

REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, MARCH 10, 1917

ANNUAL REPORT OF THE BUREAU OF BUILDINGS

Marked Increase Last Year as Compared With 1915
—Zoning Resolution One of the Influencing Factors

By HON. ALFRED LUDWIG, Superintendent of Buildings, Manhattan

BUILDING operations in the Borough of Manhattan showed a marked increase in 1916 over 1915. Plans for 564 new buildings, having an estimated cost of \$114,690,145, were filed with the Bureau; in addition, 3,884 buildings were altered at an estimated cost of \$19,387,899. This aggregates a total estimated expenditure of \$134,078,044 for the year, compared with 1915 an increase of \$60,405,370, or 82 per cent. The average cost per building amounted to \$203,350, against \$132,213 for 1915.

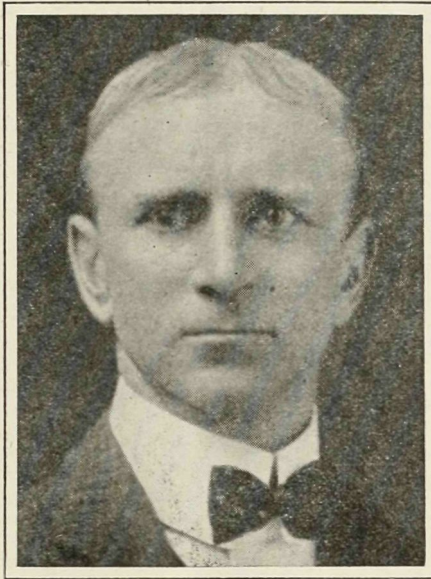
While the above figures would seem to indicate that building operations in Manhattan had approached close to a maximum, as compared with previous years, yet sight must not be lost of the fact in making any comparison that a large part of the increase was caused by reason of the expected passage by the Board of Estimate of the Building Zone Resolution. This measure has been before the Board for some time, and as soon as its passage appeared to be a foregone conclusion, many owners, architects and others, in order to secure exemption from its provisions, filed plans for new structures.

In July the estimated value of buildings for which plans were filed amounted to \$45,472,250, and in June to \$16,126,500. While it is probable that many of the structures included in the above would in any event have been erected, yet there is no doubt that the Zone Resolution acted as an accelerating force and but for this latter, owing to the extremely high cost of all materials entering into the construction of buildings, it is doubtful if the year just passed would have shown any increase in building operations over the previous one.

The year 1916 in many respects has been one of the most eventful years in the history of the Bureau of Buildings. Three measures of far-reaching effect have been added to the laws relating to building construction.

The first measure to which attention should be directed is the Lockwood-Ellenbogen bill, Chapter 503, Laws of 1916, an amendment to the Greater New York Charter. This act gives exclusive jurisdiction to the Superintendent of Buildings over the construction and alteration of buildings, except in so far as they are affected by the Tenement House Act; to the Fire Commissioner it gives jurisdiction over existing buildings, or in other words the Fire Commissioner will look after the housekeeping and the Superintendent of Buildings after the construction of buildings.

In addition the Act creates a Board of Standards and Appeals, consisting of the Fire Commissioner, the Superintendents of Buildings of the five boroughs, the Chief of the uniformed force of the Fire Department and six other members appointed by the Mayor. One of the latter is designated Chairman and must devote his entire time to the duties of the office. This Board has jurisdiction in general over all matters relating to buildings and appurtenances thereto that come within the jurisdiction of the Fire Commissioner and the Superintendents of Buildings. The functions of the Industrial Commission within Greater New York passes to this new Board and the Commission will exercise no jurisdiction



HON. ALFRED LUDWIG.

hereafter in this city. Power is given to the Board of Standards and Appeals to make rules and regulations for carrying into effect laws (including the Labor Law), ordinances, rules, etc., relating to buildings and appurtenances thereto. In general, the powers of the Board are broad and in the future will exert a strong influence to standardize methods and procedure in the several boroughs, so that the practice throughout the Greater City will be uniform.

Personnel of the Board.

The six appointed members of the Board of Standards and Appeals, with the Chief of the uniformed force of the Fire Department, constitute the Board of Appeals, the Chairman of the former Board being also Chairman of the latter. The Board of Appeals takes over in a general way the powers of the former Board of Examiners, which by this Act went out of existence on October 1, 1916. The jurisdiction of the new Board is, however, much greater than that exercised by the Board of Examiners, for whereas appeals to the old Board were limited to cases involving an expenditure of \$1,000 or more, there is practically no limitation as to the value or nature of cases that can be taken to the new Board of Appeals. All orders (including violations) issued by the Superintendent of Buildings can be appealed excepting only Unsafe Orders.

The object of the Act has been to consolidate, as far as possible, in the hands of two departments the functions formerly exercised by four or more, and to separate the jurisdictions of the Fire Department and the Bureau of Buildings, so as to avoid conflict of authority and performance of unnecessary work on the part of the public. Where formerly it was necessary in practically every case to file plans with either the Fire Prevention Bureau or State Labor Department, and occasionally with several other departments, in addition to filing plans with the Bureau of Buildings, now it is only necessary to file with the latter Bureau, except in case of plans for tenement houses which still must be

filed with the Tenement House Department for approval.

The second event of importance was the passage by the Board of Estimate of the Building Zone Resolution on July 25, 1916. This measure divides the city into Use, Height and Area Districts. The Use Districts restrict as to occupancy, certain sections being for residential use only, others for business and still other sections are unrestricted, where any occupancy is permitted. In the Height Districts a limitation is put upon the height to which buildings may be erected, varying from one to two and one-half times the width of the street, depending on the character of the occupancy. The Area Districts make provision for yards and courts in order to provide better light and air.

Possibly no measure that has been enacted in recent years is comparable to it in importance from a realty point of view and that its effect upon real estate especially and upon the city generally will be widespread and beneficial seems to be beyond question. Practically for the first time in the history of this city a well considered scheme for the regulation of heights, areas and uses of buildings is in effect.

On March 14, 1916, the last of the Articles of the Revised Building Code went into effect. After more than ten years of endeavor the revision of the Building Code is an accomplished fact, excepting only Article 25, relating to theatres.

For many years the city was operating under laws governing building construction that in many respects were much beyond the times, and many attempts from 1905 to 1916, were made to so revise the laws as to make them correspond to the best modern practice; each attempt proved a failure, however, until Rudolph P. Miller, former Superintendent of Buildings for the Borough of Manhattan, was appointed Engineer to the Building Committee of the Board of Aldermen.

The former policy of attempting to enact a Building Code was abandoned, as experience has shown its futility and the policy of revising the Code, Article by Article, was adopted. Formerly strong dissatisfaction or opposition to a single article or section served to defeat the entire measure, although the remainder was entirely satisfactory and acceptable. By taking up each article singly, much of the Code was revised and enacted into law with comparatively little opposition. Those articles, formerly sources of contention, were taken up in conferences with the Engineer, Rudolph P. Miller, and the difference thrashed out, and the article formally whipped into shape, fairly satisfactory to all concerned.

The various new laws affecting building construction in this city have had the effect of increasing very materially the work of the Bureau and also in delaying action on applications and plans, owing to the unfamiliarity of the examiners with the new laws for some months after their passage.

Several years ago, after careful consideration, a new system of filing plans according to lot and block, was inau-

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NATIONAL COMPLETE BUILDING EXPOSITION

Improved Materials and Efficient Methods of Construction
Shown at Grand Central Palace During the Past Week

BBETTER building, accomplished by means of improved materials and more efficient methods of construction, was the keynote sounded last Monday at the opening of the National Complete Building Exposition which has been in progress during the week at the Grand Central Palace. In the conception and planning for this event this was the paramount idea, and the exhibitors of building materials, supplies and equipment represented at the show backed up the management in a very gratifying manner by exhibits that denoted the expenditure of much thought, energy and actual cash in their efforts to make the exposition one of lasting benefit to the allied building trades.

The scope of the exposition was extremely wide and included demonstrations of many methods of building construction and a variety of interesting equipment and house furnishings. These were displayed in artistic booths arranged so as to please and attract the visitors. The ideas of the architect, builder, manufacturer and producer of building commodities were brought into direct contact with the building public. For the individual contemplating the erection of a dwelling for personal occupancy the show contained a great number and variety of features of particular interest. New materials and methods of application, designed especially for home builders, were demonstrated by specialists in each line. Lectures, illustrated by moving pictures and lantern slides, were given at both afternoon and evening sessions. These lectures were upon topics of moment to prospective builders, architects, engineers and contractors and the number of visitors that attended them attested to the quality of the speakers and the value of the topics.

The educational value of the exposition is a difficult matter to estimate, but it can be safely stated that its influence for improved building methods will be thorough and permanent. The actual number of sales made during the past week will be no criterion of the real value of the exposition. The missionary work accomplished for better building is of inestimable value and in no way can it be justly compared with mere sales. The real purpose of the event was not primarily large sales, although the volume of sales reported by many exhibitors was satisfactory in the extreme, but personal contact with the consumers of the various products on exhibition and interesting demonstrations of methods of application and operation, to prepare the road for increased future sales by creating an intelligent demand.

Space will not permit of a detailed description of the separate exhibits on view. As a whole they were artistic and well displayed. The decorative scheme was admirable in every way, indicating considerable thought and ingenuity and reflecting great credit on both the management and exhibitors who endeavored to make the event an attractive one to the senses as well as educational in value.

In an interview with a representative of the Record and Guide, Frederick W. Payne, manager of the exposition, stated: "After a most successful week the National Complete Building Exposition will close its doors tomorrow night. It was the most representative, comprehensive and attractive display of the building and allied industries ever assembled under one roof and the results not only from a business but attendance standpoint far exceeded the most sanguine expectations of both the management and exhibitors.

"The individual exhibits were representative of practically every branch of the great building industry of America and was gathered from every section of the country. The exposition was in-

fect a moving picture demonstration arranged by the building and lumber interests for the prospective builder and showed what is best and what may be done with each individual product.

"That the educational value of the exposition was appreciated by the general public manifested itself in the attendance, which gradually grew in volume from the opening day. It brought about an expansion of ideas between the builders, lumbermen, contractors, architects and others identified with the industry and also served to bring into direct contact the men and women who are studying and analyzing the economic conditions of the country and as a result a better understanding was reached between those interested.

"The volume of business transacted, according to the statements of the exhibitors, was such as to keep many of the factories and plants busy for many months to come. This condition is particularly true regarding the Bishopric Manufacturing Company, Gum Lumber Manufacturers' Association and others whose selling forces were kept busy during the week. It would be impossible to specifically enumerate the concerns which were greatly benefited by the exposition, but if the success is to be gauged by the many applications for space next year there is no possible excuse for any firm staying out of the show.

"One of the best indications of the commercial success of the exposition was the number of inquiries at the Bureau of Information for firms who have become prominent in the building world by virtue of their national advertising. Many persons sought information regarding these firms without knowing anything about them individually and the bureau was taxed to its capacity to furnish this information.

"When one of the most prominent building men in the country declared the exposition to be almost equivalent to a college course he struck the keynote of its completeness. In this respect it was particularly valuable to the student and seeker of practical building information by reason of the fact that it showed the practical use of every structural material and a wide variety of equipment and furnishings used in connection with the industry."

The completeness of the exposition and the comprehensive array of materials shown is demonstrated by the list of exhibitors which follows:

Arkansas Soft Pine Bureau, American Architect, Inc., Austin Company, The Architectural Record, Architectural Review Co., Alliance Clay Products Co., Art World & Craftsman, Atlantic Gulf & Pacific Co., American Bitumastic Enamels Co., Anti-Hydro Waterproofing Co., Architectural Service Corp., American Carpenter & Builder, Alton Brick Co., Art Stone Company.

Bishop-Babcock-Becker Co., M. H. Birge & Sons, Beaver Board Companies, Bangor Slate Association, Building Age, Bessemer Limestone Co., Bridgeport Wood Finishing Co., J. W. Baker Co., Building Directories, Bulletin & Sign Co., Behning Piano Co., Bigelow Hartford Carpet Co., Bommer Bros., Bishopric Manufacturing Co., Burglar Proof Lock & Hardware Corp., Buerkles, W. A., Sales Co., Baltimore Brick Co., Barkwill-Farr Co., The, Burton-Townsend Co., The, Black, John H., Co., Brower & Best Brick & Terra Cotta Co., Big Four Clay Co., Brick & Clay Record, Brookie, J., Co., Inc.

Conde, Nast & Co., Inc., Country Life Exposition, Cavicchi Polishing Mch. Co., Colonial Paving Brick Co., Construction, Cold Light Manufacturing Co., Creo-Dipt Co., Inc., Colonial Pressed Brick & Clay Co., Claycroft-Herold Brick Co., Collingwood Brick Co., Carroll, H. C., & Sons, Consolidated Brick Co., Cary Brick Co., Clay Worker,

Cement & Engineering News, Chambers Fireless Cooking Gas Range Co.

Dexter Metal Manufacturing Co., Dodge, F. W., Co., Dykes Lumber Co., Davidian, C. S., Detroit Brick Mfrs. & Dealers' Association, Denver Fire Brick Co., Dunn Brick Works, Darlington Brick & Mining Co., Dickover, George T., & Son, Denver Pressed Brick Co., Dickey, F. S., Clay Mfg. Co., Day, Herbert.

Elliott Woodworker, Ltd., Everhard Co., The.

Feldman Manufacturing Co.

Gum Lumber Manufacturers' Association, General Fire Extinguisher Co., German-American Stoneware Co., Gaylor, Joseph T., Galard Company, Georgia-Carolina Brick Co., Gifford, William H., Gustavson, Frank A.

House Beautiful Publishing Co., Hocking Valley Fire Clay Co., Haeger Brick & Tile Co., Hydraulic Press Brick Co., Hay-Walker Co., Hartman-Sanders Co., Holling & Henderson.

International Floor Machinery Co., In-laid Slate Co., Inc., Indiana Limestone Quarrymen's Association.

Jacobson & Co., Johnson, Carl S., Johnston, A. M.

Keasbey-Mattison Co., Keystone Clay Products Co., Kelley, E. B., & Co., Koehring Machine Co., Keim Brick & Tile Co., Kline, J. C.

Lutton Co., Wm. H., Lineatime Manufacturing Co., Inc., Lead Lined Iron Pipe Co., Los Angeles Pressed Brick Co.

Metal Paving Brick Co., Mogul Company, Metropolitan Paving Brick Co., Mastic Wall Board & Roofing Co., Model Paving Brick Co., Mason City Brick & Tile Co., Merchant Plumber & Fitter, Mosaic Tile Co.

North Carolina Pine Association, National Lead Co., National Lumber Manufacturers' Association, Newburgh Brick & Clay Co., National Fire Proofing Co., New Jersey Terra Cotta Co., New York Herald.

Ohio Commercial Photo Co., Ohio Clay Co., O'Neil, N. P.

Patent Vulcanite Roofing Co., Paul Clay Company, Patterson, Gottfried & Hunter, Inc., Pittsburgh Water Heater Co., Pennsylvania Clay Club.

Queen City Brick Co.

Record and Guide Co., Rock Products & Building Materials, Richland Tile Co., Ringle, John.

Sandusky Cement Co., Southern Pine Association, Seattle Cedar Lumber Manufacturers' Association, Southern Cypress Manufacturers' Association, Society Advocating Fire Elimination, Service Motor Truck Co., Standard Brick Mfg. Co., Shepard, J. J., Stephenson, L. L., Stone-crete Co., Sweet's Catalogue Service, Inc.

Troegerlith Tile Co., Thatcher Furnace Co., Tyler, W. S., Co., Todhunter, Arthur, Thew Automatic Shovel Co., Thomas Moulding Brick Co.

Union Fibre Co.

Vosnack, Herman, Jr., Inc.

Wilson, J. G., Corp., Winslow Bros. Co., Western Brick & Supply Co., Western Brick Co., Wert, C. S., Weilaphone, Inc., Wynn & Starr Co., Wadsworth Brick & Tile Co., Wallhead, William A., Webster & Keyser.

One of the significant features of the present exposition was the interest taken in it by the publishers of practically all of the magazines and periodicals that make an appeal to the building public. These magazines, by their artistic exhibits as well as the valuable building information contained in their editorial columns, are doing much to further the cause of better building. Particularly those papers that interest themselves in educating the public to improved living accommodations, better constructional methods, more artistic decoration and furnishing, have done their part in supporting the movement that, while practically in its infancy, is making itself felt throughout all sections of this country.

DIGEST OF RECENT LEGISLATION AT ALBANY

Status of Bills Affecting Real Estate and Realty Interests—Current News and Gossip at the State Capital

(Special to the Record and Guide.)

ALBANY, March 9.—As an impending catastrophe to real estate owners of the City of New York the local option bill now before the Legislature was depicted this week at a hearing held by the Joint Excise Committees. Real estate values, Charles J. Campbell, President of the New York City Hotel Men's Association, stated, would be wiped out and great commercial interests destroyed.

The proposed legislation, known as the Hill-Wheeler bill, is likely to be adopted, having the support of the Governor and the backing of many of the most influential members of the Legislature. Under its provisions the city as a unit can be made "dry." Aside from Mr. Campbell, who referred casually to the effects of Local Option on real estate values, John Becker protested on behalf of a taxpayers' association against this drastic measure. No representative of the Real Estate Board or other strong organization of property owners was present to submit figures which would have pointed out to the legislators the large number of places now occupied as saloons or restaurants which will have to be vacated and their leases cancelled in case the bill should be enacted into law.

Mr. Campbell claimed that eight hundred million dollars are invested in hotel properties, which would suffer through this legislation. Of course, it is understood that not all of the hotels or not even the majority of them will close their doors, but their income would be diminished and the result would be that rental values will take a considerable tumble.

Immediate loss will be suffered by owners of property which has been rented for saloon purposes. Thousands of stores will become vacant, and even in districts in which the "wet" vote should win out, the leaseholds will depreciate in value, because at the next election on Local Option the tide may turn and the "dry" element win out. The conservative business man will be driven out of the liquor business, and the speculator who takes a chance, the fly-by-night concern, as one of the speakers at the hearing expressed himself, will take his place.

The Hill-Wheeler bill provides that on petition of twenty-five per cent. of the voters, the local option issue may be submitted in any city at any general autumn election in an odd-numbered year. One hundred thousand workmen, at the present time employed in the brewery and saloon business, will be turned loose and become suddenly idle.

Brewers and Restaurant Owners' Associations have for some time collected material showing the rental paid annually, the valuation of the property used for liquor traffic, taxes derived therefrom and other benefits accruing to the city and State. For some unexplained reason these figures, which would have carried great weight with some of the legislators who are not totally opinionated, were not submitted. If the Real Estate Board does hurry it might not be too late to furnish information of this kind to the Senate Committee on Taxation, which will hold judgment on the bill in abeyance until the first part of next week.

Home Rule has been discussed again this week, but it is a sham Home Rule bill which the Legislature is about ready to present to the City of New York. Last year's proposal of the Majority Leader in the Senate, Elon R. Brown, of Watertown, has been reintroduced and the issue has been raised in the Senate by the introduction of a constitutional amendment agreed upon and drafted by the representatives of the New York State Conference of Mayors, the City Club, the Municipal Government Association and the Citizens' Union. This amendment was introduced by Senator Mills and inserts in the Constitution a section which requires the Legislature to prescribe conditions under which cities

amend their own charters. No new charters, however, shall become effective in any city until approved by vote of the majority of electors therein. The Legislature may not enact laws affecting cities which are local or special measures, either in terms or in effect.

The Brown proposal would insert in the Constitution a sentence "the Legislature may by general laws confer upon cities such powers of local legislation and administration as the Legislature may from time to time deem expedient."

The Secretary of the Citizens' Union, E. McGahan, in a statement submitted to the members of the Legislature, has pointed out that no powers of self-government are granted or guaranteed to cities under this proposal. It simply confers upon the Legislature a power which that body assumed it had in 1913 when the Municipal Empowering Act became a law, and again in 1914 when the Optional City Government Law was enacted.

The cities of the State will never be satisfied with this sort of Home Rule which may be taken away or curtailed at any time by the Legislature. Furthermore, this proposal appears to curtail the present power of the Legislature to grant self-autonomy to cities by restricting such grants to general laws, whereas at present such grants may be made by either general or special laws. At the same time it leaves the Legislature free to interfere in local affairs of cities by special acts. This proposal, Mr. McGahan states, accomplishes nothing and will inevitably be used to block any passage measure of real Home Rule.

Senator Mills has little hope to pass his amendment to the constitution. If the Brown proposal can be defeated a great deal will have been gained. The amendment of Senator Mills may be passed next year and as the Constitution prescribes that no amendment can be submitted to the voters unless it has been adopted by two consecutive Legislatures no time will have been wasted, for the next Legislature does not meet until January, 1919, the present Senators' term expiring December 30, 1918. S. L. S.

The following bills affecting real estate owners were introduced this week in the Assembly:

1113.—By Judson. Amending the Real Property Law (Sec. 334), by providing that dupli-

cate copies of maps subdividing real property shall be filed in the office of the city, town or village clerk where such property is situated, before it is offered for sale.

1126.—By Callahan. Amending the Civil Code (New Secs. 3332-c and 3332-d), by regulating the fees to be charged by the registers of the counties of New York, Kings, and Bronx and by the county clerks of the counties of Queens and Richmond, when acting as recording officers.

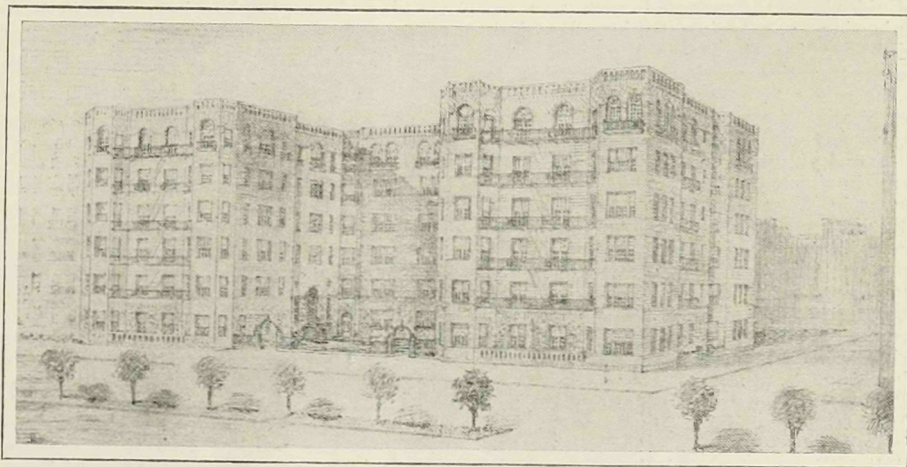
1128.—By Callahan. Annexing to the City of New York, and the County of Bronx, 43,051.50 square feet of territory lying within the boundaries of the city of Yonkers. The territory in question is more particularly described in the bill. In case of failure to agree upon the price to be paid for the territory annexed within six months after the passage of this act, the Supreme Court of the Third Judicial District may determine the amount to be paid by New York City, and what proportion is to be paid to the city of Yonkers, and what to the county of Westchester.

1135.—By O'Hare. Amending the Tenement House Law (Subdiv. 1 of Sec. 16, Subdiv. 1 of Sec. 90, and Sec. 91), by providing that where a tenement house does not exceed six stories, a fire escape may be placed in an outer court not less than 18 feet in width nor exceeding 30 feet in depth, or in a larger outer court the depth of which does not exceed its width by more than one-half. In every tenement house all liquid waste from plumbing fixtures shall be conveyed by a house drain and house sewer to the street sewer, and no tenement house shall be erected except where it is practicable to make such connection with a street sewer. Where no storm water drain or combined sewer exists in the street, the department charged with the enforcement of this chapter may permit the shafts, courts, areas and yards to be drained into the street gutter, provided that such gutter leads to a natural channel or water course, or, if the soil be permeable, to be drained into a dry well.

1163.—By Brennan. Amending the Greater New York Charter (Secs. 439 and 442), by requiring the map or plan prepared by the president of each borough, as required by the charter, to include the locating and laying out of courtyards of abutting streets; the locating and laying out of improvements of navigation by establishing, on the recommendation of the commissioner of docks, bulkhead and pierhead lines within the waters of New York City, other than the waters of the Hudson, East and Harlem Rivers, Long Island Sound, New York Bay and the channel between Staten Island and Shooter's Island. This provision is not to affect or limit the powers vested in the commissioner of docks and the commissioners of the sinking fund.

1171.—By Mitchell, H. C. Amending the Greater New York Charter (Sec. 396), by permitting the city to acquire title or an easement in property required for drains, as well as sewers, and for sewage disposal works and plants and sewage pumping stations. If the board of estimate and apportionment directs that the expense of acquiring such property be included in the assessment levied for the cost of constructing the sewer or drain or sewage disposal works or plant or pumping station, the comptroller shall certify to the board of assessors the amount required. This shall be authority for including the amount in the assessment for the expense to be incurred.

NEW APARTMENT ON GRAND BOULEVARD



George & Edward Blum, Architects.

FINAL UNIT OF INTERESTING BRONX IMPROVEMENT.

BUILDING operations are well under way for a modern six-story apartment at the corner of Grand Boulevard and Concourse for Crystal & Crystal, Inc., owners and builders. This operation is the last of a group of four structures erected by the same owners and fills out the block front on the Concourse, between 170th and 171st street. The new apartment will provide living accommodations for a total of seventy-eight families housed in three hundred

and eleven rooms. The suites contain from three to five rooms with baths and foyers. The plans were prepared by George & Edward Blum, architects, 505 Fifth avenue, and the construction is proceeding under separate contracts awarded by the owners. These buildings contain a number of special features, not the least of which is the space devoted to courts. Other reserved space will be planned for garden purposes, with lawns, shrubbery, fountains and benches,

SHADE TREES AND MANHATTAN REAL ESTATE

Thirty-One Cities Have Created Shade Tree Commissions—Movement Designed to Make "City Beautifuls" Throughout Country

By S. E. PERLMAN

A TRIP from Boston to San Francisco will reveal the fact that all of our large cities are well planted with shade trees. There is one startling exception. New York alone stands out gray, grim and dusty, with fewer shade trees than many a small city one-fiftieth its size. The shade tree idea is not a new one in New York, but unfortunately it has lain dormant. A great deal of activity, however, has been manifesting itself during the past few months. The city has come to realize that the advantages of having shade trees far outweigh the difficulties that attend their establishment. It has been discovered that shade tree planting is not only possible in the city, but if properly handled, can be unqualifiedly successful.

As far back as 1882 the Tree Planting and Fountain Society of Brooklyn was formed; under an Act of March 3d, 1893, New Jersey permits and encourages every city, borough and village to inaugurate a street tree planting system. Up to the present time thirty-one cities have created Shade Tree Commissions under this law. The Tree Planting Law of 1903 of the City of New York provides for the planting and cultivation of trees on the city streets, for the purpose of improving the public health. The extent to which this ordinance was carried into effect is evidenced by the last tree census made by the Park Department, which shows less than 15,000 shade trees in Manhattan. Compare this with 94,799 in Washington, D. C., in 1909, and a little over 86,000 in Paris. In Newark during the last eleven years 27,000 trees were set out on one hundred and eighty miles of city streets.

Not only the city, but private organizations and individuals are giving the shade tree movement the support it deserves. Chief among the organizations is the Tree Planting Association of New York City, of which Joseph A. Delafeld and Charles Thaddeus Terry are active members; the Women's Municipal League of the City of New York, through individual members, is organizing the owners of property on a number of streets on both the east and west sides of Manhattan, and has been successful in securing excellent co-operation. This co-operation results in uniform planting on entire streets, and economy of outlay for each owner. In several parts of the city individuals not connected with any organization are trying to interest their neighbors for the same purpose. But the most active workers are proving to be the real estate operators of the city—they realize the practical, which to them means financial, benefits of shade trees. William Lustgarten & Co., Inc., will have trees in front of their new apartment houses in West 16th street; Pepe & Bro. will improve their quaint apartment houses, near Washington Square, in the same way; Albert B. Ashforth, Inc., has also joined the movement. Churches, synagogues, hospitals and hotels are planning on shade trees for the coming spring with an enthusiasm that is truly refreshing.

Real estate owners and operators are joining the movement in the same fine spirit with which they are supporting the Building Zone Plan and the "Save New York" Movement. The shade tree idea is only another phase of the civic pride which is expressing itself in the numerous activities for civic improvement. A number of factors enter into any plan for making New York a city of beauty, health and comfort, and the setting out of shade trees is one factor, and a very vital factor, of any such plan.

Shade trees ask but little; they give much. They beautify the home, the street and the city; the lovely green of their foliage rests the eye of the busy

man whose work keeps him in a stuffy office during the day. Shade trees protect us from heat in summer and from cold in winter by an equalization of the temperature. A tree's temperature varies but little from 54° Fahrenheit. If we only had enough trees, this fact together with the shade that they cast, would exert a marked influence on the temperature of the city, especially during the dog-days of summer. When we consider the huge quantity of water that a single tree transpires through its leaves (a fair sized tree will transpire between seven hundred and a thousand pounds of water in a single day in summer), it is by no means surprising that the temperature of the atmosphere that surrounds the tree registers many degrees cooler than an unshaded street.

Besides their beauty and their effect on the temperature, shade trees exert a powerful influence on the health of a city. Trees absorb, through their leaves, huge quantities of carbon dioxide, which is a poisonous gas, and they give to the atmosphere life-giving oxygen. In a popular phrase, on a tree block "the air is better."

Over and above these considerations, or perhaps because of all of them, trees have a certain vague but powerful appeal which we cannot deny. It is this strong affection for the beauties of nature that inevitably draws a prospective tenant to the house with shade trees. There is a certain "tone," a certain superiority that marks the house with shade trees as the better kind of house.

Poor moisture conditions are remedied by providing a sufficiently large opening around each tree to permit moisture to enter and penetrate to the roots in quantities sufficient to maintain the tree in a thrifty condition. The presence of poor and shallow soil is remedied by the sim-

ple operation of removing it and replacing it with good fertile soil to a depth of at least three feet. To protect the trees from damage by horses and the wear and tear of traffic, they should be surrounded with tree guards. The most effective way to combat damage by dust, smoke, insects and fungi is to select those trees which have proven to be comparatively immune from attack of this nature. A tree should never be planted directly over a gas main, for the slightest leak in a gas pipe adjacent to the roots of a tree will eventually kill the tree. If these rules are intelligently observed, if the advice given by the Park Department is followed, success is assured.

Is race suicide prevalent because children are subject to accidents and disease? Children continue to be born, and in spite of all the dangers, the rate of infant mortality is decidedly low. Scientific knowledge is largely responsible for this. The same principles apply to a tree which, you must remember, is a living thing. The city street tree is faced with difficulties, but they can all be overcome, and it is distinctly worth while to expend initial care to insure the health and vigor of the tree.

Through Hon. Cabot Ward, the Park Commissioner, the city is carrying on a lively campaign to encourage property owners to plant shade trees; by means of newspaper publicity, letters, pamphlets, lectures and the force of example, the Park Department has been disseminating advice and information. The greatest optimism is expressed regarding the results expected during the coming spring. Property owners of Manhattan are not only permitted, but are heartily encouraged to plant trees. This is the property owner's opportunity; by helping the city and the neighborhood, he helps himself.

SOME ADVANTAGES OF METAL FENCES

City of Philadelphia Has Replaced Wooden Fences and Results Are Satisfactory

By LAWRENCE VEILLER

IT IS rather strange that only now has any one raised the question in New York of the advisability of using open metal fences in the place of the unsightly wooden fence, which has prevailed so long in this city. The City of Philadelphia has for years past substituted open metal and wire fences for the wooden fence. New York can well profit by the experience and example of its nearest metropolitan neighbor.

For many years social workers have advocated the taking down of all fences and the throwing of back yards in tenement districts into one general community open space. The practical difficulties in the way of doing this in some cases are insurmountable and in most cases are considerable. The open wire fence is an excellent substitute for this more radical proposal, for it still maintains the sense of individuality which many owners desire to keep for their property, and at the same time secures most of the advantages that would result from the taking down of all fences.

I cannot see how any intelligent owner can hesitate long to substitute for his present wooden fence an open iron or wire fence. He will find in the long run that this will be a paying proposition, for not only will he eliminate the expense of repairs and constant painting, but he will decrease his fire danger; more important, he will be able to instill into his tenants in the case of buildings housing the lower-paid workers an interest in the upkeep of the property

through the cultivation of the backyard in a simple way for flower gardens that could not possibly be gotten through any other method. Many owners have already done this even with their wooden fences, but the open fence will add greatly to the facility with which tenants can be induced to take a pride in the backyard and not simply make it the dumping place for anything they don't want as is too often done in many parts of the city.

With regard to new buildings, it would certainly seem that every intelligent builder and architect would discard the wooden fence. While it is true that the open metal fence costs a little more in the initial cost, it is really less expensive in the long run.

Anyone who has seen the hairpin fences that are in vogue in the small house developments of Philadelphia, or has noticed them dividing the railroad tracks at stations of the Pennsylvania Railroad, will appreciate how much they add to the attractiveness of the appearance of a building.

The present backward arrangements are most wasteful, for the backyard in the average tenement house does not at all fulfill its full functions. Either such spaces should all be under community control and kept up by the community as small parks, or some method should be employed to make them available as playgrounds for the children and as offering a pleasant outlook for the people whose rooms abut them. The open metal fence will go far to accomplish this purpose.

MEASURES AFFECTING REAL ESTATE

Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

THE Legislation Committee of the Real Estate Board of New York lays special emphasis on Assemblyman Bewley's bill Int. 859 (Senate Int. 612, Cotillo) which amends the Labor Law so as to insure to the Board of Standards and Appeals the jurisdiction it now exercises in New York City. The Board approves this bill as a measure necessary to the city in order to make other Labor Law amendments effective, notably the Bewley bills redefining a factory and making other changes.

The Board approves Senator Mills' bill Int. 672, authorizing the Governor to appoint a commission to represent this State at a congress of the several States to discuss what sources of revenue should be tapped by the Federal Government and what by the several States.

Senator Mills' bill creating a department of purchase for New York City is also approved.

Senator Cotillo's bill, Int. 715, giving the State Commissioner of Foods and Markets power to purchase food when he deems an emergency to exist, and to fix prices, and appropriating \$1,000,000, is opposed.

Assemblyman Shapiro's bill, Int. 1028, establishing a general pension fund commission formed out of the various department heads, is opposed as not calculated to solve the pension problem.

The following is the Board's action in detail on these and other measures:

Senate Int. 612, Cotillo (Assembly Int. 859, Bewley), adding new section 25 to the Labor Law, providing that amendments or supplements to the Labor Law enacted during or after 1917, shall not impair or diminish the powers and duties of the New York City authorities, under local or special laws defining such powers, except by provisions of law applying specifically to the city.

The purpose of this bill is to preserve to the City of New York the home rule principle underlying chapter 503 of the laws of 1916, known as the Lockwood-Ellenbogen Bill, which aimed to simplify building inspection and for that purpose created the Board of Standards and Appeals.

It was introduced after various conferences between the Real Estate Board of New York and other real estate and civic organizations and the Board of Standards and Appeals. It must be considered as a companion measure, and a necessary one, to other Labor Law amendments now before the Legislature and having general indorsement, notably Senate Int. 523, Carson (Assembly Int. 146, Bewley).

The bills referred to make certain necessary and reasonable changes in the definition of a factory and factory building. Their language, however, either actually or inferentially, deprives the Board of Standards and Appeals of its authority. The beneficial effect of the creation, by the last Legislature, of the Board of Standards and Appeals in New York City is quite generally appreciated and this amendment will preserve the usefulness of that Board to New York City.

Not only is this measure thoroughly approved by the Real Estate Board of New York, but its failure in the Legislature would be little short of a calamity. It is difficult to see from what source or upon what grounds this bill could be opposed.

Senate Int. 672, Mills, authorizing the Governor to appoint a commission of eleven members to represent the State at a congress of representatives of the several States to consider the relations of the State and Federal Governments in respect to taxation, and appropriating \$2,000.

The Real Estate Board believes that a conference of this kind is very desirable. It is a movement which aims to establish a reasonable line of division between the sources of State taxation and the sources of Federal taxation and to adjust and make more uniform requirements and regulations in tax matters as between the several States and as

THE accompanying report on bills before the Legislature is furnished by the Real Estate Board of New York. It is prepared by a sub-committee of the Legislation and Taxation Committee and a sub-committee of the Real Estate Laws Committee, acting jointly. The Committee consists of the following:

Robert E. Dowling, Chairman Legislation and Taxation Committee; Samuel P. Goldman, Chairman Real Estate Laws Committee; John P. Leo and David A. Clarkson, Vice-Chairmen Legislation and Taxation Committee; Carlisle Norwood, B. E. Martin, William J. Tully, George W. Olvany, Stanley M. Isaacs, Henry R. Chittick, William B. Ellison and Harry Percy David.

between the States and Federal Government. Such a conference furnishes an excellent opportunity to accomplish a number of very valuable reforms in methods of levying and collecting taxes, and the State of New York should certainly be represented. The expense involved is small in comparison with the results that can be accomplished. The bill is approved.

Senate Int. 677 (Assembly Int. 970, Tudor), adding a new section to the Greater New York Charter, authorizing the Board of Education to appoint a city superintendent of schools emeritus, to consult and advise with the education officials when necessary. He is to receive an annual salary for life, to be determined by the Board of Education and the Board of Estimate.

The Real Estate Board is opposed to this measure. A superintendent of schools emeritus for New York City is entirely unnecessary and would merely add to the taxpayers' burden the payment of a gratuitous salary.

Senate Int. 698, Mills, amending the Greater New York Charter, authorizing the Board of Estimate, in its discretion, to establish a Department of Purchase, in charge of a Board of Purchase composed of the Mayor, the Comptroller, another member of the Board of Estimate designated by the Mayor, and two other members appointed by the Mayor. All supplies, materials or equipment required by any department, office, board or commission of the city or any county within the city for which payment is made from the City Treasury, are to be purchased through this department.

The Real Estate Board believes that a central purchasing department of this kind will result in increased efficiency and economy. It is obviously better business to have the necessary supplies, materials and equipment purchased in large lots by a special department which devotes its entire attention to such work, than in small miscellaneous lots by each separate branch of the city government. It is believed that the establishment of such a department would effect a large annual savings to the taxpayers of New York City. This bill has the hearty endorsement and backing of the Real Estate Board.

Senate Int. 701, Lawson, amending section 165, Greater New York Charter, by extending the provisions for retirement upon pension so as to permit the pensioning of any officer, clerk or employe after fifteen years' service, upon becoming physically or mentally incapacitated, or in any case after twenty-five years' service.

The Real Estate Board is opposed to this measure. It believes that the question of pensions in New York City should be considered in its entirety and that the numerous bills to amend particular sections of the law by extending and enlarging the list of those eligible to receive city pensions—in most cases aimed to benefit some small group or one particular individual—should not be considered by the Legislature.

Senate Int. 706, Murphy, amending the General Business Law by providing that at least one director of a business corporation must be a citizen and resident of the State.

The Real Estate Board approves this bill.

Senate Int. 715, Cotillo, authorizing the State Food and Markets Commissioner, when an emer-

gency exists, to purchase the necessities of life and resell to inhabitants of the State at prices and in quantities deemed by him to be to the best interest of the State. \$1,000,000 is appropriated.

The Real Estate Board is opposed to this bill. Such buying and selling is not a governmental function. The principle is undemocratic and economically unsound. This particular bill gives the State Commissioner unlimited power. He determines when an emergency exists and when it ceases to exist, at which time he is empowered to dispose of all stock on hand at the best price obtainable. No single individual, under any circumstances, should be given such dangerous powers.

Assembly Int. 936, Seesselberg, providing that no city of the first-class opening and operating a ferry between any two of its Boroughs shall charge more than a quarter of a cent per mile for passenger travel nor more than five cents per mile for vehicular travel.

The bill is disapproved. The City of New York cannot afford to operate the ferry to Staten Island at such low rates. The bill is poorly drawn.

Assembly Int. 949, McElligott, providing that in all cities of the first-class all policemen and firemen and all other employees of the police and fire departments in such cities who are required to wear uniforms while in the discharge of their duties, shall be furnished with the required uniforms, without any charge, by such department or bureau where he is employed.

This really amounts to an increase in the salaries of policemen and firemen. That they were to furnish their own uniforms was taken into consideration when the salaries were fixed. The Real Estate Board is opposed to this particular bill, but it does recommend, however, that the City replace uniforms of its policemen, firemen, etc., which are destroyed or ruined while in the discharge of their duties.

Assembly Int. 978, Muchold, adding new section 77 to Public Lands Law, requiring the Secretary of State on or before January 10, annually, to examine the records of all grants of lands under water for which patents have been issued containing conditions to be complied with and for which the period for performance has to be complied with and for which the period for performance has expired, and certify the same to the Attorney-General, who is to investigate without delay whether compliance has been had, and prosecute in proper cases.

The Real Estate Board approves this measure.

Assembly Int. 1013, Simpson, amending the Greater New York Charter by providing that clerks of the Municipal Court instead of being compelled to give bond in the sum of \$5,000 before entering upon their duties, need not furnish bond until the Comptroller demands it, and that the amount shall be determined by the Comptroller, the expense to be a city charge; and,

Assembly Int. 1015, Simpson, amending the Greater New York Charter by transferring from the Board of Aldermen to the Comptroller the duty of providing for the accountability of all officers or persons to whom the receipt of expenditure of city funds is intrusted, by requiring fidelity or surety bonds.

The Real Estate Board is opposed to these measures, particularly the provisions to the effect that the amount of the bond and the time of filing shall be determined by the Comptroller, who may require a fidelity or surety bond, "and in such cases the reasonable expense thereof shall be a charge upon the City of New York." This proposed amendment would involve an added and wholly indefinite expense to the city by providing that the premium shall be a charge against the city. This opens the door to a great abuse; not only because the expense of the bond is to be paid by the city instead of by the employee as at present, but also because it gives an unlimited discretion to the Comptroller to fix the amount of the bond, and the larger the bond the greater the expense.

Assembly Int. 1024, Goldstein, creating a minimum wage commission to protect minors under eighteen years and women from employment at wage insufficient to supply the necessary cost of living and maintain the health, morals and efficiency of the worker, and defining the powers and duties of such commission.

The Real Estate Board is opposed to this bill. The Factory Investigating Commission several years ago made a

(Continued on page 329.)

LEGAL NOTES AFFECTING REALTY

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

"Procuring" Purchase by Broker.

IT is true that a broker employed to negotiate a sale of real estate may recover compensation for his services when he procures a customer who is able, willing and ready to purchase upon the terms named by the seller, even though the sale is not completed; for in such case the service is performed, the parties brought together, and the opportunity to sell is presented to the owner of the property. But in order that it may be said that a customer has been "procured," it is necessary that the seller and the buyer be in some way brought together so that the seller has the opportunity to sell, the opportunity to do which is, after all, the purpose of the employment between the owner and the broker. This has not been accomplished, that is, the opportunity to sell has not been presented to the owner, unless the broker has either made such a contract with the purchaser, in case the purchaser's identity be not disclosed, following the terms fixed by the owner, as will bind the purchaser to the payment of damages in case of breach by the purchaser, or the seller and the buyer are brought together so that the seller can deal directly with the buyer. If neither of these conditions exist, then no opportunity to sell has been brought to the owner, and the proposed customer has not been "procured" in the sense in which that word is used in a broker's contract. Where no binding agreement to buy was made by a proposed purchaser, and the only information given by the broker to the seller was that "a lady who is in business in Bingham" would buy the property, the Utah Supreme Court held that the broker could not recover commission, not having procured a customer. *Fritsch v. Hess*, 162 Pac. 70.

Forged Assignment of Mortgage.

The New York Appellate Division holds, *Elmhorst v. Mazvioff*, 161 N. Y. Supp. 1029, that a mortgagee, who learned that an assignment of the mortgage had been forged by her attorney and recorded, owes no duty to any one who may become a subsequent purchaser thereof to give warning of the forgery, and therefore her silence does not bar her right to recover the amount paid on the mortgage to the subsequent holder, or the amount still due, though the holder in the meantime had lost his right of recourse against his assignor.

Action for Earnest Money.

In a purchaser's action, brought to recover earnest money after defendant has failed to secure a correction deed necessary to perfecting his title, and plaintiff, at the time and place fixed for closing the transaction, has tendered the balance of the purchase money and demanded a deed, the New York Appellate Division holds, *Geller v. Kings County Mortgage Co.*, 162 N. Y. Supp. 183, that it is no defense that defendant requested further time to secure the correction deed, and that he secured same and offered to complete the sale within a few days after his default; it being essential, before these facts can constitute a bar to plaintiff's recovery, that a court of equity shall relieve defendant from the consequences of its breach of contract.

Contract for Commissions.

Under an agreement whereby an owner appointed a broker an exclusive agent to sell his farm subject to a mortgage of \$700, the owner to receive \$3,000, one-half cash, the balance on time at interest, the Wisconsin Supreme Court holds, *Kolsburn v. Ansen*, 160 N. W. 1043, that there was an entire agreement for the sale of the whole farm to net the owner \$3,000 above the incumbrance, so that the broker, effecting a sale of two-thirds of it for \$3,200, one-half cash, did not produce a purchaser ready and willing to pay \$3,000 and to assume the mortgage,

and could not maintain an action to recover damages for breach of contract.

Fire Alarm System.

The New York Appellate Division holds, *Williamsburgh Power Co. v. Shotten*, 162 N. Y. Supp. 239, that where a tenant fails, after request from the landlord, to perform a covenant of his lease binding him to comply with orders of the fire department at his own expense, the landlord may have the order complied with, and recover from the tenant the amount expended therefor.

That tenants who had covenanted to comply with the orders of the fire department were tenants of only a portion of the building did not relieve them from liability for their proportionate part of the expense of installation of a fire alarm system ordered by the department to be

installed throughout the entire building.

Under Laws 1911, c 899, § 776a, providing that the expense of executing an order of the fire department shall be a several and joint personal charge against each of the owners or part owners and each of the lessees of the building, and against every person bound by law or contract to do that which the order requires, the lessees of a portion of a building were liable for their proportionate share of the expense of installing a fire alarm system ordered by the fire department, particularly where they had covenanted in their lease to comply with any such order.

Fraudulent Misrepresentations.

In exchange of land, where false representations were made concerning the land of one party, which was 175 miles away and at the time covered with snow, the Colorado Supreme Court holds, *Jasper v. Bicknell*, 162 Pac. 144, that failure of the party relying on such representations to investigate them did not palliate the fraud of the other party, or bar recovery by the defrauded party.

QUEENS INDUSTRIAL CENSUS—1916

As Shown by Industrial Survey Made
by Chamber of Commerce of Queens

THE importance of the Borough of Queens as a manufacturing center is strikingly shown in a statement published in "Queensborough," the monthly publication of the Chamber of Commerce of the Borough of Queens. This article shows for each group of industries the number of factories, number

of employees, the annual payroll and the annual value of products for the year 1916. These statistics, which are printed below, give some idea of the diversity of manufacturing and the immense value of products in Queens Borough, which is perhaps the most rapidly growing section of New York City.

Industries in Queens Tabulated.

Groups of Industries	No. Plants	No. Employees	Annual Payroll	Value of Annual Prod.
METAL WORKING INDUSTRY.....	276	24,405	\$19,906,200	\$177,761,000
Smelters and refineries.....	2	1,818	1,625,000	108,200,000
Foundries (all kinds).....	13	587	546,600	1,421,000
Machine shops, machine manufactories and metal specialties.....	81	3,145	2,507,300	8,100,000
Sheet metal works.....	40	5,561	4,392,200	10,917,000
Structural steel fabrication and iron works...	31	1,373	1,289,700	4,348,000
Electric and gas specialties.....	12	2,377	1,262,000	5,822,000
Wire goods.....	5	85	36,600	79,000
Automobiles and parts.....	47	6,312	5,481,800	37,448,000
Aeroplanes and parts.....	1	70	91,000	150,000
Ship and boat building.....	12	583	483,000	1,275,000
Car repairing.....	15	1,573	1,380,000
Gas and water works; public service plant....	17	921	811,000
WOOD WORKING GROUP.....	146	7,762	6,186,200	20,893,000
Lumber yards and house trim and cabinet shops	70	3,626	2,225,000	8,798,000
Furniture.....	18	1,539	1,160,800	3,323,000
Caskets.....	4	282	222,500	790,000
Pianos and musical instruments.....	13	2,026	2,073,500	5,975,000
Cooperage.....	6	109	177,400	505,000
Carriages and wagons.....	35	180	90,000	190,000
TEXTILE INDUSTRIES.....	30	2,681	1,778,200	5,225,000
Silk goods.....	18	2,327	1,508,600	4,420,000
Carpets and rugs.....	2	110	62,500	310,000
Dyeing and finishing.....	9	184	162,100	395,000
Cordage.....	1	60	45,000	100,000
KNIT GOODS.....	23	1,147	638,100	1,724,000
Garment and needle industry.....	160	5,209	2,646,900	3,349,500
PAPER AND PAPER PRODUCTS.....	10	332	184,300	1,379,000
STONE AND STONE PRODUCTS.....	109	2,009	2,124,200	7,735,000
Cut stone.....	38	1,699	1,872,200	6,597,000
Monumental work.....	55	207	174,000	863,000
Cement products.....	13	63	46,000	150,000
Asphalt products.....	1	25	24,000	100,000
Plaster products.....	2	15	8,000	25,000
FOOD PRODUCTS, including bakeries, confectionery and dairy products.....	139	3,146	1,864,800	13,477,000
ARTIFICIAL ICE.....	15	233	168,900	741,000
MALT LIQUORS.....	3	265	275,600	1,100,000
BOTTLING AND SOFT DRINKS.....	3	31	15,000	40,000
SUGAR REFINING.....	1	630	520,000	42,000,000
ANIMAL PRODUCTS (not including fertilizers)	4	148	28,200	685,000
LEATHER AND LEATHER GOODS.....	37	3,261	1,486,200	2,574,500
Shoes.....	11	2,728	1,094,900	1,813,000
Harness and saddles.....	17	65	41,000	76,500
Other leather goods.....	9	468	351,300	685,000
RUBBER INDUSTRY.....	10	2,584	1,667,000	2,874,000
PEARL BUTTON INDUSTRY.....	14	573	338,100	1,329,000
CHEMICALS, DYES, DRUGS AND PREPARATIONS.....	35	2,087	1,693,300	11,699,000
PRINTING AND PUBLISHING.....	37	1,423	842,200	3,016,000
OIL REFINING AND OILS.....	9	1,920	1,723,000	11,880,000
PAINT, VARNISH AND INK.....	21	688	592,900	6,368,000
CIGAR MANUFACTURE.....	39	1,620	980,000	3,800,000
LAUNDRIES (STEAM).....	11	243	114,300	234,000
TOY MANUFACTURE.....	5	97	60,000	133,000
CLAY PRODUCTS.....	5	263	178,250	506,000
GLASS AND GLASS PRODUCTS.....	11	686	512,000	1,630,000
MOTION PICTURES.....	10	156	172,000	645,000
CELLULOID AND SHELL.....	2	50	30,200	70,000
BAG AND CARPET CLEANING.....	4	315	195,000	330,000
TOTAL.....	1,169	63,964	\$46,921,050	\$323,198,000

THE PORT OF NEW YORK A NATIONAL INSTITUTION

Its Development of Utmost Importance to the Commerce of the Country—Present Freight Congestion is Forcible Evidence

By HERMAN de SELDING

BY what must be considered a singular coincidence two representative men, and from two separate angles, seem to have reached practically the same conclusion: viz. New York harbor is a national rather than a State inheritance and responsibility and that as such all appropriations for the benefit of the harbor should come by resolution of Congress out of the National Treasury, and that, too, ungrudgingly and not through the pernicious system of "log rolling," as the benefits to be derived by development and expansion, is to—and for—the country at large. This argument is built on solid grounds and naturally enlists the support of such practical men as Irving P. Bush, the President of the Bush Terminal Co. (an enterprise that has done much to expand and expedite the handling of water borne traffic in New York Harbor), and ex-Congressman Perry Belmont. Mr. Bush, testifying recently before the Interstate Commerce Commission, and Mr. Belmont, writing in the New York Times Supplement, January 28, 1917. It is fortunate at this time we have a New York Representative in Congress, Hon. Murray Hulbert, who has vision sufficient to grasp the situation and who by degrees is forcing on the attention of Congress the needs that confront a commercial and agricultural country, as well as a manufacturing district.

Mr. Bush says: "If New York harbor is to achieve its full destiny and usefulness to the country, there must be implanted in the minds of all the people of the United States the fact that its development is a national problem. This has not been recognized in the past."

The present congestion of freight, so bitterly complained of as being one of the reasons for the high cost of food-stuffs, is not entirely due to the war, but largely to the fact we have not kept pace here, where every natural facility offers, with an ever growing demand.

There are not sufficient piers and wharves in New York Harbor at the present time to handle expeditiously the merchandise brought here by the railroads. But a small portion of all the stuff brought to this seaboard is consumed locally. It must therefore follow, the Western shipper bears the loss of demurrage and thus lessens his profits. Is not the farmer interested in getting his crops handled quickly and put on shipboard, even though sold to a "middleman" in his home town? The longer we delay, the greater the cost will be of developing our wonderful resources.

Even now, were conditions normal, we must admit the capacity of the harbor is taxed to the limit. Where shall we find ourselves when the greater Erie Canal (enlarged by a State of New York expenditure of more than \$150,000,000) is opened within the year and pours in upon us the output of more than fourteen States? If the facilities of New York Harbor are inadequate, the men engaged in the industry of this entire country pay the cost; if they are adequate the entire people reap the benefit. Is not this true? If so, should Congress, representing the nation, withhold assistance in all honest feasible means of improvement?

Mr. Belmont, in urging the help needed to establish and strengthen our merchant marine, claims ships can be built in the United States now, for obvious reasons, slightly cheaper than abroad, say from \$135 to \$150 a ton. He says, "For years we have heard many arguments advanced in favor of the establishment of a chain of agricultural banks that should render aid to the farmers in order that the nation might be benefited through increased production."

The recent enactment into law giving force to the plan above quoted, is the country's reply to a just demand. Heretofore it has been the agricultural section of the country that has been united in opposing any direct aid by the Government to shipping, on the ground it would benefit a favored few. It must now surely be recognized that the producer and the shipowner have a common interest, and as such should work together for the benefit of a united country. The farmer must not only be aided in securing his crops but he also should have assistance in reaching foreign markets. In other words, the farmer and the manufacturer produce, and the shipowner carries their product to the consumer. Any additional benefits to the commercial interests of this port must react favorably on the entire country. Easy and safe access to piers and wharves by large freight carrying vessels tend to reduce cost and make for economy and profit.

New York Harbor is a national investment. There is now needed large appropriations to deepen channels and remove dangerous obstructions to navigation. New York port, which handles more than one-half the foreign commerce of the entire country and contributes more than 76% of the customs dues, has only received 2.68% of the appropriations made by the Federal Government for waterway improvements.

The City of New York has expended on the 127 miles of water frontage owned by the Municipality (the harbor frontage is about 450 miles) for improvements approximately \$150,000,000 to date. Continental United States has a population of about 103,000,000 and is rapidly growing. Have we fully realized the importance of this condition? Are we ever again, by the development of

our commerce, to see our "flag on every sea?" At the beginning of the present war Great Britain (exclusive of the Colonies) had 453 shipyards, engines and boiler shops where marine vessels could be built. To dry-dock and repair her war ships and vessels of her merchant marine, she had 572 dry docks and marine railways.

America has 152 shipyards, marine engine and boiler shops, and 239 dry docks and marine railways. In 1913 the present energetic Commissioner of Docks presented tentative plans for the construction of a dry-dock sufficiently large to accommodate the modern passenger steamship—it was to be built on city-owned land in South Brooklyn, acquired in 1906. The estimated cost of this dock was \$2,500,000. There was reasonable assurance that considerable revenue would be received from such an undertaking, particularly as it was provided that when the dock was not in use, the plant was so arranged that vessels might lay alongside and receive and discharge cargo, berth room 1,000 feet long and 120 feet wide being provided. The location was ideal from every standpoint. No dry-dock capable of holding a modern vessel existed in this port, and such is the case today. A disabled liner may limp into New York, find it necessary to go into drydock only to learn she must be towed to Newport News, because of the lack of an adequate dock at this, the greatest port in the world!

What a situation and how easy the remedy! Either from the standpoint of commercial necessity or the demands of safety to our country, now so insistently brought to our attention, the port requires the assistance of the National Government. How can this be brought about and our National legislators made to see the justness of this plea?

BUILDING REPORT.

(Continued from page 323.)

gured, but owing to lack of help comparatively little progress was made. At the beginning of the present year, less than 243 blocks out of a total of 2,263 had been completed. It was realized that the rate at which the work was progressing it would take years to complete. Therefore, a request was made to the Board of Estimate and Apportionment for permission to appoint a temporary force to consist of nine clerks and one typewriting copyist, who would devote their entire time to the work. The appointment of this force was authorized and since May 1 have been actively at work, and at the close of the year about 550 blocks had been completed. While the work does not seem to be progressing as rapidly as it might, yet this can be accounted for in a large part by reason of the fact that applications formerly filed for new buildings and alterations are exceedingly numerous in the lower or older part of the borough, the section in which the work is now being carried on. Nearly 60,000 plans and applications were handled by this force during the period of about six months. Some of these plans were filed as long ago as 1866. The Budget for 1917 carries an appropriation for the continuance of the work for four months and it is hoped that sufficient money may be obtained to continue this work.

During 1916 nearly all of the old wood shelving in the plan room has been replaced by steel, and during the coming year the work will be completed, as an appropriation of funds has been made for the purpose. The installation of steel shelving and the general reorganization of the plan room will materially reduce the fire hazard and effect a much needed reform.

(TO BE CONTINUED).

LEGISLATION.

(Continued from page 327.)

thorough study of this subject and advised against it. The State Industrial Commission now has the power to make an investigation of the subject and the Real Estate Board feels that the Legislature is not justified in taking any action in this matter until it is fully informed.

Assembly Int. 1027, Goldstein, establishing a home for the aged of both sexes, for residents of New York City and Suffolk, Westchester and Rockland Counties, to be in charge of a Board of Governors of eight members, five appointed by the Mayor of New York and one each by Suffolk, Westchester and Rockland County Poor Superintendents. At least 500 acres must be purchased for the institution. \$100,000 is appropriated.

While the Real Estate Board is in sympathy with the purpose of the bill, to care for the aged, it disapproves of the bill because it is very badly drawn. There are numerous, very detailed provisions as to the construction of the home and the care and conduct of the inmates which are absurd and impossible.

Assembly Int. 1028, Shaniro, establishing a general pension fund commission for New York City, consisting of the heads of various departments, except the education department, and consolidating all existing pension funds except the teachers' retirement fund. The commission may appoint a pension commissioner. Two per cent. of the salary of all city employees is to be deducted by the Comptroller for such fund.

This measure creates a new and expensive city department. The Real Estate Board does not believe that such a commission will solve the pension problem in New York City and is opposed to the bill.

—The Pennsylvania Station, said to be the largest of its kind in the world, covers eight acres of land, while the underground sections and yards occupy about twenty-eight additional acres.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

W. C. STUART, Vice-Pres't & General Manager

J. W. FRANK, Secretary & Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as
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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, J.J.

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 herewith 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.

Co-operation Needed.

Never before in the history of the nation has there been a more imperative need for the co-operation of all the agencies of government. It is a fine tribute to American institutions to note the splendid spirit which is actuating the directors of our national affairs, the spirit which has resulted in the practical elimination of partisanship, and political differences. The temporary embarrassment and interference with the will of the great majority by a small clique serve only to emphasize the real sentiment of the American people and exemplify the need for even greater unity.

The vast majority of American people is united. When the history of these trying days is written, the great contribution of the time will be the remarkable spirit displayed by those who demonstrated that in the hour of trial they were united, regardless of creed, faith or belief.

The striking lesson of the times is the need for co-operation, not only in national affairs, but also in local matters.

The greatest problem now confronting the taxpayers of New York City is the question of taxation, and the first great co-operative move uniting all elements should be directed toward its solution. The interest of the tenant is just as vital as the interest of the landlord because in the final analysis, the burden borne by the owner is shared by the rent-payer, and each annoyance and inconvenience to which the landlord is subjected carries its influence both directly and indirectly to the tenant.

The old time enmity between landlord and tenant should disappear in the face of the common danger of over taxation. In these times a problem is every man's problem and the best thought and opinion in the community should be moulded in a spirit of friendship and co-operation, rather than in a spirit of antagonism and disruption.

Better Building.

While the movement for better building, fostered by the National Complete Building Exposition, which has been in progress in New York during the past week, is an intelligent and commendable effort on the part of the allied building trades of the country for improvements in all phases of construction, the idea is not a new one to this city. A movement of this character had its inception some years ago in New York when the daily papers and magazines started to interest themselves in modern methods of construction and more artistic planning, designing and furnishing.

To visitors from other cities and foreign countries the activity of the architect, engineer, builder, manufacturer of building commodities is most apparent. New York City and its environs present a graphic idea of what has been accomplished by these agents in the cause of improved building methods. The recent development of the Park Avenue section is one of the best examples of the success of the movement. The new apartment houses that have been erected during the last few years are recognized throughout the world as the highest type of multi-family dwellings and the epitome of comfort and convenience. Many other classes of structures also attest the force of the movement. Buildings of the character that have been constructed in Manhattan during recent years are not the product of an exposition or a series of expositions, but are the results of long periods of cumulative thought and effort on the part of intelligent and progressive designers and craftsmen who are constantly striving for the highest ideals of design and plan compatible with the minimum of cost for erection and management.

Probably no better example of what has been accomplished for better building can be found than the modern suburban community in the vicinity of New York. The home for the man of moderate means has been one of the chief gainers by the movement. Homes are now planned and designed with more

regard to their surroundings than ever before, and the individual requirements of the occupants are closely studied and incorporated in the plans. Another important factor in the campaign for better building is the more thorough knowledge of building methods and decorative style that has been acquired by the average home-builder. This knowledge has been disseminated largely by the press, but also to no small extent by the department stores, specialty shops and manufacturers of building materials, furnishings and decorations. Only a comparatively few years ago the prospective owner of a home depended almost entirely upon the architect or local builder for the design and construction of the dwelling. Now, even in residences of moderate cost, the owner will co-operate with the architect in the preparation of the plans and the actual construction of the house is followed in an intelligent manner by the owner.

Transfers to Richmond.

Once again the question of issuing transfers between the municipal ferry and the subway, elevated and surface systems, in Manhattan, is coming up for consideration, this time through the bill introduced in the Assembly by Mr. Sesselberg. There is but little doubt that Richmond realty would be benefited were this law enacted, for the principal retardant factor to the growth of the Borough has been its inaccessibility.

At the time when the Dual Subway contracts were being considered the residents of Staten Island protested that they were not receiving fair treatment, in fact that they were being completely ignored. Those in charge of the municipal affairs stated that the city finances were in such condition that they did not think it wise to incur additional expense at that time, the result being that transit facilities were not improved. Now comes the thought that investors and others would be attracted to Richmond were the fare made cheaper, hence the bill.

Were the bill to be enacted into law, or another along the same general lines introduced, it is doubtful whether much, if any, loss would be incurred by either the city, as owner of the ferry system, or by the railroad corporations.

The Money Market.

The unusual growth of deposits in savings banks, large lenders on real estate, forecasts the easing of the money market because \$134,000,000 more will be available for investment in mortgages during 1917 than were available during 1916. The statement made public this week by State Superintendent of Banks, Eugene Lamb Richards, indicates that deposits on January 1, 1917, totaled \$1,953,663,728.55, a gain for the year of \$134,456,790.64 or 7.3 per cent. The figures indicate an average deposit of \$571.70 as compared with \$560.90 for the previous year. New depositors numbered 173,950.

It is generally admitted that savings banks play an important part in the mortgage market, but just what proportion to the total invested is placed by these institutions is not available at the present time. So far as the real estate field is concerned there is every reason why the mortgage money market should be easy, though there are some outside influences at work at the present time, which may tend to deter activities for the time being.

The investment properties are almost all occupied, and the demand for space is in excess of the supply. As has been pointed out in these columns the ultimate effect of this condition will be to bring the investor back again into the field. On the other hand builders are experiencing difficulties due to the high cost of materials and labor, then again the present uncertainty as to the situation with the Central Powers is holding back institutions for they wish to be in position to meet unusual drains, should the necessity arise.

Illegal Occupancy.

Editor of the RECORD AND GUIDE:

Indications point to the fact that a large number of people from other sections of the country and Europe are coming to New York to live. Houses formerly used as private dwellings are being rented to "roomers." There is nothing illegal in this unless the persons occupying such rooms cook in their rooms. The law of the State of New York prohibits more than two families from living in any dwelling house and doing their own cooking on the premises, unless the house is a regularly registered tenement house. This law applies to so-called studio and bachelor apartments.

The Tenement House Department strives to discover houses used illegally in the manner described; when it finds them, it issues a notice to owners, lessees or tenants, that if such occupancy is continued, the Department will be obliged to vacate the building.

This notice is intended to serve as a warning that the law prohibits the occupancy of any building, which is not a legal registered tenement house, as the home or residence of three or more families living independently of each other and doing their own cooking on the premises.

Our information is that in some cases unscrupulous persons take houses, rent them out in the illegal manner described, and before they are detected sell them to innocent purchasers on the basis of the revenue thus illegally derived. The Tenement House Commissioner sympathizes with the victims of such practices, but the law gives him no option but to insist upon the vacation of the house or the removal of the outfits for cooking. Every person contemplating purchase of a house occupied for residence purposes should ascertain its legal status from the Department.

JOHN J. MURPHY.

Renting Situation.

Editor of the RECORD AND GUIDE:

The Real Estate Board of New York in its recent canvass for new members is to be congratulated. That it was able to get so many institutions to join is a big step in the right direction and it is hoped that more will follow. There is another point which it is well to bear in mind.

While it is absolutely necessary for owners to be interested in the tax rate, the time is ripe for the owners to compel the tenants to take an interest, and that can be done by making the tenants pay so much rent plus the taxes and insurance, so that any increase of taxes or insurance will directly and vitally affect them.

Conditions are getting so that the owners can insist on net leases and this would bring the question of tax rate and taxes up to the tenants and so make them interested.

The system of charging so much gross rent makes the tenant absolutely indifferent to the taxes. An owner figures on a given income, allowing for the present rate of taxes and insurance, etc. When these increase the tenant is not affected and he is indifferent.

All these advances should be paid by the tenant. He has an opportunity of changing the prices of his commodity to vary with the changing cost of overhead charges, while the owner sees his returns diminishing year after year with no relief. The conditions to-day are most opportune to put this practice in force.

There is a scarcity of buildings for tenants and the high cost of building construction makes it almost prohibitive to build and rent at the prevailing prices, so that owners can take a firm stand, and insist on leases based on a net rental. The owner will then know what he will receive at the end of a year. It would be better if tenants occupying separate lofts should pay their proportionate share of the taxes and insurance, but possibly it is too early to do that.

What should be started at once, and what can be done now, is to make all

leases for an entire building on a net basis.

Tenants will squirm and object, but buildings are scarce and they must have them, and it is only a fair and just requirement.

It begins to look as if the owner will have an inning and can assert his rights, and if he does not do so he has himself to blame. It requires some backbone, but it can be done, and the brokers can materially help.

The owner has as much right, to know what he will get for his investment as the tenant has in the sale of his goods, and while the tenant can adjust his prices to suit the conditions, the owner is helpless. Let us take a firm stand.

JOHN J. RADLEY.

Local Option for Cities.

Editor of the Record and Guide.

The Citizens' Union has declared in favor of Local Option for Cities and was represented at the hearing in Albany on the pending Hill-Wheeler Bill. Action in favor of this bill was taken at a recent meeting of the Union's City Committee and a memorandum is being sent to the New York City members of the Legislature urging them to support the measure. It is contended that while such a law might never be availed of by New York City, it should be placed at the disposal of every city as a matter of right under the home rule principle. The Union urges the retention in the bill of the provision permitting political sub-divisions of cities to vote on the license question.

This is the first bill conferring local option powers upon cities with respect to the sale of liquor which the Citizens' Union has been able to support. The unreasonable provisions of earlier bills have been eliminated from this and, as introduced, it is a fair and reasonable home rule proposal.

Upon petition of twenty-five per cent. of the electors the question of prohibiting the sale of liquor may be submitted at the general election. If the vote is in the affirmative, traffic in liquor must be suspended on the first of the following October. Neither the original question, nor a reversal, can be submitted oftener than once in two years. There is no provision in this bill under which a city, upon remaining "dry" for a certain length of time, loses its right of reversal. This was one of the objectionable features of earlier bills.

As introduced, the bill permits wards (Aldermanic Districts in New York City) to vote separately on the license question. We believe sub-divisions of cities should have this right, and, in the case of New York City the unit might well be made the assembly district. New York City should at least have the right to vote by boroughs. A provision of this character should be retained in the bill.

This proposal, if it becomes law, may never be availed of by New York City. It should, however, be placed at the disposal of every city as a matter of right. The bill deserves the support of the New York City members.

R. E. MCGAHEN.

Brokers Obtain Judgment.

Editor of the RECORD AND GUIDE:

On February 13, in the City Court of the City of New York, Isaac Dinkelspiel and Gunder A. Roberg, real estate brokers, obtained a judgment of \$500 against Sol. Brill, a theatrical manager and builder. The action was for brokerage commissions and is of peculiar interest to real estate brokers in that judgment for the amount of the commissions was obtained against Sol. Brill, the proposed purchaser, although the agreement between Sol. Brill and the brokers was that the owners were to pay the commissions. The deal was never consummated.

The facts are that in August of 1915 Sol. Brill requested the brokers to assemble a plot in Brooklyn, for the purpose of building a theatre. The brokers presented for Brill's consideration, a plot

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. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. 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. 196.—When a mortgage becomes due, and is not renewed, must I pay the principal to the one to whom I pay the semi-annual interest, or can I make check to the order of the owner, trustee, or administrator of the mortgage?

Answer No. 196.—Check can be made payable to order of owner of the mortgage. However, neither he nor his representative is legally bound to take even a certified check in payment and he is therefore in a position to compel you to offer legal tender.

Question No. 197.—A lease was negotiated by a broker for a term of five years containing a clause whereby the landlord could cancel lease after three years for purpose of selling. Is not the broker entitled to his usual commission figured on a basis of five years?

Answer No. 197.—Yes.

Question No. 198.—(1) Can you tell me whether there is any legal procedure in the State of New Jersey for deficiency judgments against property owners, whose property is sold in foreclosure, and whether the procedure is similar to that in New York? (2) In the case of persons who receive a salary can such salary be garnished?

Answer No. 198.—(1) Yes, procedure is technical and must be followed strictly in accordance with statute; suit must be brought within six months from date of sale in foreclosure proceedings and bringing suit gives defendant right to redeem property even though the sale has been held.

(2) Yes, when salary is \$18 a week or more, ten per cent. can be garnished.

Question No. 199.—Will you please enlighten me whether there is any difference between a business and a residential lease as to legal status?

Answer No. 199.—No.

at the south side of 56th street between Fifth and Sixth avenues. Sol. Brill, after an examination of the property, told the brokers to proceed and secure options thereon. If options could be secured at an aggregate amount of \$60,000 he would purchase. It was also understood between the brokers and Brill that they would receive their commissions from the owners of the property. The brokers secured these options and delivered them to the defendant, who stated that he was satisfied with the terms and conditions contained therein. At the instigation of Brill the brokers secured extensions on these options from time to time. Finally, the purchaser refused to take the property without valid reason.

The judgment obtained under such circumstances is unusual, in that the deal was never consummated, and furthermore, although the owners were to pay the commissions, nevertheless the court allowed a recovery against the purchaser. The judge in his charge instructed the jury that if the jury found that Brill had agreed to purchase the properties to be assembled at the stated price, if the brokers would secure options thereon, and that if Brill refused to purchase without a valid reason, that under these circumstances the brokers were entitled to recover the commissions that they would have received had the deal been consummated.

David L. Podell appeared for the brokers, and Joseph I. Green, formerly a judge of the City Court, appeared for Sol. Brill.

BROKER.

REAL ESTATE NEWS OF THE WEEK

While Several Large Transactions Were Closed,
Still the Small Investor Is Coming Into Evidence

EXCELLENT conditions prevailed in the real estate market, and small improved properties continued to occupy a conspicuous position in the trading. The general uncertainty regarding the immediate future has not been reflected in any appreciable decline in the trading, and it is apparent that the investor with small capital is willing to consider the purchase of improved property on a reasonable basis. The general impression in real estate circles is that this tendency toward the acquisition of small properties will continue for an indefinite period, since many people of small means are anxious to buy real property either for occupancy or for investment. In Manhattan and the Bronx this movement has manifested itself in a special demand for residential properties, carrying small equities; in the suburbs in spite of the prevailing high cost of materials, there continues to be a strong building movement calling for the erection of moderate priced dwellings. The activity in this phase of the business has also stimulated dealing in suburban lots and conditions in the outlying sections of New York are generally reported as being satisfactory.

The Borough of Manhattan contributed several important transactions this week, among them one of the largest closed in many months, involving properties and mortgages held at about \$4,000,000. The new home of Brooks Brothers, at Madison avenue and 44th street, figured in this deal, which also involved the sale and resale of a group of dwelling and business properties in both the uptown and downtown sections of the borough. In another large transaction, Jacob Ruppert, the brewer, acquired a million dollar apartment house at the northeast corner of West End avenue and 84th street, as a further indi-

cation of his faith in the investment possibilities of well located real estate in Manhattan. Times Square furnished two deals involving the construction of new buildings. The plot at 123 to 127 West 47th street, now occupied by dwellings converted into business, passed into the hands of a theatre builder, and in West 43rd street, a plot at No. 255 to 261 was acquired by another builder who plans the erection of a ten-story hotel. Other sales of interest included the purchase of a site on Lenox Hill to be utilized for the construction of a school for boys, and a row of seven dwellings on Sixth avenue in Brooklyn, which passed into the hands of an investor.

The auction market continued comparatively quiet, the great majority of properties being of the usual class sold in foreclosure proceedings and acquired by plaintiffs or other parties in interest. The New York Life Insurance Company, as plaintiff, took over on a bid of \$500,000 the ten and twelve-story office and store building at the southwest corner of Fifth avenue and 21st street, with a frontage of 94 feet on the avenue, and 90 feet in 21st street. The property is assessed at \$700,000. The judgment which brought about the sale amounted to \$644,392, in addition to which there were taxes due and other liens amounting to about \$113.

The vacant parcel at 102 to 104 West 50th street, which was taken by the city in connection with the construction of the new Catskill Water System, is to be resold by the Commissioners of the Sinking Fund in the Vesey Street Salesroom, at auction, on Friday, March 23. The upset price placed on the property is \$35,000. It has a frontage of 38.1x75.5 feet, and is located 62 feet west of Sixth avenue. On the same day the Commissioners will also sell at auction in the Municipal Building, a five-year lease on the two-story building at 58 Lawrence street, at an upset figure of \$720 per annum.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 47 against 48 last week and 31 a year ago.

The number of sales south of 59th street was 19, as compared with 15 last week and 13 a year ago.

The sales north of 59th street aggregated 28, as compared with 33 last week and 18 a year ago.

From the Bronx 19 sales at private contract were reported, as against 7 last week and 28 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 340 of this issue.

\$4,000,000 Three Cornered Deal.

One of the largest transactions in many months affecting real property and mortgage securities was consummated this week, as a result of which the Liverpool and London and Globe Insurance Company acquired the ownership of the new building of Brooks Brothers, at the northwest corner of Madison avenue and 44th street. The purchase was made by the insurance company from the Riverbrook Realty Corporation, representing William Henry Barnum and William Everdell, with the proceeds of its sale to Robert M. Catts of mortgages aggregating about \$2,000,000 and the following seven properties: 302 East 117th street, a four-story dwelling, on lot 20.2x100.11; 20 West 91st street, a four-story dwelling, 19x100.8; 114 to 118 West 17th street, a six-story loft building, 74.11x92; 28 West 15th street, a ten-story loft, 25x110.11; 63 West 95th street, a four-story dwelling, 20x101.2; 131 to 135 Prince street, a seven-story

loft building, 60x71.3, and 158 and 160 Greene street, a seven-story loft, 41.2x100. Of these properties Mr. Catts is reported to have resold 302 East 117th street, 20 West 91st street, 28 West 15th street, and 63 West 95th street, and negotiations are said to be pending for the resale of the remaining properties. With the proceeds of the transactions, the Liverpool and London and Globe Insurance Company acquired the interest of the Riverbrook Realty Corporation, leaving a surplus sufficient to liquidate a mortgage of \$1,000,000 against the Brooks Brothers building. As a result the insurance company will take title to the property free and clear of all incumbrances. The new home of Brooks Brothers is a ten-story structure acquired under a long term lease for twenty-one years at \$100,000 a year net. Brooks Brothers retain an option to renew their lease for a similar period on a basis of 5 per cent of the cost of the property, plus a reappraisal, the new rental, however, not to be less than \$100,000. The present deal in its various phases involved about \$4,000,000, and was negotiated by the Douglas Robinson, Charles S. Brown Company.

\$1,000,000 Apartment House in Deal.

Colonel Jacob Ruppert purchased the San Jose apartment house at the northeast corner of West End avenue and 84th street, a thirteen-story structure on plot 102x132, recently completed by Dr. Charles V. Paterno. The transaction was negotiated by L. Sherwood Palmer, and includes the dwelling at 510 West End avenue, which serves to protect the north light and air of the building. The house, which is fully tenanted, is recorded to have an annual rent roll of \$115,000. The Metropolitan Life Insurance Company holds a mortgage of \$650,000 on the property. It is understood that the purchase price approximates almost \$1,000,000. Colonel Ruppert

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now owns the entire frontage in the north side of 84th street from Broadway to West End avenue, a distance of 266 feet, for in October, 1915, he acquired from Dr. Paterno through the same broker, the Alameda, a similar apartment at the adjoining northwest corner of Broadway, which is said to have been valued at \$1,400,000. The structures are said to be modern and up-to-date in every particular, their innovations including brass hot water pipes and cypress underflooring and sleepers which because of their growth in swamps absorbed a large quantity of moisture and other woods and do not expand, contract or twist. In October, 1914, Colonel Ruppert bought from Thomas J. McLaughlin the Gramont apartment house, a twelve-story structure and its eight-story annex covering a combined plot 100x188, at the northeast corner of Broadway and 98th street.

Buys \$1,000,000 Dwelling.

The Princess Aymon de Faucigny, formerly Mrs. Joseph Stickney of Paris, France, represented by Joseph Duffy, as attorney, has sold the residence at 874 Fifth avenue, on a plot 45x125, adjoining the residence of Harry Payne Whitney, at the corner of 68th street. The brokers in the transaction were William B. May & Company. The house, which has been held at \$1,000,000, has not been occupied for several years. Its sale was negotiated by cable. The premises will be remodeled by the purchaser, whose identity was not made known.

May Build at Gramercy Park.

Negotiations are reported to be in progress for the sale of the Columbia University Clubhouse, at the southwest corner of Gramercy Park and Irving Place, to a syndicate headed by Charles W. Buckham, which it is understood, holds an option of purchase expiring on April 1. The site measures 40 feet facing Gramercy Park and 134 feet in Irving place, the entire property being assessed by the city at \$147,000. If the option is exercised, the new owners plan the erec-

tion of a modern fourteen-story co-operative studio apartment house. Several months ago the Columbia University Club acquired the leasehold property at 4 to 14 West 33d street, part of the Hotel Renaissance, from the King Estate and will occupy after expending about \$75,000 in extensive remodeling.

Keen's Chop House to Move.

Frederic Cauchois, proprietor of Keen's old English Chop House, for many years one of the landmarks in the Herald Square district, has acquired from the Mutual Life Insurance Company, the property at 72 to 76 West 36th street, adjoining the present location of the restaurant at 66 to 70 West 36th street. All the furniture and the famous collection of old clay pipes and steins and mugs, for which the Chop House is noted, will be transferred to the new location, as soon as the necessary alterations have been made. The brokers in the deal were Harris & Vaughan.

Boys School on Lenox Hill.

Harris & Vaughan sold for Marx Rubinsky and H. Lambert, 120 and 122 East 74th street, two dwellings on a plot 37.6x102.2 to the Buckley School Building Corporation, recently incorporated by E. G. Foster, D. C. Adams and N. C. Carlton, with a capital of \$100,000. The site will be improved with a modern four-story building with garden and gymnasium. Directly opposite is the Protestant Episcopal Church of the Resurrection, and immediately adjoining at 112 to 118 is the new nine-story apartment house now in course of construction by the No. 112 East 74th Street Corporation.

Sale Near Times Square.

Negotiations have been concluded for the purchase of a plot 100x100.5 feet, at 255 to 261 West 43rd street. The Benson Realty Company has sold the site to the Forty-Eighth Street Company, Henry Claman, president. The seller recently acquired the premises from the Lawyers' Mortgage Company. The buyer will erect a ten-story hotel con-

taining about 350 rooms. Plans are now being prepared by Gronenberg & Leuchtag, architects, and it is said that the structure will cost about \$600,000. The Herman Arns Company and Simon J. Bloom were the brokers.

Old Nassau Street Holding Sold.

Following an ownership of about ninety years, the Russell Estate has sold the five-story building at 109 Nassau street, adjoining the northwest corner of Ann street. The property is improved with a five-story business building, 25x70.8, and has been acquired by Norman S. Riesenfeld, an attorney, who has been active in the purchase of downtown realty. It is understood that the Estate held the property at \$125,000. Goldsmith Brothers recently bought 77 and 79 Nassau street, the reported consideration being \$300,000.

Heights-Bronx Exchange.

The Minaret Building Company, Walter McMorrow, president, has sold to Frederick Brown, the six-story apartment house at the northwest corner of Audubon avenue and 170th street, on plot 100x100. In part payment, the buyer gave the plot 100x92, on the west side of Valentine avenue, between 196th and 197th streets. The deal, which was negotiated by Sharp & Company, involved about \$225,000.

Stebbins Estate Sells.

The Estate of Mary E. Stebbins sold to Felix Isman and associates, 123 to 127 West 47th street, three converted dwellings, having a combined frontage of 60 feet. It is understood that the new owners intend to improve the site with a new theatre. Negotiations are reported to be pending for the purchase of an adjoining property on the east. Rice & Hill were the brokers in the deal.

To Build Bronx Garage.

The Hunts Point Garage Company, David Lazar, president, has purchased through Arthur Weyl & Company the plot 75x100, on the east side of Southern

Arrange for a Gas Supply When Building

The cost of Gas Piping is practically nil when the construction is under way. To install the pipes later is far more expensive

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REAL ESTATE

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NEW YORK

November 11, 1916.

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Consolidated Gas Company, 130 East 15th St., City.

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Boulevard, 325 feet north of Barretto street. The new owner has filed plans for the erection of a three-story garage, with provision to add two more stories. The building will have a capacity of 275 cars, and has been designed by Charles Schaefer, Jr., architect. The operation will involve about \$125,000, of which \$65,000 represents the value of the building.

Seven Brooklyn Dwellings Sold.

John Pullman Real Estate Company, in conjunction with J. D. H. Bergen & Son, have sold the half block of private dwellings, consisting of seven buildings at 514 to 522 Sixth avenue, corner of 14th street, Brooklyn, for the Frost Estate to James Ostergren.

Manhattan.

South—of 59th Street.

CHAMBERS ST.—William Bonnell bought the 5-sty loft building at 192 and 194 Chambers st, on plot 44.6x88.3, from Jacob Erlich, who acquired it last May at a voluntary auction sale for \$59,500. Geo. R. Read & Co. were the brokers.

ELDRIDGE ST.—K. Schifter & S. Jacobs sold for Esther Koppleman to Morris Rosenkranz 197 Eldridge st, a 5-sty tenement, 25x100. The buyer gave in part payment 332 and 334 Bristow st, Brooklyn, two 3-sty buildings, on plot 40x100.

VAN NEST PL.—John N. Golding has sold for Mrs. Stevenson Taylor the 3-sty dwelling at 2 Van Nest pl to the Congregation Darech Amuno, which will improve the site with a synagogue. The Congregation Darech Amuno has been compelled to abandon its property 218 West 4th st on account of the new 7th av subway.

WATER ST.—Geo. R. Read & Co. have sold for John F. H. Demarest, of Nyack, N. Y., the 5-sty loft building at 233 Water st, between Beekman st and Peck slip, on lot 16.8x73.11x irreg. The purchaser, Valentine, Lynch & Co., builders and contractors, will occupy part of the building when alterations are completed.

16TH ST.—The Lustgarten Co., purchased from the County Holding Co., 25 West 16th st, a 4-sty building, 25x92. Innes & Center were the brokers in the transaction.

26TH ST.—E. A. Turner sold for the estate of Alice J. Brantingham the dwelling at 117 East 26th st to John H. Phillips, who will alter it for business.

37TH ST.—William Sittenham purchased from Mary K. Babcock, 53 West 37th st, a 4-sty dwelling, 21.6x98.9, thus owning and controlling Nos. 49, 51, 53, 55 and 57 West 37th st, making

a plot with a total frontage of 103 ft. at that point.

5TH AV.—Frank B. Taylor has resold for L. S. Bing, 5-sty French basement dwelling at 620 5th av, on lot 25x100 ft., Columbia University leasehold. This house was sold by Charles F. Hoffman to Mr. Bing through the same broker last December. The property will now be altered for business and will be leased for a term of years.

North—of 59th Street.

61ST ST.—A. W. Miller & Co. sold for Edward H. Proudman 131-133 West 61st st, a 5-sty apartment house, on plot 40x100.

73D ST.—The Houghton Company has sold for Ennis & Sinnott, operators, the 4-sty dwelling, 264 West 73d st, on lot 17x102.2.

85TH ST.—Frederick Brown bought for cash from William E. F. Moore, 58 West 85th st, a 4-sty dwelling, 18x102.2. William B. May & Co. negotiated the sale.

93D ST.—Ludwig C. Traube sold for Joseph Cohen, the 3-sty dwelling, 159 East 93d st.

102D ST.—David S. Gerftenfeld sold for Frederick Holtermann 118 East 102d st, a 5-sty flat, 25x100.

105TH ST.—Frederick Brown sold to H. Wildfeuer 59 West 105th st, a 5-sty apartment, 25x100, between Manhattan and Columbus avs. In part payment Mr. Brown took 1434 and 1436 Minford pl, two 2-fam. houses, 50x100, between Jennings and 172d sts. Edward Dressler was the broker.

132D ST.—Mrs. Sarah A. Brush resold the 3-sty dwelling, 12.6x99.11, at 110 West 132d st, which she bought through Arrowsmith & Dunn, attorneys, for \$5,000, as plaintiff in a foreclosure action on February 28.

134TH ST.—George Kean & Co. sold for the Title Guarantee and Trust Co. the two 6-sty apartment houses at 518 and 522 West 134th st, which the selling company recently took over in foreclosure proceedings, on a bid of \$45,000 for each house.

140TH ST.—J. S. Maxwell sold for Edgar S. and John S. Appleby the 3-sty private house 550 West 140th st, on lot 16x100.

143D ST.—The Pasedonia Realty Holding Co., Morris Berman, president, sold 103 and 105 West 143d st, a 6-sty apartment house, 41.8x99.11, adjoining the northwest corner of Lenox av. The buyer is a client of Morris Moore.

150TH ST.—Arnold Byrne & Baumann sold for the Belrose Realty Co., Harry Goldstein, president, to Jules Bachrach, the 6-sty apartment house, 56x137irregular, at 205 West 150th st, northeast corner of Macomb's pl. In part payment the buyer gave 32 West 87th st, a dwelling, on lot 20x100.

177TH ST.—Nehring Brothers sold for the G. H. Masten Realty Co. 603 and 605 West 177th st, a 5-sty apartment house, 50x90, adjoining the corner of St. Nicholas av, and held at \$68,000. In part payment the buyer gave 472 West 141st st, a 4-sty American basement dwelling, 18x100, near Convent av, held at \$21,000. Nehring Brothers have been appointed agents for the property.

AV A.—Kurz & Uren (Inc.) sold for L. Goldstein of Passaic, N. J., 1598 Av. A, a 5-sty apartment house, with stores, on lot 25x100.

MANHATTAN AV.—Cahn & Pittman sold to James Cavanagh the dwelling, 18x50, at 115 Manhattan av. J. H. O'Neill was the broker.

VERMILYEA AV.—H. F. Byrnes & Co. and M. I. Strunsky sold for the Marva Realty Corporation, M. Raymond, president, the two 5-sty apartment houses at 54 and 56 Vermilyea av, just completed, each being on a plot 50x100. The buyer is the A-1 Realty Co., Max Just, president, which has given in exchange the southeast corner of Broadway and Isham st, a vacant lot fronting 101 ft. in Broadway and 103 ft. in the st. The transaction involved \$175,000.

Bronx.

BEACH TERRACE.—The Nason Realty Co., Max N. Natanson, resold 601 Beach terrace, a 3-sty dwelling and garage, 70x100. Porter & Co. were the brokers.

ELM PL.—H. A. Douglas & Co. report the sale of the 2½-sty frame residence 2482 Elm pl, on lot 25x100, for the Lee Farrington Realty Co.

BROOK AV.—Richard Dickson has sold for Lena Steinthal 1008 Brook av, a 4-sty apartment house, on plot 29.19x120x irreg.

BRYANT AV.—Kurz & Uren (Inc.) sold for James Callahan the three 4-sty new law apartment houses at 1130 to 1138 Bryant av, each on lot 33.4x100, to C. G. Realty Co.

COLLEGE AV.—The K. & R. Construction Co., Ignatz Roth and Max J. Klein, has bought from the Carey Construction Co. 1374 and 1378 College av, two 5-sty apartment houses, each on plot 50x100. In part payment the purchasers gave the plot, 80x100, at the northeast corner of Walton av and Mount Hope pl, held free and clear. The exchange was negotiated by A. J. Madden.

MORRIS AV.—H. A. Douglas & Co. report the resale of the two private houses 2441 and 2443 Morris av, about 120 ft. south of Fordham rd, covering a plot of 37x75 ft., for C. I. Marvin.

NELSON AV.—The United States Realty and Improvement Co. has sold to Frederick W. French the lot on the east side of Nelson av, 150 ft. south of McCombs rd. Irving L. Goldberg was the broker.

PARK AV.—Richard Dickson sold for Anna C. Stephens the 2-sty dwelling at 4457 Park av, on lot 19x88.5.

PARK AV.—Frederick C. McLaughlin sold, through Richard Dickson, the 5-sty apartment house at 4286 Park av, on plot 41.5x100.

TINTON AV.—The H. F. Holding Co. has bought the 5-sty tenement, on plot 41.5x100, at 619 and 621 Tinton av, the northwest corner of

Speaking of Leaders

A list of manufacturers that have Shur-Loc on their elevators would read like an AAA1 list of National Advertisers.

Shur-Loc is the one interlock having general approval, Grand Prizes and the Scientific American Gold Medal. It has been tested and approved wherever there are constituted authorities for the purpose.

Its efficiency is thoroughly established.

It has naturally grown to be the hallmark for elevator equipment and as such appeals essentially to the national leaders of all lines.

An instance:

Everybody knows the Bethlehem Steel Company. They have a new office building. The architects were Graham-Burnham, world famous architects of Chicago; the builders were Thompson-Starrett, leaders even in New York.

Of course Shur-Loc was specified for the elevators. When installed it was approved by the Industrial Board of the State of Pennsylvania and has since been ordered by the Bethlehem Steel Company for an additional elevator.

Prices are very moderate considering the numerous safeties assured, and the durability and dependability of the device.

It can be inspected in operation or shown by a desk model. Correspondence invited.

**Shur-Loc Elevator Safety Co., Inc.
706 Pulitzer Building.**

NASSAU HAVEN, L. I.—The Robert E. Farley Organization has sold for the Glens Falls Trust Co. six plots on Colonial av, two plots on Greenwich av, two on Colvin dr, one in Fenimore pl and one on Hathaway dr, its new development at Hyde Park, L. I., to E. H. Behre.

NEW ROCHELLE, N. Y.—John W. Goff has purchased from the estate of George S. Runk, a tract of land at Premium Point, having a frontage of about 450 ft. on Long Island Sound. Mr. Goff will build a residence for his own occupancy. Charles Field Griffen & Co. were the brokers.

NORTHPORT, L. I.—William B. Codling sold the Ida A. Smith property, fronting on Long Island Sound at Asharoken Beach, a cottage near Huntington station and two lots at Asharoken Beach.

PURCHASE, N. Y.—Mortimer J. Fox has sold his estate to Albert W. Scholle of the banking firm of Scholle Bros. It comprises a large stone house, outbuildings, gardens, &c., with 22 acres of land, near the estates of the late Whitelaw Reid and John M. Carrere. The property was held at \$150,000. Charles Field Griffen & Co. negotiated the sale.

RYE, N. Y.—Lewis B. Preston (Inc.) sold for the George C. Park estate the corner of Park av and the Post rd, to William H. Young.

SCARSDALE, N. Y.—The Scarsdale Estates Organization has sold the former residence of James C. Fox in Colvin pl in the Greenacres section of Scarsdale to J. B. Linerd.

SCARSDALE, N. Y.—Fish & Marvin have sold for William H. Fish his property on Cambridge rd to William Wadsworth.

SCARSDALE, N. Y.—Maxwell Smith has sold for the Reed estate the southeast corner of Walworth av and Colvin pl, to John Trinner, who will erect a dwelling for his occupancy.

LEASES.

Leases in Greenwich Village.

Charles F. Noyes Company leased to the Coastwise Warehouses, Inc., two large warehouse buildings having a combined floor area of about 175,000 square feet. The properties involved are the six-story basement and sub-cellar building on a plot 151x88, at 48 to 60 Beach street, owned by the Protestant Episcopal Society for Promoting the Religion and Learning, William Harrison, treasurer; also the abutting six-story and basement building at 387 and 391 Greenwich street, with an "L" to 69 North Moore street, owned by William S. Livingston. The rental is said to aggregate about \$400,000.

Estate Leases in Charlton Street.

Pepe & Brother have leased for the Estate of Thomas Rudden, 25 Charlton street, a three-story old Colonial house, with a rear building, formerly a private stable, to Gardner Hale, for five years. Mr. Hale is an artist and the son of Professor William Gardner Hale of the University of Chicago. The rear building will be altered and used as a studio while

the main building will be occupied as a residence.

Building Leased for Garage Purposes.

M. M. Hayward & Company have leased for Carrie Young to the Ansonia Garage Corporation, the three-story building at 512 and 514 West 161st street, for twenty-one years. The lessee will alter the premises for garage purposes. The transaction is reported to involve \$125,000.

Manhattan.

BARNETT & CO. leased the store 10 East 125th st to the Singer Sewing Machine Co.

DANIEL BIRDSALL & CO. rented the 3d loft at 339 Broadway to Scholl Manufacturing Co., the store at 103 Duane st to M. Boker & Co., the 1st loft at 152 Wooster st to the Astra Electrical Novelty Works, the store at 17 Lispenard st to William Livingston; space at 198 Broadway to the Tobacco Leaf Publishing Co. and the 4th loft at 47 Lispenard st to Harry Kertzner.

BASTINE & CO., as agents, have leased the 5th floor of 34 East 12th st to the Regent Manufacturing Co., and the 7th floor of the same building to Jacob L. Wallach; and at 653 1st av the 2d floor to H. Alperstein; and space on the 11th floor at 112 East 19th st to John G. Stein; at 235 5th av space on the 6th floor to the Helmer Art Service.

CLINTON H. BOOTH rented for Paterno Construction Company a store in the new building under construction at Madison av, 47th to 48th st for ten years to Pauline V. Pardee at an aggregate rental of about \$25,000.

JOSEPH CALMENSEN has rented the north-erly store at 28 to 34 Allen st to A. Mizzrahi, lace and embroidery dealer, for five years at an aggregate rental of about \$10,000.

THE FIRM OF LEONARD J. CARPENTER leased the 6-sty building 54 and 55 South st to the American Sugar Refining Co. These premises will be used for additional office space.

CROSS & BROWN CO. has leased at 93 Worth st store to Joseph and Frank Gilroy; at 256 West 55th st the 3d floor to Abbott Motor Equipment Co.; at southeast corner Broadway and 5th st the 4th and 5th floors to Brooks-Ostruk Co.; also the 9th floor to Morton W. Smith Co.; at 152 Bleeker st 2d loft to A. U. Bookstein; at 141-7 5th av space to Joseph Simon, in conjunction with M. & L. Hess (Inc.); at 11 West 25th st space to Beckett Valve Co.; at 49 Maiden la space to Lazar & Ponyo, Nathan Lustig and Joseph Marshak.

DUFF & BROWN CO. have leased for Denis J. Dwyer to Abramowitz & Solomon the building 209 West 126th st.

DUROSS CO. leased for Rufus B. Cowing, Jr., as receiver, the 1st loft at 213 Greene st to J. Goodman & Son; also for Jane Cavagnaro the 3-sty house, 358 West 19th st to J. Fitzgibbons, and the stable, 367 West 12th st, for the Duval Co. to E. S. Spellman & Co.

DOUGLAS L. ELLIMAN & CO. have leased the 4-sty house at 17 West 58th st for Miss Bobby Burns to Mrs. Martha Ames, and an office at 546 5th av for Moore & Wyckoff to Anna L. Cavanagh; also sublet a portion of the parlor floor at 20 East 48th st for Henry Graux to Enea Mazotti.

DOUGLAS L. ELLIMAN & CO. have leased two large apartments for Edgar A. Levy in the new building at 876 Park av, southwest corner of 78th st; also apartments at 850 Park av for George F. Johnson, Jr., to Miss Amelia Kohl-saat; 969 Park av to W. W. Dudgeon; 122 East 82d st to T. A. Post, and at 150 East 72d st for Maitland Dwight to Reginald L. Whitman, and for Moore & Wyckoff, agents, a further extension of this lease.

EWING, BACON & HENRY have leased space in 101 Park av to Thompson-Weiman Co., Eagle Picher Lead Co., Ordinator Co., George H. Blanchard, Brandt & Kirkpatrick, Henry G. Morse and Clough Bourne Co.

EWING, BACON & HENRY have leased for A. L. Richardson the entire 3-sty building at 254 West 54th st to Kenneth A. Palmer.

J. ARTHUR FISCHER has leased for Mary A. Evans the store at 57 West 39th st to Boericke & Runyon, homeopathic pharmacists; also to Conrad Markowitz an apartment in 753 7th av.

THOMAS FORD leased to the New Jersey Asbestos Co. two lofts at 1 Water st, and three lofts to V. A. de la Cova & Co.; also to the S. W. Electric Co. the store at 144 East 34th st.

M. FORMAN & CO. have leased space as follows: in 40 West 22d st to Eckman & Comorra; in 30 West 22d st to the Rhoda Waist Co.; in 140 West 22d st to the Broadway Waist Co.; in 9 West 20th st to the Dainty Manufacturing Co.; in 11 West 17th st to Henry D. Grotta, and in 135 West 26th st to Weiner & Schoenfeld.

GAINES, VAN NOSTRAND & MORRISON (INC.) have leased the 3d floor at 377 4th av to the Progressive Silk Mills. This completes the renting of the entire building.

JOHN N. GOLDING has rented to R. H. Macy & Co. storage space at 141 to 145 7th av and 156 West 19th st; Bastine & Co. represented George C. Flint, owner, and John N. Golding represented R. H. Macy & Co. Also rented to the Great Atlantic and Pacific Tea Co. stores at 1827 Amsterdam av, at 2141 8th av and at 1293 St. Nicholas av.

GOODWIN & GODWIN rented for Mary A. Smith to Jennie VanDirn, of Ridgewood, N. J., the 3-sty dwelling at 56 West 113th st.

GORMAN H. LENNEY leased an apartment at 200 West 58th st to Mrs. Jessie Muir, of London, and at 140 East 52d st to Ellsworth Niles.

GORMAN H. LENNEY has leased for Hawkes & Hoppin the 4-sty and basement dwelling at

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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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An old established firm with an excellent reputation wants a first-class, experienced man to take full charge of the renting department, specializing in business property. To the right man an interest in the profits of the department is offered. Address in strict confidence, "MADISON SQUARE," c/o Record & Guide.

WANTED—Position as outside man for sash, door and interior trim mill; measure at buildings, block out and detail for shop-list from plans; can handle all kinds of alteration work; 12 years' experience. GEO. F. ZIMMER, 509 Chestnut St., Bklyn.

SUPERINTENDENT of Building Operation, a first-class electrical and heating engineer, is familiar with building construction, violation, electrical and mechanical repairs, maintenance of elevators, boilers, motors, steam fitting, plumbing; in fact all building repairs and help; also renting and collecting; very economical; exceptional ability; 16 years' experience; 10 years present position; honest and sober. B. W., 240 West 23d St.

BUILDING Manager, energetic, competent and honest American, employed at present and for the past seventeen years with one firm of prominent brokers, desires position offering greater opportunities. Box 326, Record and Guide.

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entire block front; fully rented; taxpayer. OWNER, Room 614, 5 Beekman.

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Beautiful corner house; splendid opportunity. M. BLAUNER, 273 Alexander Ave.

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.

MOUNT HOPE PLACE, 110, (near Concourse, two plots, each 50x125 ft., with dwellings; together or singly; best section of Bronx. RAFFIN.

ONE FAMILY BRICK HOUSES,

all improvements; terms \$500 cash, \$10 and interest per month. JOHN WEITZEL, 63 Webster Ave., Jersey City.

TWO BRICK HOUSES,

one single with 4 families and one double with 8 families; good location and good rental; price \$23,000; cash \$11,000. For further information write Box 310, Record and Guide.

2 LOTS, 50x100, AT RICHMOND HILL; FREE AND CLEAR FOR \$1,200. T. B. DAVIS, 123 BERKELEY PL, BROOKLYN.

GOOD PLACE FOR CHILDREN, Cresskill, 6 rooms, improved house; good location; low price; easy terms. Address CRAIG, 48 Tonnele, Jersey City.

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758,000,000 feet spruce, fir and pine. Suitable for pulpwood or lumber. For maps, price and other particulars address E. V. TILLSON, Tillsonburg, Ontario.

2,000 ACRES OF COAL LANDS

for sale on head of Kentucky River, the Big Elkhorn. Seam of coal six to nine feet thick. Also 2,000 acres near head of Rockhouse Creek; same county; same coal; four to six feet. Address

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For sale, easy terms, 10 room house on corner plot; electric light, steam heat; modern improvements; best neighborhood. Box 325, Record and Guide.

CRANFORD, N. J.

For sale, 10-room house; steam heated; desirable location; large lot; on river; 8 minutes' walk from depot; easy terms. E. M. WRAY, Elmira, N. Y.

CRANFORD.

New Jersey Central, 17 miles; on beautiful Rahway River; canoeing, skating; best train service; residence, 11 rooms; southeasterly exposure; modern improvements; electricity; corner plot, 95x187; six minutes' walk to station; moderate price for desirable home.

J. F. C. GROW, Owner, Cranford.

HOUSE FOR SALE.

Bogota, N. J., beautiful new 8-room house, on high corner property; steam heat, electric light, beam ceilings, large tiled bath room; must be seen to be appreciated; price \$5,700; monthly commutation \$4.85.

WILLBERG, 244 West 23d St.

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Fine summer hotel and cottages: Sparta Mountains, N. J.; 80 rooms, improvements; garage; 20 acres; fully equipped for 1917; a number of rooms already engaged; also one cottage; everything in A1 shape. Owner 1030 Prospect Ave., Plainfield, N. J.

FOR SALE.

244 acre farm, 18 room house, on state road; price \$3,600. 81 acre place, good buildings, near lake, stock and tools; price \$2,500. Farm 55 acres, house with modern improvements; price \$3,000. 200 acre farm, stock and tools, high class; price \$20,000. D. B. CORNELL CO., Great Barrington, Mass.

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36 furnished houses for rent from \$250 to \$4,000 per season. D. B. CORNELL CO., Great Barrington, Mass.

GOOD OPPORTUNITY FOR QUICK PURCHASE.

To close estate, 13th St., 3d & 4th Aves.; 2-story basement, frame; cars, subways, "L." Want cash above \$1,500 mortgage. Write for appointment.

GOWEN, 81 Rogers Ave.

FOR SALE.

Fifty-four room Hotel at Asbury Park, centrally located, by beach. Owner wishes to dispose of it because of ill health; modern improvements, full equipment and good will; might consider exchange for New York property, with additional cash. Address OWNER, 582 West 11th St., New York.

ELEGANT COUNTRY PLACE

on main Albany Post road, Hyde Park, Dutchess County, N. Y.; about two acres; fine 14-room mansion, barn, suitable for garage; outbuildings; fine lawn; fruit, shade trees; flower, vegetable garden; fine condition; may consider exchange for city property; phone in office. For particulars, terms, call any day. GEORGE SCHWEP-PENHAUSER, 262 West 135th St.

Hotel and Road House

The best located small hotel property on North Jersey Coast; old established; licensed; 200 feet water front; 600 feet on county road. Rent or sell at a bargain. Easy terms. Address

OWNER, Box 64, Red Bank, N. J.

FACTORY SITE OR GRAIN ELEVATOR

17 Acres at Barge Canal Terminal, Flushing Creek, 420 ft. water front, 1,000 ft. railroad frontage, 1,600 ft. on Jackson Ave.; great opportunity; deepening of Flushing Bay now going on; great railroad terminal and docks just begun. See the plans for Barge Canal Terminal. When Dual Subway is extended this is the short way to Boston via New Cape Cod Canal. "By land or sea here is the gateway to New York, the Great Lakes and Canada." Investigate.

MRS. BREEN, Owner, Sanford Ave., Flushing.

BUSINESS OPPORTUNITIES

WANTED—Factory lines for territory west of Mississippi to sell direct to haberdashers, clothing stores and general stores; display room in the heart of the West. Address Box 836, Omaha, Neb.

THE OWNERS OF 100 ACRES

of fine seashore property in New York City, now being successfully developed as high grade bungalow colony, want experienced, live-wire real estate man with executive ability to take interest in company and active part in management; must have \$10,000 to \$20,000 to put into the property. Profits limited only by ability; unexcelled opportunity for the right man; no triflers need answer. Address BEACH, Box 317, Record and Guide.

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wants to hear from property owner who has or would build a modern bakery on a long lease. Box 311, Record and Guide.

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Slightly Home Plot—500 Foot Frontage. BUY NOW—BUILD IN SPRING. C. G. Bliss, Room 1650, 50 Church St., N. Y.

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A Fine Site selected in March, 1911, when Forest Gardens was rolling meadowland.

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(No Cash Required) We have bought our home in Cleveland. We want to be relieved of the carrying charges (taxes and a first mortgage of \$1,600) and get back in a second mortgage what we have invested. For us it is a case of

Wanted: A Good Broker
Box 792, Record and Guide

rented for Henry F. Ballantyne his residence on Overhill rd, Scarsdale, furnished, to Roy Foster, of A. DePinna Co.

H. GOLDSCHMIDT rented dwellings in Cedarhurst for Mrs. Mary J. Connelly to Nathan J. Miller; for Eliza Lynch to A. V. Lambert and her house on Central av to Walter Kops; for Phil. H. Mayer house on Central av, Lawrence, to Benjamin Mordecai; the Craft house on Summit av to A. Altheimer; the Woodland house on Atlantic av to Henry Heller; the Sounderson house on Pacific st to Henry Weil; the Wicks house on Oak st to Sylvan Levy; the Anderson house on Locust av to Alex Pirie, and in Lawrence the Strasser house on Central av to Edwin Goldsmith.

JULIA BEVERLEY HIGGINS has leased for Pierre Jay his place, known as "Blue Hills," on McLain st, Mt. Kisco, to George Cabot Ward Low, for one year.

SCARSDALE ESTATES ORGANIZATION has leased Wheeler Gambee's house, at the corner of Walworth av and Brayton rd, in the Greenacres section of Scarsdale, to Don C. McCord.

HERBERT A. SHERMAN has rented for Mrs. Simeon Ford her large house at Rye, N. Y., with ten acres, directly on the water, with private dock, large garage and gardens, to B. H. Pollock.

HERBERT A. SHERMAN has rented for Mrs. Pliny Fisk her house on Post rd, Rye, N. Y., for a long term to Henry B. Dorrance.

REAL ESTATE NOTES.

PEPE & BRO. have been appointed agents for 234 and 236 Thompson st, a 6-sty building.

FRANK J. EGAN is the buyer of the estate at Darien, Conn., sold last week by Frederick Brown, through Pease & Elliman.

WOLFSOHN & AUGUST have been appointed managing agents of the Gwendolin apartment house at the southeast corner of Fordham rd and University av.

FIRM OF LEONARD J. CARPENTER was the broker in the recently recorded sale of the 4-sty building at 237 Madison st for Edith R. Lethaby to Jacob Hertzberg.

A. W. MILLER & CO. have been appointed agents for 424 and 426 Columbus av, 558-64 Columbus av, 828 9th av, 60 West 22d st, 531 West 44th st and 362 West 53d st.

GAINES, VAN NOSTRAND & MORRISON (INC.) have been appointed by the United States Trust Co. managing agents for the building at 164 5th av.

NEHRING COMPANY has been appointed managing agent by Albert E. Hartcorn of the Elsmere Theatre Building, at Elsmere pl and Southern blvd.

MAX R. MARSTON and Walter E. Murdock have formed a partnership for the purpose of conducting a general real estate and insurance business at 63 Wall st, under the name of Marston & Murdock.

EDWARD M. LEWI and Leonard P. Hall have opened offices at 1133 Broadway, where they will conduct a general real estate brokerage and management business under the name of Lewi & Hall.

JUNIOR TAXPAYERS' LEAGUE will meet this evening at the Hotel Majestic. The association has invited Assistant District Attorney Lewis Abrams and Henry Bloch to address the members.

J. EDGAR LEAYCRAFT & CO. have been appointed agents for the properties on the northeast corner of Waverly pl and University pl, consisting of 27-29 Waverly pl and 1 University pl.

DOUGLAS L. ELLIMAN & CO. were the brokers in the recently reported sale of the 5-sty building at the northeast corner of Madison av and 63d st for the Royton Realty Co., H. C. Mathews, president; also of the 5-sty residence at 107 East 35th st for the Islesbrook Estates (Inc.).

JOSEPH P. DAY, Henry Brady and William H. Archibald have been appointed by the Commissioners of the Sinking Fund to appraise the following properties owned by the city: 28-32 Vandewater st, 103 Park Row, 19-21 Leonard st, 180 Clinton st, 20 Eldridge st, 105-107 Eldridge st, 185 Lafayette st, 180-184 Wooster st and 66 3d av.

DOUGLAS L. ELLIMAN & CO. announce that they have been appointed agents for the 11-sty apartment house 777 Madison av, northeast corner of 66th st, by the Barney Estate Co. There are but two apartments on each floor, consisting of 12 rooms and 4 baths and 14 rooms and 4 baths, respectively, with rents ranging from \$4,000 to \$6,000.

DANIEL P. RITCHEY and Charles E. Gehring have sold for the Earleton Corporation, W. H. Senior, president, the lease, furnishings and stock of the Earleton Apartment Hotel at 118 West 72d st, and secured extensions on the lease from Edward W. Browning, owner. The purchasers are Harry and Albert Bochman, who recently disposed of their interests in the hotels Lynnhaven and Lorraine, of Norfolk, Va.

ADOLPH J. GRETSCHEL closed during February nineteen mortgage loans in the Borough of Queens, for a total of \$64,550, as follows: On the northeast corner of 15th and Vandewater avs, L. I. City, one building and permanent loan of \$18,000 to Henry Kling; ten building and permanent loans on both sides of Oceanview av, 133 ft. north of Sutter av, Woodhaven, to the Ozone Real Estate and Improvement Co., for \$23,000; on the east side of Gherardi av, 85 ft. north of Dalrymple av, Woodhaven, three loans of \$2,600 each, to Dr. William T. Williams; on the east side of Danube st, 164 ft. north of Rockaway rd, Richmond Hill, three loans of \$2,250 each, to the Cozine Building Co.; to Henry W. Gringer, in the east side of Madison st, 350 ft. north of King st, Jamaica, one permanent loan of \$3,500, and to William Stoeltz, one permanent loan of \$5,500 on the northwest corner of Jackson av and Astoria rd, Corona.

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 1916. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN. Conveyances.

Table with columns for 1917 (Mar. 2 to 8) and 1916 (Mar. 3 to 9). Rows include Total No., Assessed Value, No. with consideration, Consideration, and Assessed Value. Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9.

Mortgages.

Table with columns for 1917 (Mar. 2 to 8) and 1916 (Mar. 3 to 9). 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%, No. at 4%, Unusual Rates, and Interest not given. Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9.

Mortgage Extensions.

Table with columns for 1917 (Mar. 2 to 8) and 1916 (Mar. 3 to 9). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount. Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9.

Building Permits.

Table with columns for 1917 (Mar. 2 to 9) and 1916 (Mar. 4 to 10). Rows include New Buildings, Cost, Alterations, and Summary rows for Jan 1 to Mar 9 and Jan 1 to Mar 10.

BRONX. Conveyances.

Table with columns for 1917 (Mar. 2 to 8) and 1916 (Mar. 3 to 9). Rows include Total No., No. with consideration, and Consideration.

Jan. 1 to Mar. 8 Jan. 1 to Mar. 9

Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9 for Conveyances.

Mortgages.

Table with columns for 1917 (Mar. 2 to 8) and 1916 (Mar. 3 to 9). 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, and Interest not given. Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9.

Jan. 1 to Mar. 8 Jan. 1 to Mar. 9

Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9 for Mortgages.

Mortgage Extensions.

Table with columns for 1917 (Mar. 2 to 8) and 1916 (Mar. 3 to 9). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount. Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9.

Jan. 1 to Mar. 8 Jan. 1 to Mar. 9

Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9 for Mortgage Extensions.

Building Permits.

Table with columns for 1917 (Mar. 2 to 8) and 1916 (Mar. 3 to 9). Rows include New Buildings, Cost, Alterations, and Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9.

Jan. 1 to Mar. 8 Jan. 1 to Mar. 9

Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9 for Building Permits.

BROOKLYN. Conveyances.

Table with columns for 1917 (Mar. 1 to 7) and 1916 (Mar. 2 to 8). Rows include Total No., No. with consideration, and Consideration. Summary rows for Jan 1 to Mar 7 and Jan 1 to Mar 8.

Jan. 1 to Mar. 7 Jan. 1 to Mar. 8

Summary rows for Jan 1 to Mar 7 and Jan 1 to Mar 8 for Conveyances.

Mortgages.

Table with columns for 1917 (Mar. 1 to 7) and 1916 (Mar. 2 to 8). 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, and Interest not given. Summary rows for Jan 1 to Mar 7 and Jan 1 to Mar 8.

Jan. 1 to Mar. 7 Jan. 1 to Mar. 8

Summary rows for Jan 1 to Mar 7 and Jan 1 to Mar 8 for Mortgages.

Building Permits.

Table with columns for 1917 (Mar. 2 to 8) and 1916 (Mar. 3 to 9). Rows include New Buildings, Cost, Alterations, and Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9.

Jan. 1 to Mar. 8 Jan. 1 to Mar. 9

Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9 for Building Permits.

QUEENS. Building Permits.

Table with columns for 1917 (Mar. 2 to 8) and 1916 (Mar. 3 to 9). Rows include New Buildings, Cost, Alterations, and Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9.

Jan. 1 to Mar. 8 Jan. 1 to Mar. 9

Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9 for Building Permits.

RICHMOND. Building Permits.

Table with columns for 1917 (Mar. 2 to 8) and 1916 (Mar. 3 to 9). Rows include New Buildings, Cost, Alterations, and Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9.

Jan. 1 to Mar. 8 Jan. 1 to Mar. 9

Summary rows for Jan 1 to Mar 8 and Jan 1 to Mar 9 for Building Permits.

BUILDING FOR THE FUTURE

Adequate side-wall and floor outlets are essential in the electrical equipment of the modern apartment house.

Popular use of household appliances is causing a demand for facilities for their proper operation.

Make your properties more attractive to the prospective tenant by providing these facilities.

Our experts will call on request.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN 360 Pearl Street Telephone 8000 Main.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

NOTWITHSTANDING the tendency toward higher building material prices, which have affected practically all lines during the last few weeks, there seems to be a better feeling throughout the trade than for some time past. While the general conditions are not good, they are showing distinct signs of improvement, and the result will be a changed mental attitude for the builder and supply dealer. According to authentic reports from the local territory and, in fact, from the entire Eastern section of the country, active progress is apparent in the building field. Structural projects that have been held in abeyance since last autumn have come to life; new operations are developing daily and, from the amount of work on the boards in the offices of the architects, it would seem as though the building industry in these parts was about to embark on a period of intense activity.

Throughout the East the improvement in the building conditions generally takes the form of commercial work, both active and contemplated. Factories, warehouses and other construction of a manufacturing and business nature is taking the lead. There is much of this type of construction now in prospect, with infinitely more sure to follow as the season wears on and the demand for increased commercial space makes new buildings imperative. Suburban building is also looking up in a manner very gratifying to the contractor and material dealer. The opening of new

rapid transit routes giving free access to the outlying portions of the city has already been responsible for the commencement of a great number of new buildings both for dwelling and general community purposes. Great possibilities have been dormant in these sections and the time is now ripe for the improvement of large areas, in close proximity to Manhattan, that up to the present time have been neglected on account of the lack of adequate transportation facilities.

Aside from the high prices of building materials and supplies, one of the chief difficulties in the path of the contractors and speculative builders is the problem of obtaining materials in sufficient quantities. In practically all lines of materials the existing stocks in the hands of dealers are at a low ebb and with the present freight situation there is but little prospect that deliveries will be assured for some time. The freight situation is somewhat better than it has been, but until the weather moderates and the present congestion is cleared up there is no possibility of the arrival of normal conditions in this quarter.

At this writing there is no relief in sight from the existing high prices of structural commodities. There are too many elements affecting the material market at this time to make possible a recession in prices. Freight embargoes, short stocks, increased manufacturing costs, scarcity of labor and abnormal demand are all factors that contribute to the high cost, and until these can be adjusted no reduction is in sight. The

statement has been made that the present costs of building materials are from fifteen to four hundred per cent. higher than they were at the outbreak of European hostilities. The rise has been gradual, it is true, but it has had the effect of curtailing building operations to no small degree. However, as the leaders of opinion in the building and material industries are unable at this time to forecast anything better than further advances it behooves the prospective builder to mature his plans for building at an early date and take advantage of the present price levels. The demand for new buildings is greatly in excess of the supply. Rentals are high for accommodations in buildings of every type. This demand is likely to hold for a considerable time, or at least as long as the financial condition of this country is as prosperous as it has been during the last few years.

Building contractors and manufacturers and dealers of building materials and equipment have evidenced much interest in the National Complete Building Exposition that was held in the Grand Central Palace throughout the past week. The feeling is strong that this show has accomplished much in the campaign for better building in all classes of construction. The exposition contained much of interest to both the contractor and prospective home builder and the time expended in a visit was certainly well-spent, as many new materials and improved methods of using standard commodities were explained and demonstrated.

Common Brick.—The severe storm of the early part of the week effectually tied up traffic for a few days and greatly retarded the delivery of building materials. The conditions naturally resulted in slowing down building activities in New York and vicinity. The market for common brick has not been especially active during the week. Sales were light and the number of inquiries fewer than usual. Common brick prices are not changed, however, but are holding firmly at \$9.75 to \$10. Early in the week there was a strong feeling in the building trade that the price of this commodity was about to sustain an advance of \$2 per thousand, but dealers state that at the present time there is but little possibility that this increase will become effective. There is no apparent reason for an advance at this time. The existing price is a fair one and if brick goes to \$12 speculation will be responsible and not actual market conditions. Brick manufacturers are not inclined to crowd the market for all that is in it. What the price will be after the up-river yards again become active is another matter. Increased manufacturing costs, due to labor and fuel shortage, might make an advance imperative, but this increase will be a legitimate one and not because speculators are able to take advantage of temporary conditions. For a time it looked as though there was a prospect of a brick famine in this section, but dealers have stated that there is no imminent danger of an occurrence of this character. While the amount of brick at the docks is down to two barge loads, the number of brick distributed about the Metropolitan district, on barges and in stacks, is sufficient to supply anything but an extraordinary demand. With moderating weather in sight it will not be long now before the river is again open to navigation, and it is fully expected that the tense brick situation will be shortly relieved. The National Brick Manufacturers' Association held its thirty-first annual convention at the Hotel McAlpin during this week. The event was replete with interesting fea-

tures and the business sessions accomplished much that will be of future benefit to the organization. The officers elected for the ensuing year included: Fritz Salmen, Slidell, La., president; Theodore E. Randall, secretary; John W. Sibley, Birmingham, Ala., treasurer, and George H. Clipper, Detroit; J. W. Robb, Clinton, Ind., and W. H. Hammond, Manhattan, vice-presidents.

SUMMARY—Transactions in the North River brick market for the week ending Friday, March 9, 1917:

Condition of market: Demand fair, prices unchanged. Quotations: Hudson Rivers, \$9.75 to \$10.00 to dealers in cargo lots alongside dock. Number of cargoes left over from last week, 5. Arrived, 0; sales, 3.

Distribution: Manhattan, 3. Left over Friday, March 9, 2.

Structural Steel.—Aside from the commitments of the railroads for structural material for track and bridge work the steel market experienced a dull week. Especially in the Metropolitan district has business been lagging. There is no lack of important projects in sight, but the owners are hesitating to commence active operations in the hope that there will be a recession in the prices of building materials and further that once ordered their delivery to the job can be assured within a reasonable length of time. Although the last week witnessed no perceptible change in the price of steel shapes there is a well-grounded feeling in the building trade that the top level has not yet been reached and that before long the prices of structural steel will be considerably higher than they are at this time. The freight situation is somewhat more satisfactory than it has been for some weeks past, but there is great room for improvement before the condition can approach the normal. There were practically no contracts awarded this week for structural steel for structures to be erected in the local territory; what contracts were announced were for building operations outside of the Metropolitan district. There have been numerous inquiries for steel shapes and at the present time a number of operations are being figured a large percentage of which should be placed under contract at an early date. Generally, the feeling

throughout the building trades seems to be more optimistic than it has been for the last week or so and a resumption of building activity is predicted with consequent prosperity for all branches of the industry just as soon as the political situation is clarified and the weather conditions become more propitious for construction work.

Lumber.—The outstanding feature of the local lumber market is the continued transportation difficulties that have resulted in a shortage of stocks. The existing demand for lumber products is all that can possibly be desired. The prices are holding strong, with every tendency toward increase as the building trades become more active with the advent of spring. At this writing all signs point toward a brisk lumber market throughout the coming spring and summer. Suburban building operations, requiring great quantities of lumber are plentiful and if the traffic situation can be cleared up in time to allow adequate supplies of building materials to come through there is no reason whatsoever why the lumber industry should not experience one of the best seasons in its history.

Portland Cement.—The condition of the cement market during the past week has been healthy with demand and inquiries brisk and prices holding strong. There is little doubt but that the price of this important commodity will be advanced at an early date, but at this writing no definite information could be obtained as to the amount of the increase or the date when effective.

Wire Products.—The increased sales of these commodities and continued demand for domestic and foreign consumption has been responsible for a further advance in prices. The American Steel & Wire Co. recently announced an advance of \$4.00 a ton on all wire products. Wire nails are now \$3.20 per keg, plain wire, 3.15c., barbed wire, painted 3.35c. and galvanized barbed wire 4.05c. a pound. Wire nails are said to be higher than they have been since December, 1899, and other wire products are at the highest levels in twenty-five years.

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.....\$9.75@ \$10.00
 Raritan common10.50@ —
 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.....\$1.97@ \$2.07
 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\$1.65@ —
 Eastern finishing 1.80@ \$1.85
 Hydrated common (per ton)..10.25@ —
 Hydrated finishing (per ton)..13.18@ —

LINSEED OIL—

City Brands, boiled, 5 bbl. lots. —@ \$0.98
 Less than 5 bbls.....@ .99

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@ \$38.00
 14 to 16 in..... 40.00@ 44.00
 Heart face siding, 4-4 & 5-4 34.00@ 36.00

Hemlock, Pa., f. o. b. N. Y.

base price, per M.....@ 26.00

Hemlock, W. Va., base price

per M.....@ 25.00

Hemlock, Eastern mixed

cargoes 22.00@ —

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

Spruce, Eastern, random car-

goes, narrow (delivered)..\$29.00@ \$32.00

Wide cargoes 32.00@ 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\$4.25@ \$4.50

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

Firsts and seconds, 1-in...\$48.50@ —

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.....\$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 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.....\$0.06¾

Block, 3 in. (hollow)..... 0.6¾

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

Boards, ¼ in. x 8 ft..... .12½

Boards, ¾ in. x 8 ft..... .15½

SAND—

Screened and washed Cow Bay,

500 cu. yds. lots, wholesale..\$0.50@ \$0.55

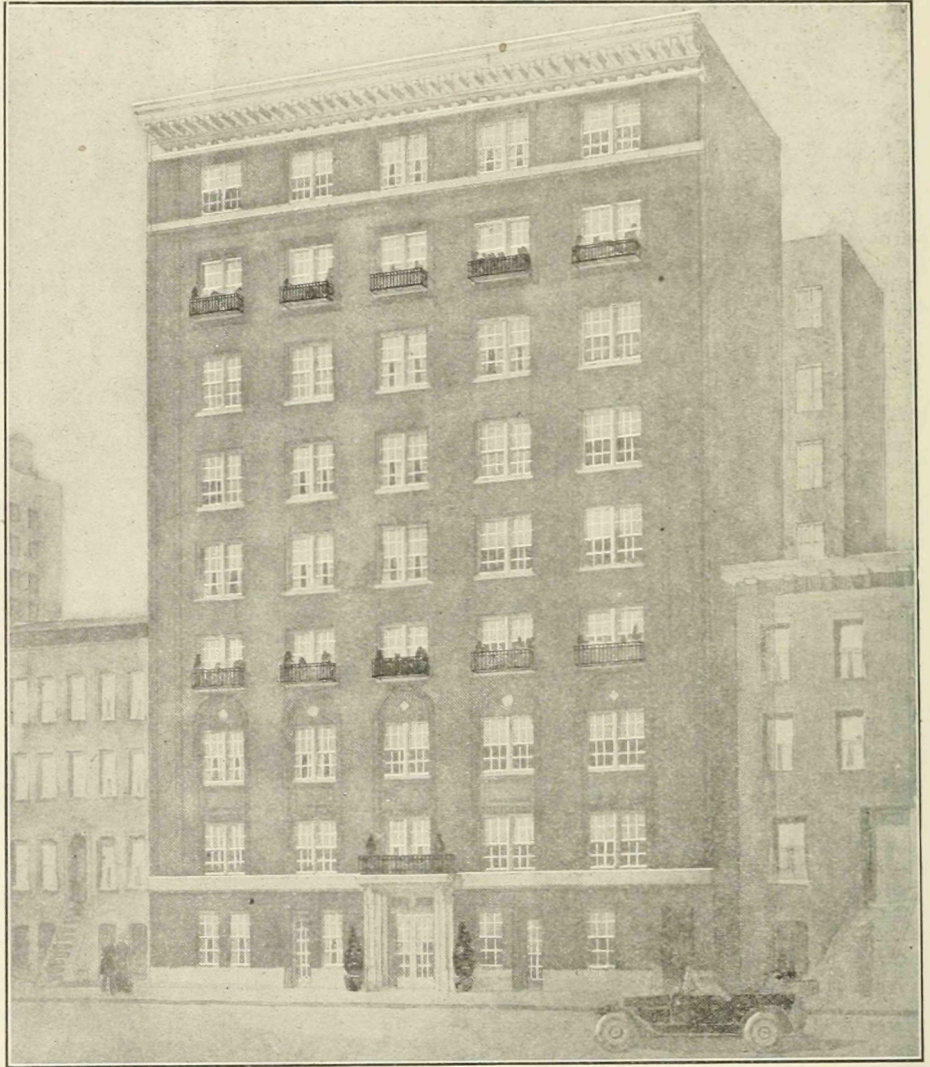
STRUCTURAL STEEL (Plain material

**ANOTHER LINK ADDED TO CHAIN
 OF PARK AVENUE APARTMENTS**

Two Units Provided on a Floor

CONTINUED demand for accommodations in high class multi-family houses located in the Park avenue section of Manhattan has resulted in a new project of this character that will compare favorably with those recently erected in this district. The foundations are now under way and according to the present plans the work will be completed and the structure ready for occupancy next August. The operation occupies a plot, approximately 72x102 feet, at 112 to

ten rooms with three baths and thirteen closets, and the other, eight rooms with three baths and ten closets. This arrangement of only two units to a floor insures privacy and seclusion to the tenants. The plans have been developed with courts of extra size so as to provide the maximum amount of natural light and air to the rooms they serve. The separate units have been well arranged with rooms of large size and excellent proportions. The ten-room suites contain a living-room, dining-room, library,



Robert T. Lyons, Inc., Architect.

MODERN APARTMENTS IN EAST 74TH STREET.

118 East 74th street, and is owned by the No. 112 East 74th Street Corporation, a syndicate controlled by S. Morrill Banner and Herbert E. Mitler, 505 Fifth avenue. The owners have entire charge of the construction and are awarding separate contracts for the various branches of the work. Robert T. Lyons, Inc., 52 Vanderbilt avenue, is the architect, and Robert E. Moss, 126 Liberty street, is the engineer for the design and erection of the structural steel.

The plans call for a fireproof structure, nine stories in height with ground dimensions of approximately 72x85 feet. The equipment throughout will consist of the most modern appliances for comfort and safety. Two electric elevators will be installed, one passenger and the other for freight and service. The facade of the building has been designed in the style of the Colonial and will be constructed of red face brick, with belt courses and cornice of white marble and Indiana limestone.

In addition to the entrance vestibule and corridor, the first floor will contain two suites of three rooms designed as offices for doctors and a seven-room apartment. The doctor's suites have separate street entrances. The eight upper floors each have been planned to contain two apartments, one consisting of

three master bedrooms, with two baths, servants' hall, two servants' bedrooms with bath, kitchen, pantry and foyer. The eight-room units are arranged in a manner similar to the larger units. One of the special features of this building is the number and large size of the closets provided.

The renting and management of this structure will be under the direction of the office of Douglas L. Elliman & Co., Inc., and rentals will range from \$3,500 for the ten-room unit and \$2,700 for the eight-room suite on the second floor to \$4,200 to \$3,500 for the top floor. Additional rooms for servants, located in the pent house, will rent for from \$175 to \$225 a year, including electric light.

Plan Longacre Square Hotel.

Gronenberg & Leuchtag, 303 Fifth avenue, have been selected architects to prepare plans for the ten-story hotel, to be built on a plot 100x100.5 at 255 to 261 West 43rd street, which was acquired this week from the Benenson Realty Company by Henry Claman, as president of the Forty-Eighth Street Company. The hotel will be of brick, stone and terra cotta construction; the total cost of the project, including the land, will reach an estimated total of \$600,000.

Obtain Big City Contract.

The Emerson Building Company, 103 Park avenue, Manhattan, has been awarded the general contract for the construction of cottage dormitories No. 7, 10, 12, 14, 18 and 19 and infirmary No. 16, on Randalls Island, N. Y., for the City of New York, Department of Public Charities, Municipal Building. The successful bid was \$766,000. The new buildings have been planned by Don Barber, 101 Park avenue. Charles E. Knox, 101 Park avenue, is the electrical engineer. The plumbing contract has been awarded to James McCullough, 213 West 36th street, and the heating contract to the Raisler Heating Company, 129 Amsterdam avenue.

Award Skyscraper Contract.

The William Kennedy Construction Company, 215 Montague street, Brooklyn, has been awarded the general contract for the construction of a twenty-story brick and stone office building, at 110 to 116 William street, by a company headed by H. Rudolph Anderson, 95 William street. The building will measure 90x125 feet, and has been designed by Frank H. Quinby, 99 Nassau street, architect. The present buildings on the site will be demolished by the Seagrist Company, 1094 Brook avenue, which has obtained the wrecking contract.

Designing Queens Banks.

A. Wallace McCrea, 23 East 15th street, Manhattan, is drawing plans for two new bank buildings, for the Bank of Long Island, of Herriman and Fulton streets, Jamaica. One new building of brick and stone construction to measure 40x65 feet is planned for the southwest corner of Broadway and Laurel Hill Boulevard, Elmhurst, L. I. The other structure of similar construction will measure 30x80, and will be built at the northwest corner of Sackett and 46th streets, Corona, L. I. It is expected that the plans will be ready for figuring about March 25.

New Telephone Exchange.

The New York Telephone Company is having plans prepared by McKenzie, Voorhees & Gmelin, 1123 Broadway, architects, for a five-story brick, stone and terra cotta telephone exchange building, to measure 182x98, on the plot at 206 to 224 West 36th street. The building will be constructed so that it will be able to sustain four more stories when required.

Big Richmond Project.

Frank E. Kelly, 39 Douglas street, Brooklyn, is preparing plans for forty-seven two and a half story hollow tile and stucco dwellings, each to measure 31x36, at Port Richmond, S. I., for J. C. Schietta, 140 30th street, Brooklyn, owner. Each dwelling will cost about \$5,000, the entire project involving about \$235,000.

PERSONAL AND TRADE NOTES.

Hancock & Koch, architects, have moved their offices from Coal Exchange Building to Mears Building, Scranton, Pa.

Payne & Adams, architects and engineers, have moved their offices from 81 State street to the Barrows Building, 253 State street, New London, Conn., and would be pleased to receive manufacturers' samples and catalogues.

Universal Portland Cement Co. announces the succession of R. L. Slocum to the position of assistant superintendent of Mill No. 5, at Universal, Pa., made vacant by the death of R. F. Knoth.

B. F. Cresson, Jr., has retired as chief engineer of the New Jersey State Board of Commerce and Navigation and is now consulting engineer to the board. Mr. Cresson will enter private practice as a consulting engineer, with offices at 50 Church street, Manhattan. Until May 1, however, his temporary offices are 30 Church street.

P. Tillion & Sons have moved their offices from 381 Fulton street, Brooklyn, to the Terminal Building, 103 Park avenue, Manhattan.

Lansing, Bley & Lyman, architects, are moving to new offices in the Delaware Court Building, 250 Delaware avenue, Buffalo, N. Y.

Philip L. Goodwin, Roger H. Bullard and Heathcote M. Woolsey have formed a partnership for the practice of architecture and have opened offices at 4 East 39th street, Manhattan, under the firm name of Goodwin, Bullard & Woolsey.

NO ARCHITECTS SELECTED.

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

RUSSELL, N. Y.—The Town of Russell, R. Z. Guyot, clerk, contemplates building a 2-sty frame town hall, to include an assembly hall, offices and jail, for which no architect has been selected. Cost, \$18,000.

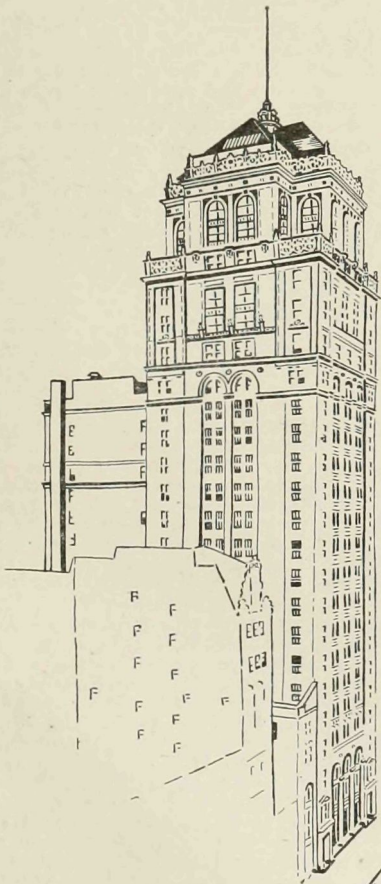
ELLCOTTVILLE, N. Y.—John H. Northrup, 8 Jewett block, Niagara Falls, N. Y., and another, contemplate rebuilding the 3-sty brick business block, for which no architect has been selected.

BATAVIA, N. Y.—The St. Jerome Hospital, 1475 Abbott road, Buffalo, contemplates altering the residence at 16 Bank st into a hospital, for which no architect has been selected.

RAHWAY, N. J.—The Rahway Savings Institution, on premises, contemplates altering the 3-sty brick bank and office bldg, at the southeast cor of Main and Monroe sts, for which no architect has been selected.

AUBURN, N. Y.—The Auburn Milk Producers' Assn., William J. Hilliard, pres., Auburn, contemplates building a frame creamery on a site not yet selected. No architect has been retained.

GENEVA, N. Y.—Fairfax Bros., Castle st, Geneva, owners, are receiving competitive sketches for the rebuilding of the 4-sty brick store and office building, 75x150, at 293 Main st.



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in the west side of 53d st, 99 ft south of Hamilton av, for the 53d St. Const. Corp., A. Lack, pres., 1524 43d st, owner and builder. Cost, \$11,000 each.

CLEVELAND ST.—Morris Rothstein, 1767 Pitkin av, has plans in progress for four 3-sty brick and stone tenements, 20x77 ft, in the west side of Cleveland st, 150 ft south of Dumont av, for the Index Improvement Co., H. Rosenthal, pres., 1387 St. Marks av, owner and builder. Cost, \$8,000 each.

84TH ST.—Kallich & Lubroth, 215 Montague st, have completed plans for a 4-sty brick and stone apartment, 60x75 ft, in the south side of 84th st, 280 ft east of 22d av, for the F. & M. Construction Co., 8611 16th av, owner and builder. Cost, \$40,000.

TAPSCOTT ST.—Morris Whinston, 459 Stone av, is revising plans for a 4-sty brick apartment house, 30x88 ft, in the east side of Tapscott st, 32 ft north of Sutter av, for Filippo Lopresto & Co., 51 Tapscott st, Brooklyn, owners. Cost, \$20,000.

ROCHESTER AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for three 5-sty brick and stone tenements with stores, 25x70 ft, on the east side of Rochester av, 100 ft north of Sterling pl, for the Glickrose Realty Co., 454 Jerome st, Brooklyn, owner and builder. Cost, \$7,000 each.

SOUTH 4TH ST.—Sass & Springsteen, 32 Union sq, Manhattan, have completed plans for two 6-sty brick tenements, with stores, at the northwest cor of South 4th and Roebling sts, for S. Kaplan & Son, Inc., 750 Driggs av, owner and builder. Cost, \$110,000.

HINSDALE ST.—Morris Rothstein, 1776 Pitkin av, is preparing plans for a 3-sty brick and stone tenement, 25x71, in Hinsdale st. Exact location and owner's name will be announced later. Cost, \$12,000.

59TH ST.—Cantor & Dorfman, 373 Fulton st, have completed plans for a 3-sty brick and stone tenement, 20x81, in the north side of 59th st, 100 ft west of 8th av, for the L. & A. S. Building Corp., 44 Court st, owner and builder. Cost, \$9,000.

DWELLINGS.

52D ST.—Martin & Savignano, 6005 14th av, have completed plans for two 2-sty frame dwellings, 17x52, in the south side of 52d st, 65 ft west of 16th av, and in the south side of 52d st, 115 ft west of 16th av, for the Ramal Building Co., 275 86th st, owner and builder. Total cost, \$8,000.

WATKINS ST.—S. Millman & Son, 1780 Pitkin av, have plans in progress for a 2-sty brick and stone dwelling and garage, 50x100, in the west side of Watkins st, 150 ft north of Newport av, for Isador Epstein, 488 Watkins st, owner and builder. Cost, \$15,000.

WEST 29TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for four 2-sty brick and stone dwellings, 20x58, in the east side of West 29th st, 200 ft north of Mermaid av, for P. & D. Realty Co., 2517 Surf av, owner and builder. Total cost, \$20,000.

BROOKLYN, N. Y.—Louis Schwartz, 4-5 Court sq, has plans in progress for eight 2½-sty frame dwellings in the Flatbush section. Owner's name will be announced later. Cost, \$5,000 each.

EAST 19TH ST.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame and stucco residence, 22x43, in the west side of East 19th st, 120 ft north of Av J, for Morgan Rundell, Inc., 1 Parkside Court, owner and builder. Cost, \$7,500.

EAST 34TH ST.—F. W. Eisenla, 186 Remsen st, has completed plans for four 2-sty frame dwellings, 17x32, in the west side of East 34th st, 40 ft south of Beverly rd, for the Amersfort Building Co., c/o O. Hulberg, pres., 1646 E 21st st, owner and builder. Total cost, \$14,000.

EAST 8TH ST.—Morris Rothstein, 1767 Pitkin av, has plans in progress for four 2½-sty frame dwellings, 22x36, in the east side of East 8th st, 330 ft north of Av I, for Louis Kavitz, 674 Georgia av, owner and builder. Cost, \$5,000 each.

HEGEMAN ST.—Morris Rothstein, 1767 Pitkin av, has plans in progress for four 2½-sty frame dwellings at the northeast cor of Hegeman and Milford sts, for the Millheg Realty Co., David Gelfand, pres., 713 Logan st, owner and builder. Cost, \$4,000 each.

FACTORIES AND WAREHOUSES.

FERRIS ST.—Benjamin F. Hudson, 319 9th st, has plans nearing completion for a 1-sty brick machine shop, 100x100, at the northeast cor of Ferris and Sullivan sts. Owner's name will be announced later. Cost, \$12,000.

9TH ST.—William Higginson, 13 Park

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HALLS AND CLUBS.

ORANGE, N. J.—Donn Barber, 101 Park av, Manhattan, is preparing sketches for a Y. W. C. A. building for the Y. W. C. A., 108 East 30th st, Manhattan, and 671 Broad st, Newark. Details will be available later.

RAHWAY, N. J.—John F. Jackson, 1328 Broadway, Manhattan, has been retained to prepare plans for a building for the Y. M. C. A., c/o John A. Overton, Irving st, Rahway, secretary. Details are undecided. Cost, \$65,000.

ELIZABETH, N. J.—J. B. Beatty, 15 No. Reid st, Elizabeth, has new plans in progress for a 2-sty brick and terra cotta clubhouse, 50x100, at the cor of 3d st and South Park st, for the Sokal Polski Gymnastic and Benefit Society, J. Ciurczak, pres., 152 Park pl, Elizabeth. Cost, \$40,000.

SCHOOLS AND COLLEGES.

POINT PLEASANT, N. J.—Clinton E. Cook, 505 Bond st, Asbury Park, N. J., will draw plans for a 2-sty brick public school for the Board of Education of the Borough of Point Pleasant.

STABLES AND GARAGES.

NEWARK, N. J.—Samuel P. Bessman, 20 Clinton st, Newark, has completed plans for a 1-sty brick and stone garage, 75x73x68x93, at 491-493 Warren st, for Weisberger & Gitkin, 96 Hunterdon st, Newark, owners. Cost, \$10,000.

THEATRES.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, has completed plans for the addition to the 1-sty brick and stone moving picture theatre at 653 Springfield av, for J. Frank Hatch, on premises, owner.

MISCELLANEOUS.

KEARNY, N. J.—The Pennsylvania Railroad Co., 7th av and 32d st, has bought a plot of about 20 acres along its present right of way at Kearny, N. J., beginning at Hackensack River and extending west. This area will be filled with additional freight-handling tracks. Details will be available later.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.
STAMFORD, CONN.—G. Aievoli, Washington Building, Stamford, has had plans completed privately for a 4-sty brick and steel apartment house. Cost, \$40,000.

STAMFORD, CONN.—Frank H. Bissell, 569 5th av, Manhattan, has had plans completed privately for a 4-sty brick, steel and concrete apartment house in South st, near the railroad station. Cost, \$100,000.

MUNICIPAL.

PLATTSBURG, N. Y.—John Russell Pope, 527 5th av, Manhattan, has final plans in progress for a 2-sty brick and stone city hall, 125x124, in the west side of River st, bet. Trinity Park and Cornelia st, for the City of Plattsburg, owner. The donor is the Estate of Loyal Smith, Plattsburg, N. Y. Cost, \$200,000.

BUFFALO, N. Y.—Edward B. Guthrey, 436 Ellicott st, Buffalo, engineer, has plan in progress for a steel and concrete viaduct with a 192-foot span, at Louisiana st and Erie Railroad, for the City of Buffalo Grade Crossing Commission, 436 Ellicott sq. Cost, \$200,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—Robert Schnaier, 959 Madison av, has the general contract for the alteration and addition to the 4-sty brick apartment house with store, 26x50 ft, at the southeast cor of Madison av and 76th st, for Hazelton Carstairs and others, c/o Henry D. Quinby, 165 Broadway, owners, from plans by Edward L. Astell, 57 West 125th st. Cost, \$10,000.

LONG ISLAND CITY.—Borgia Building & Construction Co., 63 Mills st, L. I. City, has the general contract for four 3-sty tenements on 15th av near Broadway, for Thomas Borgia, 628 6th av, L. I. City, owner, from plans by Gustave Erda, 826 Manhattan av, Brooklyn.

CHURCHES.

ENGLEWOOD, N. J.—James L. Bried, Chestnut st, Englewood, has the general contract for a 3-sty stone priory, 110x40, for St. Cecilia's Roman Catholic Church, Rev. Father Pius Mayer, O. C. C. Prior General, Englewood, owner, from plans by Raphael Hume, 477 5th av, Manhattan, architect.

DWELLINGS.

BROOKLYN, N. Y.—H. Stolp, 2501 Clarendon rd, has the general contract for the 2-sty frame dwelling, 20x42, at the northeast cor of Av L and East 28th st,

from plans by R. T. Schaefer, 1526 Flatbush av, architect. Owner's name will be announced later. Cost, \$5,500.

BROOKLYN, N. Y.—Jacob Sommers, 53 West End av, Brooklyn, has the general contract for the 2½-sty hollow tile and stucco dwelling, 18x50, at 55 West 12nd av, from plans by Kallich & Lubroth, 215 Montague st. Owner's name will be announced later. Cost, \$6,000.

KEARNY, N. J.—William B. Cunningham, 266 Devon st, Kearny, has the general contract for the 2½-sty frame dwelling, 22x57 ft, at the southeast cor of Garfield and Devon st, for Robert and Elizabeth Douglas, Chestnut st, Kearny, owners, from plans by J. B. Warren, 31 Clinton st, Newark. Cost \$6,500.

PATERSON, N. J.—Henry Mohlengraft, 439 Madison av, Paterson, has the general contract for the 2½-sty frame dwelling, 22x44 ft, at 61 Martin st, for Antoni and Henry Mickiewicz, 86 Mercer st, Paterson, owners, from plans by Frederick Schwarz, Colt Bldg, Paterson. Cost, \$4,000.

LAWRENCE, L. I.—Calvin Jackson, Inwood, L. I., has the general contract for the 2-sty frame dwelling, 18x34 ft, in Wil-

lam st, for John Tumulty, Lawrence, owner, from plans by Joseph Cornell, Mott av, Far Rockaway. Cost, \$3,000.

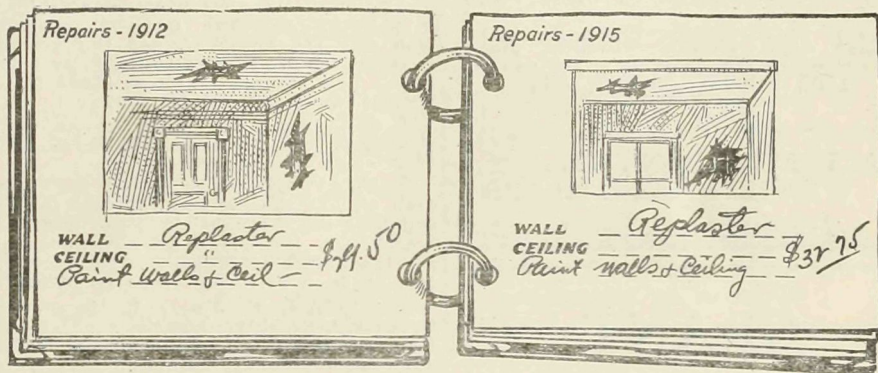
CEDARHURST, L. I.—Calvin Jackson, Inwood, L. I., has the general contract for the 2½-sty frame and stucco dwelling, 34x39 ft, on Cedarhurst av, for J. Rowe, Cedarhurst, owner, from plans by Joseph H. Cornell, Mott av, Far Rockaway. Cost, \$10,000.

PATERSON, N. J.—Geelhoed & Kooger, 1105 East 24th st, Paterson, have the general contract for the 2½-sty dwelling, at 345 East 37th st, for Robert P. Brooks, 18 18th av, Paterson, owner, from privately prepared plans. Cost, \$4,500.

OYSTER BAY, L. I.—Frank W. Maher, 320 5th av, Manhattan, has the general contract for the 2½-sty brick, wood and stucco cottage, 24x30 ft, for Sterling Postley, Mill River road, Oyster Bay, from plans by Oppen & Koen, 244 5th av, Manhattan. Cost, \$7,000.

LONG BEACH, L. I.—John C. Jorgensen, Arverne, L. I., has the general contract for the 2½-sty frame and stucco residence, about 45x50 ft, for Arthur W. Ware, 12 East 13th st, Manhattan, owner,

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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-parallel measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., February 26, 1917.—Sealed proposals will be opened in this office at 3 p. m., April 9, 1917, for the extension, remodeling, etc., of the United States post office and courthouse at Alexandria, La. Drawings and specifications may be obtained from the custodian at Alexandria, La., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., March 1, 1917.—Sealed proposals will be opened in this office at 3 p. m., April 26, 1917, for the construction of the United States Post Office at Fremont, Ohio. Drawings and specifications may be obtained from the Custodian of the site at Fremont, Ohio, or at this office, in the discretion of the Supervising Architect. Drawings and specifications will be ready for delivery after March 15, 1917. Jas. A. Wetmore, Acting Supervising Architect.

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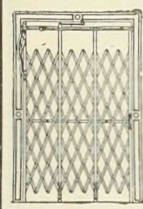
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from plans by B. E. Stern, 56 West 45th st, Manhattan, architect. Cost, \$15,000.

MANHASSET, L. I.—L. Eickwood, Jr., Plandome road, Manhasset, has the general contract for the 2½-sty frame dwelling, 30x38 ft, for Glenn E. Fontaine, Manhasset, owner, from plans by F. G. Lippert, 132 Nassau st, Manhattan. Cost, \$12,000.

JAMESBURG, N. J.—Perrine & Buckelew, Jamesburg, have the general contract for the 1½-sty frame dwelling, 30x80 ft, for the A. E. O. R. Farm, Jamesburg, owner, from plans by John H. Dayton, 102 Market st, Perth Amboy. Cost, \$12,000.

PATERSON, N. J.—Sigfred Beck & Co., Totowa, N. J., have the general contract for the 2-sty frame dwelling, 24x44 ft, at 260 McBride av, Paterson, owner, from privately prepared plans. Cost, \$4,000.

FARMINGDALE, L. I.—Smith & Bierling, Conklin st, Farmingdale, have the general contract for twenty 1½-sty frame and shingle bungalows for William Gerger, Farmingdale, owner, from privately prepared plans. Cost, \$2,500 each.

SOUTH ORANGE, N. J.—Charles Wuning, East Orange, has the general contract for the 2½-sty frame dwelling in Wilden pl, 205 ft east of Ward pl, for Miss Mary E. Watt, South Orange, owner, from privately prepared plans. Cost, \$4,000.

JERSEY CITY, N. J.—Charles W. Randall, 201 Lake st, West Hoboken, has the general contract for the 2-sty frame dwelling at 136 Cottage st, for Michael J. Carney, 789 Newark av, Jersey City, from privately prepared plans. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—The Gabler Construction Co., 114 Leroy st, has the general contract for fire repairs to the 2-sty brick studio and storage building, 55x93 ft, at 226-230 West 35th st, for Walter Brooks, 346 Madison av, owner, from plans by George B. Post & Sons, 101 Park av. Cost, \$5,000.

MANHATTAN.—Hugh Getty, 359 West 26th st, has the general contract for rebuilding the 7-sty brick, stone and iron warehouse, 40x100, at 428 Greenwich st, for the Estate of James T. Pyle, 58 William st, from privately prepared plans.

BROOKLYN, N. Y.—J. J. Moran, 113 Broadway, Brooklyn, has the general contract for the 1 and 2-sty brick and steel shop and foundry building, 80x180, on Montrose av, bet. Scott and Gardner sts, for the Montrose Improvement Co., c/o M. A. Loughran, North 13th and Berry sts, owner, from plans by B. Finkensieper, 134 Broadway.

BROOKLYN, N. Y.—The Turner Construction Co., 11 Broadway, has the general contract for the 6-sty reinforced concrete factory, 47x105 ft, at 45-47 Waverly av, for Rockwood & Co., 88 Washington av, Brooklyn, from plans by Lockwood Greene & Co., 101 Park av, Manhattan.

BROOKLYN, N. Y.—G. & F. Holler, 1519 Kosciusko st, have the general contract for the 1-sty brick storage bldg, 20x100 ft, in Tiffany pl, near Columbia st, for Walther & Co., 104 Harrison st, Brooklyn, from plans by Volckening & Holler, 82 Wall st, Manhattan. Cost, \$4,000.

NEWARK, N. J.—Russell Schwartz Co., 109 Frelinghuysen av, Newark, has the general contract for the 1-sty frame storehouse, 50x100 ft, in the rear of 560 Ferry st, for the Newark Tube & Metal Wks., on premises, owner, from privately prepared plans. Cost, \$4,500.

NEWARK, N. J.—A. H. Clark Son Co., 45 Clinton st, Newark, has the general contract for the addition to the 2-sty brick laundry, at 58 Gould av, for the Imperial Laundry Co., on premises, owner, from plans by Richard W. Erler, 45 Clinton st. Cost, \$8,000.

NEWARK, N. J.—Nicola Partullo, 243 Oliver st, Newark, has the general contract for the 1 and 2-sty brick storehouse and stable, at the northwest cor of Malverne and Adams sts, for R. & C. Giordano, 57 Malverne st, owners, from plans by John B. Acocella, Union Bldg., Newark. Cost, \$4,000.

NEW BRUNSWICK, N. J.—The Hughes-Foulrod Co., Commonwealth Bldg., Philadelphia, Pa., has the general contract for the addition to the 4-sty reinforced concrete and brick factory, at 19-21 Water st, for the Loyal T. Ives Co., on premises, owner, from plans by Alexander Merchant, 363 George st, New Brunswick. Cost, \$20,000.

STAMFORD, CONN.—Genovese Bros., West Main st, Stamford, have the general contract for the brick and steel factory building in Pacific st, for George Muench, Garden st, Stamford, owner, from plans by F. J. McRedmond, Cost, \$8,000.

HALLS AND CLUBS.

MANHATTAN.—William S. Miller, 141 East 40th st, has the general contract for the alteration to the 4-sty brick clubhouse and residence at 133-135 East 40th st, for Mary L. Tonetti, on premises, and Theodore H. Doe, 115 Broadway, owners, and the Women's Cosmopolitan Club, on premises, lessee, from privately prepared plans. Cost, \$20,000.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, have been awarded the general contract for the alteration and extension to the property at 108 West 48th st for Mary Mahon, owner, and the Sporting Club Union of New York, lessee, from plans by William J. Russell, 25 West 42d st. Cost, \$10,000.

PORT WASHINGTON, L. I.—Smull & Walsh, port Washington, have the general contract for the alteration and addition to the 2-sty frame yacht club on Shore road, for the Port Washington Yacht Club, from privately prepared plans. Cost, \$7,000.

SCARSDALE, N. Y.—Marcello Mezzulo, Portchester, N. Y., has the general contract for a 2-sty clubhouse, 200x36, near Underhill road, west of Central av, for the Sunningdale Country Club, Scarsdale, owner, from plans by Robert D. Kohn, 56 West 45th st, Manhattan, architect. Includes an 18 hole golf course, tennis courts and locker room. Cost, \$50,000.

STABLES AND GARAGES.

MANHATTAN.—Klein & Jacob, 4301 Broadway, have the general contract for the 1-sty brick and steel garage, on the east side of Broadway, 62 ft north of 185th st, for Anna W. Smith, owner, c/o Jacobs & Simon, 430 Broadway, owner, from plans by Hurwitz, Landsmann & Bartos, 230 Grand st, architect. Cost, \$40,000.

MANHATTAN.—The Extensive Bldg Co., 1170 Broadway, has the general contract for the extension to the 1-sty brick public garage, at 223 West 80th st, for W. W. Gage, 149 Broadway, Manhattan, and Thomas P. Spencer, 149 Broadway, owners, from plans by Harry J. Herker, 1027 Flushing av, Bklyn. Cost, \$5,000.

MANHATTAN.—C. O. Johnson, 240 10th av, has the general contract for the alteration to the 2-sty brick garage, 25x98 ft, at 540-544 West 24th st, for Herman Kohn, 559 West 23d st, owner, from plans by Frederick Jacobson, 27 Union sq. Cost, \$4,000.

MANHATTAN.—The Champlin Construction Co., 103 Park av, has the general contract for the addition to the 6-sty reinforced concrete garage, at 248 West 68th st, for the Hudson Motor Car Co., 1842 Broadway, owner, from plans by H. B. Mulliken, 103 Park av. Cost, \$75,000.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for a 3-sty brick garage and Chauffeur's quarters at 23-27 Renwick st, for August D. Juillard, 70 Worth st, owner, from plans by Trowbridge & Livingston, 527 5th av, architects. Cost, \$30,000.

MANHATTAN.—The Riger Construction Co., 489 5th av, has the general contract for the 1-sty brick and stone garage, 99x100, in the south side of 144th st, 210 ft east of Lenox av, for Philip Englander, 474 Broadway, owner, from plans by M. Joseph Harrison. Cost, \$20,000.

LONG ISLAND CITY.—John Schiller & Co., 353 13th av, L. I. City, have the general contract for the 2-sty brick garage, 25x70 ft, on the east side of Steinway av, 75 ft south of Ditmars av, for K. Sehrg, 39 Old Bowery Bay road, L. I. City, owner, from plans by Charles Lehning, 889 Steinway av, L. I. City.

HACKENSACK, N. J.—The Ferber Construction Co., 16 Johnson av, Hackensack, has the general contract for the concrete garage adjacent to the county jail, for the Board of Chosen Freeholders of Bergen County, Court House, Hackensack, from plans by John T. Harrop, Garfield, N. J.

PORTCHESTER, N. Y.—George W. Mertz Sons, East Portchester, N. Y., have the general contract for the 1 and 2-sty hollow tile and stucco garage, 60x24 ft, on Byron Shore, for Morton H. Meinhard, 215 4th av, Manhattan, owner, from plans by Alfred Hopkins, 101 Park av.

WOODBURY, L. I.—Herbert Oliver Berry Hill, Oyster Bay, L. I., has the general contract for the 1-sty frame and shingle barn and shed, 50x60 ft, for Victor Morawetz, 44 Wall st, from plans by Delano & Aldrich, 126 East 33th st, Manhattan. Cost, \$4,000.

GREAT NECK, L. I.—George V. Bullen, Middle Neck road, Great Neck, has the general contract for the 1-sty brick garage, 40x78 ft, for Schenck Bros., Middle Neck road, Great Neck, owners, from

plans by John Brown, Jr., Great-Neck. Cost, \$8,000.

MT. VERNON, N. Y.—George Welden & Son, 141 Franklin av, Mt. Vernon, have the general contract for the 2-sty hollow tile and stucco garage, 49x49 ft, at 320 East 3d st, for Albert A. Ultecht, East 3d st, Mt. Vernon, owner, from privately prepared plans. Cost, \$3,500.

FAR ROCKAWAY, L. I.—The Moyer Engineering & Construction Co., 375 Fulton st, Brooklyn, has the general contract for the alteration to the 3-sty reinforced concrete stable in White st, for Miller & Buckley, Far Rockaway, owners, from plans by Morrell Smith, Bank Building, Far Rockaway.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Underpinning & Foundation Co., 290 Broadway, has the general contract for the alteration and addition to the 9-sty brick and terra cotta office bldg, at 96 Broadway, for Vincent Astor, 23 West 26th st, owner, and the American Surety Co., 100 Broadway, lessee, from plans by Herman Lee Meader, 4 West 33d st. Cost, \$30,000.

MANHATTAN.—A. H. Hillers, 747 Madison av, has the general contract for the alteration to the 4-sty brick store and loft building at 404 Pearl st, for the Bingham Bros. Co., 406 Pearl st, owners, from plans by Dodge & Morrison, 135 Front st. Cost, \$5,000.

MANHATTAN.—H. P. Wright & Co., 25 West 42d st, have the general contract for alterations to the 6-sty brick loft building, 50x100, at 48-50 Duane st, for Helen G. Butler et al, owners, c/o Wm. A. White & Sons, 46 Cedar st, from plans by Axel S. Hedman, 371 Fulton st, Brooklyn, architect.

MANHATTAN.—E. P. Ruth, 226 West 30th st, has the general contract for the extension and alteration to the 4-sty brick store, office and factory building, 20x98, at 111 West 31st st, for J. E. Duffy, 205 Columbus av, owner, and Hugo Werner, 47 West 29th st, lessee, from plans by Otto L. Spannhake, 13 Park Row. Cost, \$5,000.

RAHWAY, N. J.—Irvington Lumber & Door Co., Runyon st and Badger av, Newark, N. J., has the general contract for five 1-sty brick stores, 100x70, in Main st, for Aaron and Herman Gries, Union Building, Newark, owner, from plans by William E. Lehman, 738 Broad st, Newark, architect. Total cost, \$20,000.

THEATRES.

MANHATTAN.—The Miller Reed Co., 103 Park av, has been awarded the general contract for the alteration and addition to the Neighborhood Playhouse at 8 Pitt st, from plans by H. C. Ingalls and F. Burrall Hoffman, Jr., consulting architects, 17 East 40th st.

MISCELLANEOUS.

ROCKAWAY PARK, L. I.—F. J. Felgenhauer Co., 4 Court sq., Brooklyn, has the general contract for the 1½-sty brick railroad station, to contain stores and shed for the Long Island Railroad Co., Jamaica, L. I., from plans by Ford, Butler & Oliver, 101 Park av, architects, and J. R. Savage, engineer.

NOROTON, CONN.—H. H. Vought & Co., Grand Central Terminal, Manhattan, has the general contract for the 1-sty brick, concrete and stucco boat house, 40x100, on Collenders Point, for William Ziegler, Jr., 527 5th av, owner, from plans by H. P. Knowles, 52 Vanderbilt av, Manhattan. Cost, \$25,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention in Philadelphia, May 9-10. Headquarters, Bellevue-Stratford Hotel.

AMERICAN IRON, STEEL AND HEAVY HARDWARE ASSOCIATION will hold its convention at the Hotel Grunewald, New Orleans, La., March 27-29. Arthur H. Chamberlain, Marbridge Building, New York City, is the secretary.

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

DEPARTMENTAL RULINGS.

Municipal Building.

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

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

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

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

Week Ending March 3.

MANHATTAN ORDERS SERVED.

- Amsterdam av, 302—Wm H Moeller, D&R-FP(R)
- Amsterdam av, 1560—Hebrew Orphan Asylum of N Y C.....RefSys(R)-D&R-FP-FD-CF
- Barclay st, 119-21—Loomis Cold Storage Co, RefSys(R)-FP-FD-CF
- Barrow st, 130-6—Samuel Berman.....D&R
- Broadway, 365—Holtz & Freystedt Rest, RefSys(R)-FP-FD-CF
- Broadway, 1701-7—Hotel Cumberland, RefSys(R)-D&R-FP-FD
- Broadway, 1751—Studebaker Corp, FP-FA-NoS-Rec
- Broadway, 1776—Fiant Motor Sales Co.....Rec
- Broadway, 2028-32—James Butler, 390 Washington.....RefSys(R)-D&R-FP-FD-CF
- Cannon st, 35—Heiman Frileig.....RQ
- Central Park West, 112-4—Richbroson Hotel Co,.....RefSys(R)-D&R-FD-CF
- Central Park West, 135—Harsen-Langham Corp.....RefSys(R)-FP-FD
- 6 st, 218 E—H Rothberg.....RQ
- 13 st, 12 E—John Moscini, App-CF-FA(R)El-Rec-NoS
- 13 st, 109 E—August Luchow, 108-14 E 14, RefSys(R)-D&R-FP-FD-CF
- 16 st, E (foot)—Dept of Health, Walker and Centre sts.....RefSys(R)-FP-FD-CF
- 20 st, 526 E—Levy Dairy Co, D&R-FP-App-FA-Rec
- 24 st, 153-7 E—Lord & Taylor, 5 av and 38, NoS-FA-Rec-Ex(R)-El
- 39 st, 18 E—Geo F Baker, 2 Wall.....FP
- 44 st, 330-40 E—United Dressed Beef Co, RefSys(R)-FD-CF
- 52 st, 13-15 E—"Thurn".....FA-Rec-D&R
- 52 st, 428-44 E—Ice Mfg Co, 1480 Bway, CF-RefSys(R)-FP-D&R-FD
- 59 st, 420-6 E—N Y Orthopaedic Hosp, RefSys(R)-FP-D&R-FD-CF
- 64 st, 210 E—Manhattan Eye, Ear & Throat Hosp.....RefSys(R)-FP-FD-CF
- 76 st, 433 E—A Bohaty.....FA-NoS-D&R-O

BRONX ORDERS SERVED.

- Brook av, 647—Wilson & Co, 48 10 av, RefSys(R)-D&R-FP-FD-CF
- Brook av, 979-99—Anheuser Busch Agency, RefSys(R)-FP-FD-CF
- 142 st, 728 E—Jos Langorra.....NoS-FA
- 157 st, 326 E—Schmidt Bros.....FP
- 164 st, 431 E—Clover Farms, 534 W 48, FA-NoS-FP
- Park av, 4215—Waites Motor Vans & Storage Co.....D&R
- Webster av, 1815—Northern Union Gas Co, StSys
- Westchester av, bet Cauldwell & Trinity avs—Lebanon Hosp.....RefSys(R)-FP-FD
- Canal pl, 3—American Express Co, 66 Bway, A-FD

BROOKLYN ORDERS SERVED.

- Berry st, 121—Max Ferle, 167 Bedford av, FP-NoS-Rec-FA
- Boerum st, 116—A Shircas.....D&R
- Cherry st & Gardner av—G Weiss & Sons Inc, NoS-FA
- Central av, 412—E F Wendler.....D&R
- Crown st, 386—Josephine L Barnhart, NoS-Rec-FA
- 5 av, 217—G O Burton.....D&R
- 14 av, 6823—Jas G Brown.....DC
- Gardner & Beadell sts—Demuth Glass Mfg Co.....Rec

QUEENS ORDERS SERVED.
John st, 22 (L I C)—Pasquale De Cicco, El-D&R
Seneca av, 760 (Rdgdw)—J E McConnell, 520 Palmetto.....FA-FP
Barclay & Murray sts (Flushing)—August H Schmidt.....FP
Elizabeth st (ft) (Arverne)—Valvoline Oil Co, 11 Bway, Man.....FA-StSys(R)
Fulton st, 646 (Jamaica)—L I Drug Co, 548 Fulton.....CF
Hunt st, 47 (Corona)—Jos Dimmerling,

RICHMOND ORDERS SERVED.

Jewett av (Port Rich)—North Shore Ice Co, RefSys(R)-FP-FD

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

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