000 and a twelve-story apartment house, for the B. F. Keith Company, 1564 Broadway, owner, to be built at 202-208 West 96th street, running back to 203-209 West 95th street. The plot is about 100 feet east of the subway station, and has a frontage of 117.6 feet in 96th street, and 111.4 feet in 95th street.

Plan \$100,000 Bakery.

The Cushman Sons, Inc., 49 Manhattan street, contemplate the construction of a four-story reinforced concrete bakery, 100x100 feet, at 28-30 Lawrence street, to cost \$100,000. L. S. Beardsley, 38 West 32d street, architect, is preparing the plans.

May Build \$1,000,000 Annex.

Trowbridge & Livingston, 527 Fifth avenue, are taking preliminary estimates to determine the cost of the proposed \$1,000,000 addition to the Museum of Natural History, at Central Park West and 81st street. The proposed southeast wing and court building will be five stories in height and measure 65x157 feet.

\$500,000 Hudson River Home.

The Sisters of Charity of Mt. St. Vincent on the Hudson are having plans prepared by I. E. Ditmars, 111 Fifth avenue, for a brick and stone nurses' home, to cost about \$500,000. Details regarding the proposed project are not available.

PERSONAL AND TRADE NOTES.

H. H. Vought, Jr., general contractor, has opened offices in the Grand Central Terminal Building.

American Appliances and Machinery Manufacturing Co. has moved to its new factory at 161 Jamaica avenue, Brooklyn.

Nathan Welitoff, architect, has moved his offices from 222 Washington street, Newark, N. J., to 76 Montgomery street, Jersey City.

F. V. Magalhaes, superintendent of the meter department of the New York Edison Co., spoke at the meeting of the Brooklyn Polytechnic Institute Branch, A. I. E. E., on "Proper Metering of the Energy of a Central Station."

The New York Section of the Illuminating Engineering Society and the New York Electrical Society at its recent meeting heard two papers, one by H. H. Madgsick on "Lighting Liberty," and the other by T. C. Browne, entitled "What the Theater Expects from the Illuminating Engineer."

Building Material Men's Association of Westchester County will hold its fourteenth annual dinner at the Biltmore Hotel on Saturday evening, January 20. The following committee has been appointed to manage the affair: Hugh McDonald, Scarsdale, chairman; George H. Kapp, Mount Vernon; John F. Mahlstedt, New Rochelle; Albert See, Pleasantville; Frank M. Carpenter, New Rochelle.

NO ARCHITECTS SELECTED.

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

OGDENSBURG, N. Y.—The Ogdensburg Public Library, c/o Mrs. Frederick Remington and others, trustees, contemplates the erection of a Museum of Arts Building in North Water st, for which no architect has been selected. Cost, \$25,000.

PLATTSBURG, N. Y.—The Board of Education, W. C. Pike, pres., contemplate the erection of a 1-sty brick and steel high school gymnasium in Broad st, for which no architect has been selected. Cost, \$25,000.

CARLSTADT, N. J.—The Wieland Lodge of the I. O. O. F., c/o William Schwienig and others, contemplates the erection of a meeting hall, with store, at Broad and 2d sts, for which no architect has been selected.

ORANGE, N. J.—The Congregation Anshe Agudath Achim and the Hebrew Institute of the Oranges, c/o David Abrams, 43 Center st, Orange, is raising funds for the erection of a synagogue and institute at the cor of Center and Rorick sts, for which no architect has been selected, and details are undecided. Cost, \$50,000.

PLANS FIGURING.**FACTORIES AND WAREHOUSES.**

BROOKLYN, N. Y.—The State Hospital Commission, Albany, N. Y., 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.

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.

HARMON, N. Y.—The New York Central & Hudson River R. R. Co., 70 East 45th st, Manhattan, owners, is taking bids on the general contract to close 11 a. m., January 2, for a 4-sty brick and tile storage house, platform and canopy, 98x160 ft, from privately prepared plans.

HOSPITALS AND ASYLUMS.

RANDALL'S ISLAND, N. Y.—The City of New York, Dept. of Public Charities, Municipal Building, owner, is taking bids on the general contract to close 10.30 a. m., Jan. 5, for the group of institutional buildings, from plans by Donn Barber, 101 Park av, architect, and Charles E. Knox, 101 Park av, electrical engineer. Cost, \$800,000.

MUNICIPAL.

WATERLOO, N. Y.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract to close 3 p. m., Jan. 26, for the 2-sty brick, stone and terra cotta post-office building for the U. S. Government.

SCHOOLS AND COLLEGES.

ALPHA, N. J.—The Board of Education of Alpha is taking bids on the general and separate contract to close 8 p. m., Dec. 30, for the alteration and addition to Public School No. 1, from privately prepared plans.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Louis A. Abramson, 220 5th av, architect, is ready for bids on the general contract for the alteration of the 5-sty building, 25x100 ft, at 60 Canal st, into a loft building, for Simon Liebowitz, 75 Leonard st, owner. Cost, \$8,000.

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.
81ST ST.—Herbert J. Krapp, 114 East 16th st, has completed plans for the alteration to the 6-sty brick, limestone and terra cotta apartment house, 37x100 ft, at 204 West 81st st, for Ellis Hyman, owner. Cost, \$20,000.

APARTMENTS, FLATS & TENEMENTS.
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 Lanzner & Kahn, 589 West 207th st, owners and builders. Cost, \$35,000.

DWELLINGS.

69TH ST.—Walker & Gillette, 128 East 37th st, will draw plans for a 5-sty brick and stone residence, 25x100 ft, at 52 East 69th st, for Harvey Gibson, 120 Broadway, owner. Cost, \$100,000.

PARK AV.—Delano & Aldrich, 126 East 38th st, are completing plans for a 5-sty brick and limestone residence, 60x70 ft, at the northwest cor of Park av and 93d st, for Francis F. Palmer, 40 Wall st, owner. John I. Downey, 410 West 34th st, has the general contract.

57TH ST.—Irving Margon, 370 East 149th st, is preparing plans for the alteration to the brick residence at 21 East 57th st, into a store, a bachelor apartment and studio building. Owner's name will be announced later. Cost, \$35,000.

70TH ST.—Walker & Gillette, 128 East 37th st, are preparing plans for the residence at 105-107 East 70th st, 40x100 ft, with a wing 15x32 ft, for Thomas W. Lamont, 23 Wall st, owner.

FACTORIES AND WAREHOUSES.

GREENWICH ST.—Jacob Fischer, 25 Av A, has completed plans for a 4-sty brick storage and factory at 346 Greenwich st, for Wilhelmena G. Bultman, 130 Washington pl, owner. Cost, \$5,000.

36TH ST.—Frederick M. Whittemore, 161 West 36th st, has completed plans for a 5-sty brick and reinforced concrete warehouse, 21x98 ft, at 153 West 36th st, for the Mills Hotel Trust, 15 Broad st, owner. Cost, \$32,500.

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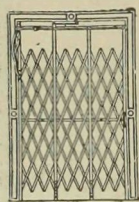
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HOTELS.

BROADWAY.—A. Kahn, 58 Lafayette av, Detroit, Mich., has final plans in progress for a 16-sty brick and steel hotel annex and automobile salesroom (4 lower floors), at the northeast cor of Broadway and 54th st, for the Ford Motor Co., Detroit, Mich., owner, and the Hotel Woodward, Broadway and 55th st (lessee of the upper 12 floors and pent-house).

STORES, OFFICES AND LOFTS.

21ST ST.—Theodore C. Bisscher, 299 Madison av, has completed plans for the alteration to the 10-sty brick loft building at 22 West 21st st, for the Berkfield Realty Co., 44 Wall st, owner.

5TH AV.—Starrett & Van Vleck, 8 West 40th st, are preparing plans for the alteration to the store and loft building at the northeast cor of 5th av and 37th st, for the Columbia Graphophone Co., 233 Broadway, Manhattan, lessee.

7TH AV.—George Reiger, 260 West 122d st, has completed plans for a 1-sty brick store, 49x50 ft, at 552-554 7th av, for Mary Morss, 214 West 59th st, owner and builder. Cost, \$4,000.

Bronx.

DWELLINGS.

238TH ST.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for a 2½-sty frame and shingle dwelling, 25x35 ft, in the north side of 238th st, 250 ft west of Martha av, for F. B. & D. N. Langwell, 1367 Hoe av, owner. Cost, \$5,000.

152D ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 2-sty brick and limestone dwelling, 25x19 ft, in the north side of 152d st, 125 ft west of Morris av, for N. Fassulo, 255 East 152d st, owner. Cost, \$4,000.

160TH ST.—Vincent Maragliotti, 1801 Arthur av, has completed plans for a 2-sty brick dwelling and storage, 25x99 ft, in the south side of East 160th st, 175 ft west of Elton av, for Pasquale Greco, 354 College av, owner and builder. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

WILLIS AV.—J. E. Davis, 87 Southern Boulevard, Manhattan, owner, contemplates altering the property at the northeast cor of Willis av and 134th st into a piano factory. Name of architect and details will be available later.

STORES, OFFICES AND LOFTS.

170TH ST.—George & Edward Blum, 505 5th av, are preparing plans for a 1-sty brick taxpayer, 70x119 ft, to contain 5 stores, in the north side of East 170th st, 122 ft west of Grand Blvd, for Crystal & Crystal, 47 West st, owners and builders. Cost, \$10,000.

7TH AV.—The United Cigar Stores Corp., 44 West 18th st, has leased the property at 311-315 7th av, from Herman Weog, 50 West 77th st, and will probably improve same with a store and loft building. Details will be available later.

MADISON AV.—Oscar Lowinson, 5 West 31st st, has new plans in progress for the alteration of the property at 926 Madison av into a store and bachelor apartment building. Owner's name will be announced later. Cost, \$15,000.

BROOME ST.—Parfitt Bros., 26 Court st, Brooklyn, have revised plans nearing completion for the alterations to the loft building at 389 Broome st, for Giovanni Aquino, 398 Broome st, owner.

MISCELLANEOUS.

JEROME AV.—George H. Pegram, 165 Broadway, architect, has completed plans for a brick and concrete station, 37x36 ft, on the east side of Jerome av, 281 ft south of 164th st, for the Interborough Rapid Transit Co., 165 Broadway, owner. Cost, \$10,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

CLEVELAND ST.—Charles Infanger & Son, 2634 Atlantic av, are preparing plans for a 4-sty brick and limestone apartment house, 50x90 ft, at northeast cor of Cleveland st and Dumont av, for the Dratkin & Goldberg Construction Co., 501 Ashford st, owner and builder. Cost, \$30,000.

LOTT AV.—Morris Rothstein, 1767 Pitkin av, is preparing plans for a 4-sty brick and limestone apartment, 40x80 ft, at the southwest cor of Lott av and Powell st, for Berfond Bros., 423 Newport av, owners and builders. Cost, \$30,000.

LOTT AV.—Morris Rothstein, 1767 Pitkin av, is preparing plans for two 3-sty brick and limestone tenements with stores, 40x72 ft, on the south side of Lott av, 100 ft west of Powell st, for Berfond Bros., 423 Newport av, owners and builders. Cost, \$10,000 each.

HOOPER ST.—Gronenberg & Leuchtag, 303 5th av, Manhattan, are preparing

plans for a 6-sty brick, limestone and terra cotta apartment house, 83x103 ft. Owner's name and exact location will be announced later. Cost, \$70,000.

SCHERMERHORN ST.—Louis Allmendinger, 20 Palmetto st, is preparing plans for the alteration to the 3-sty apartment house with store, 20x60 ft, at the southwest of Schermerhorn and Court sts, for Alexander Winton, on premises, owner and builder. Cost, \$3,500.

OSBORNE ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 3-sty brick and limestone apartment with store, 40x85 ft, in the west side of Osborne st, 225 ft south of Sutter av. Owner's name will be announced later. Cost, \$13,000.

60TH ST.—F. W. Eisenla, 186 Remsen st, has finished plans for four 3-sty brick tenements, 22x72 ft, in the north side of 60th st, 80 ft east of 9th av, for the Edwin Construction Co., 579 50th st, owner and builder. Total cost, \$30,000.

EASTERN PARKWAY.—Shampan & Shampan, 772 Broadway, have completed plans for two apartment houses to be erected on plot 100x130 ft, on the north side of Eastern Parkway, 240 ft east of Bedford av, for the G. K. Building Corp., owner.

PARK PLACE.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick and limestone apartment with store, 55x100 ft, at the southeast cor of Park pl and Rochester av, for D. Isacowitz, 316 Hopkinson av, owner and builder. Cost, \$35,000.

ROCHESTER AV.—Cohn Bros., 361 Stone av, are preparing plans for three 4-sty brick and limestone apartments with stores, 55x90 ft, in the west side of Rochester av, 100 ft south of Park pl, for Samuel Sussulsky, 312 Hopkinson av, owner and builder. Cost, \$35,000 each.

DWELLINGS.

WEST 36TH ST.—George H. Sues, 2966 West 29th st, has completed plans for a 1-sty frame dwelling, 13x26 ft, in the west side of West 36th st, 220 ft south of Neptune av, for Robert Kluss, 1617 East 17th st, owner and builder. Cost, \$3,500.

EAST 9TH ST.—Bannister & Schiel, 109 Cambridge pl, have completed plans for two 2½-sty frame dwellings, 17x39 ft, at the southeast cor of East 9th st and Av L, and on the south side of Av L, 24 ft east of East 9th st, for the Davo Construction Co., 1323 East 15th st, owner and builder. Total cost, \$6,000.

80TH ST.—A. J. McManus, 16 Court st, has completed plans for a 2-sty frame dwelling, 21x40 ft, in the south side of 80th st, 300 ft east of 19th av, for William Finkeldey, 1828 80th st, owner and builder. Cost, \$6,000.

WEST 16TH ST.—S. B. McDonald, 2827 West 15th st, has completed plans for a 2-sty brick dwelling, 20x50 ft, in the north side of West 16th st, 100 ft south of Av Y, for A. Manganaro, 2 Monroe st, Manhattan, owner and builder. Cost, \$4,000.

AV I.—Seth N. Cutting, 1721 Av J, has completed plans for a 2-sty frame dwelling, 24x42 ft, on the north side of Av I, 40 ft west of East 19th st, for the Ascotney Realty Co., 1721 Av J, owner and builder. Cost, \$9,000.

BEAUMONT ST.—Bly & Hamann, 833 St. Johns pl, have completed plans for a 2-sty frame dwelling, 26x40 ft, in the west side of Beaumont st, 260 ft north of Oriental Blvd, for Herbert Underhill, on premises, owner and builder. Cost, \$8,000.

BROOKLYN, N. Y.—Slee & Bryson, 154 Montague st, have completed plans for six 2½-sty frame and stucco dwellings, 16x38 ft, for the Montauk Mortgage Co., 350 Fulton st, owner and builder. Exact location will be announced later. Cost, \$5,000 each.

88TH ST.—Benjamin F. Hudson, 319 9th st, is preparing plans for four 2½-sty frame dwellings, 20x42 ft, at the northwest cor of 88th st and Battery av, for the Reinhart & Hall Construction Co., 79th st and 12th av, owner and builder. Cost, \$4,500 each.

GRAND ST.—Glucroft & Glucroft, 671 Broadway, have completed plans for the extension to the 3-sty dwelling with store, at the southeast cor of Grand and South 2d sts, for Isaac Schnitzer, 154 Union av, owner and builder. Cost, \$5,000.

WEST END AV.—Slee & Bryson, 154 Montague st, have finished plans for a 2-sty frame dwelling, 25x36 ft, on the west side of West End av, 520 ft south of Oriental Blvd, for Ida E. Dietrich, 514 Argyle rd, owner and builder. Cost, \$5,000.

AV. K.—Slee & Bryson, 154 Montague st, are preparing plans for a 2½-sty frame dwelling, 20x42 ft, on the south side of Av K, near East 18th st, for the Midwood Associates, 936 Flatbush av, owners and builders. Cost, \$5,000.

NORWOOD AV.—Louis Schwartz, 4 Court sq, Brooklyn, has plans in progress for three 2-sty brick and limestone dwellings, 22x55 ft, at Norwood av and Arlington av. Owner's name will be announced later. Cost, \$6,500.

WEST 10TH ST.—William C. Winters, 106 Van Sicken av, has completed plans for twelve 2-sty brick dwellings, 20x56 ft each, in the east side of West 10th st, 20 ft north of Av R, at the northeast cor of West 10th st and Av R, in the west side of West 10th st, 20 ft north of Av R, and at the northeast cor of West 10th st and Av R, for the Craftsmans Home Co., 268 Kings Highway, owner and builder. Total cost, \$48,000.

EAST 23D ST.—R. T. Schaefer, 1526 Flatbush av, is preparing plans for a 2½-sty frame dwelling, 18x38 ft, in the west side of East 23d st, 170 ft north of Av N, for J. T. G. Finn, 805 Kenmore pl, owner and builder. Cost, \$5,000.

EAST 13TH ST.—Samuel Millman & Son, 1780 Pitkin av, Brooklyn, have completed plans for four 2-sty dwellings (3 brick and 1 frame), 16x44 ft each, in the east side of East 13th st, 379 ft and 439 ft south of Av S, for Meyersohn, Inc., 1945 East 13th st, owner and builder. Total cost, \$16,000.

BROOKLYN, N. Y.—M. Rothstein, 1776 Pitkin av, will draw plans for two 2½-sty frame dwellings, 18x42 ft, for Louis Karatz, 674 George av, owner. Exact location will be announced later.

EAST 27TH ST.—C. G. Wessell, 843 East 12th st, has completed plans for a 2-sty frame dwelling, 22x50 ft, in the west side of East 27th st, 346 ft north of Av I, for George J. Quinlan, 1117 Putnam av, owner and builder. Cost, \$6,000.

AVENUE M.—C. G. Wessell, 843 East 12th st, has completed plans for eight 2-sty frame dwellings, 16x36 ft each, in the north side of Av M, 42 ft east of East 46th st, on the south side of Av M, 42 ft east of East 46th st, and at the northeast and southeast corners of Av M and East 46th sts, for John E. Bastrees, 397 Fulton st, owner and builder. Total cost, \$20,000.

HINSDALE ST.—E. M. Adelsohn, 1776 Pitkin av, has plans in progress for two 2-sty brick and limestone dwellings, 20x55 ft, at the southwest cor of Hinsdale st and Newport av, for Epstein & Metz, 47 Malta st, owner and builder. Cost, \$4,000 each.

FACTORIES AND WAREHOUSES.

MALBONE ST.—James A. Boyle, 367 Fulton st, has completed plans for the extension to a 1-sty storage building, on the south side of Malbone st, 120 ft west of New York av, for James Freeman, on premises, owner and builder. Cost, \$5,000.

STABLES AND GARAGES.

COOK ST.—T. Goldstone, 50 Graham av, is revising plans for a 1-sty brick and limestone public garage, 50x125 ft, at 168-170 Cook st, for Charne Katz, 392 Bushwick av, owner and builder. Cost, \$6,000.

BAY RIDGE AV.—Kallich & Lubroth, 215 Montague st, are preparing plans for a 1-sty brick and limestone garage, 50x145 ft, on the north side of Bay Ridge av, 330 ft east of 2d av, for Nicola Lenzi, 1251 66th st, owner and builder. Cost, \$18,000.

BROOKLYN, N. Y.—Bly & Hamann, 833 St. John's pl, are preparing plans for a 1-sty brick garage, 100x131 ft. Owner's name and exact location will be announced later. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

ATLANTIC AV.—L. S. Beardsley, 38 West 32d st, Manhattan, has plans in progress for a 2-sty brick bakery, 50x100 ft, at the northwest cor of Atlantic and Hopkins avs, for the Torrens Petri Baking Co., 347 Classon av, owner. Cost, \$18,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.
QUEENS, L. I.—A. J. Thomas, 2526 Webster av, Bronx, is preparing plans for two 5-sty brick and limestone apartment houses, 70x100 ft, in the east side of Bragaw st, 150 ft south of Queens Blvd, for the Thomson Hill Land Improvement Co., c/o Henry S. Kearny, 100 Broadway, Manhattan, owner.

DWELLINGS.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2½-sty frame dwelling, 36x20 ft, at the southwest cor of Alsop st and De Graw av, for the Curtis Building Co., 2005 Ocean Parkway, Brooklyn, owner and builder. Cost, \$7,000.

WOODSIDE, L. I.—A. Schoeller, Way av, Corona, has completed plans for a 2-sty brick dwelling, 20x50 ft, on north side of Stryker av, 150 ft west of 1st st, for H. D.

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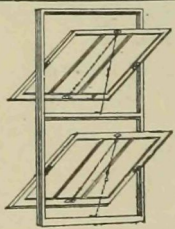
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JAMAICA, L. I.—Henry Dorf, 641 Kosciusko st, Brooklyn, has finished plans for three 3-sty brick dwellings, with stores, 18x55 ft, in Fulton st, 35 ft west of Standard pl, for the Hendrix Building Co., 282 Jerome st, Brooklyn, owner and builder. Cost,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

ELMHURST, L. I.—W. S. Worrall, Jr., Bridge Plaza North, L. I. City, has completed plans for a 2½-sty frame dwelling, 19x41 ft, in the west side of Ellerton st, 250 ft north of Lamont av, for J. N. Gundry, Elmhurst, owner. Cost, \$4,500.

MASPETH, L. I.—Perlstein & Perlstein, 37 Fulton av, Middle Village, have completed plans for two 2-sty brick dwellings, 20x50 ft, in the east side of Woodhill pl, 375 ft north of Grand st, for the Earl Construction Co., 6 Hinman st, Middle Village, owner and builder. Cost, \$6,500.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has finished plans for two 2½-sty frame dwellings, 16 x41 ft, at the southeast cor of Chestnut st and Kimball av, for the Ivorywood Corp., Richmond Hill, owner and builder. Cost, \$6,000.

QUEENS, L. I.—Benjamin Driesler, 153 Remsen st, Brooklyn, has completed plans for a 3-sty brick and limestone dwelling, with store, 30x70 ft, at the northwest cor of Clinton and Clifton avs. Owner's name will be announced later. Cost, \$5,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has finished plans for a 2½-sty frame dwelling, 26x30 ft, in the east side of Villard st, 160 ft south of Bellview av, for B. Shawlie, 1556 Thatford av, Ozone Park, L. I., owner and builder. Cost, \$6,000.

EDGE-MERE, L. I.—A. D. Hough, Edgemere, L. I., has completed plans for two 1-sty frame dwellings, 16x35 ft, on the west side of Rockaway av, 700 ft north of the Boulevard, for the Rockaway Coast Realty Co., Edgemere, owner and builder. Cost, \$4,000.

RICHMOND HILL, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, has completed plans for three 2-sty frame dwellings, 16x39 ft, on the east side of North Curtis av, 198 ft north of Ashland st, for Gatehouse Bros., 57 Chestnut st, Richmond Hill, owners. Cost, \$7,500.

RICHMOND HILL, L. I.—George E. Crane, 4710 Jamaica av, has finished plans for a 3-sty brick dwelling, with store, 20 x52 ft, at the northeast cor of Rockaway Blvd and Canadian pl, for Peter J. Edelmann, Jamaica and Metropolitan avs, Jamaica, owner. Cost, \$6,500.

DUNTON, L. I.—Cantor & Dorfman, 373 Fulton st, have completed plans for five 2-sty frame dwellings, 20x56 ft, with stores, at the northeast cor of West st and Liberty av, for the Triangle Holding Co., 44 Court st, Brooklyn, owner and builder. Cost, \$24,000.

MORRIS PARK, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for two 2-sty frame dwellings, 16x 32 ft, in the west side of Vine st, 310 ft south of Broadway, for T. A. Thompson, 1122 Atfield av, Dunton, L. I., owner and builder. Cost, \$6,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for ten 2-sty brick dwellings, 18x42 ft, in the east side of Middletown st, 245 ft south of Shelton av, for Levy & Baird, 44 Court st, owners and builders. Cost, \$45,000.

KEW GARDENS, L. I.—Harry J. Arnold, 429 Vine st, Richmond Hill, has completed plans for a 2-sty frame dwelling, 24x33 ft, in the west side of Quentin st, 104 ft west of Austin st, for Edwin T. W. Craig, 1101 Broadway, Manhattan, owner. Cost, \$7,000.

RICHMOND HILL, L. I.—James D. Geddes, 4481 Fulton st, Richmond Hill, has completed plans for two 2½-sty frame dwellings, 16x38 ft, in the south side of Brazil av, 200 ft east of Freedom av, for Arthur Short, 212 Helen av, South Ozone Park, owner.

DOUGLAS MANOR, L. I.—Charles W. Bolton & Son, Witherspoon Building, Philadelphia, Pa., are preparing plans for a 2½-sty hollow tile and stucco dwelling, 35x45 ft. Owner's name withheld. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

RIDGEWOOD, L. I.—Haller & Krumbhaar, 68 William st, Manhattan, have finished plans for a 1-sty brick power house, 58x48 ft, in the south side of Ralph st, 102 ft from Grandview av, for the Standard Knitting Mills Co., owner. Cost, \$9,500.

STABLES AND GARAGES.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, has completed plans for the al-

teration of the stable at the northeast cor of Madison st and Union st, into a garage, for James Connell, Madison av, Flushing, owner. Cost, \$7,500.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, will draw plans for a 1-sty concrete garage, 50x116 ft, in Smith st, for W. H. Ash, 85 Puntine st, Jamaica, owner. Cost, \$11,000.

STORES, OFFICES AND LOFTS.

HUNTERS POINT AV.—Frederick Putnam Platt, 1123 Broadway, Manhattan, is preparing plans for a 3-sty brick and timber loft building, 300x25 ft, at the northeast cor of Hunters Point and Van Alst avs, for the Degnon Realty & Terminal Improvement Co., 30 East 42d st, Manhattan, owner. Cost, \$28,000.

Richmond.

DWELLINGS.

TOMPKINSVILLE, S. I.—C. B. Heweher, Tompkinsville, has completed plans for two 2½-sty dwellings, 21x46 ft, on the west side of Sherman av, 200 ft north of 1st av, for Louisa Miller, owner. Cost, \$10,000.

GRANT CITY, S. I.—C. B. Heweher, Tompkinsville, has completed plans for a frame dwelling, 21x29 ft, on the north side of Franklin av, 107 ft east of Railroad av, for Howard Moore, Grant City, owner.

GREAT KILLS, S. I.—Mrs. A. H. Hardy, Giffords lane, owner and builder, has had plans completed privately for a 2-sty frame dwelling, 20x38 ft, in the north side of Margaret st, 500 ft west of Rhoelt av. Cost, \$3,000.

GREAT KILLS, S. I.—William Hayden, owner and builder, has had plans completed privately for a frame dwelling, 30x36 ft, on the north side of Amboy rd, 350 ft east of Highland rd. Cost, \$3,000.

DONGAN HILLS, S. I.—William H. Mersereau, 32 Broadway, Manhattan, is preparing plans for the alteration and addition to the 2½-sty frame and shingle dwelling on the clubhouse grounds for Norman Grant, Dongan Hills, owner.

Nassau.

APARTMENTS, FLATS & TENEMENTS.

GREAT NECK, L. I.—James W. O'Connor, 3 West 29th st, Manhattan, will draw plans for a 3-sty brick apartment house, 35x70 ft, in 3d st, near the Long Island Railroad station, for William R. Grace & Co., 7 Hanover sq, Manhattan, owners. Cost, \$150,000.

Suffolk.

DWELLINGS.

SOUTHAMPTON, L. I.—E. P. Mellon, 52 Vanderbilt av, Manhattan, has completed plans for a 3-sty hollow tile and stucco residence, 70x48 ft, with two cottages, a boathouse and a dock in Halsey Neck lane, for Mrs. E. P. Mellon, owner.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, is preparing sketches for a 4-sty brick and stone apartment house, 35x80 ft, in Arches st, near Nepperhan av, for Alphonse Blaszewitz, 246 Nepperhan av, Yonkers, owner. Cost, \$18,000.

YONKERS, N. Y.—Herbert Lau, 31 Pearl st, Mt. Vernon, has completed plans for the alteration to the 3-sty frame flat at 26 Villa av, Sherwood Park, for Frederick Borgwald, 37 Pearl st, Mt. Vernon, owner and builder. Cost, \$3,000.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, is preparing plans for a 5-sty brick and limestone apartment house, 52x49 ft, at Hawthorne av and Valentine lane, for Louis Johnson, 124 Lee av, Yonkers, owner and builder. Cost, \$24,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Rocker & Vatet, 15 East 40th st, Manhattan, are preparing plans for the alteration to the 2½-sty frame residence of David O'Meara. Cost, \$5,000.

YONKERS, N. Y.—J. Wilford Kirst, Radford Building, Yonkers, is preparing plans for two 2-sty frame and shingle dwellings, 19x23 ft, on Tuckahoe rd, for Joseph Thomas, Yonkers and Ashburton avs, Yonkers, owner and builder. Cost, \$5,000.

NORTH CASTLE, N. Y.—Josephine Chapman, 46 Washington sq, Manhattan, will draw plans for the alteration to the residence and outbuildings of M. Thorne. Cost, \$15,000.

MT. VERNON, N. Y.—Richard E. Smith, 450 South Columbus av, has had plans completed privately for a 2-sty frame and stucco dwelling, 21x38 ft, 429 Homestead av. Cost, \$4,000.

NEW ROCHELLE, N. Y.—August Sundberg, North av, New Rochelle, is preparing plans for a ½-sty frame and stucco dwelling, 42x31 ft, on Elk av, Forest Heights. Owner's name will be announced later. Cost, \$10,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS. EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has completed plans for a frame flat, 23x54 ft, at the southeast cor of Elmwood av and Halstead st, for Julius Krieger, 253 Burnett st, owner and builder. Cost, \$7,500.

PATERSON, N. J.—William T. Fanning, Colt Building, Paterson, is preparing plans for a 3-sty brick apartment, with store, 32 x50 ft, at the northwest cor of Spruce and Grant sts, for Dugan Bros., owners. Cost, \$10,000.

CHURCHES.

PATERSON, N. J.—Charles E. Sleight, Romaine Building, Paterson, is preparing plans for the alteration and addition to the 2-sty brick synagogue at 50-52 Godwin st, for the owner, represented by Nathan Geisler, 11 Governor st, Paterson. Cost, \$4,000.

ELIZABETH, N. J.—The Chapman-Alexander Revival Party, c/o Rev. George E. Bevans, 228 Elizabeth st, will have plans prepared privately for a frame tabernacle, 120x200 ft, with a seating capacity of 5,000. Cost, \$5,000.

DWELLINGS.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, Jersey City, is preparing plans for the alteration and addition to the 2-sty frame and brick dwelling with store, at 780 Newark av, for Nathan Scher, on premises, owner. Cost, \$4,500.

PATERSON, N. J.—Lee & Hewett, 1123 Broadway, Manhattan, have completed plans for a 2-sty hollow tile and stucco dwelling, 30x74 ft, on Passaic av, for Dr. A. B. Vanderbeck, 174 Broadway, owner. Cost, \$20,000.

FACTORIES AND WAREHOUSES.

ORANGE, N. J.—Gilbert & Price, 233 Broadway, Manhattan, have completed plans for the alteration to the 1-sty brick chemical building at 166 Alden st for the Radium Aluminum & Material Corp., on premises, owner. Cost, \$4,000.

ELIZABETH, N. J.—The Midvale Chemical Co. will rebuild its plant on Bay Way from privately prepared plans.

NEWARK, N. J.—The Public Service Corp., 80 Park pl, Newark, owner and builder, has had plans completed privately for a 1-sty frame storage building, 25x 125 ft, at Passaic Wharf and Lincoln Highway. Cost, \$4,500.

JERSEY CITY, N. J.—Purdy & Henderson, 45 East 17th st, Manhattan, engineers, have completed plans for the addition to the 1-sty steel and corrugated iron plant, 50x100 ft, at 203-221 Westside av, for Joseph T. Ryerson & Son, on premises, owners. Cost, \$12,000.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—Louis Sonntag, Temporary School Architect, City Hall, has plans nearing completion for the addition to the 3-sty brick, hollow tile and reinforced concrete public school on 15th av, for the City of Newark, Board of Education, owner.

JERSEY CITY, N. J.—Mann & McNeille, 70 East 45th st, Manhattan, are preparing sketches for a 3-sty brick and stone college building, at 96-100 Summit av, for the College of Jersey City, 96 Summit av, owner. Cost, \$30,000.

STABLES AND GARAGES.

LONG BRANCH, N. J.—Leon Cubberley, 192 Broadway, Long Branch, is preparing plans for a 2-sty brick and stucco garage and automobile showroom on Broadway near City Hall, for Samuel Heimlich, owner. Cost, \$10,000.

MORRISTOWN, N. J.—Oscar B. Smith, Jr., 59 Franklin st, Morristown, has plans nearing completion for a 2-sty hollow tile and stucco garage and chauffeur's living quarters, 24x56 ft, on Madison av, for Edward A. Day, 100 Madison av, owner. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—Charles E. Sleight, Romaine Building, Paterson, has preliminary plans in progress for a 2-sty brick store, office and lodge building, at 131 Ellison st, for the Paterson I. O. O. F. Assn., 79 Bridge st, owner. Cost, \$25,000.

Other Cities.

STORES, OFFICES AND LOFTS. WATERTOWN, N. Y.—D. D. Kieff, Watertown, N. Y., is preparing plans for a 5-sty brick and steel office building, 100x100 ft, in Franklin st, for the Northern New York Utilities, Inc., Flower Block Annex, Watertown, owner. Cost, \$75,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN (SUB.).—The Hinkle Iron Works, 534 West 56th st, has the steel contract for the 9-sty apartment house, 60x85 ft, at 139 East 66th st, for the Brixton Holding Corp., Lexington av and 69th st, owner and builder, from plans by Rouse & Goldstone, 40 West 32d st.

MANHATTAN (SUB.).—The Hinkle Iron Works, 534 West 56th st, has the steel contract for the 9-sty apartment house at 118-126 West 70th st, for the Brixton Operating Co., Lexington av and 69th st, owner, from plans by Rouse & Goldstone, 40 West 32d st.

BELLEVILLE, N. J.—David Kugel, 307 18th av, Newark, has the general contract for the 3-sty frame flat, with two stores, 35x62 ft, at 222 William st, for Harry Katz, 223 William st, Belleville, from plans by Simon Cohen, 163 Springfield av, Newark. Cost, \$11,700.

ELIZABETH, N. J.—Weinstein Bros., 657 South Park st, Elizabeth, have the gen-

eral contract for the 3-sty frame and clapboards tenements, 22x57 ft, at 434 Franz Joseph av, for Annie Monkiewicz, owner, from privately prepared plans. Cost, \$7,500.

BANKS.

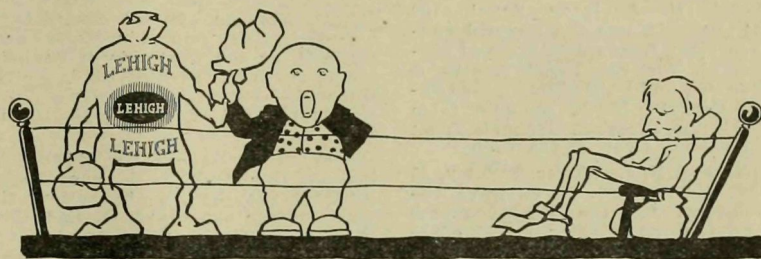
MANHATTAN.—The Reid-Palmer Construction Co., 30 East 42d st, has the general contract for the interior alterations to the bank at 507 5th av, for the Columbia Trust Co., 507 5th av, from plans by Buchman & Fox, 30 East 42d st.

DWELLINGS.

EAST ORANGE, N. J.—H. R. Grobert, 246 South Clinton st, East Orange, has the general contract for the 2½-sty frame and shingle dwelling, 30x30 ft, from plans by B. H. Shepard, 564 Main st, East Orange. Owner's name will be announced later. Cost, \$5,000.

SHREWSBURY, N. J.—Harry G. Borden, Shrewsbury, N. J., has the general contract for the alteration and addition to the 2½-sty frame and shingle residence on Sycamore av for J. Wright Brown, on premises, owner, from plans by Ernest A. Arend, Kinmouth Building, Asbury Park. Cost, \$25,000.

LOCUST VALLEY, L. I.—Milton O. Wicks, Nassau av, Glen Cove, has the gen-



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But now the Old champion is gone. He was a grand old scrapper and his autograph will always be prized. For the good of the game, however, we may be glad he's replaced by—concrete.

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eral contract for the interior alterations to the 2-sty residence on Latington rd, for Harold Carhart, from plans by Howard Major, 597 5th av. Cost, \$20,000.

MONTCLAIR, N. J.—H. G. Ashley, 10 High st, Glen Ridge, has the general contract for the 2½-sty frame and shingle dwelling, 38x51 ft, at 50 Franklin av, for George B. Smith, 463 Belleville av, Glen Ridge, owner, from plans by H. Messinger Fisher, 483 Bloomfield av, Montclair.

PATERSON, N. J.—Pekarsky & Wilensky, 78 Van Buren st, Passaic, have the general contract for the ten 2-sty frame dwellings on Gould av, Sussex st and Grove st, for the Pearl Realty & Construction Co. and Philip Simon, 120 Lexington av, Passaic, owners, from plans by Abram Prieskel, Hobart Trust Building, Passaic. Cost, \$3,000 each.

PATERSON, N. J.—Louis Berr, 241 Monroe st, Passaic, has the general contract for the ten 2-sty frame dwellings at 327-343 Getty av, for the Pearl Realty & Construction Co., and Philip Simon, 120 Lexington av, owners, from plans by Abram Prieskel, Hobart Trust Building, Passaic. Cost, \$3,000 each.

PATERSON, N. J.—Nimmena & De Boer, 255 North 8th st, Prospect Park, N. J., have the general contract for the 2½-sty frame and clapboards dwelling at 14 Delaware av, for Lafayette Johns, 46 Bridge st, Paterson, owner, from privately prepared plans. Cost, \$3,500.

PATERSON, N. J.—Isaac Segel, 100 Madison st, Passaic, has the general contract for ten 2-sty frame dwellings at 386-404 Paxton st, for the Pearl Realty & Construction Co. and Philip Simon, 120 Lexington av, Passaic, N. J., owners, from plans by Abram Prieskel, Hobart Trust Building, Passaic. Cost, \$3,000 each.

MORRISTOWN, N. J.—Noyes & Foley, 35 Phoenix av, Morristown, N. J., have the general contract for the 2½-sty frame dwelling on the north side of Ridgedale av for Reuben H. Burchell, 10 Bridgedale av, owner, from plans by Walter B. Pierson, 4 Speedwell av. Cost, \$3,000.

MADISON, N. J.—F. J. Joyce, 122 Main st Madison, has the general contract for

the alteration and addition to the 2½-sty frame dwelling in Main st, for J. W. Dwyer, 140 Morris st, Morristown, owner, from privately prepared plans. Cost, \$4,500.

BRONXVILLE, N. Y.—John Borup, Kraft av, Bronxville, has the general contract for the 2½-sty hollow tile and brick veneer residence, 27x43 ft, in Cedar lane, for George H. Partridge, Greenfield av, Bronxville, owner, from plans by Lewis A. Coffin, 527 5th av. Cost, \$12,000.

EAST ORANGE, N. J.—Becker Construction Co., 361 Grove st, Newark, has the general contract for the 2½-sty frame and shingle residence, 69x25 ft, for Mrs. Eloise M. Burnet, 9 Hawthorne st, East Orange, from plans by Warren & Clark, 108 East 29th st, Manhattan. Cost, \$15,000.

NEW ROCHELLE, N. Y.—Clarence A. Dassler, 85 Walnut st, New Rochelle, has the general contract for the 2½-sty brick dwelling, 36x57 ft, on Broadway av, for Dr. Francis C. Legouri, New Rochelle, owner, from plans by S. Calafato, McGovern Building, New Rochelle. Cost, \$9,000.

WEST NEW BRIGHTON, S. I.—Osborne & Son, Mariner's Harbor, S. I., have the general contract for the 2-sty hollow tile residence, 45x29 ft, on Matting av and Manor rd, for William C. Van Cleaf, Westerly, S. I., owner, from plans by James Whitford, Tompkinsville, S. I. Cost, \$12,000.

BROOKLYN, N. Y.—H. Wood, 568 Halsey st, has the general contract for the 2½-sty brick and limestone dwelling, 40x46 ft, on the west side of Beaumont st, 260 ft north of Oriental Blvd, for Herbert Underhill, owner, from plans by Bly & Hammann, 833 St. Johns pl. Cost, \$10,000.

ARVERNE, L. I.—F. M. Abrams, Wyoming av, Lynbrook, L. I., has the general contract for the 2½-sty hollow tile and stucco dwelling, 48x32 ft, and the 1-sty garage, 14x20 ft, at the northeast cor of Clarence st and Morris av, for D. C. Canet, 95 William st, Manhattan, owner, from plans by Laurence M. Loeb, 37 East 28th st, Manhattan. Cost, \$8,500.

MADISON, N. J.—T. J. Joyce, 122 Main st, Madison, has the general contract for rebuilding the 2½-sty frame residence on Loantaka Way, for Henry Feucht wanger, Beechwood Hotel, Summit, N. J., owner, from privately prepared plans. Cost, \$20,000.

FACTORIES AND WAREHOUSES.
BLOOMFIELD, N. J.—Westinghouse, Church & Kerr, 37 Wall st, Manhattan, has the general contract for extension to 1-sty brick factory on Arlington av, for Westinghouse Lamp Co., from privately prepared plans. Cost, \$5,000.

JERSEY CITY, N. J.—John Pellikan, 270 7th st, Jersey City, has the general contract for the addition to the 1-sty brick warehouse, at 546-548 Henderson av, for Carscallen & Cassidy, 110 Pavonia av, owners, from plans by Abram Davis, 13 Newark av, Jersey City. Cost, \$3,500.

HALLS AND CLUBS.
GARFIELD, N. J.—John Taburer, 9th st, Passaic, has the general contract for the 3-sty brick and terra cotta clubhouse, 150 x47 ft, with a wing, 45x47 ft, at the cor of 5th av and Monroe st, for the Polish Peoples Home Club, 1 Monroe st, Garfield, owner, from plans by Frank Pirrone, 104 Midland av, Garfield, architect. Cost, \$50,000.

SCARSDALE, N. Y.—John Borup, Kraft av, Bronxville, N. Y., has the general contract for the 2½-sty brick and stucco country clubhouse, 124x57 ft, and a wing 30x110 ft, on White Plains rd, for the Oak Ridge Country Club, owner, from plans by Palmer & Hornbostle, 40 Cedar st, Manhattan.

SCHOOLS AND COLLEGES.
POUGHKEEPSIE, N. Y.—Isaac Rosselle, 1 Madison av, Manhattan, has the general contract for the alteration and addition to the Thompson Memorial Library at Vassar College, from plans by Allen & Collins, 4 East Central st, Boston, Mass.

STABLES AND GARAGES.
MANHATTAN.—Cauldwell-Wingate Co., 381 4th av, has the general contract for the alteration and addition to the 4-sty brick garage, 100x87 ft, at 56-62 North Moore st, for the St. Marks P. E. Church, 10th st and 2d av, owner, and Max Schlesinger, on premises, lessee, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st. Cost, \$10,000.

MANHATTAN.—S. Margolies, 115 2d av, has the general contract for the 4-sty brick and steel garage, 77x100 ft, at the northwest cor of 3d av and 11th st, for Jacob Brown, 115 2d av, from plans by Hornburger & Bards, 122 Bowery.

BROOKLYN, N. Y.—A. Dunza, North 12th and Union st, Brooklyn, has the general

contract for the 1-sty brick garage, 75x100 ft, in the east side of Greenway st, 100 ft north of Nassau av, for N. Martling, 826 Manhattan av, owner, from plans by Gustave Erda, 826 Manhattan av, architect. Cost, \$10,000.

BROOKLYN, N. Y.—W. R. Squire, 2 West 33d st, Manhattan, has the general contract for the 3½-sty brick garage, 50x100 ft, at 459-461 12th st, for the Arthur Ackerman Lighterage Co., 59 Pearl st, Manhattan, owner, from plans by Thodie & Harvie, 406 9th st, Brooklyn. Cost, \$30,000.

PATERSON, N. J.—A. Verduin, 111 York av, Paterson, has the general contract for the 1-sty terra cotta blocks and stucco garage, 22x37 ft, on Passaic av, for Mrs. M. J. Dunkerley, 610 East 26th st, Paterson, owner, from plans by Lee & Hewett, 1123 Broadway, Manhattan, architects. Cost, \$3,000.

JERSEY CITY, N. J.—The J. J. O'Leary Co., 500 Bloomfield av, Passaic, has the general contract for the alteration and addition to the 1-sty brick and wood stable and wagon shed, at Brunswick and 10th sts, for Wells Fargo & Co., 51 Broadway, Manhattan, owner, from plans by George Butler, 62 West 45th st, Manhattan. Cost, \$20,000.

STORES, OFFICES AND LOFTS.
MANHATTAN.—Levin & Levin, 1170 Broadway, has the general contract for the 3-sty brick and reinforced concrete office, garage and stable building, 50x98 ft, at 544-546 West 38th st, for the Pine Hill Crystal Spring Water Co., 10th av and 36th st, owner, from plans by George F. Pelham, 30 East 42d st. Cost, \$18,000.

MANHATTAN.—Charles Sumner Barber, 202 East 41st st, has the general contract for alterations and decorations to the Firestone Tire Co. Building at 1875 Broadway, for the Smith Form-a-Truck Co., from privately prepared plans.

MANHATTAN.—The Amsterdam Building Co., 140 West 42d st, has the general contract for the alteration to the 6-sty store and loft building at 108-114 West 22d st, for Buparquet, Huot & Moneuse Co., 43 Wooster st, lessee, from plans by J. C. Westervelt, 36 West 34th st.

MANHATTAN.—H. P. Wright & Co., 25 West 42d st, has the general contract for the alteration to the 4-sty brick lodge building at 102-104 Fulton st, from plans by Frederick Putnam Platt, 1123 Broadway. Owner's name will be announced later. Cost, \$3,000.

MANHATTAN (SUB.).—Kirk & Bimpson, 441 West 50th st, have been awarded the heating contract for the 12-sty brick, limestone and terra cotta store, office and loft building at 43-51 West 36th st, for the Nameloc Realty Co., 125 West 56th st, owner and builder, from plans by W. H. Birkmire's Sons, 1133 Broadway.

BROOKLYN, N. Y.—C. Scaffner, 619 Nostrand av, has the general contract for the alteration and extension to the 1-sty brick store at 642 Nostrand av, for J. W. Lingard, 41 Ocean av, owner, from plans by R. T. Schaefer, 1526 Flatbush av. Cost, \$3,000.

PATERSON, N. J.—F. G. Pittet, 126 Market st, Paterson, has the general contract for the 3-sty brick office building for E. M. Rodrock Co., 240 6th av, owner, from privately prepared plans.

THEATRES.
ENDICOTT, N. Y.—The Architectural Contracting Co., 101 Park av, Manhattan, has the general contract for the 2½-sty theatre, store and office building, 75x100 ft, at the cor of Washington av and Monroe st, for the Lyric Theatre, c/o Benjamin H. Dittrich, manager, Box 585, Endicott, N. Y., owner, from plans by Giles Green, 404 West 175th st, Manhattan, architect. Cost, \$35,000.

MISCELLANEOUS.
ASTORIA, L. I.—John T. Woodruff & Son, 1 Bridge Plaza, L. I. City, has the general contract for the 2-sty brick and steel laboratory building, 42x96 ft, for the Consolidated Gas Co., 130 East 15th st, Manhattan, owner, from privately prepared plans.

SANDS POINT, L. I.—B. S. Raynor, Locust av, Islip, L. I., has the general contract for the 2-sty brick and stucco gate lodge, 30x28 ft, for Mrs. O. H. P. Belmont, 15 East 41st st, Manhattan, owner, from plans by Hunt & Hunt, 28 East 21st st, Manhattan.

MANHATTAN.—The Farribault Bldg. Corp., 52 Vanderbilt av, has the general contract for the 1-sty reinforced concrete laundry bldg, 150x76 ft, at the southwest cor of 1st av and 62d st, for the Beekman Estate, 7 East 42d st, owner, and the New York Linen Supply & Laundry Co., 326 East 32d st, lessee, from plans by Samuel J. Stammers, 320 5th av, architect.

PROPOSALS

Notices under this heading are read by Contractors and others interested in bidding on City, State and Federal Government work—whether for new construction, alterations or supplies. Non-pareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

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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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.

NATIONAL LUMBER EXPORTERS' ASSOCIATION will hold its annual meeting at Pittsburgh, Pa., on January 24, 1917.

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

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 Shutters. CE.....Certificates of Fitness. D & R.....Discontinuances or Removals. FilSy.....Approved Filtering and Distilling Systems. OS.....Oil Separator. RQ.....Reduce Quantities. StSys.....Storage System.

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

Week Ending Dec. 16.

MANHATTAN ORDERS SERVED.

- Beekman st, 79—Est Peter Hayden, c A Hill...A Bowery, 329—J Leo Murphy, 23 E 83, FP-St(R)-Ex-WSS(R)-ExS-O Broadway, 762-86—A T Stewart Realty Co...A Broadway, 298—Jno A Chanler, c T T Sherman, 60 WallWSS Broadway, 312—O B Potter Properties, 71 BwayA-FD Centre st, 206—Est Jas BruceA-FD Avenue D, 146-56—D H McAlpin & Co, 68 WilliamWSS-WSS(R) Delancey st, 127-9—Harry GreenbergA 1 st, 3-5 E—Levy Bros..St-Ex-El-WSS(R)-DC 1 st, 3-5 E—Con Gas Co, 130 E 15GE 12 st, 34 E—Sylvina E Wall, 128 Hubbard av, Stamford, Conn.Stp(R) 17 st, 39-41 E—Frank A Seitz, 1182 Bway..Rub 27 st, 35-7 E—Anna T E Kirtland Est, c A D Palmer, 55 Lenox av, E Orange, N J, FE(R)-FP(R)-FP-St-WSS(R) 35 st, 103 E—Jane PattersonFA-ExS 59 st, 56-60 E—Est Roland D Jones, c Albert G Weed, 152 W 57A 125 st, 58 E—Lotta M Crabtree, Hotel Webster, Boston, Mass.WSS-WSS(R) 5 av, 781-3—Wm W Astor, 21 W 26 ..FP(R)-FE(R)-WSS(R)-Stp(R)-Ex(R)-St-FP 5 av, 781-3—Bell Operating Co, Tel-Rec-FP(R)ExS-FA-O 5 av, 79-81—London Budwig CoO Grand st, 281—Herman Woog, 50 W 77, Stp(R)-Spr-FP-Ex(R)-WSS(R) Lexington av, 736—A Marie Schwab, 35 W 96A-FD Park Row, 102-4—City of New YorkFP Pelham st, 7—Joseph Levy, 228 Cherry, WSS-WSS(R)-O Pike st, 47-51—A L Holding Co, A Levy, pres, 50 Court, BklynFD-A Reade st, 135—Rudolf OttoDC-FA

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.

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

RETAIL LUMBER DEALERS' ASSOCIATION OF THE STATE OF NEW YORK will hold its annual meeting at the Onondaga Hotel, Syracuse, N. Y., January 24-25, 1917.

- South st, 156—Jas L Breese, 38 E 23WSS Stanton st, 17—Our Lady of Grace Church, O-FA-ExS Water st, 211—A Irving Griggs Est, c W Emlen Roosevelt, 30 PineFP(R)-WSS 14 st, 204 W—Ellen Maloney, 14 E 130, GE-Ex(R)-WSS(R)-FE-FP 14 st, 34-42 W—Bernard J LudwigA 15 st, 58 W—Marietto C Stewart Est, c D B, 115 BwayWSS(R)-Stp(R) 20 st, 306 W—Casimir de R Moore, c Jas N Wells Sons, 191 9 av..FP-WSS(R)-FE(R)-GE 22 st, 217 W—Annie Costello, c Mrs NorcrossDC 31 st, 31-3 W—Peoples Realty Co, 31 Nassau, FD 53 st, 212 W—Amos F Eno Est, c L H Beers, 49 WallFE-FP-Ex-DC 47 st, 255 W—American Lamp Co, FA-El-Rec-GE 57 st, 508 W—Mrs John W T Nichols..ExS-FA 77 st, 241-3 W—Rev Henry E CobbA 99 st, 19 W—St Judes ChapelFA-DC-O 99 st, 19 W—Con Gas Co, 130 E 15GE 116 st, 200-12 W—St Nicholas Theatre, 1284 St Nicholas avRub Catherine st, 22—Chas Abrahams, 611 W 141, A-FD

- 8 av, 183-5—Samuel SteinRec 14 st, 30-2 E—Demore Est, 15 E 14FD-A 16 st, 629-33 E—Rudnick & CoRQ-Spr(R)-O 76 st, 116 E—E 75 St Co, G P Snow, pres, 15 WallDC 5 av, 69—Security BankA(R) 5 av, 97—Julia CrosbyA(R) Fulton st, 151—Anna BergerFA-GE Lenox av, 492-6—Alex J Bruen, 41 Park Row, Rub Lexington av, 798—Mark Aronson, 236 5 av..DC Nassau st, 71-3—Jno V CockeroffA-FD-Spr University pl, 126—Est Margaretta Ward, c H H Cammann, 84 WmFD West End av, 808-808 West End Av, Inc, 149 BwayStp(R) 27 st, 114-6 W—Asa G Candler, 61 Eliz st, Inman Pk, Atlanta, Ga.A 29 st, 513-15 W—Nathan Coleman, 409 W 36FD-A 29 st, 513-15 W—Con Gas Co, 130 E 15GE 50 st, 360 W—Berman Furn Co, 863 8 av, RQ-Rec-FA

- Baxter st, 9—Kolan BrosRec Beekman st, 137—BlackfordsRefSy(R)-FD Bowery, 331-3—Israel MarkowitzRec-RQ-FA Bowery, 257—Emma B Redfield, c Robt L, 35 NassauSpr Broadway, 140—Guaranty Trust Co, FP(R)-RefSy(R)-D&R-FD Broadway, 247—Importers & Traders Bank, Ref-Sy(R)-FD-CF-FP(R) Broadway, 2201-S BoisnotFA Cathedral Heights—St Luke's Hospital, Amst av & 113 stRef-Sy(R)-FP(R)-FD-CF Chrystie st, 191—Abraham KamletFA-FP East st, 27-9—Carl Smith's Sons, FP(R)-WSS(R)

- 2 st, 24 E—A Bishop, FP(R)-WSS(R) 3 st, 8-20 E—Y M C A, 215 W 23D&R 11 st, 232-4 E—N Sussman, Inc.Spr-D&R-WSS-St(R)-FP(R)-FE(R)-ExS-DC 73 st, 186 E—Central Radiator Co, WSS(R)-StSys(R) 74 st, 355 E—A Mahiar, FA-NoS-Rub-Rec(R)-FP(R) 75 st, 314 E—John EmmerNoS-O 75 st, 322 E—Garman Bros.CF-Rec 75 st, 312 E—Theo Wingender, Rec-RQ-NoS-FA-O-St-ExS 75 st, 318 E—J SommaFA-Rec 77 st, 406 E—Morris ScherzerFA 79 st, 535-45 E—Vogel Cabinet Co, 1269 Bway, Rec-FA

- 84 st, 22 E—Fredk R KingEl 86 st, 453 E—A E LabyNoS-Rec-FA 117 st, 248 E—Jos A BirnbaumFP-FA-NoS Fulton st, 140—P M Ohmeis & Co, RefSy(R)-FP(R)-FD Fulton st, 143-5—Whyte's, Inc, RefSy(R)-Ex(R)-FD Grand st, 177—N Y Brass & Wire Wks, FA-Rec-GE Greenwich st, 368—Leon Hirsch, Comply with orders Greenwich st, 799—Samuel Welsher, Application-D&R-NoS Greenwich st, 255-7—Stirrup Mfg CoEx(R) James st, 71 S—ZiancontiereFA-FP(R) Lafayette st, 29-33—Lasher & Lathrop, D&R-O-FA(R) Lenox av, 78—A Weingsberg, Rec-FP(R)-RQ-FA Mangin st, 88-92—A Etra.FE-(R)-WSS-Ex(R) New st, 55—Rorer Restaurant.RefSy(R)-FP-FD

- 3 av, 83—Cuckenheimer & Hess, RefSy(R)-D&R-FD Wall st, 55—Natl City Bank, RefSy(R)-FP(R)-FD-CF Wall st, 60—J J Daly, secy, RefSy(R)-D&R-FP(R)CF-FD West st, 201—Pinney & Geddes, RefSy(R)-D&R-FP(R)CF)FD 25 st, 346 W—Harry A JacobsonFP 28 st, 119 W—Kervan Co..RefSy(R)-FD-O-D&R 40 st, 9 W—Yale & Towne, RefSy(R)-FD-CF-FP(R) 40 st & 11 av—Michael J DempseyCF 42 st, 555 W—Hofacker Mfg CoFA-Rec 43 st, 229 W—New York Times, 217 W 43, RefSy(R)-FD-CF 54 st, 250 W—Am Auto Painting Co, Rec-FA-NoS 54 st, 147 W—Beaney & McMahonFA-NoS 54 st, 421-3 W—A F DicksonFA(R)-Rub 54 st, 250 W—Gotham Auto Body Co, El-FA-Rec-NoS 54 st, 250 W—Ford Owner's Service.FP-Rec-FA 54 st, 233-9—Harrolds Motor Car, D&R-Rec-WSS(R)-StSys(R)-FA-NoS 55 st, 245 W—Longmecker & SandersEl-Rec 56 st, 534 W—Hinkle Iron WksFA-CF 56 st, 230 W—Times Square Auto Co, FA-NoS-Rec-Rub 57 st, 518 W—Robert C Shock.NoS-El-FA-Rec 60 st, 36-40 D—St Paul Garage, Rub-WSS(R)-Rec-FP 67 st & Bway—Marie Antoinette Hotel, RefSy(R)-FP-FD-Ex 124 st & 7 av—Hotel TheresaRefSy(R)-CF 125 st, 351 W—John C FajenD&R 140 st, 20-2 W—Elia Clementa, WSS(R)-NoS-FA 145 st, 270 W—H Halper, Inc, Rec-NoS-CF-FA-El

BRONX ORDERS SERVED.

- Faille st & East Riv—Dailey & Ivins, 21 Park Row, ManhattanFP(R) 3 av, 3639—Bronx Drug Co.CF-NoS-Rec-Ex(R) Tiffany & Barrett sts—Am Bank Note Co, 70 Broad, ManhattanRefSy(R)-FP-FD Trinity av, 550-6—Stiller & Coon CoCF Tilden st, 741—Geo Ritzmann, StSys-CF-NoS-FA 134 st, 887 E—Hazen Brown Co, FA-Rec-NoS-D&R-FP(R) 134 st, 901-3 E—Bronx Coopera Co, 801 E 137FP-FA-Ex(R)-Rub-NoS 170 st, 812 E—G Santi & CoFP East Tremont av, 453-5—Tremont Business SchoolFA-ExS Willis av, 531—John A BuschmanFA-ExS-O 238 st & Riverdale av—Florence Nightingale, St-FP-DC-Ex(R)-GE 244 st, W—(Fieldston), WSS-St-A-ExS-Ex(R)-O-DC-FP(R)

BROOKLYN ORDERS SERVED.

- Aberdeen st, 11—Theo GevrenzFP Arlington av, 25-35—Am Radiator Co, NoS-FA-Rec Bainbridge st, 73—C F HarmsRec-FA Brooklyn av, 309—John D KennedyFA-Rec Bennett st, 25—Frank PierreNoS-FA-Rec Broadway, 421—Gelberg Mfg Co, NoS-FP-FA-A-FD Bainbridge st, 18-26—Wm T Allen, WSS(R)-FP-FA Church av, 3015—I BergmanRQ-NoS-Rec Carroll st, 1293—A A CampbellNoS-FA-Rec Carroll st, 1344—Dr Alex L LaurisFA-Rec Diamond st, 200—Sol Barnet & SonNoS Douglas st, 267-71—Hine & Fround Co.A-FD-A 11 st, 275—Chas E DenisNoS-FA-Rec Flushing av, 722—Pernici & Mistretta, NoS-FA-Rec Fulton st, 223—Barr BrosFP Fulton st, 2933—Nick HamekeFA-Rec Grace ct, 10—E J KnowltonFP Gold st, 170—Dr A J SalmonRec-FP Herkimer st, 316—Du Bois Watch Case Mfg CoWSS(R)-FP-A-FD-GE(R)-FA Huron st, 242-4—F Hecht & CoFA-NoS Irving av, 462—Wm FollmerRec Knickerbocker av, 118-20—Peter MurrayRec Madison st, 343—Oscar FriedlanderRec Moffat st, 227—Hugo AdeFA-Rec-NoS Morton st, 91—Max Rieber EsqFA-NoS Metropolitan av, 351—Herman Besem, CF-El(R)

- Macon st, 119—Curtis H MuncieFA-Rec-NoS Nostrand av, 321—Harry HeckerNoS-FA-Rec President st, 1307—Pauline Semell.NoS-FA-Rec President st, 1213—John C NicolsonRec President st, 1223—J C CrockerNoS-Rec Russell st, 263—Kindel Bed CoNoS-FA Sterling st, 374—Peter StackwellRec Scholes st, 144—Max RosenNoS-FA-Rec 7 av, 5206—Isidor CohenRQ Troutman st, 426—Pisciatio & Colasanti, FA-Rec-NoS-Rub 3 av, 6415-21—H B Fred KuhleD&R-StSys Wythe av, 401—Felice PalazzoFA-NoS Withers & Vandervoort sts—Stephen Gerry, FA-NoS

QUEENS ORDERS SERVED.

- Broadway, 80 (Flush)—Lena McCardell, NoS-FA-CF Broadway (Bayside)—Bayside Auto CoCF Cornelia st, 407 (Rdgwd)—N Levitt, NoS-FA-Rec-Rub Fulton st, 548 (Jam)—Long Island Drug Co, CF-FA-NoS-Rec Hoffman Blvd & Continental av (For Hills)—Chas A ShawCF Hancock st, 298-302 (L I C)—Pan-O-Lite Grease & Oil CoNoS-Rec Jerome av, 4461 (Rich Hill)—Gerald McCloud KingNoS-FA-Rec-CF-StSys(R) Liberty av, 4678 (Rich Hill)—Christian Rash, FA-Rec-NoS McKinley av, 20 (Glendale)—Chas Moteke-witzNoS-FA-Rec Queens Blvd & Penfold rd (Amherst)—John SilvestroEl(R)-FP 6 st, ft, & East Riv—Coleman & Co, NoS-FP-Ex 13 st, 322 (L I C)—Chas Johnston, NoS-FA-StSys(R)

RICHMOND ORDERS SERVED.

- Prospect st, 37 (Stapleton)—S I Welding Co.CF

Classified Buyers' Guide

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

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

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

Architectural & Legal Photographers.

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

Auctioneers.

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

Awnings and Canopies.

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

Bank and Office Fixtures.

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

Blue and Black Prints.

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

Boilers.

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

Brick.

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

Bronze Tablets and Memorials.

(Cast, etched and engraved)
ABBOTT, W. H., 143 W. 42d St. Tel. Bryant 3929.

Builders.

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

Building Management.

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

Building Directory.

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

Building Material (Masons).

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

Building Material (2nd Hand).

DONNER HOUSE WRECKING CO., Ely Ave. and N. Jane St., Astoria, L. I. Tel. Astoria.

Building Reports.

DODGE CO., F. W., 119 West 40th street. Tel. Bryant 4800.

A daily service (card system) giving accurate information of contemplated buildings, and other forms of construction, with details of the material and equipment required.

Cabinet Work.

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

Carpenters, Contracting.

COOK & SON, F. A., 127 West 40th Street, New York.

Cement.

ALSEN'S AM. FOR. CEMENT WKS., 45 Broadway. Tel. Rector 510.
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church street. Tel. Cortlandt 4650.
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.
LEHIGH PORTLAND CEMENT CO., 30 East 42d street. Tel. Murray Hill 8451.
VULCANITE PORT. CEMENT CO., 8 West 40th street. Tel. Bryant 5700.

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.

Compo-Board.

WRIGHT LUMBER CO., INC., 148 W. 38th St. The World's Best Wall Board. Tel. Greeley 292.

Concrete Floors and Sidewalks.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

Consulting Engineers.

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 4333.

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 8294.