

REAL ESTATE RECORD AND BUILDERS GUIDE.

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HUNDRED YEARS OF CITY PLANNING IN NEW YORK

The Plan of Manhattan, Between Houston Street and 155th Street, as Laid Out in 1807-1811

By HERBERT S. SWAN*

PART ONE.

ON February 16, 1807, the Common Council of New York memorialized the Legislature on the necessity of projecting the streets and roads in the undeveloped area of the island "in such a manner as to unite regularity and order with the public convenience and benefit, and in particular to promote the health of the city." Its own powers for this purpose the council considered radically defective. Regulations adopted by one council were not binding upon the next; any plan not completed by an administration might be disregarded or annulled by its successor. The memorial also complained of "the diversity of sentiments and opinions which has hitherto existed, and probably will always exist, among the members of the Common Council, the incessant remonstrances of proprietors against plans, however well devised or beneficial, wherein their individual interests do not concur, with the impossibility of completing those plans thus approved, but by a tedious and expensive course of law, are obstacles of a serious and perplexing nature." As these evils were continually accumulating by reason of an increasing population, and the rise of frequent subdivisions of property, the Legislature was petitioned to adopt such measures as would obviate the difficulties lying in the way of the improvement of the city. A bill accompanying the memorial indicated what kind of relief the council thought desirable.

The Legislature accordingly passed an act (Ch. 115), April 3, 1807, appointing a Commission of three persons vested with the exclusive power to lay out streets, roads and public squares, of such width, extent and direction as to them should seem most conducive to the public good. The power to lay out streets was accom-

*This series of papers is based on data collected by the writer for the Committee on City Plan. References: William Bridges, Map of the City of New York and Island of Manhattan, with explanatory remarks and references, 1811, 54 pp.; Remarks of the commissioners for laying out streets and roads in the City of New York under the Act of April 3, 1807, Valentine's Manual, 1866, pp. 756-765; Henry E. Davis, Compilation of the Laws of the State of New York relating particularly to the City of New York (1855), pp. 435-441; John Randel, Jr., City of New York, north of Canal street, in 1808 to 1821, Valentine's Manual, 1864, pp. 838-856.



MAP OF NEW YORK CITY, SHOWING OLD FARM SITES.

panied with the authority to shut up any streets or parts of streets previously laid out and not accepted by the council. No square or block of ground formed by the intersection of streets laid out by the Commission was ever to be divided by any public or open lane, alley, street or thoroughfare after the new streets were once opened.

The Commissioners were instructed to lay out the streets, roads and public squares of such width as they might deem sufficient to secure a free and abundant circulation of air when built upon, but the leading streets and great avenues were to be given a minimum width of at least 60 feet, and all other streets a minimum width of at least 50 feet.

The plan was to be final and conclusive with respect to both the city and the owners and occupants of the island north of Gansevoort street, Greenwich avenue, Waverly place, Astor place, the Bowery to its intersection with East Houston street, and thence north of that street to the East river. As some of the streets named in the act have since been closed, the above is only an approximate boundary line. The line de-

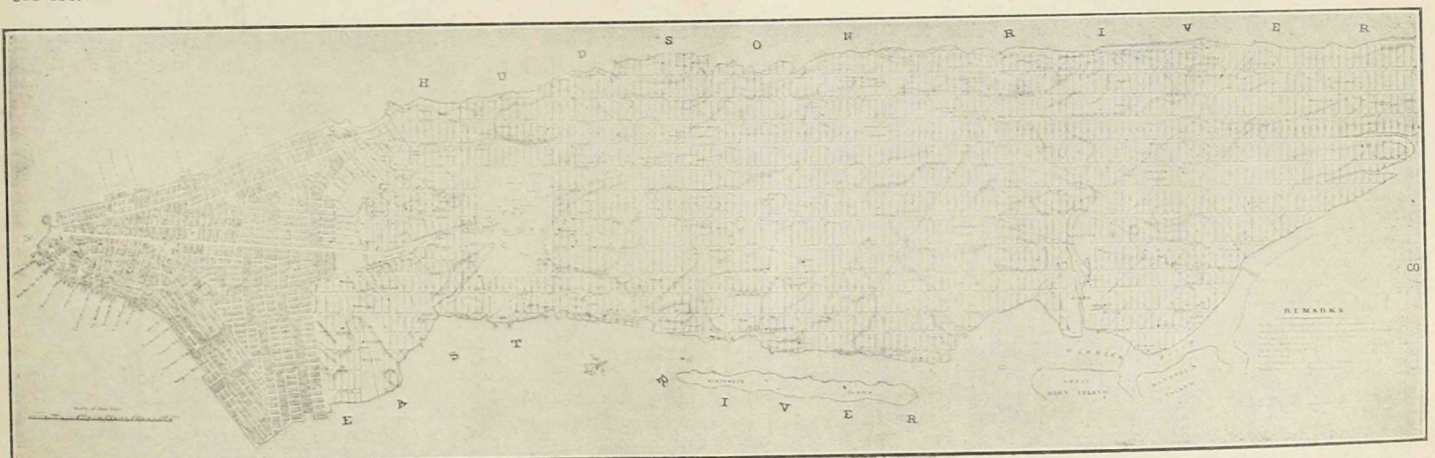
fined in the act began at the wharf of George Clinton, on the Hudson river, then ran through Fitzroy road, Greenwich lane and Art street to Bowery road; thence down Bowery road to North street, to the East river. No avenue or street could after the filing of the map be laid out by the city except as shown on the plan, except by legislative authority.

For the purpose of regulating and constructing slips and basins, and for running out wharves and piers, the act considered it essential that the land under water below low-water mark should be vested in the city. The Commissioners of the Land Office were, therefore, directed to issue letters patent granting to the Mayor, Aldermen and Commonalty all right and title of the State to the lands covered with water for a distance of 400 feet from low-water mark along the east shore of the Hudson river from Bestaver's killelje northerly for a distance of four miles, that is to about 75th street; and on the westerly shore of the East river from the north side of Corlear's hook, or between Stanton and Houston streets, for a distance of 2 miles, or to about 40th street.

The act nominated Gouverneur Morris, Simeon DeWitt and John Rutherford as Commissioners. John Randel, Jr., was appointed as the secretary and surveyor of the Commission. The members of the Commission were not to purchase or contract for any land, either directly or indirectly, in that part of the city to be laid out by them during the time that they should be in office. Any such deed, contract or conveyance was declared void. The Commissioners were allowed a period of four years in which to complete their work and they were entitled to receive \$4.00 per day for each day they were employed upon the work. The plan of the Commissioners was filed March 22, 1811, and confirmed by the Legislature the same year (Ch. 246, Sec. 35).

The Commissioners were men of vision. They planned for a city of the first order. It was not unreasonable, they thought, to suppose that the city would in half a century contain a population of 400,000 and extend as far north as 34th street. In 1810 the city had a population of 96,373. In 1860 the population

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THIS MAP OF THE CITY OF NEW YORK WAS LAID OUT IN 1807 BY COMMISSIONERS APPOINTED BY THE LEGISLATURE.

NEW LONG ISLAND CITY APARTMENTS DESIGNED TO MEET POPULAR DEMAND

Floor Plan Contains Unique Features

THERE is a vast amount of vacant land situated in Boroughs outside of Manhattan, and the problem as to how best to improve the holdings is one which is continually facing the property owner. In Queens, for example, there is a decided demand for apartment houses, but until recently there has not been made any real effort to satisfy this demand. There were a number of influencing factors, not the least of which has been the unwillingness of the loaning institutions to place loans on this class of property.

The structures have several features. The outer courts are to be used as the entrances and will be slightly elevated midway between the front line and the entrance halls, allowing a novel terrace effect, with Colonial stoops, railings and entrance doorways, adorned with attractive lattice work, having garden effects on the sides.

The apartments are laid out in suites of three, four and five rooms, the latter occupying the entire front wings, the rooms radiating from the center entrance foyer. The center apartment consists of three rooms and will have two exposures,

range which permits of the use of both the inside stairs, one may be used for entrance and the other for egress, as may suit the convenience of the occupants; in any case, two ways of egress are provided as required by the Tenement House Law. It is only by extreme effort and continuous study and original planning that a house of this type and these features can be erected without the usual excessive cost of modern improvements.

"The elimination of the fire escapes, especially on the front, allowing an artistic and plain window treatment, does not make it necessary for the designer to contend with the surplus iron work. This type of building, while costing hardly any more than the usual stereotyped apartment house or flat, has incorporated in its features so many desirable attractions, that the tenants will be permanently interested in their apartments, and will not have that feeling found so much among flat house tenants, of awaiting for something better to move into. The entrance hall will be built of tapestry brick with marble trimming. Stair halls will be of a pressed brick, with terrazzo floors, stair treads and platforms throughout."

It is most important that these initial operations in Queens are based upon sound principles, for on their success or failure depends the future of the Borough. Should serious mistakes occur the development of the Borough will be retarded for years, because the reactionary effect of mistakes is most difficult to overcome. What applies to Queens is also true of Richmond, where there is a big demand for apartment houses, and also some sections of Brooklyn and the Bronx.

The type of building described and illustrated is practical where land values are comparatively low, therefore some modifications would have to be made were such houses projected in Manhattan, where property values are high. The outlying field is expansive, and ample opportunity exists for builders to erect the right class of multi-family structures.

Employment Bureau.

The Queens Borough Branch of the State Public Employment Bureau was opened on March 19 in the store at the corner of Jackson avenue and Skillman street, Bridge Plaza, Long Island City. A. J. Portenar, Superintendent, is in charge of the work. Employers throughout the Borough of Queens can obtain additional help without charge by writing, calling or telephoning this new branch office.

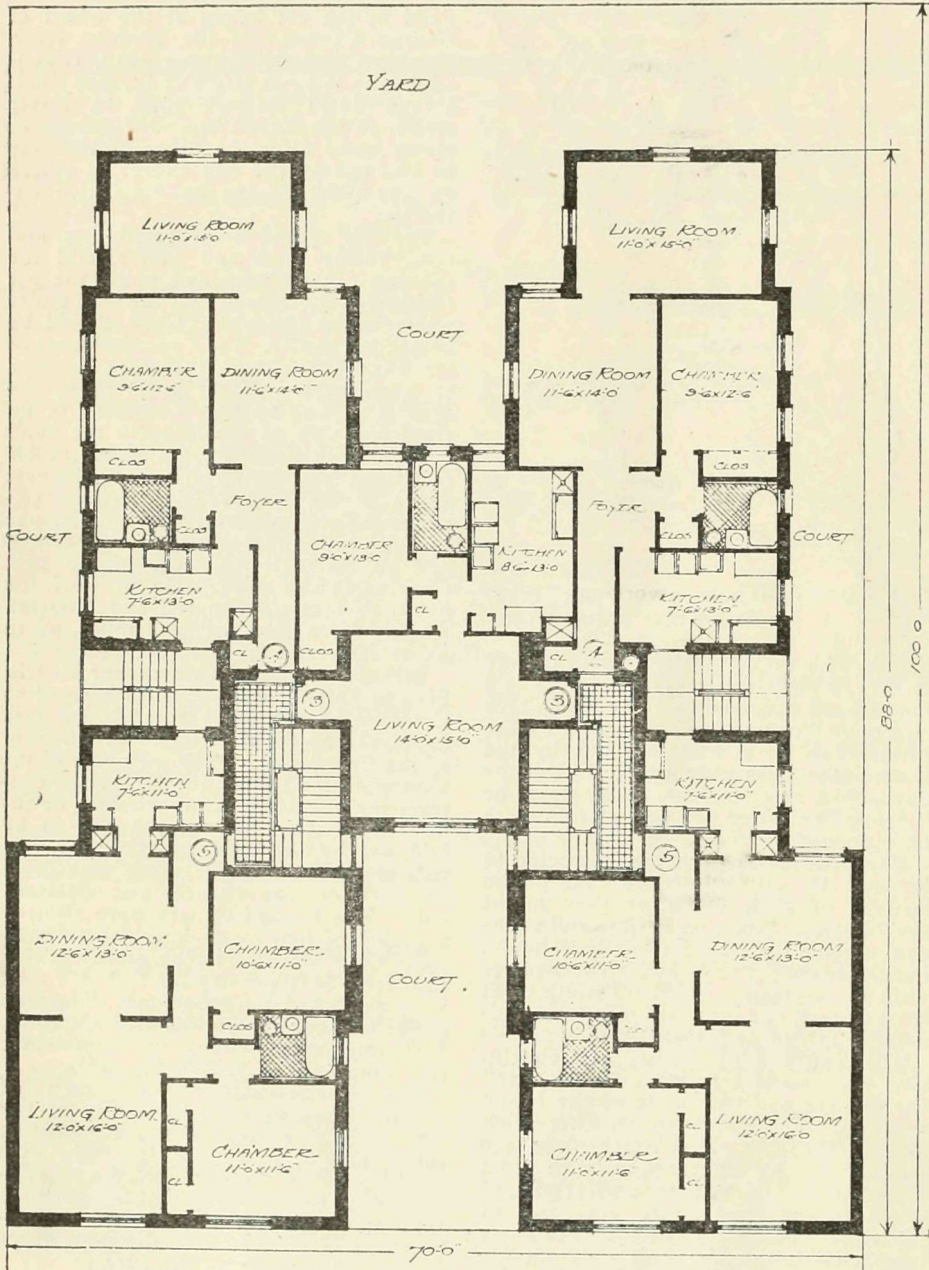
The establishment of this branch is the result of the efforts of the Manufacturing and Industrial Committee of the Queens Chamber of Commerce, who brought to the attention of the State Industrial Commission the necessity for this important facility for the rapidly growing industrial development of Queen Borough. It is also the result of the efforts of Henry D. Sayer, a resident of Queens Borough, who was recently appointed by Governor Whitman as a member of the State Industrial Commission.

No fees are charged to either employers or employees, and all grades of help are furnished, both men and women, from day laborers to superintendents of plants, and from scrub women and domestic servants to secretaries.

With the full cooperation of both employers and workmen, the Bureau believes it will be able to bring to employers the kind of employees they need, and to bring workmen to jobs that they are qualified and competent to fill.

To Issue Transfers.

The New York and Queens County Railway Company has informed the Public Service Commission that the company will shortly begin to issue transfers between the cars of the Vernon avenue line and the cars operated by the company on the Queensboro Bridge. The Commission now has before it a proceeding, the purpose of which was to investigate whether the company should be directed to provide such transfers.



PROJECTED APARTMENT HOUSE HAVING UNIQUE FLOOR PLAN.
Andrew J. Thomas, Architect.

In every line of endeavor there must be pioneers, but fortunately this stage has passed. The houses erected in within a reasonable radius of the Queensboro Bridge, near lines of transit, have proven successful from every standpoint. There is hardly a vacancy, and were it not for the fact that owners are careful as to whom they rent, the buildings would have been completely tenanted as soon as they were completed.

Unique among the projected buildings are the five-story apartment houses designed by Andrew J. Thomas, 137 East 45th street, to be erected in the west side of Bragaw street, 150 feet south of Queens Boulevard, Long Island City, for the Bragaw Street Apartments, Inc., Colonel Henry S. Kearny, president. The buildings are planned on 70 foot units, and are designed for tenants who can afford to pay only a medium rental,

one to the front court and the other to the rear, while the four-room apartments, on the rear, will have three exposures, one to the yard, one to the side court and the third to the center rear court. The buildings are designed on the two stairway principle, eliminating the long private halls.

In speaking of the plans, Mr. Thomas said:

"The principal feature is the omission of the fire escapes, both on the front and rear, and Commissioner Murphy, of the Tenement House Department, certainly can be commended for his recommendation and approval of this arrangement of exit facilities.

"The fire egress for the front and rear apartments consists of an open iron stairway running from the bottom of the court to the roof. The centre apartment egress is provided for by an ar-

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 23.—The opposition of real estate men to the Local Option Bill has been of sufficient strength to defeat this measure in its present form. Assemblyman Marsh and his colleague, Meyer, of Manhattan, stated on the floor of the Lower House that property owners and the City of New York in its entirety would sustain an irreparable loss if the Local Option question should be thrust upon the electorate every second year. And as the votes of Meyer, Marsh and a few more Republicans who hold similar views were needed in order to pass Local Option the bill was not pressed for passage this week. The party leaders decided to put the bill over until next Tuesday and accept the amendments suggested by Marsh.

Any one at all familiar with the situation here will not hesitate to state that Walter Lindner's summary of real estate conditions in case the Legislature should decide to pass the Local Option bill has brought home to many members the fact that the moral question is not the only issue to be considered. The danger of loss of taxes and the confiscation of property had never been mentioned before during the debates on Local Option. The annihilation of the liquor trade was the aim of the prohibition forces. They overlooked the greater damage to the innocent bystander who would have suffered when the blow fell. The stroke was halted in time, and at the present writing it appears that amendments to the Local Option bill will permit a period of five years to intervene between the upheaval, which every referendum on this issue must cause. It is not the best solution and not entirely satisfactory to the real estate interests, but it is preferable to the original Local Option bill.

Senator Boylan has this week reintroduced his bill to amend the Labor Law in relation to services of orders and summonses upon owners. The courts have recently held that the agent of a building is responsible for violations against the Labor Law. In order to avoid punishment, whenever the owner of a building refuses to obey orders issued by the officials of city and State, the amendment of Senator Boylan proposes that service of any summons must be upon the owner and not upon the agent, if the owner is within the jurisdiction of the court. The agent is to be served with papers only if the owner is without such jurisdiction.

Assemblyman Marsh was put on the defensive at a hearing before the Cities Committee of the Assembly to determine the merits of his bill amending the Charter by including defects in means of escape in case of fire among the causes for which the Tenement House Department may order a tenement vacated. E. P. Doyle, of the Real Estate Board, objected to favorable consideration of the bill and submitted the arguments recently published in the Record and Guide.

Mr. Marsh hinted that Tenement House officials supported the bill and at the request of a representative of the Record and Guide he made the following explanation of the purpose of the bill:

"The statements made in opposition to this bill entirely misrepresent its effect. It would not, as claimed, give arbitrary powers to the Inspectors of the Tenement House Department, to cause the vacating of a tenement house merely because the fire escapes were inadequate in the opinion of the inspectors. The legal requirements in regard to fire escapes are clearly set forth in the law and it is merely when these requirements are not complied with that the Tenement House Commissioner would have power to issue an order to vacate. It is obvious that any unauthorized or arbitrary order to vacate could be enjoined by the courts.

"The principle recognized in this bill is already expressed in the section of the Tenement House Law which it amends. Under the present provisions of this section the Tenement House Commissioner has power to vacate a tenement for defects in plumbing and ventilation. No instances have been cited in which this power has been abused.

"The new amendment merely extends the authority of the Tenement House Commissioner to the case of fire escapes and puts him in a position of ability to safeguard life by an order of vacation in case such an extreme remedy becomes necessary through failure of the owner of the property to comply with the law."

This bill has been introduced during previous sessions, but has always been put to sleep in the committee rooms. The chances of a passage are likewise very slim this year and the unexpected opposition of the Real Estate Board might influence Mr. Marsh to follow another course.

His namesake, Benjamin C. Marsh, secretary of the Society to Lower Rents and Reduce Taxes of Homes, too, has a bill which exasperates real estate owners, but does not by the best of fortunes stand a chance of being enacted into law. It is the Shapiro bill providing for a referendum on reducing the tax rate on buildings to one per cent. of that on land values. His argument before the Cities Committee of the Assembly was "that the wealthy land owners can much better afford to pay for what they get than the poor tenants and small home owners for what they do not get. It is an imperative duty of the Legislature to protect the rights of the workers of New York City against the privilege of land speculators by enacting this bill." Of course, the bill was dead at the time of its introduction.

The Assembly Cities Committee also held a hearing on the bill introduced by Senator Mills and Assemblyman Marsh, empowering cities to impose a tax on the business of outdoor advertising. The bill is advocated by the Conference Committee on Outdoor Advertising Conditions of New York City, and among those who appeared in favor of it were Albert S. Bard for the Conference Committee, Walter T. Arndt for the City Club, Bruce M. Falconer for the Fifth Avenue Association, E. P. Doyle for the Real Estate Board and R. E. McGahan for the Citizens' Union.

In explaining the purpose of the bill Mr. Bard said:

"This form of taxation is not novel. It has been practiced for many years in European and South American cities, and

to some extent in this country. It was recommended to New York in 1913 by the Commission on New Sources of City Revenue and the Mayor's Billboard Advertising Commission.

"It is generally conceded that the further burdening of real estate should be avoided and, in selecting new subjects for taxation, outdoor advertising would appear to be especially appropriate. Publicity value is directly created by the public, which furnishes the eyes to read the advertisements. Advertisements are created to be seen and read from the public streets. There is often a strong tendency to secure the publicity income and postpone permanent improvement of property. Why should not the cities receive an income for the support of government from this value which the citizens themselves create?

"This bill leaves the amount and basis of the tax to be determined by each city. The superficial area of the structure is the basis universally adopted, but the bill makes it possible to levy the tax according to the various factors which enter into the value of a particular advertisement."

S. L. S.

The following bills affecting real estate have been introduced:

In the Senate.

999. Boylan.—Amending the Greater New York Charter (Sec. 396), by empowering the city to acquire title in fee or to an easement, as the Board of Estimate and Apportionment may determine, to all or any of the lands and premises required for sewers and drains, and for sewage disposal works and plants and sewage pumping stations. The present charter provision applies to lands acquired for sewers only. The cost and expense of such acquisition shall be borne and paid and assessed in accordance with provisions relating to the opening of streets, unless the Board of Estimate directs that it be included in the assessment to be levied by the Board of Assessors for the cost of constructing the sewer or drain, sewage disposal work or plant, or sewage pumping station for which such lands or easements shall have been acquired. To City of New York Committee.

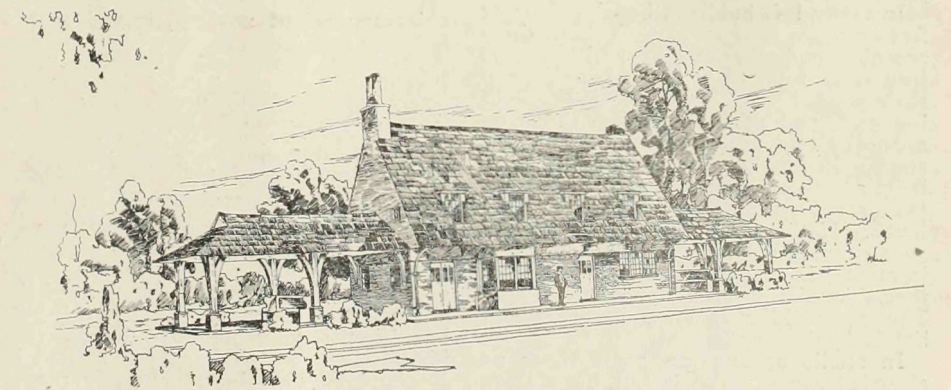
1015. Lockwood.—Authorizing the Board of Commissioners of the Sinking Fund of New York City to set aside and assign to the Board of Trustees of the College of the City of New York certain real property in the vicinity of Convent avenue and 136th street, and to close certain streets and avenues included within such property, and adjacent thereto. To New York City Committee.

1023. Boylan.—Amending the Charter of the City of New York (Sec. 948), by providing that wherever receiving basins have been built and paid for on any street, the cost of any additional receiving basins shall not be an assessment charge unless petitioned for by a majority of the owners of the property on the block in which such receiving basin is proposed to be located. To City of New York Committee.

1024. Dowling.—Amending the Greater New York Charter, by authorizing the Board of Assessors to estimate and allow the damage which each owner of improved or unimproved land

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STATION PROJECTED FOR BALDWIN, L. I.



RAILROAD IMPROVEMENT AT BALDWIN.

C. M. VAN TASSEL, of Baldwin Harbor, recently obtained the contract to build the new brick railroad station at Baldwin, Nassau County, which will supersede the ancient frame structure. Work will be begun on the new buildings so soon as frost is out of the ground. It will occupy a site on the south side of the tracks, midway between

the present station and the express office. Caretto & Forster, of Manhattan, are the architects. The new building will be two stories in height, with living apartments in the upper story for the station master. With covered arcades at each end, the new station will have a total length of 112 feet; the station proper being 53x20 feet.

STRICT ENFORCEMENT OF TENEMENT HOUSE LAW WILL WORK HARDSHIP TO OWNERS

By VINCENT C. PEPE

STUDIO apartments in many sections of the city are really converted dwelling houses, three and four stories high, which were occupied at one time as private residences by large single families. These buildings, as a rule, consist of studios of two large rooms and bath, with two apartments to each floor, one in the front and one in the rear. Most of these apartments have three large windows, looking either on the street or on the yard, so that plenty of light and ventilation are furnished.

In the center of these apartment buildings is a ventilating shaft about 4x6 feet, running from the cellar to the roof, and constructed and used for ventilating the bathrooms. These bathrooms are about 6x8 feet and large enough to accommodate, without being overcrowded, a bath, a toilet and a washstand.

In these apartments no accommodation or provision is made for a kitchen, mainly for two reasons, one being the fact that this class of tenant does not want housekeeping apartments, so that they can dispense with maids and other servants, and the other reason being the fact that it would violate the Tenement House Law. The kind of tenant occupying these studios take their meals, as a rule, in restaurants. In making alterations in these houses no sinks for washing dishes, wash tubs or cooking ranges are provided, so that it is a handicap for the tenants to do any cooking in their apartments. The cleaning of the apartment is in most cases attended to by the janitor, and paid for by the tenant.

The complaint of the Tenement House Department against these apartments, by reason of which it threatens to vacate them, is the fact that occasionally tenants may warm milk, make coffee or boil an egg over a gas jet or perhaps use an electric toaster or an alcohol percolator, or even prepare a light breakfast. If the Tenement House Inspector should find more than two tenants doing any of these things in any house, such tenants are accused of violating the law and are told by the inspector that their apartments will be vacated by the Department and they and their belongings thrown out, if they do not discontinue such practices.

The Commissioner holds that if two tenants do their own cooking in any one of these houses it is within the law, but if a third party does any kind of cooking on the premises he is violating the law and the owner of the building is thereby subject to a fine of from \$50 to \$250. In other words, if three individual tenants have their meals in the same premises, the building comes under the jurisdiction of the Tenement House Department.

In many loft buildings housing four or five or more tenants on each floor, there are girls and other employes who prepare to a certain extent at lunch hour part of their meals by making tea or coffee, boiling eggs and at times frying chops on a one or two gas burner or an electric stove. In nearly every one of the office buildings there are some girls who make tea or coffee and prepare part of their lunch. If there are three or more persons preparing lunch in such a building it must be, according to the ruling of the Commissioner, a tenement house. The same thing is done in apartment hotels having restaurants.

In studio apartments, some times an electric or gas outlet is left for a lamp attachment, and some times the female tenants use this outlet for attaching an electric curling iron, a smoothing iron or an electric percolator. Now, if the Tenement House Inspector finds the tenant using these outlets for the electric iron, or the smoothing iron everything is satisfactory, but if he finds an attachment to the electric outlet for a toaster or for an electric percolator, he

reports it as a violation of the law. Even while not in use, if these instruments are found on the premises, a violation notice is issued to the tenant or to the owner of the premises.

Formerly if the Tenement House Department, in inspecting a private house, found that the parlor floor and basement were occupied by one family, with a fully equipped kitchen in the basement; on the second floor an apartment of about five rooms, with bath and kitchen, occupied by one family, and on the third floor the same, they would serve a violation notice and ask the owner to remove from one of those floors the cooking range, sink and wash tubs, provided that the house was not registered as a tenement being used for three families, before 1901, when the Tenement House Law went into effect. By removing these fixtures the violation would be dismissed.

Many of these private houses were altered as was suggested by the Department, that is, in place of the sinks, wash basins were installed, and in place of the range, a parlor stove was substituted for heating purposes only. The apartments were then rented to bachelors or small families who would get their meals out, and a considerable reduction in rentals resulted. Property values depreciated, so that many of these houses were lost by their owners for inability to meet expenses and had to be taken over by mortgagees. These very violations reduced the value of the property in many cases twenty-five per cent. Some of those very houses are those that the Department is today finding fault with, where the tenants boil an egg or make coffee over a gas jet or electric percolator. Some of these apartments rent for, in those altered houses, \$25 to \$75 a month.

LEGAL NOTES AFFECTING REALTY

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

Value of Property.

VALUE is largely a matter of opinion at best, and from the necessities of the case much liberality is exercised in the admission of opinion evidence as to the value of real property. The "common observer" may give such an opinion. Any person who knows the property and has an opinion of its value may give that opinion in evidence for whatever the jury may deem it worth. Such witnesses do not testify as experts in the strict sense of the word. To make them competent it is not necessary that they should be engaged in buying and selling land, nor that they should have knowledge of actual sales in the vicinity.—*Brown v. Aitken*, Vermont Supreme Court, 99 Atl. 265.

Restrictions as Incumbrances.

The contract of a purchaser of lots at auction stated that the lots were free from incumbrances, but, in reality, they were affected by restrictive building covenants running with the land. The Court of Errors and Appeals of New Jersey holds, *Propper v. Colson*, 99 Atl. 385, that he was entitled to be relieved of his purchase, and to have his contract of sale cancelled, and the deposit on the purchase price paid by him refunded, since such covenants amount to an easement which is a breach of the covenant against incumbrances. The provision of a contract that the lots were free from incumbrances must be given its ordinary legal meaning, though a layman might not understand that a building restriction was an incumbrance. And the fact that the purchaser knew that there were restrictive building covenants did not establish waiver of objections to the title because of such covenants, or estop him from insisting on the conveyance free of such incumbrances.

Mortgages on After-Acquired Property.

At common law no mortgage was valid except upon property in existence and actually and potentially the property of the mortgagor at the time of the execution of the mortgage, but this rule has been greatly modified in different jurisdictions, and it has been settled in England and has been generally recognized in this country, that a mortgage with a clause covering additions or after-acquired property operates to create a lien on the after-acquired property in favor of the mortgagee, when the property comes into existence. This principle, however, is subject to the qualification that the mortgagee who claims after-acquired property takes it in the same condition in which it comes into

the hands of the mortgagor, and if at that time it is subject to liens, the general mortgage does not displace them, nor does the failure to register the lien, existing at the time of the acquisition of the property by the mortgagor, have this effect, as the registration laws are intended for the protection of subsequent, not prior, purchasers and creditors.—*Standard Dry Kiln Co. v. Ellington*, North Carolina Supreme Court, 90 S. E. 564.

Insurance of Lessor's Interests.

Where the lease obligated the lessee to provide insurance, and further provided for re-entry on default of rent, the insurance provided must be reasonably adequate to protect the reversion; the landlord's interest not being merely nominal. Such a condition is not performed by the placing of insurance, however adequate, solely in the lessee's name. On the lessee's refusal to provide insurance under such a lease, the lessor could protect his risk by procuring insurance, and the lessee would be liable to him for the premium.—*Richmond v. Kelsey*, Massachusetts Supreme Judicial Court, 114 N. E. 319.

Conditions in Contracts of Sale.

In a contract for the sale of property the agreement of the vendor that he should convey the land by warrant deed free from incumbrances other than those excepted, and the purchaser's agreement to pay the balance of the purchase price, were mutual and dependent. In an action for failure to convey the property, the Supreme Court of Errors of Connecticut holds, *Phillips v. Sturm*, 99 Atl. 689, that each party was bound to be ready and willing to perform his agreement at the time fixed therefor, and before either could recover against the other for breach of contract he was bound to offer or tender performance on his part or show some excuse for failing to do so.

Mortgage of After-Acquired Property.

Recorded mortgages provided that property thereafter acquired by the mortgagor should be subject to the lien of the mortgages. The mortgagor thereafter acquired two tracts of land and conveyed parts of them. The Court of Errors and Appeals of New Jersey holds, *Commonwealth Title I. & T. Co. v. New Jersey Lime Co.*, 99 Atl. 723, that the record of the mortgage and of the conveyances to the mortgagor was notice of the mortgage provision as to after-acquired property, so that the purchaser's legal title was inferior to the rights of the mortgagee.

MEASURES AFFECTING REAL ESTATE

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

THE Committee on Legislation of the Real Estate Board of New York recently had introduction in the Legislature two bills designed to relieve agents from unjust responsibility for structural changes ordered under the Labor Law. Senator Boylan's bill, Int. 1045, provides that orders and summonses shall be served upon the agent only when the owner is outside the jurisdiction of the court. Assemblyman Ellenbogen's bill, Int. 1167, provides that the agent can be held responsible when the owner or lessee has filed with the Industrial Commission a statement giving the agent authority to carry out such orders and that the term "agent" shall not be construed to mean a person whose authority is limited to less than that contained in such written authority. Under the present wording of the law agents are held responsible for structural changes and in a recent decision of the Supreme Court, because of the wording of the law, an agent was held responsible for structural changes ordered by the Labor Department, although he could secure from the owner no authorization to comply with the order. The Real Estate Board is urging the passage of these bills, which will relieve, to some extent at least, a very evident injustice to agents.

At its weekly meeting the committee approved two bills by Senator Elon R. Brown, Int. 886 and 887, the first to prevent the passing of bills by the Legislature legalizing illegal issues and sale of municipal bonds, and the second permitting the submission of bonds issued by municipal corporations to the State Comptroller for examination and certification as to their validity.

Senator Carroll's bill, Int. 854 (Assembly Int. 1310, Perlman), to tax admission tickets to theatres and other places of amusement sold elsewhere than at the box office or entrance, was approved as a proper source of revenue.

The Committee opposed Senate bill, Int. 883, Ramsperger (Assembly Int. 1259, Patrzykowski), which provides that machinery and apparatus connected therewith shall be assessed as personal property, on the ground that it would undoubtedly reduce revenue by putting machinery in the personalty class and thus enabling this class of property the more easily to escape taxation.

Senate Int. 508, Daly (Assembly Int. 672, O'Hare), an act amending section 1035, Greater New York Charter, by providing that an action to foreclose a tax lien may be maintained in the County Court of the county where the property is situated, as well as in the Supreme Court.

This bill is unnecessary and undesirable, because the Supreme Court, after considerable experience, has established a satisfactory practice in these actions, which would not be binding upon the County Court.

Senate Int. 847, Wagner, an act to protect the health, morals and welfare of women and minors employed in industry by establishing a Wage Commission and providing for the determination of living wages for women and minors.

The Real Estate Board is opposed to the principle of a minimum wage. Its effect would be to deprive numerous women and minors of employment, and to drive industries out of the State. The bill creates a new and expensive commission. The Factory Investigating Commission, which studied this question thoroughly several years ago, did not favor a minimum wage or a commission.

Senate Int. 854, Carroll (Assembly Int. 1310, Perlman), an act to amend the Tax Law in relation to a tax upon admission tickets to places of amusement and entertainments sold otherwise than at the box office or entrance.

This bill imposes a tax on theatre tickets and tickets to other places of amusement where the box office price is \$1 or more and where such tickets are not sold at the box office. The amount is

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.

the tax is 50 per cent of the excess, at which the ticket is sold above the box office price, and payment is to be evidenced by a tax stamp attached to the ticket. The bill is approved. In the opinion of the Real Estate Board it provides a very proper source of additional revenue.

Senate Int. 875, Dowling (Assembly Int. 1312, Shapiro), an act repealing article 7 of the General City Law, in relation to lodging houses.

The law as it now stands appears to be an excellent one. It gives control over lodging houses and similar places, and the purpose of a repeal is evidently to free such places from the restraints of the present law. These lodging houses have been utilized for "floaters" at election time and the present law makes this abuse more difficult than it would be without the law. In the interest of good government and, among other things, preventing politicians from using "floaters" to abuse the privilege of voting and overcome the will of the voters who are entitled to express themselves at the polls, this bill is opposed by the Real Estate Board.

Senate Int. 883, Ramsperger (Assembly Int. 1259 Patrzykowski), an act amending section 2, Tax Law, by providing that machinery and apparatus connected therewith shall be assessed as personal property and not as real property.

The Real Estate Board is opposed to this bill. In providing that machinery shall be assessed as personalty and thus removing it beyond all doubt from the realty class, it will be made possible for all machinery to escape taxation. The proposed measure would not only fail to increase revenue but would undoubtedly reduce it.

Senate Int. 885, Murphy (Assembly Int. 1217, Youker), an act authorizing the Canal Board to convey to New York City for rapid transit purposes, rights and easements in lands acquired for canal terminals. The conveyance is to be made through the First District Public Service Commission upon such terms as the Canal Board and the Public Service Commission may determine.

The purpose of this bill is obviously a laudable one and is approved by the Real Estate Board.

Senate Int. 886, E. R. Brown (Assembly Int. 1242, Welsh), a concurrent resolution proposing an amendment to the Constitution to prevent the passing of bills by the Legislature legalizing illegal issues and sales of municipal bonds.

A great abuse exists in municipal bodies issuing bonds illegally and securing the ratification of the issue afterward. This bill aims to place a restraining hand upon the municipal authorities, with their tendencies to create a debt unlawfully when they cannot do it legally. After bonds have been issued illegally, with full knowledge on the part of municipal authorities, upon the cry that they had been bought by innocent parties, the Legislature has hastened to legalize the issue and the courts have hesitated to hold it to be invalid. The Real Estate Board approves this endeavor to put a check upon this evil practice.

Senate Int. 887, E. R. Brown (Assembly Int. 1243, Welsh), an act to amend the General Municipal Law by providing that bonds issued by municipal corporations may be submitted to the State Comptroller for examination as to their validity. If the Comptroller certifies their validity, they are to be binding against the municipality, which is estopped from denying their validity, and must provide by tax for payment of principal and interest thereof. Substantial compliance with requirements is sufficient to authorize the Comptroller to certify the validity of such bonds.

This is a companion bill to Senate Int. 886 (Assembly Int. 1242) and is also approved.

Senate Int. 1045, Boylan, an act amending section 69, Labor Law, by providing that when an owner is within the jurisdiction of the Court charged with the trial of violations against the Labor Law, service of any order or regulation under the provisions of the Labor Law or any summons from any Court having jurisdiction shall be upon him and not upon the agent. If he is without the jurisdiction service may be made upon the agent.

This bill was introduced at the request of the Real Estate Board. Its purpose is to relieve agents from the obvious injustice of the existing law, which places upon agents responsibilities which should properly rest upon owners. Through the present wording of the law agents are held responsible for structural changes, and the courts have recently held that even where the owner has refused to authorize the expenditure entailed in orders, the agent is liable for the non-fulfillment of the orders. While this measure will not entirely correct this condition, it will limit the responsibility to agents whose principals are without the jurisdiction of the court.

Assembly Int. 376, H. C. Mitchell, an act requiring the Secretary of State, when requested by New York City, to copy and certify papers in his office affecting land, or title thereto, in New York County, and not recorded in the County Register's office, such certified copies to be filed with the County Register, and to be used for all purposes with the same force and effect as, if originally recorded there.

This is a very desirable measure and is approved.

Assembly Int. 529, Levy, an act adding new section 64-a to Personal Property Law, prescribing a method by which the lien upon real property of a contract for conditional sale of goods and chattels, attached, or to be attached, to a building, may be discharged.

The Real Estate Board approves this bill.

Assembly Int. 1167, Ellenbogen, an act to amend the Labor Law, defining the term "agent."

This bill is introduced by the Real Estate Board. It provides that if an owner or lessee shall file with the Industrial Commission written authority for a person named therein to act for him and in his behalf to contract debts or expend moneys to carry out for such owner or lessee any order or regulation issued under the provisions of this chapter, the term "agent," as used in this chapter, shall, as to such owner or lessee, mean such person, and shall not be construed to mean a person whose authority is limited, by contract or otherwise, to less than that contained in such written authority. The underlying principle of this bill is the same as Senate Int. 1045, Boylan. The wording of the Labor Law in relation to compliance with orders for structural changes is such as to place upon the agent responsibilities which are neither morally nor financially his. In a recent decision of the Supreme Court it was held, in effect, that because of the wording of the law the responsibility of owner and agent in this particular was interchangeable. The injustice of this is quite obvious and is generally recognized. The Legislature should not hesitate to pass this measure of relief to agents in charge of buildings.

Assembly Int. 1202, Judson, an act to amend the Tax Law in relation to taxation of investment companies.

The bill provides that certain investment companies on the style of the Morris Plan, and other similar companies, are to be taxed to the extent of 1½ mills (Continued on page 400.)

CITY PLANNING.

(Continued from page 391.)

had grown to 813,669. The expectations of the Commissioners had been more than doubled. "To some it may be a matter of surprise," they said, "that the whole island has not been laid out as a city, to others, it may be a subject of merriment that the Commissioners have provided space for a greater population than is collected at any spot on this side of China. They have in this respect been governed by the shape of the ground. It is not improbable that considerable numbers may be collected at Harlem, before the high hills to the southward of it shall be built upon as a city; and it is improbable that (for centuries to come) the grounds north of Harlem flat will be covered with houses. To have come short of the extent laid out, might therefore have defeated just expectation, and to have gone further, might have furnished materials to the pernicious spirit of speculation."

The land within the lines of the streets, roads and public squares laid out by the commission was to be acquired by the city either through agreement with the owners or through the exercise of the power of eminent domain. In condemnation proceedings the damages were to be estimated by the Commissioners nominated by the Supreme Court. The fee vested in the city upon the completion of their award and immediate possession might be taken without any suit or proceeding at law for that purpose in trust on condition that the lands were forever to be kept open for a public street, road or public square. The opening of any street or any part of a street might be initiated either by the city or by petition of the owners of three-fourths of the frontage abutting upon such street. The initiative in the case of park openings was vested in the city.

The cost of openings was to be met by "a just and equitable assessment among the owners or occupants of all the houses and lots intended to be benefited thereby, in proportion, as nearly as may be, to the advantage which each shall be deemed to acquire." Assessments constituted until paid a lien upon the lots. The owners and occupants were respectively liable upon demand to pay the sum at which their houses or lots were respectively assessed. On default of payment, it was lawful for the city by warrant to levy the assessment by distress and sale of the goods and chattels belonging to the owner or occupant.

Assessments included not only the price paid for the land, but also all expenses contracted in the removal of buildings and improvements upon the streets, roads and public squares as well as the costs incurred by the city in prosecuting suits for such purposes.

The Mayor, Aldermen and Commonalty were given the power to permit any building, which was wholly or partly included within the limits of any street to remain unremoved for such time as they might think proper.

After the filing of the Commissioners' map, however, the building, placing or erection of any building, in whole or in part, within the lines of any street, road or public square was at the owner's risk, as it was illegal for the condemnation commissioners in assessing the damages at an opening to make any award for such improvements. Compensation could only be made for such buildings as were erected within the lines of public reservations prior to the date on which the map should be filed.

The Commissioners were to prepare three similar maps upon an extensive scale, showing the land plotted by them and the shores bounding it. One of these maps was filed with the Secretary of State; one with the County Clerk, and one with the Mayor, Aldermen and Commonalty of the city. One of these maps is now on file with the Bureau of Design and Survey in the Borough President's office, and another with the Commissioner of Records. Suitable and durable monuments were to be erected at the most conspicuous or most eligible angles. The elevations of the several intersections or squares above high-water

mark, together with all hills, valleys, inlets and streams, or so many of them as the commissioners might think sufficient, were also to be taken and delineated on the maps so as to render them explicit and intelligible.

The time within which the Commissioners had to submit their plan did not allow of the actual location of the streets upon the ground. This work was entrusted by the corporation to John Randel, Jr., the chief engineer to the Commission, who made the detailed maps and placed the monumental stones and iron bolts at the intersections. These numbered 1,647. The maps comprised four volumes, containing altogether 62 sheets each, 26 by 38 inches. This work was completed about the year 1821.

The act authorized the Commissioners and all persons employed by them to enter upon any land which they might deem necessary to survey in the laying out, opening and forming of any street or road. In making the survey, John Randel, the chief engineer to the Commission, was subjected to numerous arrests by the sheriff for trespass and damage committed in passing over grounds and in cutting down trees. In the absence of the Commissioners, Col. Richard Varick, the Mayor of the city, invariably gave bail for his appearance at court, so that he might continue his work. To protect the Commissioners from these vexatious interruptions, the Legislature on March 24, 1809, passed an act (Ch. 103) giving them the power to cut down trees and do other damage incidental to their work, compensation to be awarded the owners by the corporation within a specified time.

(TO BE CONTINUED.)

GREAT NECK ACTIVITY.

Many Handsome Homes Erected on One-Time Private Estate.

TODAY the seeker for a home has as much trouble to obtain a suitable place as when suburban domiciles were such a rarity that the mere thought of such a place would conjure in one's mind a far off country, meaning a journey of several hours or more to reach.

"The prevailing difficulty, after one has the necessary money to purchase a home, is not from an obstacle as employed above, but rather from confusion in the quantity and quality of suburban homes that are available," says Desmond Dunne, who lately has purchased 142 acres of the Estates of Great Neck, located at Great Neck, Long Island.

"My idea," said Mr. Dunne, "is to offer to the public at large, for building purposes, or to syndicate to a holding company for the purpose of selling retail my recent purchase, the 142 acres of the Estates of Great Neck, a wonderful tract of land overlooking the waters of Little Neck Bay, and directly adjoining the links of the Great Neck Golf Club.

"Extensive improvements to this property have been made in the past, and features will be incorporated such as will be more beneficial to the present residents and new people to be attracted by the environment, accessibility and topography of this particular location.

"The Estates of Great Neck was originally a tract of 450 acres, having half-mile of waterfront on Little Neck Bay, and the property has been laid out in winding drives, and planned by the most eminent landscape gardeners. It has been incorporated as a village in itself with "Home Rule," and has extremely low taxes and assessments. The property is in the vicinity of the best public and private schools, stores, banks and churches of various denominations."

The new owner of this estate announces through his brokers, Baker Crowell, Inc., that the future development of this property will be of interest to the steady demand from the higher salaried and professional class of home seekers for small country estates, not farms or mere building lots, but the real homes, with ample lawn and gardens, trees, vegetable patches, and to have the

general plan of the property, such as streets, byways and lanes, to conform to the natural lay of the land.

The modern developer of land is of a different type from his predecessors, as an automobile is superior to the old "one-horse shay." Builders and developers of today have learned by experience that current buyers are more discerning and more capable of judging good points of houses erected in suburban places, are more familiar with the character of construction, and what the material should be, than in former years.

The recreative features of the Estates of Great Neck consists of 100-acre golf course, a commodious club house, tennis courts, clay pigeon shooting, excellent bathing.

During the past five years more than fifty houses have been erected on this property that range in price from \$18,000 to \$30,000, and are occupied by Frank Crowell, Arthur Cronin, G. Arthur Gilmore, Frank DeBosque, Albert Swasey, A. G. Relyea, F. Stadelman, Frederick Church, Daniel Buckley, William R. Conklin, F. White, C. R. Morrison, C. Chamberlain, A. Blood, E. Nelson, G. Merritt, C. P. Holland, F. Forester, Frederick M. Hill, F. Wise, William Murray, N. Neiser, R. Fields, E. C. Runyon and many other prominent Manhattan business men.

Subway Extensions.

The Public Service Commission has received and filed a report from its committee delegated to conduct negotiations with the Long Island Railroad relative to the proposal to lease the tracks of the Whitestone and Little Neck branches of the railroad as extensions of the Corona Rapid Transit line. The committee, which consisted of Commissioners Henry W. Hodge and Travis H. Whitney, LeRoy T. Harkness, Chief of Rapid Transit, and D. L. Turner, Acting Chief Engineer, in their report state that negotiations to date show a substantial improvement in the propositions made by the railroad company. It is stated that the railroad company and the committee have reached a tentative understanding covering several points at issue. This understanding includes a proposed lease with a fixed term of ten years to continue until terminated by either party upon notice, the railroad company to give the city five years' notice and the city to give the railroad company three years' notice. The city will under the plan proposed pay a basic rental of \$125,000 the first year, the rental in subsequent years to be increased six per cent. per annum over preceding years, to and including the tenth year, which shall be the maximum amount. Only such proportion of the basic rental as may be earned by the city rapid transit activities shall be paid each year, but such amounts as may not be earned shall subsequently be paid, accumulation of any deficit, however, to be limited to the first five years. No interest will be paid on this deficit. The committee of the Commission has obtained a recession by the company from its earlier requests for an allowance of seven per cent. interest on grade crossing elimination expenditures by the railroad company which has been entirely withdrawn while the interest allowance on the cost of other improvements borne by the railroad company is reduced from 7 to 5 per cent. These recessions represent a saving of over \$70,000 a year. The committee also states that if it is successful in coming to terms with the Long Island Railroad and the Interborough Rapid Transit Company and the New York Municipal Railway Corporation, which will operate the line, there must be a definite provision for charging an additional fare sufficient not only to make the line self-sustaining with a ten-cent fare, but also with a reduced fare. The committee will continue negotiations which will involve the preparation of a form of agreement with the railroad company and with the Interborough and with the New York Municipal Corporation.

CONFERENCE ON CITY AND VILLAGE PLANNING IN METROPOLITAN AREA

By GEORGE B. FORD*

"CITY Planning" is a misnomer. The term should be abolished for it leads to much misunderstanding. It should be "County," "State," "Nation Planning," or possibly "Continent Planning." No growing town can afford to stop planning at its corporate limits, for just outside those limits streets are being laid out and buildings erected contrary to the city's interest. A little co-operative planning today would save the spending of vast sums of money later to correct the troubles. All the more is this true where two or more towns are near together. The mutual planning of the intervening area is of great importance to each town. Where they touch each other it is sheer stupidity for them not to get together in planning the areas near their common boundaries.

In the New York Metropolitan area, where there are so many cities and towns close together, often bordering on each other, everyone that has done any constructive planning realizes how difficult it is to size up the trend of future growth in his town, unless he knows how the neighboring towns are going to be planned. A comparatively small change in almost any phase of the planning of the next town may easily make a serious difference in the case of his town. It makes considerable difference where main traffic thoroughfares or electric cars enter a town, in fact the thoroughfare system of the town and the layout of the street car system is quite dependent on them.

If one town succeeds in relocating or depressing or elevating a railroad, the adjacent towns have to plan to conform. If a railroad station is located near the border of a town the nearby streets and car lines in the next town are altered to conform. A good park at the edge of one community has a strong influence on the park situation of the adjacent community. Bad housing "just over the line" brings up serious planning problems. Different planning laws and restrictions in towns which border on one another give rise to all sorts of complications and unfairness. Of two towns, side by side, where one is conscientiously interested in the appearance of its streets and buildings and the other is not, the latter soon finds itself at a considerable disadvantage. Everything it to be gained by co-operation in planning.

Newark, N. J., after four years of struggle with her plans came to realize so strongly the necessity of co-operative effort that she organized a "Conference of Interurban Improvement" and every week or so the city engineers or other representatives of some eighteen neighboring towns came together to discuss frankly their common problems. This "clearing house" has been of the greatest value. It has not only served to settle difficulties arising where town touched one another, but has made it feasible to work out comprehensive plans for the development of the whole Newark Metropolitan area. More than that, it has served to arouse from their lethargy the more backward towns and all have had an opportunity

*The Conference was called by the City Club of New York. The matter of organization was discussed by the ninety-seven delegates representing most of the cities and towns within the Metropolitan Area, who attended the First Conference on March 10, 1917. They voted to appoint a committee of five on Plan and Scope to develop a program of organization and work, and to report on a second joint conference within two, at most three, months. The Committee on Plan and Scope as appointed, consisted of the presiding officer of the afternoon session, Nelson P. Lewis, Chief Engineer of the Board of Estimate of New York City; the presiding officer of the evening session, Frank B. Williams, Chairman of the Committee on City Planning of the City Club of New York; Herbert E. Angell, the Secretary of the Westchester County Planning Commission; Oscar Maddaus, Secretary of the Nassau County Association, and Arthur B. Cozzens, Secretary of the City Planning Commission of Newark, N. J.

to become familiar with the best planning practice.

The Massachusetts Federation of Planning Boards in which fifty-six Planning Commissions of the State have joined is serving as a splendid medium for education and has further great possibilities for affecting state-wide planning. The same is true of the Pennsylvania, California and Texas planning conferences and the City Planning Committee of the New York State Conferences of Mayors. They prove decidedly the value of co-operative endeavor.

London and Berlin have brought together the neighboring towns for comprehensive city planning. I saw recently in London comprehensive plans for the whole metropolitan area, some two thousand square miles. They have found that satisfactory planning can be done only where all the communities affected unite in the study of their common problems.

France is now passing a law which will make planning commissions compulsory not only in every city and town, but will create one for every State (or Departments as they are called there), and a general commission for the Nation. They are doing this as a matter of "Preparedness for Peace."

The organization of the Westchester County Planning Commission is one of the most significant movements in this direction. It is the forerunner of the county or state commissions that are bound to be recognized throughout America in the near future as a necessity. It is most important as a medium for securing unity of thought and action in planning a region full of unorganized cities, towns and farming communities in the greatest variety. Without a general body such as this, planning within Westchester County would, at best be chaotic.

It is most fitting that the idea of city planning co-operation among all the communities within the New York metropolitan area should be initiated by the Westchester County Planning Commission. It is the only general planning commission whose area borders on New York City. It is midway between Connecticut and Nassau County on the east and the Jersey towns on the west.

It is most fortunate that the City Club of New York should call this Conference as it, more than any other New York body, numbers among its members those who are active in civic affairs in every part of the Metropolitan district. All those in New York City who have to do with planning have realized for a long time that as soon as the central city was ready to undertake comprehensive planning, it would have to co-operate in it with the surrounding communities. The working out of the zoning plans in New York, the development of the thoroughfare and transit systems, the extension of the park systems, the study of the port and terminal situation have all shown clearly that these problems cannot be solved adequately within the corporate limits of New York. All will gain by working them out co-operatively. New York has not begun general comprehensive planning yet, but by the time that this conference is on its feet, New York will, undoubtedly, be ready to join forces with it.

I believe that the main object of this conference is to act as a publicity medium and a clearing house of ideas. It should serve to let each town know what all its neighbors are planning. It would make accessible the best modern practice in city planning and would show the communities that most of their planning problems were bigger than themselves; that they must enlarge their horizon and not be hermits in their planning. More concretely it could organize a regular service of publicity and education on city planning in the newspapers of the district, keeping the work

and objects of the conference well before the public.

It could publish monthly a four or eight page bulletin or magazine with illustrations, which would show what was being done currently within the district and which would be circulated widely, perhaps by boy scouts. The latter should sell for not over a dollar a year preferably less. It could organize a lecture bureau well equipped with slides. It could also get up a traveling exhibition of the worth while things that were being done outside the district as well as within. It could hold local conferences once a month in various parts of the district and quarterly general conferences at some central point. It could aid in the framing of all legislation needed and bring to its support the backing of the whole conference. It could organize City Planning Committees in local organizations and then combine these committees into a general citizens' committee for each community. It could start competitions among communities for the best methods or the best results along each of a number of lines. It could institute photograph or essay competitions among boys or girls in the school or churches. The possibilities of this field are boundless and incidentally could furnish much live material for the newspapers.

Today the United Towns Planning Conference could elect a temporary chairman and secretary and appoint a representative committee, of not more than five, on plan and scope to report at another meeting within two or three months. It will at best take some time to organize and so the sooner it can be set in motion the better.

ZONE LAW ENFORCED.

Dry Cleaning Establishment to Move from West 74th Street.

THE new Building Zone Law has been successfully enforced without litigation by Fire Commissioner Adamson in the case of the first violation taken up by the city. A French dry-cleaning business established in a fine residential block in West 74th street, between Columbus and Amsterdam avenues, is to remove as soon as the construction of a new plant is completed. Marie and Edmond Moutenot last autumn purchased the brownstone residence at 125 West 74th street and shortly after placed a sign on the wall beside the front door reading "Marie Moutenot, French Cleaner." Neighbors immediately objected to the invasion of a community of private houses by commercial enterprise.

Affidavits were submitted to the Fire Commissioner, whom the law charges with its enforcement, to the effect that the buildings in that part of West 74th street were of a residential character and that the dry-cleaning establishment had opened up subsequent to July 25, 1916, when the Zoning Law became effective. A ten day notice to vacate the premises was served on the tenants by Commissioner Adamson. Their reply was that they had purchased the property without knowledge of the law. They appealed for time in which to find another place of business, stating they had put their life savings into the house and to be forced out in so short a time would mean ruin. The Moutenots have purchased land outside the city, are about to let a contract to build, and will leave West 74th street as soon as the new plant is ready. Commissioner Adamson expects to allow them a reasonable time to finish the new building.

Commissioner Adamson is particularly gratified that he has been able to satisfactorily remove the cause of the first violation without the expense and annoyance of litigation. The validity of the city's right to control the occupancy of buildings was promptly recognized by the violators of the law. The Commissioner believes the disposition of this case will serve as a precedent and in the future the law will be effectively administered with little or no friction through active co-operation and support of property owners and realty interests!

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Boston is endorsing the "daylight saving" plan. The Boston Chamber of Commerce has accepted the report of a special committee, which advocates setting the clock forward one hour.

New Jersey's Zoning Bill is awaiting the signature of the Governor, having passed both the Senate and the Assembly. The proposed law will place all future building operations in cities of the first class under municipal control.

The Brooklyn mortgage market is retaining its strength. Statistics compiled by the Record and Guide indicate that from January 1 to March 14, 1917, a total of \$14,278,559 was loaned on properties in this Borough, as against \$14,066,058 for the corresponding period last year.

Postal savings during February record the largest increase in deposits in the history of the service. More than \$5,000,000, the great bulk of which represents the earnings of small wage earners, was added to the accounts of depositors. Prosperity is not destroying thrift.

There are 317,866 motor vehicles in New York State, according to the 1916 report of the Secretary of State, indicating a gain over last year of 83,834. Registration shows 102,530 cars in New York City alone, an increase over 1915 of 30,198. The increase explains to no small degree one of the contributing factors toward the excessive traffic congestion, which is tying up New York City's highways.

Nassau County residents are rallying for the relief of the vegetable famine in Manhattan. Wealthy land owners who have bought hundreds of old farms for country estates are being urged to give over their lands for cultivation. With the present prevailing prices and the proximity of the farm lands to New York City, there should be no dearth of farmers who are willing to work this land either on a rental basis or "on shares."

Building Trade's Responsibility.

The political situation during the week has been fraught with tense moments resulting in a feeling of depression that has permeated commercial activities, and, to a certain extent, has slowed down progress in some lines of endeavor. Inasmuch as the allied building trades occupy such an important position in the commercial life of this country there is much that is dependent upon its attitude now that a war with the Central Powers seems more imminent. What will this attitude be? Will the industry as a unit back up the Federal Government to the extent of doing its best to maintain the business of the nation on a stable basis or will it become pessimistic and feel that during this period of national crisis that the internal expansion and growth should be allowed to come to a halt pending the decision of foreign matters.

In circumstances similar to those in which the United States is at present involved, it becomes necessary to anticipate radical changes and revolutions in industrial methods and proceedings, and, while other departments of industry are devoting their best efforts to meet conditions and exigencies that will arise, the combined building industry must show equal forethought in solving the many difficult problems that will present themselves in the emergency.

It is quite likely that should actual hostilities be started there will be a considerable amount of financial unrest here, more particularly in the larger cities. While this feeling will not amount to an economic upheaval there will in all probability be a period of retrenchment on the part of business interests as well as the general public, pending a readjustment to the new conditions. The greatest apprehension will undoubtedly be among that part of the population that has not made a study of the situation and that does not fully understand and appreciate the economic solidarity of our country. Among this element there might be some excitement at first, but it can be easily dispelled by co-operation of the larger commercial interests taking preventive measures toward the assurance that commercial activities will not only proceed as heretofore but will actually become enlarged and widened in scope through our participation in the world conflict. While this nation at best, probably will only play a small part on the battlefield we can and will provide the sinews of war for the actual combatants, and to this end it will be necessary for the industries of the United States to speed up production to an even higher rate than has maintained during the last three years. This increase in production will keep financial values stable and the prosperity of the country will continue.

One of the chief duties that now devolves upon the building trades will be to assist in the education of the reactionary element of the population that the economic conditions are, and will continue to be, satisfactory no matter what the outcome of diplomatic relations will be. The poise of, and example set by the industry will be of paramount importance in stabilizing and maintaining the prosperity of the country. Regardless of the political outcome of the circumstances and deliberations of the coming days there seems to be no excuse for a panic, or even ground for the serious apprehension for the immediate future, on the part of the building fraternity with respect to the continuation of volume of construction. This will undoubtedly even be greatly increased in order to provide for the requirements of commercial growth and expansion.

Undoubtedly this is a time when the principles of "Safety First" have their broadest meaning, for now it is not only the safety of an organization or a particular branch of commercial activity that is at stake, but the safety of the nation and the principles of democracy are in the balance. Now is a time when individuals as well as commercial bodies must disregard selfish interests for the wider purpose of conserving the nation's place among the powers of the world.

Demand for Hotel Space.

Two new hotel projects in addition to the already large number under way attest the continuation of the exceptional demand for hotel accommodations in this city. The inference to be drawn from each new announcement calling for additional hotel construction is that hotel owners feel that New York City will be able to absorb even more hotel space than is now provided. The natural growth of the city, the trend toward hotel life, the great attraction which New York City holds even in normal times for out-of-town visitors, the city's popularity as a convention center, and the inability of thousands of Americans to go abroad, have combined in creating the situation which has resulted in unprecedented prosperity for the owners of New York City hostleries.

The addition of two fourteen-story wings to the Hotel York, and the drawing of plans for a new hotel in 43d street, near Times Square, will bring the total of new rooms planned for, up to 15,000. It is being confidently predicted that this enormous amount of space will be readily absorbed by the huge transient population of New York City, which conservative estimate has placed at 500,000 persons a day.

Real Estate and the War.

Real estate interests are awaiting with the calmness, which is the predominant characteristic of the American temperament, the outcome of the present international difficulty, daily becoming more involved and charged with the most serious possibilities. The effect of the increasing tension in relations between the United States and Germany has not yet brought about to any appreciable extent a diminution of either buying or lending on real estate in New York City, and conditions remain substantially unchanged, in spite of the generally prevailing uncertainty regarding the immediate future, and the rapidly declining hope of a peaceable readjustment of the situation.

The reasons for this state of mind on the part of realty owners and others identified with the various phases of real estate activity may be traced to a number of sources, each one, however, reflecting the inherent strength of this form of investment, in spite of the vicissitudes to which it has been subjected, and its unusual power to effectually withstand adverse conditions without the fluctuations which have brought disaster to other forms of investment.

The real estate situation has been so closely identified with, and is so directly dependent upon, general financial conditions that the present attitude of owners may be considered remarkable. History has shown that tension in the money markets has invariably restricted real estate trading, and has interfered not only with the financing of new projects, but has created in the mind of the prospective buyer and lender a keen desire to keep his funds as liquid as possible. Nevertheless, in spite of the recent tendency on the part of lenders to exercise more caution in the placement of new funds into real estate, there has been a steady flow of new sums into real estate channels, although lenders have insisted upon greater margins of equities, and the duration of the term of the loan has been in some cases reduced from five to three years. In a great many instances amortization clauses have been incorporated in new mortgages, increasing both the equity of the mortgagor and strengthening the security of the mortgagee. We have therefore the paradox of both stringency in the money market and the steady release of new sums into real estate mortgages.

This unmistakable tendency, which is borne out by an examination of mortgage records in the Register's office, may have been responsible for the optimism of the real estate owner in the present crisis, and the strengthening of his confidence in his commodity. Real estate ownership in its very essence is so conservative that even a declaration of war

cannot undermine to any great extent its fundamental stability.

While the entry of the United States into the war as a belligerent might necessitate a temporary industrial and financial readjustment to meet new conditions, the real estate situation will probably remain unchanged. All the contributing factors to the present strength of the renting market, and the resultant firmness of values will continue to be present even in the event of hostilities. The same industries and interests which have capitalized the recent abnormal state of affairs will continue to enjoy the same prosperity, and there will be the same unprecedented era of commercial and industrial expansion that has characterized American economic life since 1915.

The calmness, therefore, of the real estate interests is based on even a stronger foundation than the prosaic temperament of the American people. It is based on the realization that real estate, regardless of international complications, will maintain its conservatism and poise, and that in the final analysis it typifies the highest and most reliable form of investment.

Bill Might Work Hardship.

Editor of the RECORD AND GUIDE:

I have read with a great deal of interest the article in last Saturday's issue of your paper opposing Assembly Bill No. 1066. To amend the Greater New York Charter by giving the Tenement House Department the power to order the vacating of a tenement house on the report of an inspector that there are defects in means of escape in case of fire seems to me to open the door to the possibility of great abuses. If we could have a guarantee that Mr. Murphy was going to be perennial head of the Tenement House Department and that we were always going to be sure of the same conscientious, courteous and efficient administration of the Department that we get under him, we might not fear the introduction of such a bill. As a general proposition, however, I feel that this act puts too large a burden of responsibility on the shoulders of any departmental subordinate and gives too great an opportunity for individual arbitrariness, if not for something worse.

The tenement houses of New York today are well safeguarded against loss of life in case of fire, and if there are some individual cases in which improvements are necessary such cases should come before a responsible board for decision and the property owner should have a chance there to state his case if he believes the orders of the Department are more severe than necessity and safety demand. In this way the property owner is freed from the possibility of injury at the hands of a grafting inspector and also puts himself on record as being willing to assume the responsibility for loss of life if he is sure that he is doing all in his power to protect his tenants. EUGENE S. L. MOSES.

Tenement House Law.

Editor of the RECORD AND GUIDE:

The present Tenement House Law was enacted in 1901. The amendments thereto, while many, have been all minor ones, and the Code today is antiquated in many respects so far as its bearing is concerned on changed conditions in apartment houses and tenement houses, which have occurred since that time.

In 1901 we had only tenement houses. The first twelve-story apartment house was built less than ten years ago. If one will stop and think of what has been built in the way of apartments since then, it will be realized what disadvantage we are suffering under by reason of the present law, which never was drawn to cover apartment house conditions.

The entire Tenement House Code should be revised. A Commission should be appointed to study this question, which ought properly consist of the representatives from the Tenement House Department, Charity Organiza-

tion Society, American Institute of Architects, Real Estate Board, Investing Builders' Association, Building Department and the Merchants' Association.

My criticism of the law today is, that it is not adequate, that we are permitting buildings to be built which are not adequately lighted and are restricting other classes of improvements by entirely too vigorous requirements.

We must also consider the fact that there are thousands of old private houses in this city, which are fast becoming useless as such and that the economic waste of allowing them to stand idle or else compelling the owners to pull them down and put up new buildings, is in a measure largely responsible for the present over-demand and under-supply of houses for the middle class and the poor.

Under the present requirements of the Tenement House Law, the alteration of private houses into tenement houses, is very costly, and in most cases practically impossible.

The Tenement House Commissioner has drawn attention to the fact that there are a great many people in this city living in private houses, so called, who are really occupying them as tenement houses, because they do cooking on the premises.

The fault is not with the people but with the law. I hope that the Department will start a rigid enforcement of this law, and then the public will wake up to these facts and compel a change.

G. RICHARD DAVIS.

Railings versus Fences.

Editor of the RECORD AND GUIDE:

The proposal to substitute metal railings for wooden fences in back yards can not fail to interest every citizen who is concerned about the improvement of city living conditions. The Tenement House Law is silent on the subject of fences, so that my views on the subject must be regarded as personal and not official.

The wooden fence, like charity, covers a multitude of sins, but in quite a contrary sense. It tempts untidy persons to use the back yard as a place of storage or concealment for things which had better have been consigned to the junk man. The wooden fences are a very real obstruction to the light and ventilation of basement and cellar rooms. They accumulate dirt unless kept frequently painted. Often they rot at the base and become a menace to children playing in the yards, so that the Tenement House Department has to issue orders that they be rebuilt or removed.

The metal railing, on the other hand, is open to none of these objections. If it were in general use, it would probably conduce to garden development of back yards, for there is a competitive instinct in people to vie with their neighbors in the matter of external appearances, if the result of their efforts can be publicly seen.

If the open spaces in the interior of blocks could be treated as parks or playgrounds for the children of the block, it would be the best use to which they could be put. This condition is perhaps only a dream for New York with its constantly shifting population. If it can not be realized, the next best thing would be the separation of lots by railings rather than by solid fencing of the type which the lack of imagination and the cheapness of lumber in a bygone day have imposed upon the city.

Provision should be made in all such fences for gates in the railings as a means of access to adjacent premises in case of fire or panic. New law tenement houses of the larger types are required to have fire passages to the street, but it would be well, if it did not cost much more, to make provision for at least one gate in the railing. Privacy is desirable in relation to those matters which concern the individual or the family only, but in those things where individual action can and does affect the public, then the utmost publicity is commendable. I approve the railing as an agent of publicity. JOHN J. MURPHY.

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.
- William Douglas Kilpatrick, builder.
- H. H. Murdock, architect.

Question No. 203.—Can you give us information as to experiments which we have read are being carried on by the railroads in this country to use powdered coal as fuel, the claim being that it is more economical and more efficient than lump coal? We would like to be advised as to whether its use would be practicable in large buildings, and where information can be obtained as to its purchase. H. H. S.

*Answer No. 203.—*We are advised that you can get the information you desire by calling on the Locomotive Pulverized Fuel Company, 30 Church street, New York City, who furnished the apparatus with which the New York Central is experimenting on one of its locomotives. We also understand that some experiments have been made by the Delaware & Hudson Company with the use of pulverized fuel. Accounts of these experiments have been published in the "Railway Age Gazette." A description of such an experiment is contained in the daily edition of that periodical for June 16, 1916, on page 1384. The office of the "Railway Age Gazette" is in the Woolworth Building, New York City.

Question No. 204.—Is the Zone Law a farce to be applied to Fifth avenue and not other sections? A private house in East 76th street, between Lexington and Park avenues (Lexington avenue corner), is being altered into several stores in 76th street, and the entire lot built on. This is a residential street, and these new stores would depreciate property. Why is this? Isn't the city liable for damages to other properties if they stand for this? What is the remedy for protection? I. M. N.

*Answer No. 204.—*The alteration complained of is evidently that being done at 1080 Lexington avenue, the southwest corner of 76th street. This is the extension and alteration of an apartment house with stores. Plans were filed with the Bureau of Buildings on December 27, 1916, and approved on February 8, 1917. This approval was issued in accordance with the provisions of the Zone Law. This building is in the "Business District," which, according to the Use Map, extends along 76th street within 100 feet of Lexington avenue, and along Lexington avenue itself. In all cases, where the intersection of a business and a residence street is shown on the map in solid black, the business use extends 100 feet from the business street.

Question No. 205.—It has been claimed that either the State or the city would condemn every brick building which is over forty years old unless certain repairs were made to prevent such condemnation proceedings. I would, therefore, respectfully request you to answer in your next edition the above inquiry. What would you consider a reasonable rate of depreciation on a brick building or a frame building for the purpose of rendering an income tax statement? E. N. A.

*Answer No. 205.—*We have never heard of any State or city condemnation of brick buildings over forty years old. To determine the rate of depreciation in a building is extremely difficult, depending largely on the care of the building itself. Each case must be judged on its own merits. This question is taken up at length in "Building for Profit" by Reginald Pelham Bolton, the Devinne Press, 1911; also in "Principles of City Land Values" by Richard M. Hurd, published by the Record and Guide, 1903.

Question No. 206.—Must a lease for more than two months be in writing to be binding? F. M.

*Answer.—*No. 206. There is pending in the Legislature a bill providing that leases for more than one month shall be written leases. (Assembly Bill Int. 415.)

REAL ESTATE NEWS OF THE WEEK

Market Enlivened Through Purchases By
Small Investors—Auction Market Results

FOLLOWING the trend of recent weeks, trading concerned itself chiefly with small investment properties in various sections of the city, and the bulk of the business transacted affected properties in this class. The professional buying element, which has been comparatively inactive, in spite of the many opportunities for bargains presenting themselves, showed considerable activity this week, and figured in several sales and resales. The fact that the operators are able to dispose of their holdings indicates that there is a market available for income producing real estate in all the Boroughs.

One of the interesting deals closed concerned the historic old Fulton Market at the east end of Fulton street, traded by the city for a tract of twenty acres at the extreme northerly end of Manhattan Island, eventually to be converted into park property. Fulton Market has been in the ownership of the city for many years, and began to be used for its market purposes in 1821. The acquisition of the property at this time by private interests will probably mean its ultimate improvement with a building to meet modern requirements. The surrounding section is well tenanted with firms dealing in vegetables, fruits and provisions, many of whom have been greatly profiting as the result of the abnormal conditions created by the war and who form a desirable class of tenants, with good rent-paying capacity.

Other important transactions concerned the loft building at Morton and Greenwich streets, a costly residence in East 77th street, and factory buildings at Eleventh avenue and 29th street, figuring in sales and resales as part of the same deal. In Maiden Lane a five-story loft building passed into the hands of new

ownership for improvement. The property is in a section which has been the center of considerable buying activity, and the scene of a number of deals resulting in the acquisition of old holdings destined for modernization.

An active week in the auction room is scheduled, as a result of the Special Sales Day to be conducted by Joseph P. Day, on Tuesday, March 27, in the Vesey Street Exchange Salesroom. Among the offerings will be the three-story tenement at 178 Third avenue, located directly at the old "two-mile post," erected in Colonial times. Another prominent parcel to be sold is a tract of 22½ acres at Rossville, Staten Island, with extensive frontages on the Shore Road and on Staten Island Sound, containing the Dixon G. Hughes mansion, in the same ownership for nearly sixty years. Other properties to be offered are 660 Crotona Park South, Bronx, a three-family house, on lot 21.77x88.88x irregular; the dwelling at 604 West 114th street; dwelling at 547 West 152d street; 160 East 112th street, a four-story hall and lodge room building; 534 West 45th street, a tenement on lot 25.6x100.5; the southeast corner of Avenue A and 20th street, a four-story factory, 23x95.6, and the vacant plot at the northwest corner of Washington and Pelham avenues, Belle Harbor, Queens, L. I., measuring 100.3x99.45x100x103.35, located between the Atlantic Ocean and Jamaica Bay.

Arthur C. Sheridan will offer on Wednesday, the ten-story Lincoln building, at 1 and 3 Union Square, at the northwest corner of 14th street, as a result of a foreclosure action brought by the East End Savings & Trust Company against the Wheatley Hills Land Company, to recover on a mortgage judgment. The land is owned by the Spingler estate.

BILLS AT ALBANY.

(Continued from page 393)

situated in the blocks fronting upon West 134th street, between Broadway and Twelfth avenue, Manhattan, has sustained or will sustain by reason of the change of grade of such street to conform with the grade and location of Riverside Drive and of Twelfth avenue. No award shall be made for damage to buildings or improvements, unless they were erected prior to the change of grade and in conformity to the grade established at the time of such erection. To City of New York Committee.

1055. Mills.—Amending Tax Law (Sec. 280), by striking out the provision that the mortgagor or mortgagee of any mortgage may waive the determination of the value of property by the State Tax Commission for the purpose of fixing mortgage tax, and may pay a tax upon the full amount of such mortgage or of any advancement thereon, and thereafter the whole amount of such mortgage or advancement shall be exempt from taxation under the provision of section 251 of the Tax Law. The bill also strikes out the provision that in any case where a determination has been made with respect to a mortgage or advancement, and the tax has been paid upon a portion of the indebtedness secured by such mortgage, the mortgagor or mortgagee or the owner of any bonds secured by the mortgage may file with the recording officer where such mortgage is first recorded a verified statement, which statement shall also specify the portion of the indebtedness secured by such mortgage or bonds upon which the tax has been paid, and thereupon the recording officer shall collect the tax upon the remaining portion of such mortgage or bonds, and thereafter the whole amount of such mortgage, advancement or bonds shall be exempt from taxation under the provisions of section 251 of this article. To third reading without reference.

1126. By Carson.—Amending the Labor Law generally. Business establishments are not to be included in the definition of the term "factory." A manufacturing establishment is to include a place where any article or thing is made, altered, repaired, finished, bottled, canned, cleaned or laundered. The provisions of the Labor Law affecting structural changes and alterations are not to apply to factories or structures where less than six persons are employed at manufacturing, except as otherwise prescribed by the Industrial Commission in its rules. The term "factory building" means a building used for a factory in which at least one-tenth or more than 25 of all the persons employed are engaged in factory work, but shall not include a building used exclusively for dwelling purposes above the first story. The provision of the Labor Law affecting structural changes and alterations shall not apply to mercantile establishments where less than six persons are employed, except as otherwise prescribed by the Industrial Commission in its rules. The provision that no point in any

floor area shall be more than 100 feet distance from the entrance to a means of exit, is stricken out. A new provision is inserted to the effect that no point in any floor area in a building in which there is not installed an automatic sprinkler system conforming with the requirements of Section 83-b of the Labor Law, shall be more than 100 feet distant from a means of exit, nor in a building in which there is installed such sprinkler system, more than 150 feet from a means of exit. The use of any form of trough water closets, latrines or school sinks, other than those types specified in the rules of the Industrial Commission, is prohibited. Boilers subject to inspection by the Public Service Commission and the United States Government are excepted from inspection by the Industrial Commission.

LEGISLATION.

(Continued from page 395)

for every dollar face value of its capital and in addition 1 per cent of its surplus and undivided profits, this franchise tax to be in lieu of all other State and local taxation. The principle of the bill to this extent is approved, since it merely puts the investment companies of this type in line with the present tax of trust companies. The tax, however, should include 1 per cent on the capital. The last sentence in the bill, however, provides that "all certificates of investment or evidences of indebtedness issued by such investment company, and all accumulations thereon, shall, in the hands of the holders thereof, be exempt from all State and local taxation." This latter provision is unnecessary and the Real Estate Board urges that it be eliminated. The evidences of indebtedness issued by the company would certainly be deducted from its assets in estimating capital, surplus and undivided profits. Accordingly, it would not be a case of double taxation if these certificates of investment or evidences of indebtedness should remain taxable in the hands of the holders.

Assembly Int. 1214, Shiplacoff, an act to amend the Workmen's Compensation Law generally.

The Real Estate Board is opposed to the numerous radical changes proposed by this measure. Its passage would end all the good results which are being derived from the present law.

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This is the highest class building of its type in the world. The annual rentals for apartments range from \$10,000 to \$30,000. Built regardless of expense. Each apartment modeled to suit the individual taste of its tenants, it represents the last word in individual homes under one roof. Every apartment has been leased on long terms to families who represent the social and business life of New York.

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Dinner of Bronx Board of Trade.

Patriotism was the keynote of the Twenty-third Annual Dinner of the Bronx Board of Trade held on Thursday evening at Ebling's Casino, St. Ann's avenue and 156th street. Speakers of national reputation vied with each other in urging the defence of American ideals. "We need the spirit that will make us face national and international developments squarely and resolutely and will rid us of the maudlin ideals which come in the wake of an over-civilized, luxurious, pleasure-loving race," declared Judge Louis D. Gibbs, in a stirring address which raised the diners to a high state of enthusiasm. "We must therefore prepare for emergencies and cultivate moral and spiritual preparation, teaching our children the responsibility of citizenship and demanding from our representatives in the national halls of legislation prompt and vigorous laws for the safety of the nation."

Rear Admiral Robert E. Peary dis-

played a remarkable knowledge of the intricacies of aerial warfare. "The broadest material lesson of the United States in the present European war," he said, "is this: Command of the sea and command of the land are worthless without command of the air." After pointing out the tremendous advances in aeronautics that have been made abroad, he outlined the helplessness of the United States from the standpoint of protection from attacks in the air. "For warning and for defense and offense against a hostile fleet, a powerful aeroplane coast defense system such as I have advocated and urged will not only be invaluable to us, but imperative."

United States Senator William M. Calder, in the course of his remarks on national defense, announced his purpose to advocate legislation providing for the improvement of the East River and the Sound, so that the great ships of our Navy and of trade may be enabled to pass through as easily as they can up the Narrows.

Eugene H. Rosenquest, president of the Bronx Board of Trade, outlined the development of the Borough and predicted a splendid future for this section of the city. He said, "We are now approaching a new epoch in the history of the Bronx, and with the early completion of the new subway lines, which will bring practically every section of the borough within the limits of a five-cent ride to all parts of the city, we may confidently look forward to progress and development, exceeding all past experience. It is not difficult for those of us who have lived here any length of time and have witnessed the tremendous changes which have taken place since the opening of the present subway system to forecast the future."

The Dinner Committee which managed the banquet consisted of Charles F. Minor, chairman; John M. Butler, Albert Goldman, Philip E. Mahony, Maurice Muller, Roderick Stephens and George Wack.

The Reception Committee consisted of J. Wynne Jones, chairman; George Price, Joseph Bostwick, Louis Castagnetta, S. Clay Adams, Milton Silbermann, Harry Kolbe, John Davis, Charles Goeller, Irving L. Goldberg, Harry B. Chambers, Charles Keisling, Elisha Janes, R. W. Van Riper, A. B. Blanchard, Philip J. Schaaf, William M. Greer, Harold C. Knoepfel, John A. Steinmetz, Theodore S. Trimmer and C. G. Duffy.

Edward D. MacMannus.

Edward D. MacMannus, mortgage broker, with offices at 189 Broadway, Manhattan, died on Monday evening at his home, 15 West 120th street, in his fifty-second year. Mr. MacMannus had been actively engaged in the real estate business for the last twenty years and became one of the most popular brokers in the city, not only on account of his business ability, but also on account of his optimism and good nature which gained for him a large group of friends. Mr. MacMannus became a member of the Real Estate Board of New York in 1908, and served on the mortgage loan committee of that association. He was also a member of the Liederkrantz Club and the New York Athletic Club. He is survived by his widow.

Reservoir for Yard.

The Public Service Commission has applied to the Sinking Fund Commission for a portion of the unused part of the Jerome avenue reservoir tract abandoned for reservoir purposes to be used for a storage yard for subway cars in connection with the operation of the Jerome avenue extension of the Lexington avenue subway. The plot which it is proposed to take is about seven and one-half acres in extent, and if the transaction is agreed to the Commission will transfer \$125,000 from rapid transit funds to the general funds of the city. It is said to be the plan of the city soon to dispose of other portions of the Jerome reservoir tract, of which the strip which the Commission proposes to take is but a small fraction. The yard which will be placed at almost the extreme northwestern portion of the unused part of the tract will be located some distance from any existing street. It will provide accommodation for approximately 250 cars.

Contract Awarded.

The Public Service Commission has awarded to the Thomas Crimmins Contracting Company at \$165,409.56 the contract for the relocation of the street surface railroad tracks on New Utrecht avenue, Brooklyn. These tracks were formerly used for the operation of the West End elevated line trains to Coney Island. When relocated in the middle of the street they are to be used for trolley operation. Half the expense is borne by the city and half by the Brooklyn Rapid Transit Company. The Commission originally took bids upon this contract on February 7, but after consideration rejected the bids, took new proffers and has finally awarded the contract at a saving of approximately \$58,000 to the city.

Hinged doors at elevator openings

are practically "violations" unless equipped with interlocks that prevent the car starting before the doors are closed and locked.

Shur-Loc with its new lifting door iron is the only positive safety for such doors. Then the car cannot start before both doors (if double) are safely closed and locked, and no door can be opened unless the car is at that landing.

The Shur-Loc "patented" release lever on the car itself makes it easy to open the doors at key floors from the outside when the car is there. But the car has got to be at that landing to open the door. Nobody can open a Shur-Loc equipped door and fall down the shaft, or be hit by the car!

This "safety" is exclusively Shur-Loc. Also the special pedal interlock on freight elevators, that interlocks the controller and keeps it locked while the operator uses both hands on the doors.

If you want 100% safety you must install Shur-Loc.

If not, any old make believe will do!

Remember, an elevator is a hazardous machine and cannot be too safe!

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PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 30, against 38 last week and 33 a year ago.

The number of sales south of 59th street was 10, as compared with 15 last week and 13 a year ago.

The sales north of 59th street aggregated 20, as compared with 23 last week and 20 a year ago.

From the Bronx 15 sales at private contract were reported, as against 11 last week and 19 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 409 of this issue.

Many Sided Deal.

Pease & Elliman sold for General Edward P. Meany to James H. Cruikshank and William D. Kilpatrick the eight-story loft building, on a plot 100x100, at the southeast corner of Morton and Greenwich streets. The purchaser in the deal owned this property six years ago, and improved the site with the present structure, which was leased to the General Electric Company for a long term of years. This lease has four more years to run and also carries with it a ten-year extension. General Meany bought the property for an investment, and gave in exchange some property in Broad street, Newark, which was afterward resold by Messrs. Cruikshank and Kilpatrick. Through Goodale, Perry & Dwight, Messrs. Cruikshank and Kilpatrick resold the Morton and Greenwich streets property to Edmund Coffin, taking in exchange No. 6 East 77th street, a handsome residence on a lot 25x102.2; also the southeast corner of Eleventh avenue and 29th street, four and five-story factory buildings, on a plot 100x98.9. Pease & Elliman have resold No. 6 East 79th street to William C. Potter, one of the members of the Guggenheim Exploration Company. Mr. Potter intends to use this house for his own occupancy, and will make extensive alterations. This property is opposite the home of Senator William A. Clark, and is in the same block with the house recently sold, through Pease & Elliman, to Reginald C. Vanderbilt. The house was built by McCafferty & Buckley, and was at one time owned by Mrs. Charles H. Marshall.

City Buys from Riggs Estate.

Negotiations are nearing conclusion for the acquisition by the City of New York of land belonging to the Riggs Estate at Inwood Hill, so as to provide an easement for the New York Central Railroad, and also for use in connection with land at Riverside Drive and the making of Inwood Hill Park, recently authorized by the Board of Estimate. The city proposes to give the Riggs Estate, represented by Hon. Cyrus C. Miller, former president of the Bronx, as counsel, in exchange for the estate, property comprising about twenty and one-half acres, the following parcels: 66 Third avenue, northwest corner of 11th street, formerly the Children's Court; 103 Park Row, which the city acquired in 1811 through the Dongan charter; 185 Lafayette street, former quarters of a deputy fire chief; old school buildings at 105 and 107 Eldridge street, 180 Clinton street, 180 and 184 Wooster street; former police stations at 19 and 21 Leonard street and 20 Eldridge street, and the Fulton Market block, between South, Front, Fulton and Beekman streets. The estate and the city have arranged to sell these properties to each other, the city to transfer its property on a basis of the highest appraisal submitted by three appraisers, Joseph P. Day, William H. Archibald and Henry Brady, which was \$582,500, and the estate to sell its land at the lowest appraisal submitted by the same appraisers, which was \$582,500. Thus the proposition will be an even exchange without involving any cash on either side. The project will be given to the Sinking Fund Commission in that shape. In all probability it will be rati-

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fied, as the estate is willing to make the exchange and the city will save money in several directions by accepting it.

Experts figure that to condemn the land for either purpose would be a more costly proceeding than the private purchase proposed, as it would then have to speculate on the price to be paid for the easement and the cost of condemnation proceedings, plus heavy consequential damages. Furthermore, the passing of the city's property to private ownership will replace it on the tax rolls, adding that much revenue now lost because the properties are idle and non-productive.

Sale in the Bronx.

Negotiations were just concluded whereby Adolph and Henry Bloch, attorneys, acquired title through their company, the Morley Realty Company, to a plot consisting of nineteen lots on Sheridan avenue, extending from and including the northwest corner of 153d street, which, taken with their present holdings on Mott avenue, gives them a frontage of 150 feet on Mott avenue, 458 feet on Sheridan avenue and 93 feet on 153d street. This property was sold recently at auction by Joseph P. Day for the Arthur R. Morris estate, and is opposite the Franz Sigel Park. It is in close proximity to the 149th street subway station and the new express station of the Lexington avenue subway. The new post office, for which site has already been acquired by the Federal Government, and an appropriation of a million dollars said to have been made, will be within three blocks of the property. It is definitely understood that the New York Central Railroad, which owns considerable property at or near this site, will erect a large terminal passenger union station for that company, the Harlem, and the New York, New Haven & Hartford Railroads, connecting with both subways. The Morgan Steam Laundry company has just completed on this block a large building, at a cost esti-

mated at \$275,000, to be used as a modern laundry for the Pullman Company. A garage adjoining is also nearing completion, and plans have been filed for an ice plant by Albert Schwarzler. This property is unrestricted under the new Zoning Law. The property was acquired solely as an investment, and to be developed in a manner consistent with the extensive railroad improvements projected.

Sale in Fifth Avenue Zone.

William B. May & Company sold the vacant plot in the south side of 83d street, 110 feet east of Fifth avenue, with a frontage of 45 feet, the width of the rear line being 55 feet, for William Woodward. The property is restricted to the erection of a private dwelling. The buyer has had no plans drawn for a house to be erected thereon. This plot was bought by Mr. Woodward several years ago, with the intention of erecting a residence for his own occupancy. Subsequently, however, he purchased, through the same brokers, from William Iselin, the 50-foot plot in the north side of 86th street, east of Fifth avenue, on which he is erecting a residence. The property just sold abuts the Drexel and Clark residences on Fifth avenue, and is immediately west of the home of William R. Coe.

\$1,100,000 Trade.

Clarence Payne, of California, has purchased from the 89th Street Construction Company, Jacob Axelrod, president, the eleven-story apartment house, known as the Sonoma, at the northeast corner of Broadway and 55th street, with a frontage of 75 feet on Broadway and 120 feet in 55th street. Mr. Payne gave as part payment the ten-story office building at 3 East 17th street, occupying a plot 25x92; the six-story apartment house at the southeast corner of Amsterdam avenue and 106th street, on a plot 47.10x100, and a plot 80x125, on the west side of Third avenue,

near 170th street, in the Bronx. The deal, which involved about \$1,100,000, was negotiated by N. A. Berwin & Company, and Robert C. Knapp. Stoddard & Mark acted as attorneys. Mr. Axelrod acquired the Sonoma last November from the Schwartzwalder Estate, in exchange for the apartment house at the northeast corner of Broadway and 88th street. Mr. Payne has been actively identified with big real estate transactions affecting Manhattan properties during the last year, his latest purchase involving the sixteen-story building at the southeast corner of Fifth avenue and 43rd street from Harris and Maurice Mandelbaum. This property he later sold to the Postal Life Insurance Company. N. A. Berwin & Company will retain the management of the Sonoma.

Sale With Amortization Mortgage.

The Broadway-John Street Corporation, E. A. Cohen, president, purchased 25 Maiden Lane, a five-story loft building on lot 25x44.6x irregular, assessed at \$125,000, from the estate of David L. Einstein. The property adjoins the northwest corner of Nassau street, which the Cohen Syndicate obtained last month on a twenty-one-year lease from the estate of James Sanders. Plans for the remodeling of the corner building at a cost of \$25,000 will be revised, so as to include changes connecting 25 Maiden Lane. The combined structure will have a frontage of 50 feet on Maiden Lane and 80.6 feet in Nassau street. The Einstein estate took back a twenty-one-year amortization mortgage at 4½ per cent. William C. Walker's Sons negotiated the sale.

Resell West Side Apartment.

The Hurtra Realty Company has resold through E. Francis Hillenbrand, the Criterion Arms, a six-story elevator apartment house at 526 West 111th street, on a plot 108.9x100, near Broadway, acquired recently from the Dorothy Property Corporation. The new owner, the G. & E. Realty Company, gave as part payment the four-story dwelling, at 51 West 16th street, on a lot 20x92, opposite St. Francis Xavier's Church. The house was formerly the residence of the late Patrick Skelly.

Manhattan.

South—of 59th Street.

LEONARD ST.—Charles F. Noyes Co. has sold for a client to Charles E. Newton the new 3-sty and basement "Roneo Building," at 117-119 Leonard st, on plot 45x50, within 45 ft. of the corner of Lafayette st and close to the new County Court House development. The Leonard st property was held at \$75,000, and in part payment the sellers purchased from Mr. Newton 1493 Pacific st, Brooklyn, a 20-room private house, on plot 36x100, and a vacant plot in the rear on Atlantic av, 36x100. The Brooklyn property was held at \$12,500. The Leonard st building just sold was erected from plans of Frederick Putnam Platt a few years ago, and is leased until May 1, 1923.

8TH ST.—The Madison Investing Co. bought 365 and 367 East 8th st, two 4-sty brick flats, 50x93.11, from the Nassau-Beekman Investing Co. The property was recently acquired from the Joseph Sonsin Co. in a trade for a plot 100x129 in East 218th st, between Bronxwood and Paulding avs.

46TH ST.—John J. Hoeckh (Inc.) sold for Wilhemena E. May the 4-sty tenement at 459 West 46th st.

North—of 59th Street.

DYCKMAN ST.—Frank Volz sold to the Dyckman Van Co. the lot, 25x100, in the north side of Dyckman st, 300 ft. west of Prescott av. The site will be improved with a 5-sty storage warehouse.

61ST ST.—Harris & Vaughan sold for John T. Pratt the 5-sty dwelling, 25x100.5, at 11 East 61st st, adjoining his new residence, to T. Suffern Tailer, who recently purchased a two-year lease on the dwelling held by Mrs. Mary L. Flagler-Bingham, through the same brokers and Worthington Whitehouse (Inc.).

63D ST.—Frederick J. Sterner has sold to Leonard Thomas 154 East 63d st, a 4½-sty residence, on plot 32x104. Mr. Sterner bought the property in July of 1914. It then consisted of two 3-sty dwellings, which he remodeled into a single residence for his own use. On the rear of the plot Mr. Sterner erected a 1-sty structure, which he occupies as his studio.

95TH ST.—Slawson & Hobbs sold for Mrs. Ella Mix Ransom 6 West 95th st, a 3-sty dwelling, on lot 15.8x65x100.8.

106TH ST.—Jacob Koenigsberger has bought from the Mutual Life Insurance Co. the 5-sty apartment house, on plot 40x100, at 5 East 106th st. Mr. Koenigsberger is the owner of 1 and 3 adjoining, which he acquired from the

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same seller two years ago, and now has a plot fronting 120 ft. east of the North Star Theatre, which occupies the 5th av frontage.

115TH ST.—L. Corff & Co. sold for Joseph Krinick to Joseph Sacino 221 East 115th st, a 3-sty building, 16x100.

116TH ST.—Frederick Brown resold to a client of Herman Gettner 118 East 116th st, a 5-sty flat, with stores, 25x100. Mr. Brown acquired the property recently from Joseph Hersdofer.

116TH ST.—The Broadway-John Street Corporation, Elias A. Cohen, president, purchased from the Central Trust Co. the three 5-sty apartment houses, with stores, at 58 to 62 East 116th st, on a plot 50x100. The same company, which recently purchased No. 56, a similar structure, adjoining, from Horace Anderson, now controls a property 80x100. The sellers took back a long term mortgage at 4½ per cent., with amortization features. E. P. Gaillard and L. Johnson were the brokers.

118TH ST.—McDowell & McMahon have sold to Diedrich W. Rhode for the Lawyers' Mortgage Co. the southeast corner of 118th st and 7th av, a 5-sty apartment, with stores, 40.10x100. The same brokers recently sold 1947 7th av for Josiah DeWitt.

124TH ST.—Duross Co., with H. P. Woods and W. Moore, sold to an investor for Andrew Wilson, trustee, 507 and 509 West 124th st, between Broadway and Amsterdam av, a 6-sty elevator apartment house, 50x100, held at \$85,000.

138TH ST.—Frederick Brown has resold to the E. C. Holding Co., Emet Califano, president, 523 West 138th st, between Broadway and Amsterdam av, a 5-sty flat, on plot 50x100, held at \$70,000. It was acquired recently by Mr. Brown from the Wilson estate.

144TH ST.—The Wenare Holding Co. resold to a client of George W. Royall 255 West 144th st, a 6-sty new law house, 40x99.11. The sellers acquired the property last week from the Cooper Realty Co., which is also the owner of the house at No. 253, adjoining.

149TH ST.—Newmann Leavy sold for B. Morris 302 West 149th st, a 5-sty apartment house.

146TH ST.—Derschuch & Co. have sold for the Vortex Co. to Daniel H. Jackson the 5-sty apartment at 424 West 146th st, on a lot 37.6x99.11. The property was held at \$60,000. Charles M. Rosenthal represented the buyer as attorney.

166TH ST.—Ennis & Sinnott have bought from Elsie R. Andrews the 5-sty flat, on lot 25x100, at 465 West 166th st. The property was recently taken over in foreclosure. Marston & Co. were the brokers in the deal.

AV A.—Alexander Selkin and Walter Wilkins have sold to an investor for cash 201 Av A, a 4-sty double flat, with stores, on lot 25x100.

HAVEN AV.—Frederick Brown has resold 106 and 108 Haven av, opposite 171st st, a 5-sty apartment, on a plot 75x103.30, with accommodations for twenty-nine families, to the Ulster Court Corporation. The property was held at \$130,000. It was acquired by the seller a few weeks ago from the Filrose Construction Co. S. Brenner was the broker in the deal.

MANHATTAN AV.—The Lawyers Mortgage Co. has sold to an investor 517 Manhattan av, a 3-sty dwelling, on lot 16x90.

Bronx.

BRONX PARK SOUTH.—John A. Steinmetz sold for the Rodman Improvement Co. the dwelling at 876 Bronx Park South, 50x64, to Arthur Butler, who gave in exchange two dwellings at 2082 and 2084 Honeywell av.

FOX ST.—Frederick Brown resold to a client of Joseph G. Abramson 587 Fox st, a 5-sty apartment, 50x100.

132D ST.—The Henry Morgenthau Co. sold free and clear for all cash the two 5-sty apartment houses at the northwest corner of 132d st and St. Anns av, the corner being 25x75, and 551 East 132d st, 25x100. These houses were taken in exchange by the Morgenthau Co. for the northwest corner of 191st st and St. Nicholas av. This disposes of seven of the eight houses which the same company took in this exchange. Harry Aronson (Inc.) was the broker.

250TH ST.—Delafield estate sold to Joseph J. Bush, of Poughkeepsie and New York, a plot of ground at the corner of 250th st and Goodridge av.

246TH ST.—Delafield estate sold to Mrs. Ten Eyck Elmendorf the large plot of ground at the corner of 246th st and Livingston av.

CAULDWELL AV.—William Peters & Co. sold for Hannah B. Schick the apartment house at 723 Cauldwell av.

CODDINGTON AV.—John A. Steinmetz sold for Thomas J. Larkin, on Coddington av, formerly Prospect av, Throgs Neck, lot No. 50, block 5373, section 18, to Adolph Spachman.

DECATUR AV.—Richard Dickson, in conjunction with J. G. Breunich, sold for the Benenson Realty Co. the 5-sty apartment house, 50x150, at 2665 Decatur av.

HARRISON AV.—Bernard London bought from the City Real Estate Co. two 5-sty apartment houses at the northwest corner of Harrison av and 180th st, 75x100 each, which have just been completed and are arranged for thirty apartments in each house.

MORRIS AV.—Walter E. Brown has sold for Miss E. D. Rodman premises at 1068 Morris av, on lot 20x95, improved with a 2-fam. dwelling.

VALENTINE AV.—The Tobruk Construction Co. sold through P. A. Edmiston the plot, 40x100, on the west side of Valentine av, 100 ft. south of 181st st. The buyer gave in part payment property at Keansburg, N. J.

WASHINGTON AV.—Richard Dickson and J. G. Breunich have sold for Thomas C. Stephens the two 4-sty apartment houses at 1163 and 1165 Washington av.

WEBSTER AV.—The George Bockhaus Co. sold for Evelyn Building Co. the Garden Theatre, at 2755 Webster av, on a plot 48x168, to Jacob H. Koch.

Brooklyn.

HEWES ST.—I. Meister, president of Meister Builders (Inc.), purchased the northeast corner of Hewes st and Lee av, a dwelling, on lot 41.8x100, from Assistant Corporation Counsel Magner.

MAPLE ST, ETC.—J. D. O'Connell, Jr., has sold for Winifred Schoonmaker 194 Maple st, a 2-sty house; for Philip Tag 200 Rutland rd, a 2-sty house; for J. F. Nonnenbacher 96 Winthrop st, a 2½-sty detached frame house and garage, on plot 50x122.

PROSPECT PL, ETC.—Charles Partridge sold dwellings at 629 Prospect pl for Caroline A. Jarvis; 3510 Clarendon rd, in conjunction with the office of Frank E. Foster, for Mary Bannon to Mary Lewis; and later resold this property to George J. Wightman; 190 12th st for Edward Haberly, and also for a client the 4-sty apartment house at 78 Kingston av.

88TH ST.—Frank A. Seaver & Co. sold the 2-fam. dwelling on the south side of 88th st, about 200 ft. east of Ridge Boulevard, to John Driscoll.

BAY RIDGE AV.—Realty Associates sold 223 Bay Ridge av, a 2-sty dwelling, on lot 18.4x100, to J. C. Jensen; also, through Norman Andersen, 414 Bay Ridge av, a 3-sty apartment house, on plot 20x96, to Thomas Kenny.

GATES AV.—R. A. Schlesing sold for M. May the 6-fam. tenement house at 1591 Gates av.

TOMPKINS AV.—Meister Builders (Inc.) purchased 420 Tompkins av, a 1-sty motion picture theatre, on plot 60x80. The property was later re-sold.

Out of Town.

HUNTINGTON, L. I.—Shields Brothers (Inc.) have sold for the House & Home Co. a plot of one acre to a New York man.

HUNTINGTON, L. I.—Theodore S. Hall has sold to William Spruit a farm of two acres and buildings on New York av for Sarah E. Hall, being a portion of the Walt Whitman farm.

LYNBROOK, L. I.—Bulkeley & Horton Co. sold for the Land Credit Corporation, a 2-sty bungalow at Lynbrook, L. I.

ROCKVILLE CENTRE, L. I.—R. A. Schlesing sold lots Nos. 54 and 55 in block 53 at Rockville Centre, L. I., to H. Abrahamson.

RONKONKOMA, L. I.—Duross Co. sold for James S. McDonogh four lots on Powell av, in section one of Parkway Manor, adjoining Vanderbilt Motor Parkway, to Avocal Soil Improvement Co. for the erection of bungalows.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for Mrs. C. P. Aldefer, of Akron, Ohio, the 2-fam. frame residence at 43 Baldwin av, on plot 37x111, to Daniel Blewitt.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for Mrs. Ida M. Trabold the 2-fam. residence 869 South 15th st, on plot 50x100, to Charles Sommer, Jr.

CRESTWOOD, N. Y.—Burke Stone (Inc.) has bought a plot of about an acre adjoining Hollywood and Westchester Park at Crestwood. It is their intention to erect an office building on the property for their own occupancy.

TARRYTOWN, N. Y.—Robert E. Farley Organization has sold an additional plot on Harwood av, in the Philipse Manor section of North Tarrytown, to T. Landes. RURAL & SUB GOS.

WHITE PLAINS, N. Y.—Kenneth Ives & Co. sold for William Hull Wickham a tract of 150 acres on Hartsdale rd, White Plains, being one of the largest unimproved tracts in that section. The property adjoins the George B. Thurnauer estate, and is near to the estates of Felix and Paul Warburg, Charles W. Leavitt and the Century Club. The purchaser, Arthur Lehman, of Lehman Brothers, contemplates improving the property as a country estate. It was held at \$175,000.

LEASES.

Lease Adjoining Hotel Vanderbilt.

Edward N. Dickerson has leased, through Herbert Hecht & Company for twenty-one years, the two four-story houses at 62 to 64 East 34th street, on a plot 43.8x98.9 adjoining the Vanderbilt Hotel. The aggregate rental will approximate \$250,000. It is reported that the lessee will use the premises for the sale of ladies' wearing apparel, upon completion of extensive alterations.

John Street Store Lease.

Charles F. Noyes Company, in conjunction with F. B. Monell, leased for Dieges & Clust, the store at 20 John street for fourteen years at an aggregate rental of about \$100,000. The lessee will make alterations and offer the property for sub-rental.

Film Company Leases.

The Fox Film Corporation, William Fox, president; Winifred R. Sheehan, secretary, leased five floors in the Leavitt Building, 126 to 132 West 46th street, having a gross area of 40,000 square feet, through A. L. Libman. Mr. Fox, in addition to his interest in the Fox Film

Corporation, is also connected with a number of theatres in this city, which are operated by the William Fox Amusement Company, also located in the same building. Among the theatres are the Riverside, at Broadway and 96th street; the Riviera, adjoining at Broadway and 97th street; the Audubon, Broadway and 165th street; the City theatre, in 14th street; the Academy of Music, in 14th street, and the Crotona on Tremont ave-

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THIS CERTIFICATE, issued in duplicate, hereby certifies that the Kinemacolor Company of America, a domestic stock corporation, has filed in this office on this 4th day of March, 1917, papers for the voluntary dissolution of such corporation under Section 221 of the General Corporation Law, and that it appears therefrom that such corporation has complied with said section in order to be dissolved.
Witness my hand and the seal of office of the Secretary of State, at the City of Albany, [Seal] this fourteenth day of March, one thousand nine hundred and seventeen.
C. W. TAFT,
Second Deputy Secretary of State.

Classified Advertisement Department

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

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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BARGAIN. Prominent corner on Myrtle Ave., Brooklyn; 13 apartments, 2 stores; rental \$6,300; price \$53,000; little cash required. J. H. HUNT, 8 Broadway, Manhattan.

TWO TRIPLE FLATS, West Harlem, equity \$10,000. Box 336, Record and Guide.

\$1,000 CASH, \$2,500 installments, \$6,000 bank mortgage; 10-room, hollow tiled, stucco house; garage, at Hollis. 26 Jerome St., Brooklyn.

FOR SALE. 67-acre farm, Smithtown; cheap. H. TAPPAN, owner, Glenwood Landing, L. I.

BARGAINS. Write for particulars of good profitable farms, Summer homes, lake cottages, timber lands, &c.

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PLAINFIELD DWELLING, 11 rooms, garden, fruit; worth \$9,500; quick sale, \$6,500; \$500 cash, balance as rent. J. C. GULICK, 88 Oak St., Jersey City, N. J.

CHICKEN FARM, near trolley; new chicken houses, berries, fruits; near good market; new house, 10 rooms and bath; steam heat and running water throughout; price, \$6,000; easy terms. Address Box 595, Meriden, Conn.

ELEGANT 8-ROOM BRICK HOUSE, large lot; all improvements; best residential section in Denver, Colorado; N. Y. property exchange considered. HATHAWAY, 1406 Ave. I, Brooklyn.

300 LOTS, NEAR STATION, gas, water, electric lights; 45 minutes Broadway; make offer. E. B. WESTERVELT, Cresskill, N. J.

FOR SALE—LOT 29x100, price \$3,700. terms to suit; Fenimore St., between Rogers and Bedford Aves. OWNER, 233 Fenimore St., Flatbush, Brooklyn.

RED BANK, N. J. I sell Monmouth County Farms, Shrewsbury River Properties, Rumson Road Estates, rent furnished or unfurnished Cottages. W. A. HOPPING.

STORE PROPERTY ON THIRD AVE. FOR SALE. Most desirable store on good business avenue, 3-story brick, 20x100, exceptional opportunity; owner on premises, 4110 Third Ave., Brooklyn.

STORE AND DWELLING, 10 rooms, all improvements; good business location; large garden; convenient to railroad station and trolley. VERIAN, 85 Joralemon St., Belleville, N. J.

COUNTRY HOME, 8-room house; gas, barn, chicken houses, 40 fruit trees; 2 acres; an old homestead; State roads, trolley line and train service, North Amityville. Owner, 1445 Hamilton Ave., Richmond Hill. Price, \$3,700. Phone 2072 W.

FOR SALE—NEW JERSEY. Choice 2½ acre property, with 6 rooms and bath; modern dwelling; fruit and shade trees; poultry facilities, eac.; brook; home, business, manufacturing site or investment; twelve miles W. S. R. R. investment; twelve miles W. S. R. R. Price and particulars apply

Owner, VICTOR LINGERT, Central Ave., Bergenfield, N. J.

SHADY GLEN FOR SALE. Well-known Catskill Mt. Resort Hotel of 60 rooms, 3 cottages, dancing pavilion, barns, &c.; 53 picturesque acres; price reasonable; terms to suit purchaser. Inquire of WALTER STEINBACH, Asbury Park, N. J.

COLONIAL HOUSE, in the Ramapo Hills, one hour from city, main line Erie Railroad; on State road, one mile station; central hall; living room 15x25 feet, with fireplace; four large sleeping rooms; broad end piazza; all improvements; oak floors; perfect condition throughout; two acres; \$8,500.

CLARENCE I. SMITH, Mahwah, N. J.

A REAL SHORE FRONT BARGAIN. Peninsula, about 100 acres; 7,500 feet fine hard shore; ideal fish and game club, yacht club, golf links or private estate; mile north of Sag Harbor; three buildings; fine shade, water, views; \$450 acre.

CODLING, Northport, L. I., and 217 Broadway, New York.

AT EATONTOWN, near Red Bank and Long Branch, eight-room house; good condition; one-half acre ground, facing on two streets; gas and city water; price \$2,000. W. W. OLMSTEAD, 417 5th Ave. Tel. Murray Hill 620.

GARAGE LOCATION. First Ave. corner, 100x80; suitable for garage purposes or factory; price very low, to settle an estate; will consider an exchange for other property. FREDERICK FOX & CO., 14 W. 40th St.

WATER FRONT AND DOCK PROPERTY for sale on Manhattan Island; centrally located; whole block; water front and dock facilities; suitable for large plant or material yard; to close an estate. FREDERICK FOX & CO., 14 W. 40th St.

TO CLOSE AN ESTATE, 348 West 36th St., Manhattan, 4-sty brick building lot 25x98.9, and a choice lot on Nelson Ave., Great Kills, S. I., 50x over 200 ft. Address H. VON DOHLN, 408 Charles St., West Hoboken, N. J.

BOARDING HOUSE to let, furnished, in Sea Gate, 25 rooms, 6 baths, running water in large bedrooms; one block from beach and private boat landing; wonderful opportunity to right parties. Address JOHNSON, 42 W. 35th.

FURNISHED, St. Rita Cottage, occupied 12 years as private boarding and table board; 19 rooms; ½ block from ocean board walk; 5 minutes from Holland Station, Rockaway. Apply SWAN, 293 Jefferson av., Brooklyn.

WILL sell 100 acre farm, 136 miles up State, 1½ miles from Erie station, express stop; 70 acres clear, 30 timber; 12-room house, 1 barn, running water in bath; 5 outbuildings; farm implements; 2 horses, 9 cattle, 300 chickens; large orchard; cut 40 tons of hay 1916. Address H. BORG-HARD, 105 Russell St., Brooklyn.

FOR SALE. 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. Two desirable plots of land, one of 10 lots and one of 6, each 20x100; located in growing section South Brooklyn; absolutely unincumbered; reasonable price and liberal terms. Apply owner.

J. A. SWEENEY, 21 State St., N. Y.

INVESTORS, SPECULATORS AND BUILDERS! Have MOST PROMISING sites in the Borough of Brooklyn. Inquiries solicited. ROBERT H. DUNNETT, 189 Montague St., Brooklyn.

COUNTRY BOARDING HOUSE. Morris County, N. J.; elevation 1,200 ft.; 15 acres, lake, boating, bathing on property; 35 bedrooms; all improvements; out buildings; 5 minutes to Lake Hopatcong on main road, 45 miles from N. Y.; furnished complete; bowling alleys and pool table; steady business year through price \$16,000; half cash. Particulars

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Jerome Av., west side, 100 ft. north 183d St., foot of subway station, 50x100; vacant; free and clear.

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

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

Full Commission to Brokers.
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nue, Bronx. The first three mentioned theatres were erected by Mr. Libman, and the improvements and addition to the various floors of the Leavitt Building are also being designed by Mr. Libman.

Lessee for Thalia Theatre.

Jacob Finkelstein & Son, leased for the estate of William Kramer the Thalia theatre, at 46 and 48 Bowery, running through to 14 to 20 Elizabeth street, for five years, to a theatrical syndicate. The theatre was leased in former years for \$36,000 a year, and the broker states that the present rental is in considerable excess of this amount. The lessee will make extensive exterior and interior alterations to the premises.

Fifth Avenue Home for Business.

The residence of Mrs. John Hudson Hall at 559 Fifth avenue, adjoining the southwest corner of 46th street, a five-story American basement dwelling with a three-story extension, 25x100, valued at \$340,000, is now under negotiation for lease to Edward Margolies, who contemplates the altering of the building for business purposes.

Manhattan.

ALBERT B. ASHFORTH (INC.) has leased 15,000 sq. ft. in the Caxton Building, 229 West 28th st, for Cross & Brown Co., agents, to the National District Telegraph Co.; at 1178 Broadway the 4th floor to Gilston, Wilder & Rosenberg; space in the same building to the Navy Knitting Mills; the entire building at 15 East

31st st for the Land Estates Corporation to Goodman & Nissinson, and space in the Knox Building, 5th av and 40th st, to Tate & Hays.

BASTINE & CO., as agents for the following buildings, have leased the store at 1243 Lexington av to Henry Schilling; the store at 931 Broadway to Cohen & Chatoff; at 235 5th av space on the 6th floor to Benjamin Kessler and at 23 West 24th st space on the ground floor to Mrs. R. A. Hampton Norton.

CHARLES G. BAUER leased space on the 2d floor at 51-3 Maiden lane for a tailor shop. The space contains about 2,000 sq. ft. and was held at \$3,000 per annum. Charles B. Van Valen negotiated the lease.

DANIEL BIRDSALL & CO. (INC.) rented to the Angus Publishing Co. the 4th floor at 425-7 5th av and to Roger P. Stewart and Katherine McNaught space in the same building; to the Mathew Homer Mfg. Co. the 3d loft at 220-30 West 19th st, and to the same company space on the 12th floor at 230 5th av; to C. H. Young Publishing Co. space at 21 East 17th st; to Arthur H. Lehman and New York Automatic Piano Co. the store at 22 East 16th st; and to Joseph Hudson the store and basement at 21 East 17th st.

CAMMANN, VOORHEES & FLOYD have leased the building 66-70 Vestry st to Miller's Auto Express; also the building 125 Broad st to Bie & Schiott Co.; the store and basement 133 Water st for U. S. Brokerage Co. to John Dunlop; and the store at 206 Pearl st for the estate of H. V. B. Frankel to Mary A. Battersby.

CROSS & BROWN CO. has leased the 1st floor, basement and sub-basement at 87-89 Leonard st to Paulson-Linkroum Co.; at 15-17 Thomas st 3d and 4th lofts to H. B. Clafin Co.; at 349 Broadway 1st, 2d, 5th and top lofts; at 229-239 West 28th st the 12th floor and northerly portion of 11th floor to National District Telegraph Co., in conjunction with Albert B. Ashforth, Inc.; at 15-17 West 36th st 7th floor to F. A. Hardy & Co.; at 318-20 West 48th st 3d floor to Arthur J. Volmer; at 237-41 West 55th st southerly half of 3d floor to Eastern Distributors; at 614 West 57th st ground floor to R. E. Taylor Corporation; at 16 West 61st st 4th floor to Allen Auto Specialty Co. for a long term.

L. W. ELBERSON leased furnished apartments at 80 Irving pl to Alfred Botsford; at 1361 Madison av to Robert Albright; at 26 West 43d st to Clifford Stork; at 140 West 55th st to Carlton Fowler; at 80 Irving pl to William Daggett; at 24 East 10th st to John C. Jay, Jr.; at 420 Madison av to Miss L. Brice; also unfurnished apartments at 10 East 50th st to Jeanne Chalmer; at 5 East 53d st to Elizabeth Tyler; at 150 East 72d st to William H. Young; at 676 Riverside dr to Charles E. Gehring; at 315 West 79th st to Louis Rome; at 234 West 21st st to Albert Hess, and at 5 East 53d st to Leonie la Claire.

DOUGLAS L. ELLIMAN & CO. have leased 1 West 47th st, a 4-sty house, on a lot 21x100, for Mrs. S. G. Rionda to M. J. Buckley. This is one of the row of brick houses which are made distinctive, being erected on the rear of the lot with lawns in the front.

DOUGLAS L. ELLIMAN & CO., in conjunction with S. C. Leland & Co., have leased 32 West 57th st, a 4-sty private house, on a lot 25x100, for John Gellatly to Miss Elizabeth Briers.

DOUGLAS L. ELLIMAN & CO. have leased an apartment in the new building under construction at 125 East 72d st for Julius Tishman & Sons to Mrs. Ben Ali Haggin; also apartments at 114 East 84th st for Dwight E. Robinson to C. M. McG. Baxter at 103 East 86th st to Mrs. Lawrence H. Schwab; at 149 East 40th st for John A. McVickar to H. S. Irving, and at 70 West 55th st to Major Lord George Wellesley, son of Duke of Wellington.

DOUGLAS L. ELLIMAN & CO. have renewed the lease of 40 East 52d st, a 5-sty dwelling, to Horace B. Andrews, president of the New York State Railways Co., for Mrs. H. Van Rensselaer Kennedy; also leased for the Easter period the store at 30 West 39th st for Crook & Livingston to the Von Praag Florist Co.

DOUGLAS L. ELLIMAN & CO., in conjunction with W. J. Roome & Co., have renewed for a short period the lease to J. Watson Webb at 50 East 50th st, a 5-sty American basement dwelling, for Mrs. O. A. Woodward.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment of 12 rooms and 4 baths, comprising an entire floor, at 635 Park av; also in the new building under construction at 112 East 74th st for S. M. Banner to Mrs. H. Elmer Gibb, and an apartment at 115 East 53d st, for Moore & Wyckoff, agents, to Herbert J. Stursburg; and have renewed leases of apartments at 157 East 81st st to Mrs. I. C. Culver, and at 68 East 86th st for the Roosevelt estate to Robert Lissauer.

EWING, BACON & HENRY have leased space in 101 Park av to Mary Rutherford Jay, Melten & Walker, U. S. Adding Machine Co., Lockwood, Greene & Co. and Max Ams Machine Co.

EWING, BACON & HENRY have leased the westerly store at 136-146 West 52d st to Morton W. Smith (Inc.).

DUFF & BROWN CO. leased for H. B. Guentzer the 3-sty dwelling 154 West 85th st to William Thompson.

GOODWIN & GOODWIN rented for the Freehold Construction Co. to Lenox Chauffeurs' Association (Inc.) the 3-sty dwelling at 46 West 115th st, on lot 18x100.11.

GOODWIN & GOODWIN rented for Charles A. Nagell to Harry Somers the loft at 84 West 120th st.

GOODWIN & GOODWIN rented for the Malex Realty Co. to Joseph E. Rivlin, the 3-sty dwelling at 3 West 119th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) have leased the store at 614 3d av to John G. Kerkman.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) have leased the store at 335 West 43d st to William Thompson.

M. & L. HESS (INC.) have leased the store at 911 Broadway to M. Lhowe, upholstery goods and supplies.

M. & L. HESS (INC.) and E. Tanenbaum Realty Corp. have leased the 4th floor at 12-14 West 32d st to the R. H. Sircom Co., petticoats.

M. & L. HESS (INC.) have leased the 2d floor at 125 East 23d st to Schmidt & Seidel, opticians, and additional space on the 3d floor to Louis L. Buckler, flags and banners.

M. & L. HESS (INC.) have leased for Ewald Mommer the 4th floor at 13-15 West 24th st to B. Eiseiman & Co.

M. & L. HESS (INC.) and Frederick Southack and Alwyn Ball, Jr., have leased the store and basement at 138-40 West 17th st to the Louis K. Liggett Co., which will move its ice cream plant now located at 15 West 34th st to the above address. The lease is for 10 years at an aggregate rental of about \$25,000. Frederick Southack and Alwyn Ball, Jr., represented the lessee.

HENRY HOF leased for Gustave S. Boehm the store and basement at 55 East 59th st to Rose Murray; also to M. R. Giusti the store and basement at 336 East 33d st.

HENRY HOF has leased to the Tel-Electric Co. the store at 165 East 37th st; also the 3-sty dwelling at 161 East 39th st to Mrs. F. Higgins.

EDWARD J. HOGAN has leased to the American-Russian Chamber of Commerce space on the 8th floor of the Woolworth Building; to Rafael Taborga space on the 41st floor; to W. F. Schaphorst space on the 39th floor; to Bradford Butler and Arthur C. Judd space on the 27th floor; to Luria Bros. & Co. space on the 11th floor, and to Norman W. Kerngood space on the 4th floor.

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One lot off of Jerome Ave., about 75 feet on 169th st.; key to corner known as Lot 37.

Concourse and Boulevard, one lot, 175 foot, from 165th St., Lot No. 32. Make offer. It may be worth your while. Apt. 1E, 21 Ft. Washington Ave., N. Y. C.

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; photographs in office. For particulars, terms, call any day. GEORGE SCHWEPPENHAUSER, 262 West 135th St.

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HUBERTH & HUBERTH have rented the 4-sty dwelling at 1045 Lexington av to Mary Frances Cogan for 3 yrs.

JAMES KYLE & SONS rented the 4-sty business building, 441 Lexington av, for the estate of Edmund A. Hurry.

A. L. LIBMAN, in conjunction with Frederick Fox & Co., have leased to the International Souvenir Co., Henry Herman, president, the entire 5th floor of 11 East 36th st for 5 years, at a gross rental of approximately \$10,000.

A. L. LIBMAN has leased to the Exclusive Features (Inc.), H. M. Goldstein, president, 3,000 sq. ft. on the 9th floor of the Leavitt Building, 126-132 West 46th st, to be used as executive offices and motion picture film quarters, at a total rental of approximately \$16,000.

MICHAEL E. LIPSET leased for the Alcourt Realty Co. the 9th floor at 48-54 West 25th st for 5 yrs. to Brenner Bros., manufacturers of high grade furs, now at 15-17 East 32d st.

MANNING & TRUNK have leased for the Ritcor Realty Corporation the 4th floor at 1562 Broadway to Max Rogers, and the 5th floor to Sigmund Werner and Joseph Mann; also the rear building at 210 East 52d st for Frank W. Mosher to the Grand Central Iron Works; for Simon Christiansen the parlor floor store at 124 East 57th st, temporarily, to the Treasure Shop; and for William DeB. Parsons the store at 24 East 42d st for a short term to the Indestructo Co., dealers in trunks and travelers' supplies.

MARSTON & CO. leased the store at 52 West 37th st for the estate of Saul J. Levy to David Irgang.

A. H. MATHEWS leased for Trinity Church Corp. the store and basement at 449-455 Greenwich st to Ajax Trucking Co.; the store and basement at 445-7 Greenwich st for Trinity Church Corp. to Wheeling Corrugating Co.; two floors at 25 Cliff st to Robert Stoll; for Wm. H. Whiting & Co., agent, store and basement at 26-30 Bleecker st to Henry Lindemeyer & Sons; 3d loft at 75 Fulton st to Strauss Printing Co.; also space in the same building to Niagara Insurance Co. and Robert S. Dennison & Co.

J. S. MAXWELL has leased to the A. F. Beckmann Co. the corner store at 269 East Tremont av, corner Anthony av.

LEWIS H. MAY CO. leased for Joseph Seeman his home at 160 West 76th st to Edwin B. Eising for 5 years. The May Co. has also been appointed agents for the premises.

MOORE & WYCKOFF leased apartments at 150 East 72d st to Irving L. Tenney, William H. Young, William Ewing and Mrs. A. H. Bartlett; at 123 East 53d st to Henry B. Stimson, and at 118 East 54th st to W. K. Brice, all for a long term.

CHARLES F. NOYES CO. has leased, in conjunction with Geo. R. Read & Co., the store and basement at 50 Park pl for Interborough Rapid Transit Co. to Domestic Electric Co., Inc., and in conjunction with John N. Golding the Noyes Co. has leased the 6th floor at 27-29 Pine st for Andrews Co. to Salomon Bros. & Hutzler at an aggregate rental of about \$40,000.

CHARLES F. NOYES CO. has leased, in conjunction with William H. Whiting & Co., the building 379 Pearl st to Hanover Supply Co.; a floor at 165-167 William st to Jules Garfinkle; for the Fulton Leasing Co. space in 284-286 Pearl st to Riggins & Schillat, and additional space in the Market & Fulton National Bank Building, 81-83 Fulton st, to Charles S. Trench.

THOMAS J. O'REILLY has leased stores for M. Bayard Brown at 3904 Broadway to Isidor Rader, and at 3906 Broadway to Max Pinkiert.

PEASE & ELLIMAN have leased for Edgar A. Levy an apartment in the house which he is building for occupancy in the fall at 876 Park av to Herman E. Wiler; through Wm. A. White & Sons for J. E. R. Carpenter and his associates in the house now under construction at 550 Park av, opposite the Colony Club, an apartment of 12 rooms and 3 baths to Mrs. J. D. Tonnele; and for August Hecksher a store in the building on the site of the Whitney residence at the southwest corner of 57th st and 5th av to Raimondo Ruiz.

PEASE & ELLIMAN have leased for the Edmund Frances Realty Co. apartments at 780 Madison av to Dr. Herman Lambert, Harry C. Hutchins and Mrs. E. M. O'Kane; an apartment at 103 East 75th st to Dr. Davenport West; at 15 East 10th st, for Goodale, Perry & Dwight as agents, to S. V. Z. Diedricksen; and at 565 Park av for George Bernheim to M. Lopez; for the Brixton Building Corporation, controlled by Edwin S. Brickner, an apartment in the house under construction at 139 East 66th st for occupancy in the fall, to Mrs. Clarinda Kirkham.

PEPE & BRO. have sublet for Mrs. M. Serell an apartment at 139 East 16th st until October 1, 1917; also another at 3 Washington Sq North for Mrs. Mary T. Lawrence, and one at 165 5th av for Col. Q. O. N. Gilmore, both until October 1, 1917.

PORTER & CO. have leased for Richard Allez to Fred A. Cullen the 3-sty dwelling at 234 West 131st st.

GEO. R. READ & CO. leased for Louis W. Bailey the 4-sty building at 91 Murray st, for a long term, to James S. Coward, retail shoe dealer, now occupying the west side of Greenwich st, with the exception of the corners, between Murray and Warren sts.

RICE & HILL have leased for the Broadway-John St. Corporation, Elias A. Cohen, president, for a long term the store at 152 Fulton st to M. Steinschnelder, for many years located at 27 Maiden lane, at a rental approximating \$25,000.

RICE & HILL have leased for the Broadway-John St. Corporation, Elias A. Cohen, president, to Dieges & Clust, manufacturing jewelers, the entire 4th floor at 47 Ann st for 10 years, which will be used for their engraving and shipping department. This space was

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taken in addition to the space which they rented recently, making four floors which this firm and their associates have taken in this building.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented offices at 40-42 Wall st to Thompson, Austin & Co., and a loft in 415 and 417 West Broadway to Gem Toy Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented offices in the Johnston Building, 30 Broad st, to Berliner & Wolfson, attorneys.

WILLIAM J. ROOME & CO. (INC.) sublet the store at 48 West 26th st for William Platky to H. Weisser's Sons, silk merchants; and leased the 2d floor to Mme. Clarisse, ladies' wear; also the store at 50 West 26th st to Louis Brimberg, furrier, and the 2d floor to Weinberg & Goorfin, furriers.

MORRIS ROSE has leased, for a long term, for the Borough Theatre Co. (Marcus Loew, pres.) the entire 4th floor at 260 West 42d st to the Tanney Printing Co. Lewis L. Rosenthal was associated as broker.

NORMAN E. SACHS leased for A. M. Powell the 7-sty warehouse at 610 Greenwich st for ten years to the Schenk Warehouse Co.

ROY SCHERICK leased for the Guarantor Realty Corporation the 7th loft at 42-8 East 20th st to Lorimer & Greenbaum Co., art linens; the 5th loft at 876-8 Broadway to Rice & Wallenstein, fancy goods; and space for Geo. R. Read & Co. to Cascami Co., raw silk, at 17 Madison av.

LOUIS SCHRAG has leased for Jos. W. Cushman & Co. the store, basement and 1st loft at 241 and 243 West 23d st to the Riviere Brass & Bronze Co. for 10 years.

SHAW & CO. have leased for the Morange estate the 3-sty dwelling at 16 West 123d st to Mary E. Sipp.

SHAW & CO. have leased for Mary E. Kelly the store at 3183 Broadway to the United Cigar Stores Co.

L. TANNENBAUM, STRAUSS & CO. leased for Mrs. C. M. Shaen the entire 6-sty bldg at 108-10 Charlton st, on plot 50x100, to "Collier's Weekly" for a long term.

CHARLES B. WALKER leased for Charles Burkelman space at 47-51 Watts st to William Gruning; for Louis Eisenberg space in the southeast corner of Grand and Centre sts to Sergio, Moll and Marmann; for R. Lentino space at 125 Baxter st to Frank W. Dehms; for Jacob Franz space at 147 Grand st to Julius Rossick; and with William C. Walker's Sons space at 122-130 Centre st to Salem Brothers.

Bronx.

SCHULTE CIGAR CO. have added another link to their chain store system by obtaining, through Pease & Elliman on a long term lease, the corner portion of the ground floor at the northeast corner of Southern Boulevard and Freeman st, and upon completion of extensive alterations will open a branch.

Brooklyn.

BULKLEY & HORTON CO. leased 347 Myrtle av, a large store, to Sidney Fertig; also 362 Hancock st, a 3-sty residence, to Mrs. Brooks.

HERBERT HECHT & CO. have leased for the United Stores Realty Co. to the Liggett-Riker-Hegeman Co., the store at the corner of Flatbush and Church avs, for a long term. After extensive alterations the Liggett-Riker-Hegeman Co. will open up a drug store on about May 1.

CHARLES PARTRIDGE leased stores at 1405 Bedford av to Burns Veterinary Hospital; 617 Prospect pl to D. Bonfiglio; 676 Franklin av to J. C. Collins; 698 Franklin av to L. Messinger; 686 Franklin av, the building, to Gallagher Bros.; and store at 732 Washington av to A. Paciollo; also dwellings at 603 St. Johns pl to W. Winkust; 418 St. Marks av to J. Kiesel; 588 St. Marks av to W. McGrath; 618 St. Marks av to L. Mabie, and 418 St Marks av to Sheehan & Berry.

HOWARD C. PYLE & CO. leased the ground floor and basement at 198 Montague st to the Germania Fire Insurance Co., and for a long term the 2d floor of the same building to E. L. Somerville. These rentals completely fill this building; also leased the 2d floor at 65-73 Flatbush av to a well-known piano concern, which completely fills this building, the same brokers having secured all the other tenants in this building.

Queens.

LEWIS H. MAY CO. has closed leases for a special building to be constructed for the post office on the west side of Clarence av, Arverne, L. I., owned by the Henalma Realty Co. The building will be specially constructed for post office purposes and the old post office will be moved from Gaston av to the new location on completion of the building. The lease is for a term of 10 years. The May Co. have also been appointed agents for the building.

LEWIS H. MAY CO. has leased for Moses Crystal his country seat on Broadway, Lawrence, L. I., consisting of main house and outbuildings, to Arthur Emerich for the season.

Out-of-Town.

PEASE & ELLIMAN have rented, in conjunction with the Chain Store Leasing Co., to the Schulte Cigar Co. for 10 years a large ground floor store in the Gundling Building, at the northwest corner of Broad and State sts, Trenton, N. J. On January 1, 1918, the Schulte Co. will open a branch establishment. Negotiations are now pending to sub-lease to a well-known haberdasher a portion of the space.

WILLIAM A. WHITE & SONS leased, furnished, for Mrs. William D. N. Nichols the place known as "Nutledge," at Briarcliff Manor, N. Y., to Mrs. Alfred L. White, for the summer. The property consists of five acres of land, with a garage.

REAL ESTATE NOTES.

NEW YORK BUILDING MANAGERS' ASSOCIATION has moved its office to 31 Nassau st.

J. S. MAXWELL has been appointed managing agent of 3061 Bailey av; also the 6-sty loft building at 542 Pearl st.

CHARLES BUERMANN & CO., 140 Harrison av, Brooklyn, have been appointed agents for 271 East 10th st, Manhattan.

QUINLAN & LELAND have placed for the Harrison Av Building Co., \$120,000 on the two 5-sty apartment houses at the northwest corner of Harrison av and 180th st.

KURZ & UREN (INC.) have sold the Steinmetz property at Youngsville, Sullivan county, N. Y., comprising 8 acres of land with a cottage, garage and outbuildings.

ANTON JURSIK, real estate and insurance broker, now at 1509 1st av, will remove on or about April 1, 1917, to the Yorkville Bank Building, at 1511 3d av.

THE HOUGHTON COMPANY has been appointed agent of the property of the late Matt. J. Ward, consisting of 110 West 82d st, 137 West 82d st, 115 West 97th st and 168 West 97th st.

M. MORGENTHAU, JR., CO. negotiated for the August Jacob Construction Co. a first mortgage loan of \$98,500 at 5 per cent. for three years on the "Morris Arms," at the northwest corner of Morris av and 179th st.

CLARK T. CHAMBERS negotiated the lease for General Lloyd S. Bryce to Emanuel Lipkowitz of the southwest corner of 18th st and Av B, 92x95.6 ft., which is to be improved with a 2-sty garage. The lease is for twenty-one years at an aggregate rental of about \$125,000.

PUBLIC SERVICE COMMISSION has decided to retain Thomas Hovenden, a Brooklyn real estate man, as real estate appraiser to represent the Commission in certain real estate matters having to do with rapid transit work and which are awaiting early determination. One of these matters is the acquisition of easements in connection with the proposed utilization of the right of way of the Long Island Railroad on the 14th Street-Eastern rapid transit line. It has been stated that the appointment of Mr. Hovenden does not fill the post of Real Estate Expert to the Commission made vacant by the recent resignation of Sig Cederstrom.

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.

	1917 Mar. 16 to 22	1916 Mar. 17 to 23
Total No.	143	135
Assessed Value	\$8,307,900	\$7,805,500
No. with consideration	21	16
Consideration	\$1,274,000	\$868,500
Assessed Value	\$2,146,200	\$501,950
Jan 1 to Mar. 22 Jan. 1 to Mar. 23		
Total No.	1,757	1,727
Assessed Value	\$111,764,600	\$96,742,150
No. with Consideration	231	258
Consideration	\$12,760,307	\$11,421,038
Assessed Value	\$16,082,300	\$11,583,250

Mortgages.

	1917 Mar. 16 to 22	1916 Mar. 17 to 23
Total No.	79	73
Amount	\$1,865,887	\$1,528,647
To Banks & Ins. Cos.	23	19
Amount	\$1,057,700	\$494,400
No. at 6%	23	35
Amount	\$261,177	\$466,071
No. at 5½%	2	2
Amount	\$17,000	\$460,000
No. at 5%	25	10
Amount	\$1,008,350	\$173,900
No. at 4½%	5	5
Amount	\$201,200	\$30,200
No. at 4%		
Amount		
Unusual Rates	2	2
Amount	\$10,660	\$4,476
Interest not given	22	19
Amount	\$367,500	\$394,000
Jan. 1 to Mar. 22 Jan. 1 to Mar. 23		
Total No.	863	864
Amount	\$32,333,299	\$26,708,982
To Banks & Ins. Cos.	180	209
Amount	\$16,723,000	\$12,728,770

Mortgage Extensions.

	1917 Mar. 16 to 22	1916 Mar. 17 to 23
Total No.	45	41
Amount	\$1,399,500	\$2,145,750
To Banks & Ins. Cos.	15	19
Amount	\$410,500	\$1,495,500
Jan. 1 to Mar. 22 Jan. 1 to Mar. 23		
Total No.	527	451
Amount	\$30,923,550	\$22,780,744
To Banks & Ins. Cos.	253	240
Amount	\$22,745,925	\$17,429,100

Building Permits.

	1917 Mar. 17 to 23	1916 Mar. 18 to 24
New Buildings	8	11
Cost	\$339,500	\$983,500
Alterations	\$361,500	\$159,480

	Jan. 1 to Mar. 23	Jan. 1 to Mar. 24
New Buildings	95	82
Cost	\$14,219,300	\$10,631,095
Alterations	\$3,051,224	\$2,714,620

BRONX.

Conveyances.

	1917 Mar. 16 to 22	1916 Mar. 17 to 23
Total No.	116	121
No. with consideration	8	13
Consideration	\$245,650	\$22,650
Jan. 1 to Mar. 22 Jan. 1 to Mar. 23		
Total No.	1,243	1,351
No. with consideration	145	160
Consideration	\$1,597,261	\$1,150,927

Mortgages.

	1917 Mar. 16 to 22	1916 Mar. 17 to 23
Total No.	45	57
Amount	\$349,519	\$469,105
To Banks & Ins. Cos.	6	7
Amount	\$128,000	\$108,500
No. at 6%	18	27
Amount	\$106,300	\$126,727
No. at 5½%	1	11
Amount	\$15,000	\$125,400
No. at 5%	10	5
Amount	\$139,750	\$69,000
No. at 4½%	1	
Amount	\$4,300	
Unusual rates	1	3
Amount	\$900	\$5,478
Interest not given	14	11
Amount	\$96,769	\$142,500
Jan. 1 to Mar. 22 Jan. 1 to Mar. 23		
Total No.	579	793
Amount	\$3,923,967	\$7,827,528
To Banks & Ins. Cos.	49	64
Amount	\$848,950	\$1,729,000

Mortgage Extensions.

	1917 Mar. 16 to 22	1916 Mar. 17 to 23
Total No.	20	13
Amount	\$346,800	\$116,770
To Banks & Ins. Cos.	5	4
Amount	\$143,500	\$47,500
Jan. 1 to Mar. 22 Jan. 1 to Mar. 23		
Total No.	190	172
Amount	\$3,791,263	\$3,418,795
To Banks & Ins. Cos.	86	73
Amount	\$1,193,250	\$2,011,005

Building Permits.

	1917 Mar. 16 to 22	1916 Mar. 17 to 23
New Buildings	9	8
Cost	\$25,100	\$400,650
Alterations	\$1,100	\$15,700
Jan. 1 to Mar. 22 Jan. 1 to Mar. 23		
New Buildings	119	149
Cost	\$2,102,125	\$5,011,450
Alterations	\$244,300	\$198,075

BROOKLYN.

Conveyances.

	1917 Mar. 15 to 21	1916 Mar. 16 to 22
Total No.	450	388
No. with consideration	56	40
Consideration	\$421,454	\$559,659
Jan. 1 to Mar. 21 Jan. 1 to Mar. 22		
Total No.	4,869	4,832
No. with consideration	519	445
Consideration	\$6,565,488	\$3,841,383

Mortgages.

	1917 Mar. 15 to 21	1916 Mar. 16 to 22
Total No.	303	242
Amount	\$1,317,085	\$1,036,517
To Banks & Ins. Cos.	87	51
Amount	\$487,700	\$446,950
No. at 6%	178	141
Amount	\$568,760	\$521,677
No. at 5½%	48	59
Amount	\$312,625	\$281,940
No. at 5%	40	19
Amount	\$271,650	\$94,000
Unusual rates	1	1
Amount	\$3,000	\$3,000
Interest not given	36	22
Amount	\$161,050	\$135,900
Jan. 1 to Mar. 21 Jan. 1 to Mar. 22		
Total No.	3,357	3,589
Amount	\$15,595,644	\$15,102,575
To Banks & Ins. Cos.	653	806
Amount	\$5,342,850	\$5,559,275

Building Permits.

	1917 Mar. 16 to 22	1916 Mar. 17 to 23
New Buildings	81	126
Cost	\$809,200	\$781,260
Alterations	\$90,369	\$100,100
Jan. 1 to Mar. 22 Jan. 1 to Mar. 23		
New Buildings	936	1,476
Cost	\$8,680,900	\$10,458,730
Alterations	\$817,437	\$939,018

QUEENS.

Building Permits.

	1917 Mar. 16 to 22	1916 Mar. 17 to 23
New Buildings	137	77
Cost	\$470,395	\$544,270
Alterations	\$19,495	\$17,600
Jan. 1 to Mar. 22 Jan. 1 to Mar. 23		
New Buildings	753	1,153
Cost	\$2,997,327	\$7,043,854
Alterations	\$222,016	\$227,662

RICHMOND.

Building Permits.

	1917 Mar. 16 to 22	1916 Mar. 17 to 23
New Buildings	7	18
Cost	\$12,480	\$38,980
Alterations	\$4,186	\$3,075
Jan. 1 to Mar. 22 Jan. 1 to Mar. 23		
New Buildings	116	168
Cost	\$512,328	\$255,025
Alterations	\$130,958	\$31,289

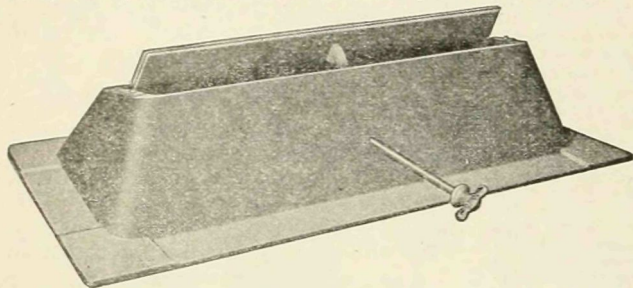
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Improved Fireplace Damper.

EVERYONE appreciates the comfort and artistic possibilities of an open fireplace, well designed and constructed. They are all but useless, however, unless equipped with a damper that will properly regulate the draft as occasion requires. An improved dome damper is now obtainable that is said to embody all of the features necessary for the enjoyment of the fullest comfort from an open fireplace. This damper is substantially built, with dome of extra height.



The flanges at the side are wide so as to allow freedom in arranging the side walls of the fireplace. The cover of this damper is pivoted in the center, which with the worm mechanism results in an unusual easy action, without danger of the position of the cover being altered by drafts or vibrations, as might otherwise happen. The lever that controls this device is just the right height so that it passes between instead of through the brick. This construction is said to improve the appearance of the fireplace and also save a considerable amount of time in its erection. The handle is broad at its base, so as to thoroughly cover the opening in the wall. The length of the lever is adjusted by a set screw in the worm.

Thawing Frozen Water Pipes.

THOUSANDS of dollars' worth of property is destroyed every winter on account of householders and property owners having been ill-advised with regard to the correct manner of thawing frozen water pipes. A burning match, torch or open flame of any description should never be used for the purpose of thawing the frozen pipes. Wrapping the pipes with oil-soaked rags and then setting them on fire is worse than folly; it is incendiarism. In the majority of dwellings the water pipes are generally adjacent to the walls and partitions, where there is an ascending current of air that will feed and spread the flame. The flame may not start an immediate fire, but a spark carried by the current may be kept alive for a considerable time before igniting some part of the wall or partition. Also, a sudden application of heat may cause the pipe to break and flood the premises. The National Fire Protection Association has prepared literature cautioning against these ill-advised methods of procedure, and explaining in detail the best methods of thawing frozen water pipes. The instructions read "Wrap the frozen section of the pipe with cotton cloth and pour hot water upon it (even if this hot water must be obtained from a neighbor) until the ice in the pipe gives way. If the freezing is too severe to yield to this treatment send for a plumber. According to the best plumbing practice the running of water pipes along outside walls is always avoided where it is possible to do so. Owners when building should look out for this."

Rust-Proofing Material.

A RUST-PROOFING compound is now on the market that is said to have wide application. The material consists of a powdered metal, usually tin, lead, zinc or their alloys which is mixed with a suitable fluxing carrier to the consistency of a smooth, creamy paint. The article to be treated with this compound is first thoroughly cleaned and then the material is applied. Heat is applied to melt the coat down to a finish. The cold paint can be applied with a brush similar to an ordinary paint, or the article can be dipped into it, drawn through it or tumbled into it. Heat can be applied to the coating in which ever manner is most convenient. Cold painted articles may be placed on shelves or on racks in an oven, similar to an enameling oven. Small articles may be placed in heated tumblers that are stationary, until the coating is melted and then tumbled to prevent sticking. Tanks, etc., that are made of leaded or galvanized sheets that are too large to be dipped are rust-proofed where exposed by applying the protective covering with a brush and melting it with a blow torch.

New Bar Bender.

REINFORCED concrete is growing rapidly as a medium of construction applicable to a diversified type of structures, and to its increasing popularity is traceable a number of new devices designed to reduce the cost of construction by this method, by saving time and labor. Among the recently introduced appliances for increasing the efficiency in reinforced concrete construction is a power bar bender that is said to embody some distinctive features. This device will bend bars up to 1 1/4 in. in diameter at any desired angle. The machine has a vise arrangement to keep the rods in adjustment when making more than one bend. All of the wearable parts of this appliance are of cast steel and the machine is so arranged that any style of power may be used in its operation.

Brush Coating Stucco.

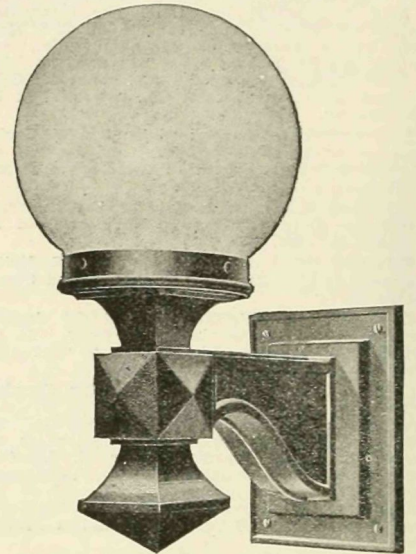
AS a wash for use in brush-coating stucco work, take one part of white cement, one part fine white sand and one-half part hydrated lime. Mix thoroughly and add sufficient water to form a paint-like compound. Soak down the stucco wall and apply this mixture with a whitewash brush. If this can be done when weather conditions are such that the coating will not dry out too rapidly a better result will be obtained. The application of this coating should even up the surface and while in time it will wear off to a certain extent it will not fall off in patches and the house will appear to age naturally.

Straight Connector.

ELECTRICIANS are interested in a straight connector that makes a firm twisted joint. The air space has been made as small as possible, while the area of contact is large. This large contact surface, together with twisting the wires, forms a low resistance. This connector is made for wires of sizes ranging from No. 4 to 14.

Outdoor Lighting Fixtures.

THE accompanying illustration shows a recent development in bracket lighting fixtures designed to meet the demand for plain, substantial brackets for use at the entrances of public and semi-public buildings, commercial plants, office structures, schools and buildings



of a similar character. The brackets are strictly in keeping with the style of architecture usually followed in buildings of these types. A patented unit construction is an important feature of these brackets, which allows the interchange of parts, and the statement that the method of construction permits rapid and easy wiring.

Coloring Concrete.

MONOTONY of concrete construction may often be diversified and more ornamental effects easily secured by the application of simple pigments to the cement before mixing. Permanency is an important consideration for this work and a number of the best colors suitable for this character of work were recently enumerated in a bulletin on cement stucco issued by the Association of Portland Cement Manufacturers. The quantities recommended will give a light shade of the desired color. Where a medium dark shade is desirable double the quantity of pigment should be used. The coloring matter should be thoroughly mixed with the sand until a uniform color results. This is then mixed with the cement. Blacks are usually safe colors, but it is better to avoid experiments with cheap and inferior colors. The carton blacks are preferable to lampblacks, because they do not have the same tendency to float to the top during mixing. Ultramarine blue, if of good quality, will hold its color for a number of years, and generally possesses the virtue of fading out evenly. This color cannot be classed as permanent as can black, brown and ochre. Green is an unsatisfactory color to experiment with. Commercially, there is no green cement color on the market that will not fade when mixed with cement and exposed to light and weather.

Colors required.	Pigments used.	Pounds of Pigment for Each bag of Cement.
Grays, blue-black and black.	Germantown Lampblack.	1/2
	Carbon Black.	1/2
	Black Oxide or Manganese.	1
Blue shade.	Ultramarine Blue.	5
Brownish-red to dull brick red.	Red Oxide or Iron.	5
Bright red to vermilion.	Mineral Turkey Red.	5
Red sandstone to purplish-red.	Indian Red.	5
Brown to reddish-brown.	Metallie Brown (Oxide).	5
Buff, colonial tint, and yellow.	Yellow Ochre.	5

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

CONTINUED signs of a renewal of building activity have been quite evident during the past week. Greater New York and its environs have been the scenes of a number of new structural operations, indicating that the spurt of last week was more than a sporadic movement and was actually the result of improved building conditions. The present situation portends a widespread activity in substantially all branches of construction work. Some noteworthy general contracts were placed this week, work on which will be started immediately, and the construction of these projects will require immense amounts of materials and supplies.

A number of structural operations both for new buildings and alterations have now reached the figuring stage and it is expected that a large percentage of this work will be contracted for soon and that active construction will be started in the near future. Some of these projects have been held in abeyance since last autumn, and the fact that they are now springing to life is a hopeful sign to the trade. According to current reports from the offices of the architects in this territory there should be no dearth of building throughout the spring and summer. Plans are now in preparation for a vast number of buildings, some of which are of a notable character.

The market for building materials is naturally reflecting the improved conditions of the past two weeks. The demand for structural commodities has greatly increased, notwithstanding the steadily advancing prices. Current inquiries are numerous and indicate that large stocks of materials will be taken out of the market in the near future.

Common Brick.—The market for common brick is rapidly shaping up to meet the spring conditions in a manner that is satisfactory to both manufacturers and dealers. The price of brick is holding firmly at \$10.00, and there is every indication that this price will maintain for quite some time. The sales and inquiries have been frequent for this time of the year and all signs point to a revival of building activity in this territory that will continue throughout the spring and summer seasons. There is positively no possibility of a brick shortage now that the river is again open to the passage of brick barges. Three barge loads arrived from up-river during the week and there are others now loading that should arrive early next week.

SUMMARY—Transactions in the North River brick market for the week ending Friday, March 23, 1917:

Condition of market: Demand good; prices unchanged. Quotations: Hudson Rivers, \$10.00 to dealers in cargo lots alongside dock. Number of cargoes left over from last week, 3; arrived, 4; sales, 6.

Distribution: Manhattan, 3; Brooklyn, 3. Left over Friday, March 23, 1.

Structural Steel.—The outstanding feature of the steel and iron market for the past week is the substantial advances sustained by practically all forms of iron and steel products. Both raw and finished products have felt the force of the increase and there are predictions in the industry that prices are to be even further advanced. A number of important tonnage orders were placed during the week, only a small part of which was taken for local consumption, however. The principal contracts placed for operations in this territory were 350 tons to the Hay Foundry and Iron Works for the Nurses' Home at Bellevue Hospital and 800 tons to the Passaic Steel Co., for an apartment house for the Axelrod interests. There are a number of important structural operations now being fig-

ured a large percentage of which are scheduled for erection in the Metropolitan district, and it is confidently expected that contracts for this work will be awarded at an early date. The railroads continue as heavy buyers of structural steel for road and bridge improvements and their requirements are taking a large amount of steel out of the market. The Government also is now an important factor in the business of the steel industry as a large total tonnage is necessary for extensions and improvements to navy yards and other work of a like character. Mill shipments of steel shapes are now being quoted at 3.919c. to 4.169c. for delivery in two to five months.

The brick market, particularly, is more optimistic than it has been for a long time. Stocks are now moving with greater facility; but as the river is again open to navigation there is no prospect of a brick shortage. There is a feeling now abroad in the trade that if no unforeseen conditions arise to interrupt the present building movement this city should witness one of the best building periods in its history.

The steel and iron industries are also showing signs of increased activity, due to the renewal of structural work in the local territory. During the last week tonnage orders have greatly increased and inquiries for structural steel for new buildings and other construction work have daily become more numerous. This business is being placed in spite of steadily rising prices for building steel. Iron and steel products for building purposes are continuing to advance in price after a year of increases and there is no one in the trade that is willing to make a statement as to the probable end of this price movement. At the present writing there seems to be no end to the advancing prices on all kinds of raw and finished iron and steel, and predictions are heard on all sides that the prices are bound to increase further as the season progresses and the demand becomes more insistent.

Difficulty in obtaining adequate stocks of raw materials, fuel and labor continues as one of the principal problems of the manufacturer of building commodities and has been one of the potent reasons for the high prices that have maintained throughout the past year or more. The freight congestion has also hindered production to a great extent, and as long as these conditions are present prices will remain high.

Sand and Gravel.—Taking into consideration the period of the year and the recent unsettled condition of the weather, the market for these commodities has been very satisfactory. Prices have been holding firmly under a strong demand and the growing number of inquiries for sand and gravel indicate that there is a greatly increased building activity in immediate prospect. The business in these lines has been surprisingly good all through the winter months and now that the spring season is about to open dealers are looking forward to even better trade conditions.

Portland Cement.—Discounting the continued transportation difficulties the cement industry appears to be in a flourishing condition. Sales and inquiries have recently grown in number, indicating a steadily growing use of this material in all branches of construction work. The current high prices of structural steel shapes has resulted in the wider use of reinforced concrete in general building operations. The scope of cement application is ever widening. During recent weeks the United States Government has come into the market for a large quantity of Portland cement for

defense works and the ultimate requirements for future construction of this character will reach an imposing figure. At the present writing the reserve stocks at the mills are considerably lower than they were last year this time, and the prediction is made that it will be only a matter of a very limited time before Portland cement prices are further advanced.

Copper.—The market for this metal has been extremely quiet during the week, with but little actual business transacted. One of the interesting features of the copper situation was the announcement that the leading producers of this metal had agreed to sell 45,000,000 pounds of copper to the United States Government at 16.673c., or at a price nearly 20c. below the present market price of this commodity. According to the announcement, 20,000,000 pounds will be for naval requirements and approximately 25,000,000 pounds for the army. The announcement indicates that the large commercial interests of this country are really desirous of co-operating with the Government in the present crisis and the attitude of the copper interests will accomplish much toward extending the feeling that the nation is backed up by its large industries.

Lumber.—With a demand that is holding strong in the face of a rising price tendency, the lumber market conditions would be very satisfactory were it not for the freight embargoes that are working havoc with shipments. The car shortage has for a long time been a thorn in the side of the lumber interests as well as the manufacturers and producers of many other building materials. Not only has the railroad situation been embarrassing, but the shortage of bottoms for coastwise shipment has added to the problems of the lumber producers. In the Adirondack region there has been a serious shortage of labor, and this factor is now operating more than ever before in keeping down lumber production. The paper and pulp mills are also taking immense quantities of logs and mill waste and the present outlook is for a short supply of saw logs and high prices for spruce lumber throughout the season. Hardwoods are generally in a strong position, with available stocks well sold up.

Window Glass.—The demand for this commodity is holding firmly and dealers confidently expect that this demand will be greatly increased now that the spring building season has started and the outlook for an active period of construction is so promising. Jobbers are still battling with the problem of obtaining adequate stocks from the manufacturers on account of the continued difficulties in transportation. Freight embargoes and yard congestion continue and it is not at all likely that there will be a material improvement for some time. The condition is hindering not only the window glass manufacturers and dealers, but all producers and jobbers of all kinds of building commodities.

Terra Cotta Blocks.—Prices for hollow terra cotta fireproofing blocks have been advanced, due to the increased cost of fuel and scarcity of labor. Prices are now quoted for this material per thousand instead of by single blocks, f. o. b. factory, Perth Amboy, as heretofore. There is every likelihood that these prices will be further advanced in a short time.

Old Metals.—Prices for old metals have sustained a sharp advance in a market that is noticeable for its activity. The demand for heavy melting steel is particularly insistent and heavy cast scrap is also moving rapidly at advanced prices.

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.....\$10.00@
- Raritan common.....10.50@
- Second hand common, per load of 1,500.....10.00@
- 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.....\$1.10@
- 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., per 1,000.....\$87.50
 - 6x12x12 in., per 1,000.....122.50
 - 8x12x12 in., per 1,000.....148.75
 - 10x12x12 in., per 1,000.....175.00
 - 12x12x12 in., per 1,000.....218.75
- Interior—
- 3x12x12 in., per 1,000.....\$66.00
 - 4x12x12 in., per 1,000..... 74.25
 - 6x12x12 in., per 1,000..... 99.00
 - 8x12x12 in., per 1,000.....132.00

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 cargoes, 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, sel. ct. —@ 51.00
- Red Oak, quartered, select... @ 51.00
- Maple, No. 1.....\$43.00@
- Yellow pine, No. 1, common flat.....@ 27.50
- N. C. Pine, flooring, Norfolk. 15.50@ 25.00

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

- Masons' finishing in 100 lb. bags, per ton.....@ \$15.00
- Dry Mortar, in bags, returnable at 10c. each, per ton.. 6.75@ 7.25
- Block, 2 in. (solid), per sq. ft....\$0.06½
- Block, 3 in. (hollow)..... 0.6½
- 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 at tidewater, cents per lb.):

- Beams & channels up to 14 in., 3.919@ 4.169
- Beams & channels over 14 in., 3.919@ 4.169
- Angles 3x2 up to 6x8..... 3.919@ 4.169
- Zees and tees..... 3.919@ 4.169
- Steel bars, half extras..... 3.919@ 4.169

TURPENTINE:

- Spot, in yard, N. Y., per gal. \$0.48@ \$0.48½

WINDOW GLASS. Official discounts from jobbers' lists:

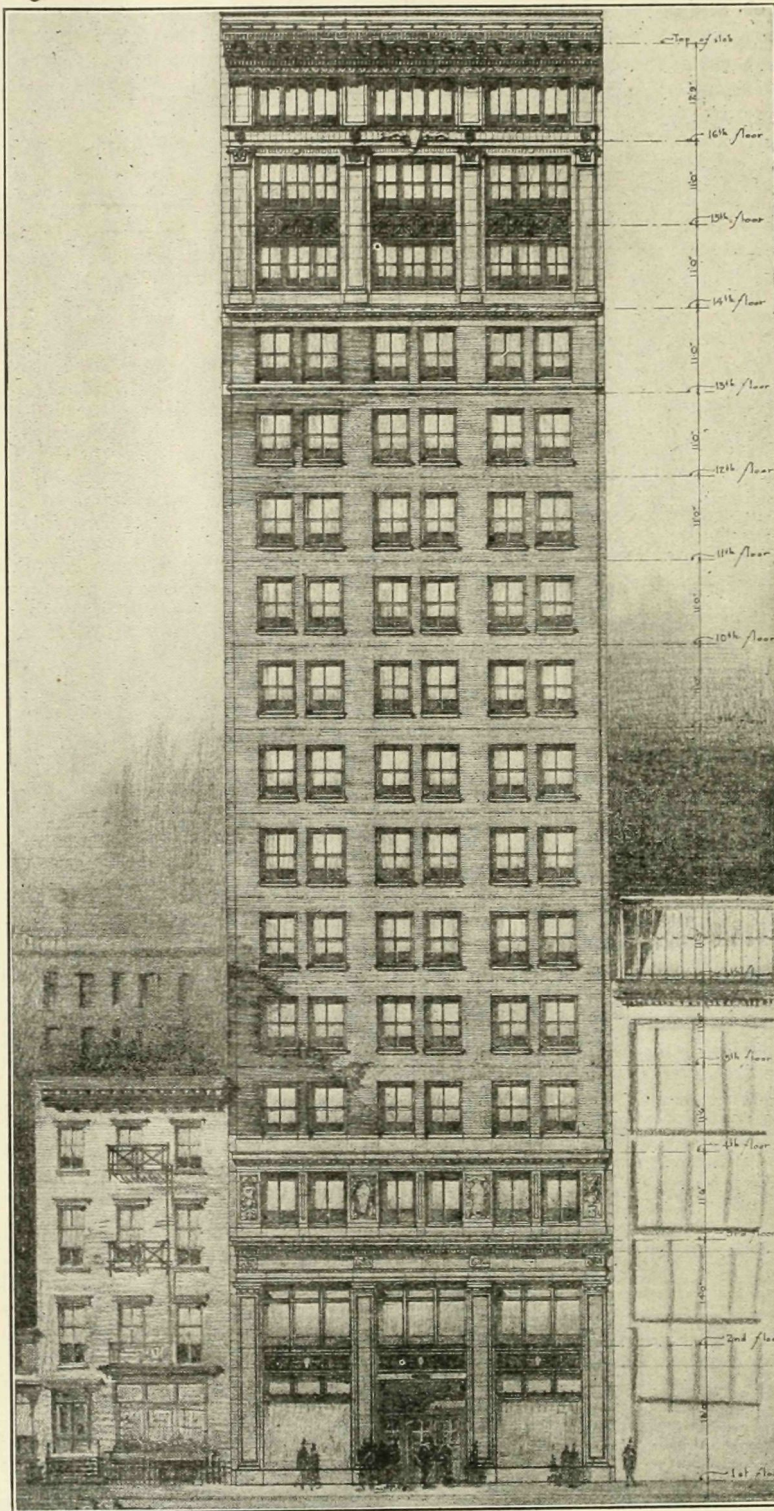
- Single strength, A quality, first three brackets.....84% + 3%
- B grade, single strength, first three brackets.....86% + 5%
- Grades A and B, larger than the first three brackets, single thick.....83% + 3%
- Double strength, A quality..... 86%
- B quality..... 86% + 3%

OFFICES IN MIDTOWN SECTION TO REPLACE OLD TENEMENTS

Improvement Planned for West 40th Street

CONSIDERABLE interest is attached to the proposed erection of a sixteen-story store and office building in the south side of 40th street, between Sixth avenue and Broadway. This structure will be located at 106 to 108 West 40th street, on a plot approximately 50x

ture, fireproof in every respect, and thoroughly modern in all particulars. The skeleton will be of structural steel, with floors of reinforced concrete. The ground dimensions are to be 50x83 feet. The facade has been designed in a modified Renaissance style, and will be constructed of granite, face brick and terra



Longacre Construction Co., Builder.

Ballinger & Perrot, Architects.

PROPOSED MID-TOWN OFFICE BUILDING.

100 feet, now occupied by two five-story brick tenements. The property involved abuts the plot occupied by the Maxine Elliott theatre in 39th street. The plans and specifications are being prepared by Ballinger & Perrot, architects, 1328 Broadway, and the construction will proceed under a general contract obtained by the Longacre Construction Company, 11 East 42d street. The owner is A. L. Pennock, of Philadelphia, Pa. The cost of construction is placed at approximately \$300,000. The razing of the old buildings on the site will be commenced shortly and active construction work will follow immediately. The architects have planned a struc-

cotta. The base will be of stone, with shaft of brick, and the two upper stories will be of terra cotta. Three electric elevators will be installed, and a smoke-proof fire tower will provide a supplemental means of exit in the event of fire or panic. The new structure is located in a section that is well improved with buildings of a similar character. On the same block are located the World Tower, the Tilden and Lewisohn buildings, all modern loft and office structures of the highest type. There is a demand in this neighborhood for accommodations in this type of buildings, which at the present time far exceeds the supply.

Francis N. Howland Re-elected.

The annual meeting and election of the Association of Dealers in Masons' Building Materials was held on March 15 in the rooms of the association, 18 Broadway, and the following officers and directors were unanimously elected for the ensuing year:

Francis N. Howland, president; William H. Schmohl, vice-president; Nathan Peck, treasurer. The following directors were also elected: Francis N. Howland, William H. Schmohl, Nathan Peck, John H. Mahnken, William K. Hammond, John Wilson, William H. Barnes, Ernst Braun, Wright D. Goss, John C. McNamara, John J. Bell, Andrew J. Brislin, Stephen V. Duffy, Frank E. Wise and Frank D. Creamer.

This is the fifteenth full term of office held by President Howland.

Receives Contracts.

The Hecla Iron Works, located at North 10th and 11th streets, Brooklyn, N. Y., has been awarded the following contracts for architectural steel and bronze work: Addition to Prudential Life Building, Newark N. J.; Geo. B. Post, architect. Hotel Commodore, New York; Warren & Wetmore, architects. Addition to Edison power plant, Boston, Mass., Bigelow & Wadsworth, architects. Addition to Manufacturers and Traders' Bank, Buffalo, N. Y., Furniss, Evans & Co., architects. Empire Trust Company, Equitable Building, New York City, Graham, Burnham & Co., architects. Travelers' Insurance Co., Hartford, Conn.; Donn Barber, architect. Extensive alterations to Pennsylvania R. Station, New York City. Connecting Long Island R. R. main station with Seventh avenue subway; J. H. Harris, division Engineer, Penn. R. R. Offices of Bonbright & Co., Equitable Building, New York; A. F. Gilbert, architect. Central R. R. of New Jersey; Joseph O. Osgood, architect. Wm. R. Grace & Co. Bank, Lima, Peru; James W. O'Connor, architect. The Hecla Iron Works is at present performing contracts for clients in fourteen states, from Vermont to Oregon and as far south as Tennessee.

To Improve Mapes Estate.

The first step in the improvement of the Mapes estate property, comprising about 569 lots near the Catholic Protectory in the Bronx, will be initiated shortly through the erection of three two-story, one-family brick dwellings on the south side of Leland avenue, 200 feet east of Walker avenue, by William D. Howell, the builder. The Mapes estate is one of the largest remaining undeveloped tracts in this section of the Borough and has extensive frontages on White Plains, Leland, Beach and Theriot avenues. Each dwelling will occupy a lot 16.8x100 and will have a private driveway leading to a one-story garage, to be built in the rear. The houses have been planned by Matthew W. Delgaudio, 401 East Tremont avenue.

Plan Mid-Town Lofts.

H. P. Knowles, 52 Vanderbilt avenue, is preparing plans for a twelve-story brick, marble and terra cotta store, office and loft building to measure 59x100 feet, at 6 to 8 West 48th street, for the Collegiate Building Corporation. The estimated cost of the proposed building has been placed at \$250,000. Eadie, Freund & Campbell, 7 West 45th street, are the mechanical engineers, and Purdy & Henderson, 45 East 17th street, are the steel engineers.

Will Remodel Dwelling.

George & Edward Blum, architects, 505 Fifth avenue, are making plans for an extensive alteration to the building at 18 West 57th street. The present structure is five stories high, on a plot 25x100, and will be entirely remodeled to suit the requirements of the lessees, Charvet & Co., furriers, now located at 50 West 46th street. An elevator, new stairs and refrigerating plant will be installed, and all the floors converted into show rooms to accommodate high class retail business. Charvet & Co. will occupy the first floor, basement and fifth floor; the others will be leased. There

will be an entirely new front, of lime stone in a simple and attractive design, with large show windows on each floor, giving the maximum of light. The estimated cost of the alteration is \$25,000. The builders are Goldberg & Kramer, 103 Park avenue.

Big Bronx Project.

The B. F. Construction Company, c/o Gertrude Mendlesohn, 600 West 181st street, plans the erection of four five-story brick, stone and terra cotta apartment houses, to occupy the entire block front on the north side of University avenue between 174th and 175th streets. The buildings, which have been designed by Charles B. Meyers, 1 Union Square, will represent an outlay of approximately \$350,000. Two houses will measure 100x100, and the other two 82x100. They will house respectively thirty-six and twenty-five families, each.

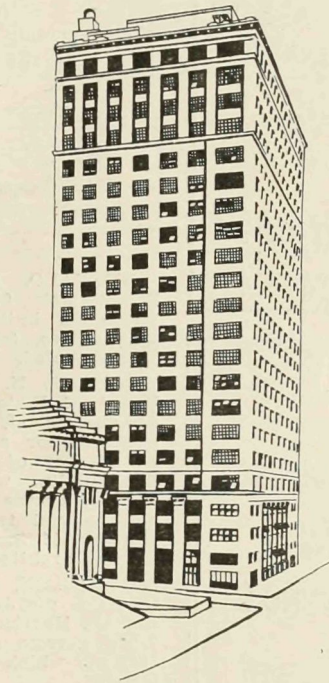
West Side Chocolate Plant.

Runkel Brothers, chocolate manufacturers, of 451 West 30th street, are having plans prepared by George F. Pelham, 30 East 42d street, for a twelve-story brick, steel and frame chocolate factory, 100x130, to be built in West 30th street, between Ninth and Tenth avenues, running through the block. The new building will involve an outlay of approximately \$200,000.

Wing for Brooklyn Library.

Thomas Dwyer, Broadway and 218th street, Manhattan, has been awarded the general contract for building the four-story wing to the Central Library Building, at Flatbush avenue and Eastern Parkway, Brooklyn, from plans by R. F. Almira, 12 East 46th street, Manhattan, architect. The project includes the erection of a wing, 180x40, on the Flatbush avenue side.

What They Think of Edison Service



The Printing Crafts Building, the greatest and most modern printing structure in the world, is equipped with Central Station service. Mr John A Larkin, owner of the property, says

"We are convinced that Edison Service is the one light and power supply for our purpose. It costs less than any other arrangement and can be absolutely depended upon at all hours"

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PERSONAL AND TRADE NOTES.

The general offices of the Edison Portland Cement Co. are now located at 8 West 40th street.

Rodgers & Hagerty, general contractors, have taken possession of their new main offices at 103 East 125th street, Manhattan.

S. F. Oppenheim has moved his offices from 247 East 83d street to the Hotel Navarre, 38th street and 7th avenue. Tel. Greeley 6463.

Atlantic Gulf & Lumber Company, with offices at 32 Broadway, Manhattan, has opened a southern buying and distributing office in the Atlantic National Bank Building, Jacksonville, Florida, with R. G. Young, as manager.

Glass Brick Company, New York office at 103 Park avenue, Manhattan, announces the completion of its new and enlarged plant at Huntington, West Virginia. Edward Ferger is the New York district manager.

J. R. Wemlinger, president of the Wemlinger Steel Piling Company, has been appointed First Lieutenant in the Engineer Officers' Reserve Corps of the United States Army. Mr. Wemlinger is secretary of the American Society of Engineering Contractors.

Building Trades Employers' Association has been formed by members of practically all the firms in Yonkers engaged in the building business. They met at the Young Men's Christian Association Building, in Hudson street, to elect permanent officers and to formulate a program for the conduct of the body.

NO ARCHITECTS SELECTED.

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

BUFFALO, N. Y.—The Seneca Clay Products Co., 644 Ellicott sq, Buffalo, contemplates building an extension to its warehouses, for which no architect has been selected.

COHOES, N. Y.—The City of Cohoes, Board of Education, c/o W. D. Boswell, 64 Canvas st, is receiving competitive sketches for a 2-sty brick high school, at the cor of Columbia and Bevan sts. The building will contain an auditorium, library, gymnasium and domestic science and manual training rooms. Charles V. Merrick, 51 State st, Albany, is the consulting architect. Cost, \$150,000.

HARRISON, N. J.—The Belbey Furniture Co c/o Joseph E. Belbey, 35 Harrison av, Harrison, contemplate building a 3-sty garage and storage building, 50x100, for which no architect has been selected.

METUCHEN, N. J.—A corporation now being formed in which George V. S. Williams, 165 Broadway, Manhattan, is interested, contemplates the erection of a plant near the railroad track, for which no architect has been selected and details are undecided.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—The Conwall Bldg. Co., Samuel Williams, pres., 132 Nassau st, owner and builder, is taking bids on sub-contracts for the 5-sty brick, stone and terra cotta apartment house, at the northwest cor of the Grand Boulevard and 165th st, from plans by Gronenberg & Leuchtag, 303 5th av.

SCHOOLS AND COLLEGES.
MANHATTAN.—Crow, Lewis & Wickenhoefer, 200 5th av, architects, are taking bids on the general contract, to close 2 p m March 28, for alteration and repairs to the brick and stone college at the southeast cor of Lexington av and 23d st, for the College of the City of New York, Board of Trustees, George McAneny chairman, St. Nicholas Terrace and 139th st. Cost, \$30,000.

MINE HILL, N. J.—The Board of Education of Randolph Township, Mt. Freedom, N. J., is taking bids on the general contract, to close 3.30 p. m., March 31, for a 2-sty brick and hollow tile public school, 34x77 ft, from plans by Rasmussen

William E. Austin, 46 West 24th street, is preparing plans for a four-story brick and terra cotta hospital to measure 40x180, at 233rd street and Seton avenue, in the Bronx, for the City of New York, Department of Health.

Albert A. Volk Company, 16 Beaver street, has obtained the wrecking contract to demolish the buildings at Maiden lane and William street, which will furnish the site for the addition to the 12-story office building at 63-65 Maiden lane and 91 William street, from plans by Clinton & Russell, 32 Liberty street.

Joseph T. Ryerson & Company, of Chicago, announce the following appointments in connection with the readjustment of the departments, heretofore under the direction of the late Edward T. Hendee; C. E. Pynchon, manager of sales in the machinery department, including domestic and export, and Howard Gray, manager of sales of the railroad department.

Harrison W. Craver has resigned as chief librarian of the Carnegie Library of Pittsburgh, to become director of the library of the United Engineering Societies of New York. Mr. Craver's new position will put him in direction of what is believed to be one of the largest engineering libraries in the world, with approximately 150,000 volumes on technological subjects on its shelves.

Hallinan-Ward Construction Company has opened offices at 50 Staples street, Kingston, New York, and will engage in a general contracting business. Former City Engineer John F. Hallinan has been Superintendent of Construction, New York State. Thomas F. Ward was with the Stewart Kerbaugh and Shanley Construction Company and more recently with the Kinston City Water Works.

& Wayland, 1133 Broadway, architects. Cost, \$13,000.

HOSPITALS AND ASYLUMS.

WILTON, N. Y.—D. E. Waid, 1 Madison av, Manhattan, architect, is taking bids on the general contract for the addition to the 2-sty stucco on brick hospital building at Mt. McGregor, for the Metropolitan Life Insurance Co., 1 Madison av, Manhattan, owner.

STABLES AND GARAGES.

SARATOGA SPRINGS, N. Y.—The Fasig-Tipton Co., c/o E. J. Tranter, Madison Square Garden, Manhattan, owner, is taking bids on the general contract for a 1-sty frame racing stable, 100x24 ft, at the Race Track, from plans by Thomas H. Ellett, 159 East 39th st, Manhattan. Cost, \$25,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
167TH ST.—Sass & Springsteen, 32 Union sq, have completed plans for a 6-sty brick and terra cotta apartment house, 50x72 ft, at 508-510 West 167th st, for the Lester Construction Co., 189 East 115th st, owner and builder. Cost, \$35,000.

111TH ST.—Sass & Springsteen, 32 Union sq, are preparing plans for alterations to the 5-sty brick tenement with store, 27x86 ft, at 20 East 111th st, for the 111th St. Realty Co., Jeanette Fischer, pres., 231 West 141st st, owner. Cost, \$5,000.

EAST HOUSTON ST.—Jacob Fisher, 25 Av A, is preparing plans for the alteration to the 4-sty brick tenement with store, at 192 East Houston st, for Samuel Ressler, 141 Suffolk st, owner. Cost, \$6,000.

49TH ST.—McKim, Mead & White, 101 Park av, have completed plans for the alteration of the 4-sty brick dwelling, at 27 West 49th st, into a bachelor apartment building with stores for Columbia University, Amsterdam av and 118th st, owner. Cost, \$18,000.

4TH ST.—Frank E. Vitolo, 16 East 23d st, is preparing plans for the alteration of the 3-sty brick and stone residence at 146 West 4th st, into studio and apartment buildings, for Pepe & Bro., Washington sq and 4th st. Cost, \$6,000.

54TH ST.—J. H. Scheier, 25 West 42d st, is preparing plans for the alteration of the residence at 243 West 54th st, into an apartment and store building, for Thomas F. Murth, 55 Liberty st, owner. Cost, \$5,000.

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188TH ST.—Neville & Bagge, 105 West 40th st, are preparing plans for a 6-sty brick, stone, terra cotta and granite apartment, 87x82 ft, in the south side of 188th st, 100 ft west of Amsterdam av, for the Charlemont Bldg. Co., Charles Brogan, 153 Madison av, owner and builder. Cost, \$90,000.

DWELLINGS.

21ST ST.—Alfred H. Taylor, 136 West 65th st, will draw plans for the alteration to the 5-sty brick and stone dwelling, 25x100 ft, at 137 East 21st st, for Harper Silliman, 126 East 22d st, owner.

STABLES AND GARAGES.

29TH ST.—Alfred L. Kehoe, 1 Beekman st, has completed plans for the alteration and extension to the 3-sty brick garage and loft buildings at 244-248 West 29th st, for James Morrison, on premises, owner and builder. Cost, \$10,000.

28TH ST.—Joseph H. Turl, Newburgh, N. Y., contemplates the erection of a garage at 534-536 West 28th st, through to 533-535 West 27th st. Name of architect and other details will be available later.

AVENUE E.—Shape, Bready & Peterkin, 220 West 42d st, have plans in progress for a 2-sty public garage, 92x95 ft, at 300 Av B, southwest cor 18th st, for the Brice Estates, Lloyd S. Brice and Elizabeth S. C. Potter, 50 East 42d st, owners. Cost, \$35,000.

124TH ST.—Jardine, Hill & Murdock, 50 East 42d st, have plans in progress for a 6-sty and basement garage, 56x100 ft, at 116-120 West 124th st, for Louis Kullman, c/o M. M. Hayward & Co., Broadway and 100th st, owner. Cost, \$80,000.

STORES, OFFICES AND LOFTS.

GREENE ST.—Laurence M. Loeb, 37 East 28th st, is preparing plans for the alteration to the 5-sty brick and steel loft building, 50x100 ft, at 19-21 Greene st, for the Samuel Simon Estate, c/o G. F. Simon, 352 4th av, owner.

3D AV.—B. H. & C. N. Whinston, 3d av and 148th st, are preparing plans for the alteration and extension to the 2-sty brick store and showroom building, at 2922 3d av, for Wilhelmina Schneider, 215 West 136th st, owner and builder. Cost, \$7,500.

CEDAR ST.—A. F. Gilbert, 80 Maiden lane, is preparing plans for the alteration to the banking office at 46 Cedar st, for the Continental Insurance Co., 80 Maiden lane, owner, and Simon Borg & Co., 20 Nassau st, lessees.

54TH ST.—Electus D. Litchfield, 477 5th av, has completed preliminary plans for the alteration to the three loft buildings, at 212-216 East 54th st, for the Jacob Hoffman Brewing Co., lessee. Cost, \$8,000.

36TH ST.—Mitchel Bernstein, 171 Madison av, has completed plans for the alteration to the 3 and 4-sty brick and stone store property at 72-76 West 36th st for Keen's Chop House, 66 West 36th st, owner. Cost, \$2,500.

59TH ST.—Moore & Landsiedel, 3d av and 148th st, have completed plans for the extension to the two 1-sty brick loft buildings at 119-121 East 59th st, for J. Clarence Davies, 3d av and 149th st, owner. Cost, \$2,500.

THEATRES.

34TH ST.—DeRosa & Pereira, 150 Nassau st, have completed plans for the alteration to the 3-sty brick moving picture theatre with stores, 72x99 ft, at 160-164 East 34th st, for William W. Astor, 21 West 26th st, owner, and Benjamin Menschel, 140 2d av, lessee. Cost, \$2,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

MOSHOLU PARKWAY.—Goldner & Goldberg, 391 East 149th st, are preparing plans for two 5-sty brick apartments, 50x90 ft each, on the north side of Mosholu Parkway, 25 ft west of Van Courtlandt av, for the Schroeder Construction Co., 1951 Southern Blvd, owner and builder. Cost, \$100,000.

182D ST.—Robert E. LaVelle, Rockville Centre, L. I., has completed plans for two 5-sty brick and stone tenements, 47x70 and 47x80 ft, in the south side of 182d st, 100 ft and 147 ft west of Creston av, for James Gaffney, 1148 Tiffany st, owner. Cost, \$77,000.

PROSPECT AV.—Frederick F. French Co., 529 Courtland av, has completed plans for a 5-sty brick tenement, 44x88 ft, on the west side of Prospect av, 95 ft south of 175th st, for the 1791 Prospect Av. Inc., owner. Cost, \$45,000.

WALKER AV.—Henry C. Pelton, 35-37 West 39th st, has plans in progress for three 5-sty brick, stone and terra cotta apartments and stores, 80x90 ft, 50x85 ft

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We can show you both
WHY USE LIME MORTAR FOR BRICK WALLS?
 Same has no tensile strength—Don't invite disaster

**Brooklyn Bridge Brand
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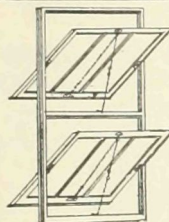
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and 50x95 ft, at Walker and DeVoe avs, for Ralph L. Sachs, Post Office Box No. 25, Madison sq, Manhattan, owner.

3RD AV.—O. Reissmann, 147 4th av, has completed plans for extension to the two 3-sty tenement and store buildings, at the southwest cor of 3d av and 155th st, for Sophie Lerch, 152 Chester st, Mt. Vernon, owner. Consists of two 3-sty brick extensions, 7x11 ft. Cost, \$6,000.

MT. HOPE AV.—J. W. Cole, 515 West 50th st, has completed plans for a 5-sty brick and stone tenement, 25x83 ft, on the west side of Mt. Hope av, 45 ft north of 173d st, for Veronica M. Wild, 554 West 53d st, owner.

FACTORIES AND WAREHOUSES.

ITTNER PLACE.—Buchman & Fox, 39 East 42d st, have revised plans in progress for addition to the 4 and 1-sty brick and steel factory, 54x100 and 40x60 ft, in the south side of Ittner pl, from Park to Webster avs, for the Tremont Silk Mills, Webster av and 174th st, owner. Cost, \$60,000.

STABLES AND GARAGES.

DECATUR AV.—Charles Schaefer, Jr., 529 Courtlandt av, has completed plans for a 1-sty brick garage and store building, 26x125 ft, at the northwest cor of Decatur av and 204th st, for the Benenson Realty Co., 401 East 152d st, owner. Cost, \$5,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

29TH ST.—Frank E. Kelly, 390 Douglas st, is preparing plans for two 3-sty brick tenements, 20x71 ft, in the north side of 29th st, 270 ft west of 4th av, for Frank Spiro, 821 3d av, owner and builder. Total cost, \$10,000.

MILFORD ST.—Cohn Bros., 361 Stone av, have completed plans for a 2-sty frame tenement, 28x60 ft, in the west side of Milford st, 230 ft north of Hegeman av, for Aaron Parkin, 644 Ashford st, owner. Cost, \$4,000.

LOTT AV.—Morris Rothstein, 1767 Pitkin av, is preparing plans for four 3-sty brick and stone tenements, 22x72 ft, at the southwest cor of Lott av and Powell st, for Berfond Bros., 318 Lott av, owners and builders. Cost, \$11,000 each.

FULTON ST.—J. H. Morgan, 595 St. Marks av, has completed plans for the extension to the 5-sty tenement with store, in the north side of Fulton st, 270 ft east of Bond st, for the Peoples Trust Co., 181 Montague st, owner. Cost, \$3,500.

MANHATTAN AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for a 5-sty apartment house to be erected on a plot 50x100, at the northeast cor of Manhattan av and Powers st.

JACKSON ST.—Abraham Farber, 1746 Pitkin av, has completed plans for a 4-sty brick and stone tenement, 25x88, in the south side of Jackson st, 150 ft east of Leonard st, for Antonio Camporese, 100 Jackson st, owner. Cost, \$11,000.

DWELLINGS.

39TH ST.—Brooks & Carso, 4914 5th av, Brooklyn, have completed plans for a 3-sty brick and stone residence and store, in the south side of 39th st, 150 ft west of 9th av, for Jere Moore, 864 39th st, owner and builder. Cost, \$7,000.

ST. NICHOLAS AV.—Koch & Wagner, 26 Court st, have completed plans for the extension of the 2-sty brick dwelling, 15 x25 ft, at the northeast cor of St. Nicholas and Greene avs, for D. W. E. Lippold, on premises, owner. Cost, \$3,000.

ROCHESTER AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for five 3-sty brick dwellings with stores, 20 x50 ft, on the east side of Rochester av, 100 ft north of Sterling pl, for the Republic Realty Co., 26 Court st, owner and builder. Cost, \$22,500.

SURF AV.—G. H. Suess, 2966 West 29th st, has completed plans for a 2-sty frame dwelling, 26x42 ft, on the east side of Surf av, 88 ft south of Poplar av, for the Seagate Development Co., 194 South Oxford st, owner. Cost, \$3,000.

ESSEX ST.—Herman I. Weinstein, 165 Remsen st, is preparing plans for two 3-sty brick and stone dwellings, 20x55 ft, at the southwest cor of Essex st and Blake av, for Stromwasser & Freedman, 287 Vermont av, owners and builders. Cost, \$5,500 each.

48TH ST.—F. W. Eisenla, 186 Remsen st, has completed plans for two 2½-sty frame dwellings, 24x56 ft, in the south side of 48th st, 40 ft east of 15th av, for the Paulcon Realty Co., 5107 New Utrecht av, owner. Cost, \$10,000.

EAST 17TH ST.—Seth H. Cutting, 1721 Av J, has completed plans for a 2½-sty brick and frame dwelling, 27x49 ft, at the

northeast cor of East 17th st and Av J, for the Ascunty Realty Co., 1721 Av J, owner and builder. Cost, \$12,000.

77TH ST.—William T. McCarthy, 16 Court st, has completed plans for two 2½-sty frame dwellings, 30x52 ft, in the north side of 77th st, 390 ft east of 19th av, for August Rendano, 1978 78th st, owner and builder. Total cost, \$12,000.

OCEAN AV.—Eric O. Holmgren, 371 Fulton st, has completed plans for two 2-sty brick dwellings, 19x50 ft, on the east side of Ocean av, 709 ft south of Lincoln road.

EAST 9TH ST.—F. W. Eisenla, 186 Remsen st, has completed plans for two 2-sty frame dwellings, 16x40, in the west side of East 9th st, 80 ft south of Av L, for the Utrecht Realty Co., 1670 49th st, owner. Cost, \$6,000.

EAST 29TH ST.—Flandreau & McRoberts, 1199 Flatbush av, owners and builders, contemplate the erection of six 2½-sty frame dwellings, 20x42, in East 29th st. Name of architect will be announced later. Cost, \$4,500 each.

EAST 49TH ST.—Charles G. Wessel, 843 East 18th st, Brooklyn, has completed plans for two 2½-sty frame dwellings in the west side of East 49th st, 260 ft south of Av L, for the Penn Bond & Mortgage Co. Cost, \$4,000.

EAST 18TH ST.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame dwelling, 24x62, in the west side of East 18th st, 210 ft south of Av H, for Paul Dorchester, 551 Argyle rd, owner. Cost, \$7,500.

UNDERHILL AV.—Bly & Hamann, 833 St. Johns pl, have plans nearing completion for the alteration to the 2-sty brick dwelling, with store, at the northwest cor of Underhill av and Prospect pl, for H. A. Lanning, owner. Cost, \$3,000.

6TH AV.—Boyle & Prowler, 371 Fulton st, have plans nearing completion for a 2-sty brick and stone dwelling, 20x55, on 6th av near Ovington av, for J. Hall, 6917 6th av, owner and builder. Cost, \$6,000.

WEST END AV.—Kallich & Lubroth, 215 Montague st, have completed plans for a 2½-sty brick dwelling, 15x50, on the east side of West End av, 400 ft north of Hampton av, for the J. & S. Realities, 230 Amherst st, owner and builder. Cost, \$5,000.

EAST 3D ST.—F. J. Dassau, 1373 Broadway, Brooklyn, has completed plans for a 2½-sty frame dwelling, 17x38, at the southwest cor of East 3d st and Av J, for the Economy Home Co., 1409 Av J, owner and builder. Cost, \$7,500.

5TH AV.—Harry Rocker, 9004 5th av, has finished plans for a 2-sty brick store and dwelling, 19x63 ft, on the east side of 5th av, 174 ft north of 92d st, for Salvatore Carvara, 107 Battery av, Brooklyn, owner and builder. Cost, \$5,000.

ROCHESTER AV.—S. Millman & Son, 1780 Pitkin av, have prepared plans for five 3-sty brick dwellings and stores, 20x50, on the east side of Rochester av, 100 ft north of Sterling pl, for the Republic Realty Co., 26 Court st, owner and builder. Total cost, \$32,500.

FACTORIES AND WAREHOUSES.

EAST 16TH ST.—Cole & Kaiser, 80 East 125th st, Manhattan, have completed plans for the extension to 2-sty brick shop at southeast cor of East 16th st and Ocean av, for Louis Montalvine, 1320 East 17th st. Cost, \$4,000.

COMMERCE ST.—John P. Walther, 147 East 125th st, has completed plans for a 1-sty brick factory, 49x65, in the north side of Commerce st, 86 ft west of Columbia st, for Bernhard Meiners, 49 Murray st, Manhattan, owner. Cost, \$12,000.

NOSTRAND AV.—G. H. Pegram, 165 Broadway, Manhattan, will draw plans for the transformer station to be built at 815-819 Nostrand av, by the Interborough Rapid Transit Co., 165 Broadway, Manhattan, owner.

NORTH 9TH ST.—Benjamin Frickwesser, 134 Broadway, has completed plans for the extension to the 3-sty shop in the north side of North 9th st, 80 ft east of Bedford av, for the Estate of B. Chase, 749 Carroll st, owner. Cost, \$3,500.

STABLES AND GARAGES.

PACIFIC ST.—C. P. Johnson, 30 East 42d st, has completed plans for a 1-sty brick garage, 25x100 ft, in the south side of Pacific st, 125 ft east of 3d av, for C. Rosewald, 95 Flatbush av, and A. H. Scott, Jr., 268 Dean st, owners. Cost, \$5,000.

BELMONT AV.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 1-sty brick garage, 30x100, on the south side of Belmont av, 73 ft east of Van Sinderen av, for Joseph Braverman, 498 Sutter av, owner. Cost, \$6,000.

4TH AV.—Spare Bros, 341 Hancock st, have completed plans for a 1-sty brick and stone garage, 60x97, on the west side of 4th av, 76 ft north of 1st st, for Joseph Rustiso, 658 Hancock st, owner. Cost, \$9,000.

STORES, OFFICES AND LOFTS.

MYRTLE AV.—Abraham Brook, 350 Fulton st, has completed plans for interior alterations to the 2-sty restaurant on the south side of Myrtle av, 64 ft west of Palmetto st, for Elizabeth Essaltio; 487 Hamburg av, owner. Cost, \$3,000.

ROCK ST.—Louis Almendinger, 20 Palmetto st, has completed plans for a 3-sty brick and stone store and office building, 25x63 ft, at the southeast cor of Rock st and Morgan av, for Adolph Gobel, Morgan av, owner. Cost, \$12,000.

HANCOCK ST.—H. A. Weinstein, 165 Remsen st, is revising plans for the 4-sty store, office building and dwelling at the southwest cor of Hancock st and Broadway, for the Crandall Construction Co., J. Kleinfeld, pres., 212 Utica av, owner and builder. Cost, \$25,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frederick Korfman, 406 9th av, L. I. City, has completed plans for a 5-sty brick apartment, 75x87 ft, on the east side of 5th av, 100 ft south of Broadway, for G. Genovese, 645 Crescent st, L. I. City, owner and builder. Cost, \$40,000.

DWELLINGS.

ELMHURST, L. I.—C. L. Varrone, Corona av, Corona, has completed plans for a 2-sty frame dwelling, 18x45 ft, on the south side of Laurel Hill Blvd, 70 ft west of Penfold rd, for F. C. Staebler, 154 Kingsland av, Corona, owner. Cost, \$3,000.

CORONA, L. I.—Shape, Bready & Peterkin, 220 West 42d st, Manhattan, have completed plans for three 2-sty frame dwellings, 42x45 ft, at the northeast cor of 29th st and Junction av, for Edith C. Bryce, 52 Vanderbilt av, owner. Cost, \$18,000.

ELMHURST, L. I.—Edward Schneider, 29 Albertus st, Corona, has completed plans for a 2½-sty brick dwelling, 24x60 ft, in 17th st, for M. J. Murphy, Elmhurst, owner. Cost, \$8,000.

NEW HYDE PARK, L. I.—W. W. Vanderclute, 47 Broadway, Manhattan, has completed plans for three 2½-sty frame and stucco dwellings, for Sweet & Barmore, 2853 3d av, owners and builders. Cost, \$4,000.

BAYSIDE, L. I.—W. H. Willett, 1st st, Bayside, has completed plans for two 2-sty brick dwellings, 34x50 ft, on the east side of Bell av, 100 ft south of Lawrence Blvd, for F. B. Robertson, Bell av, Bayside, owner. Cost, \$14,000.

FAR ROCKAWAY, L. I.—G. H. Winter, 5 McKinley av, Lynbrook, has completed plans for a 1½-sty frame dwelling, 26x48 ft, in the west side of Gray st, 300 ft north of Mott av, for Mrs. Louisa Endeman, Point Breeze Pl, Far Rockaway. Cost, \$3,000.

FLUSHING, L. I.—G. A. Cooper, 75 Whitestone av, Flushing, has completed plans for a 2½-sty frame dwelling, 36x28 ft, at the southwest cor of Whitestone rd and Keeney st, for John Bertagna, Auburndale, L. I., owner. Cost, \$5,000.

EAST ELMHURST, L. I.—Wilford C. Hugh, 33 East Burnside av, Corona, has completed plans for a 2½-sty brick dwelling, 23x30 ft, in the south side of Butler st, 220 ft west of Lynn av, for Bernhard McTavey, 45 North Main st, South Norwalk, Conn., owner. Cost, \$3,500.

RICHMOND HILL, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, has completed plans for three 2-sty frame dwellings in the east side of Chestnut st, 225 ft north of Fulton av, for Gatehouse Bros., 57 Chestnut st, Richmond Hill, owners. Cost, \$8,500.

JAMAICA, L. I.—James Skidmore, Shelton av, Jamaica, has had plans completed privately for a 2-sty frame dwelling, 20x35 ft, on the north side of Terrace av, 149 ft west of Flushing av. Cost, \$4,000.

FLUSHING, L. I.—F. J. Murphy, 119 East 91st st, Manhattan, has completed plans for a 2½-sty frame dwelling, 22x40 ft, at the southeast cor of Flushing av, 100 ft south of Union Turnpike, for the Augustinian Society, Villa Nova, Pa., owner. Cost, \$6,500.

WOODSIDE, L. I.—Frank V. Laspia, 525 Grand st, Brooklyn, has completed plans for a 2-sty brick dwelling, 20x38 ft, on the west side of Bryant av, 260 ft south of Monroe av, for Frank Danzi, 240 East 28th st, owner. Cost, \$3,000.

ROCKAWAY PARK, L. I.—Charles F. Flynn, Rockaway Park, has completed plans for a 2½-sty frame dwelling, 30x38 ft, at the southeast cor of Beach 120th st and Washington av, for George E. Shellac, 820 Quincy st, owner. Cost, \$7,500.

RICHMOND HILL, L. I.—L. Dannaucher, 319 Jamaica av, Jamaica, has completed plans for eight 2-sty frame dwellings, 20x50 ft, on the east side of Lefferts av, 100 ft south of Liberty st, for J. Rubin, 1016 Stoothoff av, Richmond Hill, owner and builder. Cost, \$4,000.

WOODHAVEN, L. I.—Gottfried Sternberg, 3739 Syosset st, Woodhaven, has completed plans for two 2½-sty frame dwellings, 16x41, at the southeast cor of Yarmouth st and Ferris st, for Sternberg Bros., 3739 Syosset st, owners. Cost, \$9,500.

GLEN MORRIS, L. I.—George Kempf, 21 Queens Blvd, Elmhurst, has had plans completed privately for a 2½-sty frame dwelling, 24x30, on the east side of Hamilton av, 100 ft south of Ridge av. Cost, \$3,500.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 26x31, on the west side of Desmond av, 480 ft south of Ayling av, for the Spartan Realty Co., 66 Orange st, Bklyn, owner. Cost, \$3,500.

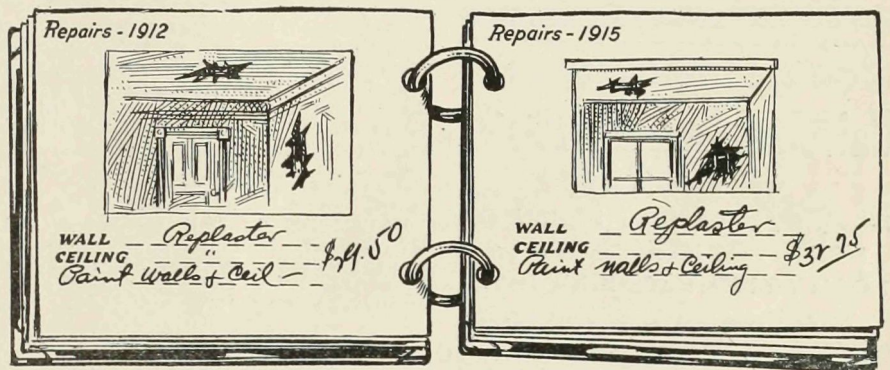
JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, has completed plans for two 2-sty frame dwellings, 26x31, on the south side of Highland av, 346 ft east of Flushing av, for the Spartan Realty Co., 66 Orange st, Brooklyn. Cost, \$7,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 26x31, at the northwest cor of Ayling av and Park av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner. Cost, \$3,500.

MASPETH, L. I.—Edward Rose & Son, Grand st, Elmhurst, has completed plans for two 2-sty frame dwellings, 20x34, on the south side of Hill av, 172 ft east of Willow av, for Paul Keryc, Clinton av, Maspeth, owner. Cost, \$6,000.

MORRIS PARK, L. I.—L. Dannaucher, 219 Fulton st, Jamaica, has completed plans

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for eight 2-sty frame dwellings, 20x50, on the east side of Lefferts av, 150 ft south of Liberty av, for Joseph Rubin, 1016 Stoothoff av, Jamaica, owner. Cost, \$36,000.

ELMHURST, L. I.—Hoffman & Simpkin, 66 Parcell st, Elmhurst, have had plans completed privately for a 2½-sty dwelling, 21x58, on the west side of Chicago av, 50 ft north of Jennings st, from privately prepared plans. Cost, \$5,000.

DOUGLAS MANOR, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for a 2-sty brick residence, 40x24, at the northwest cor of Cedar Drive and Hillside av, for Mrs. M. D. Sherry, c/o J. H. Welch, Douglas Manor, owner. Cost, \$10,000.

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FACTORIES AND WAREHOUSES.

ROCKAWAY PARK, L. I.—Morrell Smith, Far Rockaway, has completed plans for a generator house, 59x47 ft, on the north side of the railroad, 325 ft west of Undine av, for the Queensboro Gas & Electric Co., 347 Central av, Far Rockaway. Cost, \$10,000.

SCHOOLS AND COLLEGES.

NEWTOWN, L. I.—The City of New York, Board of Education, c/o Bernard Suydam, Elmhurst, L. I., is having sketches prepared by C. B. J. Snyder, 500 Park av, for the addition to the 4-sty brick high school on Chicago av. Cost, \$350,000.

STABLES AND GARAGES.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has completed plans for a 1-sty brick garage and store building, 50x180 ft, in the south side of Amity st, 75 ft west of Union st, for the Winter Realty Co., 63 Broadway, Flushing, owner. Cost, \$7,000.

THEATRES.

LONG ISLAND CITY.—Frederick Korfman, 406 9th av, L. I. City, has completed plans for a brick moving picture theatre and business building, 75x125 ft, at the northwest cor of Broadway and 3d av, for Joseph Kneer, 388 Broadway, L. I. City.

Richmond.

FACTORIES AND WAREHOUSES.

STAPLETON, S. I.—Plans are being prepared for the erection of a factory in Van Dusen st for the Brader Pure Food Co., 152 Maple st, Rosebank, S. I. Name of engineer will be announced later.

Nassau.

THEATRES.

FREEPORT, L. I.—C. Howard Crane, Dime Savgs Bank Building, Detroit, Mich., has plans nearing completion for a brick theatre, with stores, at Merrick rd and Grove st, for Frank Tinney, Long Beach av, Freeport, owner. Cost, \$75,000.

Suffolk.

DWELLINGS.

BAYSHORE, L. I.—Patterson & Dula, 527 5th av, Manhattan, are preparing plans for the alteration of the 2½-sty frame residence of C. L. Lawrence, 5 Country rd, Bayshore. Cost, \$4,000.

Westchester.

DWELLINGS.

BRONXVILLE, N. Y.—Theodore A. Meyer, 114 East 28th st, has completed plans for a 2½-sty hollow tile stone and timber residence, 65x29 ft., on Sagamore Hill, for Arthur Stewart, 1133 Broadway, Manhattan, owner. Cost, \$10,000.

LARCHMONT, N. Y.—Gustave Kilthau, 1 Neptune Island, New Rochelle, has completed plans for a 2-sty brick dwelling, 32x43, at Larchmont Park, for C. Funckle, owner. Cost, \$6,500.

STABLES AND GARAGES.

NEW ROCHELLE, N. Y.—George Fisher, 406 12th av, L. I. City, has completed plans for a 1-sty public garage, 50x100, at Main Blvd and Rochelle Park, for Max C. Burger, 475 Flushing av, L. I. City. Cost, \$9,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

WALLINGTON, N. J.—Abram Preiskel, Hobart Trust Bldg., Passaic, is preparing plans for an apartment house with stores, 50x73 ft, at 39 Wallington av, for Ida Kindler, 17 2d st, Passaic, owner and builder. Cost, \$25,000.

JERSEY CITY, N. J.—A. Schule, 360 Av C, Bayonne, N. J., has completed plans for two 4-sty brick apartments, 32x74, at 193-195 Duncan av, for Max Mindlin and B. Eisenstadt, 68 West 24th st, Bayonne. Cost, \$18,000.

NEWARK, N. J.—R. Bottelli, 207 Market st, Newark, has completed plans for the addition to the 3-sty brick apartment building, with store, at 41 Pacific st, for Rosario Casale, on premises, owner. Cost, \$4,000.

DWELLINGS.

RUTHERFORD, N. J.—H. M. Fisher, Bloomfield av, Montclair, has completed plans for a 2½-sty brick and frame dwelling, 39x34 ft, with an extension 12x20 ft. Owner's name will be announced later. Cost, \$6,000.

GARFIELD, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has completed plans for a 2-sty dwelling, 24x38 ft, on Madeline av, for Vincenzo Di Maria, 351 Madeline av, owner and builder. Cost, \$4,500.

PASSAIC, N. J.—Herman Fritz, News Bldg, Passaic, has completed plans for a 2½-sty frame dwelling for David Goldberg, 105 Van Houten av, Passaic, owner and builder. Cost, \$7,000.

LEONIA, N. J.—Herman Fritz, News Bldg., Passaic, has completed plans for

two 2½-sty frame dwellings, for F. W. Harrison, West New av, Leonia, owner. Cost, \$5,000 each.

ARLINGTON, N. J.—J. B. Warren, 31 Clinton st, Newark, has completed plans for a 2½-sty frame dwelling, 22x46, on Highland av, near Quincy av, for Mrs. Sarah M. Brown, Highland av, Arlington, owner. Cost, \$5,500.

ORANGE, N. J.—R. Bottelli, 207 Market st, Newark, has completed plans for a 2-sty brick and frame dwelling, 25x55, at Hill and Commerce sts, for Andrew Birgil, 67 Hill st, Orange, owner. Cost, \$6,500.

ELIZABETH, N. J.—Louis Quien, Jr, 229 Broad st, Elizabeth, is preparing plans for a 2½-sty frame dwelling, 26x30, for William H. Binger, 17 John st, Elizabeth, owner. Cost, \$5,000.

CARTERET, N. J.—J. B. Beatty, 15 North Reid st, Elizabeth, is preparing plans for a 2½-sty frame dwelling, 24x36, for Russel Miles, Carteret, N. J. Cost, \$5,000.

BOGOTA, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame dwelling for Tracy Goble, Bogota, owner. Cost, \$4,000.

NEW BRUNSWICK, N. J.—Harry G. Bach, Raritan av, Highland Park, N. J., has plans nearing completion for a 3-sty brick dwelling with stores for Morris Levine, 158 Neilson st, New Brunswick, owner.

ELIZABETH, N. J.—Louis Quien, Jr, 229 Broad st, Elizabeth, is preparing plans for a 2½-sty frame dwelling, 20x36, in Dayton st, for Norman C. Benz, owner. Cost, \$3,500.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—The Public Service Gas Co., Terminal Building, Newark, has had plans completed privately for a 2-sty brick filtration building at the West End Gas Works.

JERSEY CITY, N. J.—The Public Service Gas Co., Terminal Building, Newark, has had plans completed privately for one concrete tar separator, 20x76, and one 18x48, and one reinforced concrete relief tank, 25 ft in diameter and 20 ft high, at the West End Gas Works.

PATERSON, N. J.—Frederick W. Wentworth, 140 Market st, Paterson, will draw plans for the extension of the 5-sty brick mill building in Fulton for Mrs. Isaac A. Hall, 167 Hamilton av, Paterson.

HALLS AND CLUBS.

ELIZABETH, N. J.—Oakley & Son, 1259 Clinton pl, Elizabeth, are preparing sketches for the addition to the clubhouse at Westcott pl and Washington st, for Lodge No. 303 of the L. O. O. Moose, c/o L. L. Mizer, Livingston av and 7th st, Elizabeth. Cost, \$12,000.

SCHOOLS AND COLLEGES.

BOGOTA, N. J.—C. V. R. Bogert, 167 Main st, Hackensack, has plans in progress for a 2-sty brick and stone public school, 50x100, on Palisade av, north of Fort Lee rd, for the Board of Education of Bogota. Cost, \$50,000.

STABLES AND GARAGES.

PATERSON, N. J.—Oakley Homan, 6 Park av, Paterson, has new plans in progress for a 2-sty brick garage and storage building, 37x110 ft, on Hamilton av, bet Bridge and Washington sts, for Abraham Smith, 51 Fair st, Paterson, owner.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—Charles E. Sleight, Romaine Building, Paterson, has working drawings in progress for a 2-sty brick store, office and lodge room building, 60 x100, at 131 Ellison st, for the Paterson I. O. O. F. Assn., c/o E. H. Garrabrant, pres., 11 Albion st, Paterson. Cost, \$25,000.

PASSAIC, N. J.—John J. O'Leary Co., 550 Bloomfield av, Passaic, has purchased the property at 125-127 Prospect av, and contemplates building an office building from privately prepared plans. Details will be available later.

PATERSON, N. J.—Frederick W. Wentworth, 140 Market st, Paterson, has plans in progress for a 3-sty brick, terra cotta and stucco store building to contain a ballroom, 104x56, at the southeast cor of Hamilton st and Curie pl, for Jacob Fabian, 150 Fair st, Paterson, owner. Cost, \$60,000.

NEW BRUNSWICK, N. J.—William H. Boylan, 390 George st, New Brunswick, has completed plans for a 2-sty brick store building, 97x100, at the northwest cor of George st and Livingston st, for James A. O'Connell, 417 George st, New Brunswick, owner. Cost, \$25,000.

SPRING LAKE, N. J.—Clarence W. Brazer, 1133 Broadway, Manhattan, is preparing plans for a 1-sty brick store building, about 40x45, on 3d av, near Morris av, for Dr. W. W. Trout, Atlantic av, Spring Lake, owner. Cost, \$2,500.

THEATRES.

NEWARK, N. J.—Samuel Cohen, 32 Union sq, Manhattan, is preparing plans for the addition and extension to the 2-sty brick and stone theatre, 70x80 ft, at the cor of Bergen st and 16th av, for the Norman Amusement Co., on premises, lessee. Cost, \$15,000.

MISCELLANEOUS.

ELIZABETH, N. J.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, are preparing plans for a 3-sty brick and stone telephone building, 100x115, for the New York Telephone Co., 15 Dey st, Manhattan, owner. Cost, \$50,000.

Other Cities.

DWELLINGS.

LAKE GEORGE, N. Y.—Edward S. Hewitt, 597 5th av, is drawing plans for a 2-sty residence at Bolton Landing for Sidney Homer, owner. Cost, \$20,000.

SCHOOLS AND COLLEGES.

SPRING VALLEY, N. Y.—Ernest Sibley, Palisade, N. J., has completed plans for the alteration and addition to the brick school for the Board of Education of Spring Valley. Cost, \$4,000.

PEEKSKILL, N. Y.—Eugene Benjamin, 130 East 25th st, Manhattan, has purchased property at Peekskill and contemplates the erection of an agricultural school. Plans will be prepared by Edward I. Shire, 373 4th av, Manhattan.

CORINTH, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, have been elected architects to draw plans for a 2-sty brick high school for the Board of Education of Corinth, William C. Randall, pres. Cost, \$75,000 to \$90,000.

POUGHKEEPSIE, N. Y.—Hunt & Hunt, 28 East 21st st, Manhattan, are preparing plans for the alumnae building and eight faculty buildings in Gardener st for Vassar College, owner.

ALBANY, N. Y.—Thomas L. Gleason, 45 Maiden lane, Albany, N. Y., will draw plans for the brick and steel parochial school, to accommodate about 1,000, at 130-136 Elm st, for the Cathedral of the Immaculate Conception, 12 Madison pl, Albany, owner.

STORES, OFFICES AND LOFTS.

POUGHKEEPSIE, N. Y.—W. J. Beardsley, 49 Market st, Poughkeepsie, is preparing sketches for a 5-sty brick department store, 35x100, at the cor of Main and Academy sts, for Luckey Platt & Co., Main st, Poughkeepsie, owner. Cost, \$60,000.

CORTLAND, N. Y.—Holmes & Winslow, 110 West 40th st, Manhattan, are completing plans for a 4-sty brick, stone and terra cotta store, office and bank building at Main st and Clinton av, for the Cortland Savgs Bank, 111 Main st, Cortland, owner. Cost, \$100,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
BRONX.—Niewenhaus Brs., Park av and 163d st, have been awarded the general contract for the 5-sty apartment house to be built at the southwest cor of 163d st and Teller av, on a plot 115x87 ft, for S. H. Niewenhaus, from plans by the Kreymborg Architectural Co., 1029 East 163d st.

FACTORIES AND WAREHOUSES.
MANHATTAN.—Tippett & Wood, 135 William st, Manhattan, have the general contract for the alteration to the 1-sty brick boiler room, at 703-731 East 13th st, for the Eagle Pencil Co., 710 East 14th st, owner, from plans by Royal J. Mansfield, 134 William st. Cost, \$5,500.

MANHATTAN.—John H. Deeves & Bros., 103 Park av, have the general contract for the alteration and addition to the 1 and 5-sty factory, 75x100 ft, at 528-534 East 118th st, for the Washburn Wire Co., on premises, owner, from plans by John P. Walther, 147 East 125th st. Cost, \$50,000.

BROOKLYN, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, has the general contract for the 5-sty reinforced concrete factory, to be erected at 76 Washington av, for Rockwood & Co., 88 Washington av, Brooklyn, from plans by Lockwood, Greene & Co., 101 Park av.

PATERSON, N. J.—Edward Reihl Co., 40 Goshen st, Paterson, has the general contract for the 4-sty brick factory, 62x335 ft, with an "L," 60x140 ft, at East 19th st and 10th av, for F. C. Reinhardt, 98 Belmont av, Paterson, owner, from privately prepared plans. Cost, \$90,000.

EAST ORANGE, N. J.—The North Jersey Bldg. Co., 207 Market st, Newark, has the

general contract for the two 4-sty brick and stone apartments, 46x90 ft, at 105-111 South Grove st, for George L. King and Herbert B. Vanderhoof, 16 Jersey st, Newark, owners, from plans by E. Warren, 31 Clinton st, Newark. Cost, \$30,000 each.

EAST ORANGE, N. J.—Hauptmann Nalebluff & Ronn, 105 Pershine av, Newark, have the general contract for the 4-sty brick apartment 45x80 feet, at 142-144 North Munn av, for the City Improvement Co., c/o C. A. Coddington, 67 Gaston st, West Orange, owner, from plans by M. J. Nadel, Union Bldg., Newark, architect.

DWELLINGS.

BELMAR, N. J.—Conklin & Sutts, 6th av and East st, Belmar, have the general contract for the 2-sty frame dwelling, 30x30 ft, from plans by E. C. Benner, Appleby Bldg., Asbury Park. Owner's name will be announced later. Cost, \$4,000.

YONKERS, N. Y.—Watson & Bremner, 58 Douglas av, Yonkers, have the general contract for the 2½-sty frame and shingle dwelling, 28x24 ft, on Myrtle av, for J. E. Driscoll, 16 Pine st, Yonkers, owner, from plans by Philip Resnyk, 40 West 32d st. Cost, \$7,000.

GLEN RIDGE, N. J.—William F. O'Brien, 45 Greenwood av, East Orange, N. J., has the general contract for the alteration and addition to the 2½-sty frame and stucco residence with garage at 389 Ridgewood av, for Winfield H. Mapes, 9 Winans st, East Orange, owner, from plans by Alfred Walters, Clinton st, Newark. Cost, \$4,500.

SCARSDALE, N. Y.—V. B. Baker, 35 Railroad av, New Rochelle, has the general contract for the addition to the 2½-sty frame and stucco residence, 68x30 ft, on Greenville rd, from plans by Laurence M. Loeb, 37 East 28th st, Manhattan, architect. Owner's name will be announced later. Cost, \$7,500.

MONTCLAIR, N. J.—John F. O'Neill, 68 Orange rd, Montclair, has the general contract for the 2½-sty frame and stucco dwelling, 22x48 ft, for Mrs. Sarah A. Alexander, 551 Argyle rd, Brooklyn, owner, from plans by James V. Thetford, 76 Tappan av, Belleville, N. J. Cost, \$6,000.

KEW GARDENS, L. I.—G. W. Carlson, 47 West 34th st, has the general contract for the 2½-sty frame and stucco dwelling, 46x23 ft, for Mrs. Marie L. Miller, owner, from plans by D. W. Terwilliger, 1 West 34th st, Manhattan. Cost, \$12,000.

IRVINGTON, N. Y.—Warren E. Green, 29 West 38th st, Manhattan, has the general contract for the alteration and addition to the residence of Moses Tanenbaum, 170 Broadway, Manhattan, from plans by Rowe & Smith, 1123 Broadway, Manhattan. Cost, \$50,000.

FLUSHING, L. I.—Henry Reynolds, 95 Main st, Flushing, has the general contract for the alteration and extension to the 3-sty frame dwelling, with store, at the southeast cor of Boerum av and Amity st for Frederick Wallace, 144 Murray st, Flushing, owner, from plans by W. W. Knowles, 35 West 39th st. Cost, \$3,500.

SOUTH ORANGE, N. J.—Henry Grobert, 280 Amherst st, East Orange, has the general contract for the two 2½-sty frame and shingle dwellings in Audley st for Gertrude Specht, from plans by B. H. Shepard, 564 Main st, East Orange. Cost, \$4,500 each.

MANHATTAN.—The J. Dall Construction Co., 10 East 23d st, has the general contract for the alteration to the 4-sty brick and stone residence at 12 East 80th st, for R. Cross, 33 Pine st, owner, from plans by Cross & Cross, 10 East 47th st. Cost, \$40,000.

BROOKLYN, N. Y.—J. J. Keeler, 344 Sackett st, Brooklyn, has the general contract for the alteration and extension to the 2-sty brick dwelling, 20x36, in the north side of 19th st, 100 ft east of 3d av, for Frederick H. Tietjen, on premises, owner, from plans by Thomas Bennett, 5123 3d av. Cost, \$4,000.

RIVERVALE, N. J.—Charles Dilla, Emerson, N. J., has the general contract for the alteration to the 2½-sty frame dwelling for William H. Forsythe, Riverdale owner, from plans by Arthur J. Steves, Westwood, N. J. Cost, \$2,500.

GARFIELD, N. J.—John Tauber, Passaic, N. J., has the general contract for the 2½-sty frame and shingle dwelling, 25x30, on Semel av, for John Boruta, 79 Semel av, owner, from plans by Frank Pirrone, 104 Midland av, Garfield.

PASSAIC, N. J.—The Residence Construction Co., 87 Henry st, Passaic, has the general contract for the 2-sty brick dwelling at 294 Oak st, for Joseph Filippone, and another, 294 Oak st, from plans by Frank Pirrone, 104 Midland av, Garfield. Cost, \$4,000.

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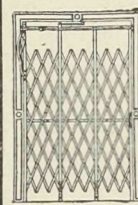
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STAMFORD, CONN.—Stevenson & Cameron, 37 West 25th st, have the general contract for the 2 1/2-sty brick and frame Colonial residence, 25x80 ft, adjoining the Southfield Point Club, for Robert Andrews, 111 Broadway, from plans by John C. Westervelt, 36 West 34th st. Cost, \$12,000.

MUNICIPAL.

POINT PLEASANT, N. J.—H. L. Johnson, Point Pleasant, N. J., has the general contract for the 1-sty hollow tile and stucco post office building, 32x52 ft, on Arnold av, for Arthur Brisbane, owner, 238 William st, Manhattan, and the U. S. Government, lessee, from plans by Clinton B. Cook, 505 Bond st, Asbury Park, N. J. Cost, \$4,000.

CAULDWELL, N. J.—William Shears, 28 Central av, Cauldwell, has the general contract for the 2-sty brick and concrete fire house, municipal building and jail for the Borough Council of Cauldwell, from plans by H. F. J. Bartlett, Gould av, Cauldwell. Cost, \$4,000.

STABLES AND GARAGES.

MANHATTAN.—Grant Contracting Co., 7 East 42d st, has the general contract for the alteration and extension to the 3-sty brick garage, at 168 East 68th st, for Edmund Coffin, 34 Pine st, owner, from plans by Hill & Stout, 299 Madison av. Cost, \$10,000.

MANHATTAN.—T. J. Murphy Co., 405 Lexington av, has the general contract for the alteration and extension to the 2-sty brick and concrete garage, 50x55 ft, at 304-306 East 94th st, for George E. Todd, from plans by E. M. Wheeler, 101 Park av, architect, and E. S. Seelye, consulting engineer, 101 Park av. Cost, \$20,000.

MANHATTAN.—H. P. Wright, 25 West 42d st, has the general contract for the alteration of the 5-sty brick tenement, 26x90 ft, at 460 East 57th st, into a stable and loft bldg, for the Burns Bros. Ice Corp., 103 Park av, owner, from plans by the Franklin Engineering Co., 346 Broadway. Cost, \$10,000.

BROOKLYN, N. Y.—S. L. Nusselwhite, 1200 Sterling pl, has the general contract for the 1-sty brick public garage, 42x104 ft, on the east side of Vanderbilt av, 175 ft south of Flushing av, for the Hulwelder Briggs Co., 14 Hall st, owner, from plans by Albert Ullrich, 371 Fulton st. Cost, \$12,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Clark & Appelman, 278 Madison av, have the general contract for the alteration of the 4-sty residence at 60 Canal st, into a store and loft building, for Simon Liebowitz, 75 Leonard st, owner, from plans by Louis Allen Abramson, 220 5th av. Cost, \$9,000.

MANHATTAN.—William Somerville, 317 East 122d st, has the general contract for the alteration of the 2-sty brick store and loft building, 51x100 ft, at 2197-2199 3d av, for Ignatz Wit, 289 Atlantic av, Boston, Mass., owner, from plans by Bart-John T. Walther, 147 East 125th st. Cost, \$20,000.

MANHATTAN.—Joseph Friedland, 289 Greenpoint av, Brooklyn, has the general contract for the alteration to the 5-sty brick restaurant, 51x128 ft, at 204-214 West 48th st, for the Silk Realty Co., 35 Nassau st, owner, and the Globe Restaurant, on premises, lessee, from plans by Leeds, Inc., 681 5th av. Cost, \$20,000.

MANHATTAN.—The Valentine Lynch Construction Co., 13 Park Row, has the general contract for the alteration on the 5th floor of the office building at the southeast cor of 5th av and 44th st, for R. B. Dula, on premises, owner, from plans by Patterson & Dula, 527 5th av. Cost, \$5,000.

MANHATTAN.—Charles Parkinson, 67 Greenwich st, has the general contract for the alteration and top addition to the 7-sty brick office building, 50x100, at 111-113 Front st, cor Wall st, for Hard & Rand, 107 Wall st, owner, from plans by Jardine, Hill & Murdock, 50 East 42d st, architects.

BROADWAY.—York Building Co., 103 Park av, has the general contract for the alteration to the store at 181 Broadway, for the John G. Wendel Estate, 175 Broadway, owner, and the Dunlap Hat Co., 180 5th av, lessee, from privately prepared plans. Cost, \$2,000.

MANHATTAN.—F. & T. Ruth, 226 West 30th st, have the general contract for the alteration and extension to the 6-sty brick office building at 111 West 31st st, for Mrs. M. Duffy, 205 Columbus av, owner, and Hugo Werner, lessee, from plans by Otto Spannhake, 13 Park Row. Cost, \$5,000.

NEWARK, N. J.—Charles R. Hedden, Prudential Bldg., Newark, has the general contract for the alteration to the 4-sty brick store and office building at 154-

158 Market st, for the Prudential Insurance Co., Prudential Bldg., owner, from plans by Hill & Stout, 299 Madison av, Manhattan.

LONG ISLAND CITY.—Jacob Sachs, 40 Bartlett st, Brooklyn, has the general contract for the alterations of the 4-sty building at 29-31 Jackson av, into a loft building, for Joseph Huber, 8th st, L. I. City, owner, from plans by Edward Hahn, Queensboro Court Building, L. I. City. Cost, \$7,500.

NEWARK, N. J.—Frederick Kilgus, 13 South 6th st, Newark, has the general contract for the 3-sty brick and terra cotta store and loft building, 43x170, at 1008-1010 Broad st, for the Firestone Tire & Rubber Co., 84 Bank st, Newark, owner, from plans by Hughes & Backoff, 31 Clinton st, Newark. Cost, \$75,000.

PATERSON, N. J.—Louis Gottlieb, 66 Garfield av, Paterson, has the general contract for alterations to the 4-sty brick store building, 60x200, at 223-230 Main st, from plans by H. B. Crosby, 125 Ellison st, Paterson, architect. Faust Restaurant Co., H. T. Lee, on premises, is the lessee. Consists of alterations to the 2d floor for restaurant purposes. Cost, \$4,000.

THEATRES.

MANHATTAN.—The general contract for the 1-sty brick and stone theatre, at 148-152 West 48th st, for Edward F. Rush, 148 1/2 Broadway, owner, has been reawarded to Isaac A. Hopper's Sons, 1451 Broadway. The architect is P. R. Pereira, 150 Nassau st. Cost, \$75,000.

MISCELLANEOUS.

BROOKLYN, N. Y.—The Thomas Crimmins Construction Co., 444 East 69th st, Manhattan, has the general contract for the reconstruction of the Nassau Electric Railroad on New Utrecht av, for the City of New York, Public Service Commission. Cost, \$165,409.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, have the general contract for the alteration and addition to the bldgs at 73-75 Madison av, for B. Dickson & Co., 545 West 111th st, from plans by John B. Horn, architect, 25 West 42d st. Cost, \$8,000.

NORTH CASTLE, N. Y.—The Cauldwell-Wingate Co., 381 4th av, Manhattan, has the general contract for the 2-sty stone and stucco garage, apartment house and squash court, 35x14, and 10x10, for Samuel L. Fuller, Wall st, White Plains, owner, from plans by Howard N. Potter, 35 East 30th st, Manhattan. Cost, \$12,000.

WESTBURY, L. I.—F. W. Howell, George st, Babylon, L. I., has the general contract for the 1-sty wood kennels, 34x78 x irreg, for the Meadow Brook Kennels, from plans by Peabody, Wilson & Brown, 389 5th av, Manhattan. Cost, \$5,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL METAL TRADES' ASSOCIATION will hold its convention at the Hotel Astor, New York City, April 25 and 26.

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 secretary.

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

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 29 West 39th st, secretary.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION and the Southern Hardware Jobbers' Association will hold their convention at the Rice Hotel, Houston, Texas, April 17-20. F. D. Mitchell, 233 Broadway, New York, is secretary-treasurer.

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 17.

MANHATTAN ORDERS SERVED.

- Columbia st, 122—Minnie Sanders, c T, 292 E BwaySt(R)-FE-ExS-O
Division st, 18—Samuel Blecher.....D&R
11 st, 60-2 E—Est Benj Lichtenstein, c Alex, Willow av & 135....FE(R)-FP-ExS-WSS(R)
16 st, 108 E—Ristori Leerburger, 320 Central Park WSt(R)-FP-FE(R)-ExS-O
22 st, 227 E—George Kelly, W Bway, Cedarhurst, L IFE(R)-St(R)-Ex(R)
27 st, 1 E—Newcomb Macklin Co, 233 5 av...O
27 st, 1 E—Henry E. Coe, 69 Wall, FP-WSS(R)-FE(R)-Ex(R)-ExS-O
30 st, 108 E—Consol Gas Co, 130 E 15.....GE
49 st, 19 E—U S Trust Co, 45 Wall, WSS(R)-GE-DC
73 st, 232 E—Havana Amer Tobacco Co.....O
73 st, 232 E—Fredk Herrmann, 1451, 1 av, ExS-FE(R)-Ex(R)-St(R)
75 st, 232-6 E—Shults Bread Co, 26 Beaver, FE-St(R)-ExS-Ex(R)
84 st, 353 E—Chas F Zenker, FE(R)-St(R)-ExS-Ex(R)
99 st, 212-4 E—Greenwood Cemetery, 170 BwaySt-FE(R)
Elizabeth st, 53-5—Richard W Freedman, et al, 2 WallFE-FP-ExS
1 av, 356—Barney Uliman.....FA
1 av, 356—W R Adicks.....GE
Front st, 2 1/2-30—J Archibald Murray, 49 WallEx(R)-FE(R)-St(R)
Grand st, 149—Max Wiesenfeld....DC-Rec-GE
Lexington av, 335—Mrs Edith Sharon, ExS-FA-D&R
Lexington av, 1714—Morris Schoen, GE-FP(R)-Rec-O
Lexington av, 1714—Jack Soloter.....O
Mansin st, 103—Est John Tiebout, 118 ChambersFE(R)
Madison st, 362—Harris Laitin, c Transit Cafe Co, 609 Bway....FE(R)-FP-St(R)-ExS
Park Row, 188-90—Licata & Co.....Tel
Pearl st, 465—Est Jacob Janeway, 152-4 Park RowDC
Rutgers pl, 20—Israel Horovitz, 156, 5 av...Ex
Rutgers pl, 82-6—Hyman Adelstein.....GE
South st, 176—Bertha A Swezey, 224 Produce ExchSt(R)-FE-ExS-Ex(R)
Washington pl, 26-8—Louis Ottman, 207 Water,FE(R)-St(R)-FP(R)
West st, 29—Chas Levinson, 568 Bway, FE-St(R)-Ex(R)-ExS
23 st, 342-4 W—Robert A B Dayton, 15 WilliamTel
32 st, 39-41 W—39 West 32 st Co, c K B CongerFE(R)-FP(R)-ExS-O-Ex(R)-D&R
33 st, 2-16 W—32 & 33 St Corp, Ex(R)-St(R)-FP(R)-Stp(R)
36 st, 44 W—Ralph L Cutter, 219 Clinton, BklynFP(R)
36 st, 302 W—Acme Textile Co.....O
45 st, 510-4 W—Thos Connors.....WSS(R)-Rec
53 st, 101 W—Edward DeP Livingston, Ex(R)-ExS-St(R)
63 st, 41-3 W—Fiss, Doerr & Carroll Horse Co, 155 E 24.....St(R)-FE-O-Ex(R)
75 st, 205 W—Est Wm T Walton, 853 8 av. A-FD
76 st, 215 W—Amos R E Pinchot, 60 Bway, D&R-FE-Ex(R)-ExS-Rec
Lenox av, 136 and 137 sts—City of New York, Harlem HospRec-ExS
Worth st, 114-6—Andrew Dousherty, et al, 43 CedarFP-FP(R)-St(R)
14 st, 119-39 E—New England Theatre Co, FA-O-Rub-ExS-Ex(R)-Spr(R)-Stp(R)

Broadway, 302—Vincent Astor, 23 W 26,
RefSys(R)-FP-FD
Broadway, 313-15—Baldwins (Inc),
RefSys(R)-FP-FD-CF
Broadway, 637—Louis Metzger & Co, 57 W 38,
D&R
Broadway, 1241—Horn & Hardart Co, 600 W
50RefSys(R)-FP-FD-CF
Broadway, 1510—Claridge Co,
RefSys(R)-FP(R)-FD
Broadway, 1834—Veronica Realty Co, 383
WilliamRefSys(R)
Broadway, 1680—Iceland (Inc),
RefSys(R)-D&R-FP-FD
Broadway, 1804—Stutz Motor Car Co,
D&R-FA-NoS
Broadway, 1895—Hotel Empire,
RefSys(R)-D&R-FD-CF
Broadway, 1926—Inter State Auto Wks.,FA-Rec
Broadway, 2833-5—Chas Weisbecker, 268 W
125RefSys(R)-FD
Broadway, 2861—Cushman's Sons, 49 Man-
hattanRefSys(R)-D&R-FP-FD-CF
Broadway, 3536—John J Healy,
RefSys(R)-FP-FD
Broadway, 3794—Hanscom & Co.....D&R
Broadway, 4624—J F O'Meara.....D&R
Canal st, 217—Moses Tischler.....Rec-FP
Cherry st, 363-5—Breakstone & Levine,
RefSys(R)-FP-FD-CF
Columbus Circle, 5—Eugene Schleip,
RefSys(R)-FP-FD-CF
Av D, 78—United Bedding Co.....FA-Rec-NoS
Av D, 78—Jacob Klinger,
Rec-NoS-D&R-FP(R)-EI-WSS(R)
Delancey st, 334—A S Auto Repair Co,
FP-D&R-Rec-WSS-NoS
Dey st, 16—195 Bway Corp, 195 Bway,
RefSys(R)-FP-FD
1 st, 3-5 E—Barnet Harris.....D&R
16 st, 120 E—Kops Realty Co,
RefSys(R)-FP-FD
16 st, 113-21 E—G Borgfeldt & Co,
RefSys(R)-FP-FD
16 st, 9-11 E—Lenz Apparatus Co.....NoS-FA
16 st, 14 E—Margaret Louisa of W C A,
RefSys(R)-FP-FD
24 st, 19-25 E—Carlisle Con Corp,
RefSys(R)-FP-FD-CF
29 st, 115-7 E—Richard Hudnut,
RefSys(R)-FD-CF
32 st, 11 E—Stratford House,
RefSys(R)-FP-D&R-FD
42 st, 232 E—Consol Roofing Co.FA-Rec-FP(R)
55 st, 414 E—Harry Brown.....D&R
58 st, 145-55 E—Terrace Garden,
RefSys(R)-D&R-FP-FD
43 st, 232 W—Holy Cross Parochial School,
327 W 42FA-FP(R)
Lenox av, 695—Lenox Bridge Hotel,
FP(R)-Ex(R)
Broadway, 39-41—Roggen Realty Co.FP-Ex(R)
Broadway, 287—Mrs Chas Orvis, c C Storm,
100 BwayEx-FP
Broadway, 657-9—N Whitman, 670 Bway.....FP
Broadway, 714-L Tanenbaum Strauss & Co,
640 BwaySt(R)-Ex
Canal st, 411-5—A M Powell.....Ex(R)
Crosby st, 97—Hanover Corp, 101 Park av,
FP-Ex
Duane st, 168—Gordon Woodbury, 10 Wall,
FP-Ex(R)
8 st, 67 E—Walter J Egan.....Ex
9 st, 44 E—George Bonavia.....St(R)-Ex
10 st, 28 E—Frank Larkin, 259 W 34,
St(R)-Ex(R)
10 st, 54 E—Wm Ulmer Brewery..St(R)-FP-Ex
21 st 41 E—Simon E Osserman, 1157 Lexing-
ton avEx-FP
31 st, 31-7 E—Crompton Bldg Corp, 409
PearlEx
61 st, 114 E—Mrs F Blum, c H L, Garden av,
White Plains, N Y.....St(R)
5 av, 298—Mausier Mfg Co.....Ex(R)-Ex
Front st, 227—Est M I Schermerhorn, c Geo
S, 67 W 52Ex
Fulton st, 49—Van Wyck Est, c Stephen, 55
WallEx
Grand st, 273-5—Rose & Co.....Ex
Grand st, 385—J Searle Barclay Jr, 19 Lib-
ertyEx-St(R)
Greene st, 181—Mrs Bella Stiefel.....Ex
Leonard st, 56—Est of Mary C Dodge.....Ex
Madison av, 627—Morris Weinberg.....Ex-St(R)
Mercer st, 117—Elsie Chalmers, c John, 8
W 47Ex-FE(R)-St(R)
Mercer st, 123-5—Peter W Rouss, 549 Bway..FP
Park pl, 27—John Cigar.....FP
Park pl, 67-9—S Chas Welch.....Ex
Pearl st, 59-61—Importers & Traders Bldg
CoEx(R)-FP-St(R)
Pearl st, 246—Moore & Wyckoff, 546, 5 av,
St(R)-Ex(R)
Suffolk st, 178—Est Margaret Polsum, 13
Astor plEx
Sullivan st, 11-5—A M Powell, 326 W 72.....Ex
Vesey st, 32-4—Chas M Russell, 50 Church..FP
Walker st, 17-9—S F & T S Shortland, 110
WallEx
Walker st, 32—W C Walkers Sons, 299
BwaySt(R)-Ex(R)
Walker st, 44—Hewlett Scudder, Eso,
Ex-FP-St(R)
Warren st, 8—Theodore Stewart, 4 John,
St(R)-Ex
Warren st, 76—J R Mannheim, 189 Washing-
ton Pk, Bklyn.....St(R)FP
Washington st, 479—J & J Eager Co,
Ex-FP-St(R)
Washington st, 520—N Y State Realty &
Term Co, Grand Central Term.....Ex-St(R)
West Broadway, 137-9—Minna L Lowenthal,
Ex(R)
West Broadway, 171-3—B T Kearns, 33
WorthEx-Ex(R)
West Broadway, 241-3—Erlich Mfg Co,
St(R)-FP-Ex
West Broadway, 462—Mrs Anna Hochhalter,
1123 Forest avEx
15 st, 311 W—Est F Seely, 319 W 15.....Ex-FP
22 st, 51 W—C M Louthier Est, c Geo Jr,
500 5 avEx
35 st, 149-51 W—Five Boroughs Realty Co,
165 BwayFP-St(R)-Ex-ExS
White st, 4-6—E J Kelly, 541 Washington av,
BklynFP-Ex(R)
White st, 79—Patrick Smith Est, c Jas, 200
W 86Ex-St(R)

Warren st, 118—L Crocco & Sons..Rec-FA-NoS
Fulton and West sts (Washington Market)
Bureau of Public Bldgs, Municipal Bldg,
RefSys(R)-FD-CF
West Broadway, 356—E A Bromund Co,
Rec-O-D&R-GE
25 st, 545-9 W—Superior Motor Garage Co,
Rub-D&R-Rec-FA(R)
37 st, 536-40 W—Rohe & Bro,
RefSys(R)-FP(R)-FD-CF
38 st, 344-8 W—George Kern, 496, 9 av,
RefSys(R)-FP(R)-FD-CF
42 st, 47 W—McClellan Ref Machine Co,
RefSys(R)-FD-CF
42 st, 110 W—Never-Skid Mfg Co.....CF
42 st, 226-8 W—Murray's, Inc,
RefSys(R)-FD-FP-CF
42 st, 449 W—Park & Tilford, 529 W 42,
RefSys(R)-FP-FD
43 st, 108-16 W—N Y Lodge No 1, B P O E,
RefSys(R)-FP-FD-CF
43 st, 135 W—Woodstock Hotel Co, 127 W 43,
RefSys(R)-FP-FD-CF
47 st, 617-23 W—Beinhauer Bros Realty Co,
RefSys(R)-D&R-FP(R)-FD
53 st, 303-7 W—Galloway & Wagner.....Rec
54 st, 1 W—University Club, 3 W 54,
RefSys(R)-D&R-FP(R)-FD-CF
54 st, 250 W—Dunham Piston Ring Co,
FA-El(R)
54 st, 250 W—Harry J Everall.....NoS-Rec-FA
55 st, 2 W—Hotel Gotham,
RefSys(R)-D&R-FP-FD-CF
55 st, 419 W—Carl H Page Motors Co,
FA-Rec-El(R)
55 st, 239 W—Lobell Aborn Auto Co..Rec-NoS
55 st, 609-19 W—Rechich Asbestos Mfg. Co,
FP-Rub-WSS(R)-ExS-FA-NoS-Rec
56 st, 154 W—M C Borden, c H S, 90 Worth,
FP-WSS(R)-NoS
56 st, 239-41 W—Hayes Diefenderfer Co,
FA-Rec
57 st, 110 W—Lotos Club,RefSys(R)-FP-FD-CF
57 st, 118 W—Great Northern Hotels Co,
RefSys(R)-D&R-FP-FD-CF
66 st, 38 W—Realty Co.....FP
109 st, 141 W—Woman's Hospital,
RefSys(R)-D&R-FD-CF-FP
140 st, 2-6 W—Kelso & Co.....Rec
William st, 195—Wm Zinsser & Co, 233 Bway,
D&R
19 st, 205 W—Simplex Button Works.....D&R
19 st, 205 W—Hudson Button Works.....D&R
Amsterdam av, 2165—Louis Morcus,
FA-FP-Rec-NoS
Astor pl and Cooper sq—Cooper Union,
RefSys(R)-FP-FD
Broad st, 109-11—French Pancoast Labora-
toriesFA-O
Broadway, 1600—George Rectors,
RefSys(R)-FP-FD-CF
Broadway, 1607—Churchill's.....RefSys(R)-FP-FD
Broadway, 1462-70—Hotel Knickerbocker,
RefSys(R)-D&R-FP-FD-CF
Broadway, 1700—George GilpinFP
Broadway, 1759—Poertner Motor Con. Co,
FP(R)-NoS-FA
Broadway, 1794—Briscoe Sales Co,
FP-FA-Rec-NoS
Broadway, 1800—Peugeot Auto Import Co,
FP-FA-NoS-Rec
Broadway, 1802—Whiting Motor Co,
FP(R)-FA-NoS-Rec
Broadway, 5228—Chas H Buck.....El
Broome st, 435—Abraham LercherRec
Columbus av and 108 st—Lion Brewery of
N Y C.....RefSys(R)-FP(R)-FD-CF
Houston st, E 314 (rear)—Benjamin Weiner,
FA-NoS
Houston st, E 505—Sam Shenkman..FA-GE-FP
15 st, 130 E—Consol Gas Co,
RefSys(R)-FP-D&R-FD
19 st and Av B—Levy Dairy Co,
RefSys(R)-FP-FD-CF
2 av and 20 st—N Y Post Graduate Hosi,
RefSys(R)-D&R-FP-FD-CF
22 st, 214-24 E—Mutual McDermott Dairy
Corp, 214 E 22.....RefSys(R)-FP-D&R-FD-CF
28 st, 218-20 E—Revillon Freres,
RefSys(R)-FP-D&R-FD
42 st, 17 E—Manhattan Hotel,
RefSys(R)-FP-FD-CF
55 st, 152 E—Isaac Guggenheim, 165 Bway..FP
42 st, 303-21 E—N Y Society for the Relief
of the Ruptured and Crippled, 312 E
42RefSys(R)-FP-D&R-FD-CF
75 st, 403 E—G Schwartz.....Rec-El-O
86 st, 426 E—Zausmer & Gaba,
D&R-FA-NoS-Rec
8 av, 2632—Theodore Holstens,
RefSys(R)-D&R-FD
Elizabeth st, 146—Knickerbocker Ice Mfg Co,
1480 BwayFA-Rub
5 av, 11—Hotel Brevoort..RefSys(R)-FP-FD-CF
5 av, 366—Henry Maillard,
RefSys(R)-FP-FD-CF
1 av, 440—Carl H Schultz,
RefSys(R)-FP-D&R-FD-CF
1 av, 477—Cornell University Medical Col-
legeRefSys(R)-D&R-FD-FP
1 av, 571-5—W G Wagner & Sons, 273 1 av,
RefSys(R)-FP-FD-CF
Greene st, 133-5—Modern Hat Wks..FA-Rec-GE
Greenwich st, 644—A Klinkstein & Co.....CF
Lenox av, 347—B Schwartz,
Rec-WSS(R)-CF-FP(R)-FA
136 st and Lenox av—Harlem Hosp,
RefSys(R)-FP-D&R-FD-CF
Mangin st, 79-81—David Weinberger.....FA
9 av, 619—Gutfreunds Olympia Market,
RefSys(R)-FP-FD-CF

BRONX ORDERS SERVED.

132 st, 605-11 E—Mrs Amelia Ricca, 2382 7
avFP-FE(R)-Ex(R)
170 st, 427 E—Isidore Pendas.....DC
137 st, 749-51 E—Columbia Wax Products,FD-A
St Ann's av, 156—Dutchen Bros.....FP
Tillotson av, 1602—Otto E Lemke,
FA-NoS-Rec-D&R
144 st and Auston pl—James O'Connor,
Ex(R)-St(R)-ExS
132 st and Brown pl—Bernard H Janssen, 82
Brown plExS
133 st, 487-9 E—Waste & Co, 485 E 133
133 st, 767 E—Wm C Schaff.....FE(R)
153 st, 240 E—Hilda Frielander,
FE(R)-St(R)-ExS

153 st, 240 E—Louis Babeela.....O
Westchester sq, 111—OwnerFP
Brook av, 625—Swift & Co, 32 10 av, Man,
RefSys(R)-D&R-FP-FD-FP(R)
135 st, 214 E—Callan Bros.....FP(R)
141 st, 261 E—Alfred Lofton.....Rec-FA
176 st, 796 E—Biograph Co,
RefSys(R)-FP(R)-FD
Intervale av, 929—Tiffany Decorating Co,
FA-Rec
Westchester av, 775-83—Chas Freeman,
WSS(R)-FP
Westchester av, 978—I Bluestein..FA-Nos-Rec

BROOKLYN ORDERS SERVED.

Bond st, 280—John E Larney, 44 St Johns
plNoS-Rec-FA
Crown st, 334—Isidore Meyer.....NoS-Rec-FA
Crown st, 388 (rear)—George A Sweeney,
NoS-Rec-FA
Eckford st, 16-26—Nat'l Furniture Mfg Co,
FA-Rec-FP
Gates av, 1311—C F Mack, 1340 Gates av,
FA-Rec-NoS
Grand av, 1013—Stockinger Photo Engr. &
Prtg CoRec-FA
Jerome st, 470—Dr M Erdstein.....NoS-Rec-FA
Lorimer st, 532—Keller Mfg Co.....NoS-Rec-FA
Marcy av, 535—I D Waldbaum.....NoS-Rec-FA
Miller av, 656—M Jacobowitz.....NoS-FA-Rec
Pacific st, 1743—A Zulli & Son.....NoS-FA-Rec
Powell st, 271—Morris Spair.....CF-El-R
2 av, 5612-4—United Cigar Stores Co, 1567
BwayEl(R)-SA
79 st, 462-4—John Kaiser..El(R)-NoS-FA-Rec
St Marks av, 1709—Morris Katcher.....NoS-Rec
Schermerhorn st, 255—Arnold Munich.....NoS-Rec
Seneca av, 464—John Bahr.....CF-FP-SA
Watkins st, 1-9—Knickerbocker Milk Co.....RQ
17 st, 2739 W—Chas Sarnello.....D&R-FP-SA
Atlantic av, 164-8—American Plumbing Mfg
CoRec
Av L, 715—Mrs M De Graff.....Rec
Bay 29 st, 55—Joseph Wein.....FA-Rec-Smks
Bergen st, 55—Edward Carlsen.....FA
Boerum st, 131 (rear)—131 Boerum St Corp,
Rub
Broadway, 240—Abraham Saks.....FP(R)
Broadway, 439—P & L Comfort Baby Carriage
CoFP(R)
Eushwick av, 1385—Robert H Meeker.....FP
Chester st, 1-3 Howitz Bros,
St(R)-Ex(R)-FE(R)-FP(R)-WSS(R)-O-ExS
Columbia st, 156—S Bklyn Plumbing Sup
CoRec
Cook st, 225—Drapkin & Goldberg..ExS-FP(R)
Cook st, 225—Drapkin & Goldberg..ExS-FP(R)
Court st, 572—Morris Samuels.....FA
DeKalb av, 451-3—Julius Kayser.....FH
Division av, 260-70—Triumph Toy Co.....FP(R)
Eagle st, 154 (rear)—John Hildebrand.....GE
15 st, 2883 E—Isidor Schwartz..FP(R)-GE-Rec
15 st, 2928 E—Jacob Barnett.....FP(R)-GE-Rec
35 st, 1351 E—Mr Kirk.....D&R
8 st, 318—Edwin H Engell.....DC
81 st, 257—F Bower.....Smks-FA-Rec
50 st, 363—Agnes Summers.....GE
46 st, 517—Scandinavian Mission.....FA
Frost st, 95—Abraham Baratz.....Rec
Fulton st, 1459—Sigman Arnstein, 150 Grand-
view avRec-GE
Glenmore av, 14-8—Harry Slachman, 46 That-
ford avFA-Rec-DC
Park av, 898—Jacob Schauf.....DC
Pitkin av, 1957-65—Miles Brush Co.....A-FD
Putnam av, 1034-8—Bushwick Hosp ssn,
ExS-FP(R)-WSS-FA
Rockaway av, 767—L Gitelman & Sons.....DC
Roebling st, 143-5—Morris Arluch, 134 Roeb-
lingRec
Roebling st, 198—Manhattan Tailoring Co,
FP(R)

QUEENS ORDERS SERVED.

Franklin st, 218 (L I C)—George Alberts..DC
Fulton av, 29 (L I C)—Mary J Hutchinson..DC
Grand st, 70 (Maspeth)—Drozin & Witty..DC
Grove st, 1059 (Far Rock)—Ralph O'Rourke,Rec
Hardenbrook av, 66 (Jamaica)—Chas A Gracy,
502 Fulton st.....FA
Jamaica av, 4734 (R Hill)—A L Reed Co.....GE
North Vine st, 652-72 (R Hill)—Keiner Will-
iam CoRub
Rector st, 125—Richard Hammerly.....FA-Rec
Roseville av, 186 (Jamaica)—Philip Baski..DC
Shaw av, 138—Stephen & Danner.....Reo
10 av, 95—James Coston.....DC
3 st and 2 av (Col Pt)—N Y & Queens Gas
Co, 88 MainGE
Vernon av, 801-13 (L I C)—Sexauer & Lemks
DC
West Jackson av, 126—William Frank.....DC
Whitestone av, 162—Flushing County Club..DC

RICHMOND ORDERS SERVED.

Beach Walk (Midland Beach)—Richmond Hot-
tel, Oscar Schneider.....FA(R)-ExS-TD-Rec
Castleton av, 415-9 (Tompkinsville)—John
SeamanFA-Rec-FP
Princess Bay—S S White Dental Mfg Co,
RefSys(R)-FP-FD-CF
Barrett Manor (Arrochar Park)—William J
Bauley, Prospect av,
Rec-GE-FA-ExS-WSS(R)-FP-D&R
Tompkins and Chestnut avs (Rosebank)—Jo-
seph Bertocini, 402 Tompkins av.....Rub
Coeleton Corners—Sea View Hosp, Dept of
CharitiesRefSys(R)-CF
Jersey st (foot) (New Brighton)—Irving Mfg
Co, 23 Jersey.....RefSys(R)-FD-FP-CF
Front st, 273 (Tottenville)—Tottenville Hy-
gela Ice Co.....RefSys(R)-FP-FD
Manor rd, 762 (W New Brighton)—Monroe
Eckstein Browing Co.....CF-RefSys(R)-FD
Union av, 125 (Mariners Harbor)—Tanners
Extract & Chemical Wks, 129 Bay av (Pt
Rich)RQ-El-FA-CF-FP-WSS(R)-O

Classified Buyers' Guide

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

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Awnings and Canopies.

F. J. KLOES, 243 Canal St. Tel. Franklin 2216.
SMITH, ARTHUR F., 79 Beckman St. Tel. Beckman 3912.

Bank and Office Fixtures.

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

Blue and Black Prints.

AMERICAN BLUE PRINT CO., 30 E. 42nd St. Tel. Murray Hill 1265.
CONCOURSE BLUE PRINT CO., 52 Vanderbilt Ave. Tel. Murray Hill 212.
NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

Boilers.

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

Brick.

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

Builders.

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Building Management.

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

Building Material (Masons).

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

Building Material (2nd Hand).

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

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ALSEN'S AM. POR. CEMENT WKS., 45 Broadway. Tel. Rector 510.
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church street. Tel. Cortlandt 4650.
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.
PORTLAND CEMENT ASSOCIATION, 101 Park Ave. Tel. Vanderbilt 3977.
VULCANITE PORT. CEMENT CO., 8 West 40th street. Tel. Bryant 5370.

Cement Work.

CLAIRMONT CONCRETE CO., 103 Park Ave., Tel. Murray Hill 2552.
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TAYLOR RONALD, 520 East 20th street. Tel. Gramercy 4.

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Concrete Floors and Sidewalks.

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Contractors (General).

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

Cornice and Skylights.

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

Doors and Sashes.

CHELSEA LUMBER CO., 87 Manhattan St., Tel. Morningside 2544.
CHESLEY CO., A. C., 270 Rider Ave. Tel. Melrose 2452.
EMPIRE CITY-GERARD CO., Greenpoint avenue, Provost St., Blyn. Tel. Greenpoint 818.
SOLAR METAL PRODUCTS CO., Columbus, O.

Dumbwaiters.

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

Electric Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.
MAINTENANCE CO.—Sub-metering of current, Billing, Testing and Checking of meters, 417-421 Canal St. Tel. Spring 9670.
N. Y. EDISON CO., Irving place and 15th street. Tel. Stuyvesant 5600.
UNITED ELECTRIC LIGHT & POWER CO., 130 East 15th st., N. Y. Tel. Stuyvesant 4980.

Elevator, Alterations and Repairs.

AMERICAN ELEVATOR & MACHINE CORP., 117 Cedar St. Tel. Rector 4738.
MAINTENANCE CO., 417-421 Canal St. Tel. Spring 9670.
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WARNER ELEVATOR REPAIR CO., 113 Warren St. Tel. Cortlandt 1362.

Elevator Fire Doors—Safety Appliances.

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

Elevators—Hand Power.

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

Elevators (Passenger and Freight).

BURWAK ELEVATOR CO., 216 Fulton St. Tel. Cortlandt 8463.
G. E. ENGINEERING CO., 417-421 Canal St. Tel. Spring 9670.
OTIS ELEVATOR CO., 26th street and 11th avenue. Tel. Chelsea 7500.
WATSON ELEVATOR CO., 148 E. 42nd St. Tel. Murray Hill 7795.
WHEELER-McDOWELL ELEVATOR CO., 9 Varick St. Tel. Spring 6085.

Fire Escapes.

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

Fireproofing.

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

Fireproofing, Hollow Tile.

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

Flooring.

HARRIS FLOORING CO., 560 W. 34th St. Tel. Greeley 3160.

Folding Gates.

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

Gas.

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

Gas Cooking Appliances.

WOLFF GAS RADIATOR CO., A. M., THE, 399 W. Broadway. Tel. Spring 4333.

Hardware, Builders'

FORD PULLEY & HARDWARE CO., 241 W. 20th St. Tel. Madison Sq. 782-783.

House Mover and Shorer.

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

House Wreckers.

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

Incinerators.

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

Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. Tel. John 796. James J. Hoey, Executive Special Agent.
RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

Interior Woodwork.

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

Iron Grille Work.

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

Iron Work (Arch. and Struc.)

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