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PROBLEM OF HOUSING INDUSTRIAL WORKERS

Duty of Employer of Labor to Concern Himself About Conditions Under Which Workmen Live

By LAWRENCE VEILLER, Secretary National Housing Association

PART ONE.

IT is unnecessary for me to do more than merely refer to the conditions that prevail today in many industrial towns in this country. They are too well known and have been too often described to require extended comment. Speaking generally, it may be said that the great majority of workers in those towns live in squalid and sordid surroundings, in homes that are not beautiful, and many of which do not have the basic elements of civilized life.

These conditions are the natural consequence of our respect in this country for "laissez faire" principles, for the rights of the individual, expressed so often in the statement that the conditions in a man's home are no business of his employer.

Until 1916 the average employer of labor has been reluctant to concern himself with the conditions under which his workmen live, and, when urged to give consideration to this question, has generally dismissed the subject by saying: "My business is to make automobiles. I know nothing about housing workmen, and I don't want to bother with it. I do know how to make motors and cannot possibly take the time to learn how to house workingmen. Nor, do I want the complications in my relations with labor that are bound to come from such work. I have troubles enough in that direction now without having any more."

That, I think, is a fair statement of what has been the point of view and the attitude of the average employer of labor—until this year.

Housing Famine.

But this year has seen a great change. We have had nearly every manufacturer in the country who owned a machine shop have demands made upon his plant that it could not meet. We have seen communities suddenly import into their towns 10,000 workers in a single year; we have even seen one community import as many as 30,000 workers in a single year.

Of course, there are not houses enough for this suddenly augmented population. People naturally are not going to build 10,000 homes in anticipation of a future population that no one could foresee. So, it is not at all strange that some communities should have been caught unawares, and that we have housing famine.

The situation for the manufacturers is serious, however, for they cannot run their plants unless their workmen have proper places to live in. And so, whether they want to or not, many employers of labor are being forced to take up the question of housing.

Not Merely More Houses.

Their problem is not, as many of them seem to think, to get merely a sufficient number of houses in the shortest possible time. Difficult as that may be, it is a comparatively simple problem compared with the real problem of providing homes of the right kind within the means of the workingmen and which shall prove a permanent betterment to the community, and not a detriment.

It is quite natural that the employer of labor who finds himself in the situation just described, and who has put off too

IN discussing this question, it must be understood that the housing problem in general is not being taken up, but rather one aspect of it, namely, industrial housing. That is, the housing of employees at industrial plants as distinguished from the general housing of all the people of a community.

long the consideration of the housing of his new workers, should in desperation be willing to accept any kind of house that can be put up in the shortest possible time and that he can induce workmen to live in.

To many employers, confronted with such a situation, to talk of the right kind of houses, of good planning, of intelligent city development, of garden suburbs, of beauty, of economic construction, of studying the future needs of the community—to talk of any of these things seems "idealistic" and the man who suggests them is likely to find himself classed as impractical and a dreamer.

Notwithstanding this, there are many employers of labor who have had the vision to realize the vital importance of these considerations and who have acted upon that realization. They have seen clearly that it is bad business for them and for the community in which they live, to build houses which are not to be an influence for good in that community and which are not going to react favorably upon the efficiency of their employees.

I am glad to state that there are today in this country as many as eighty large employers of labor who have acted upon this realization and have undertaken the housing of their workers.

As soon as the employers of labor throughout the country realize that it pays to house their workmen properly, instead of eighty concerns undertaking this work, we shall find 8,000.

How Better Housing Pays.

That it does pay in all sorts of ways is beyond dispute. If anyone doubts it, let him talk with the employers of labor engaged in work of this kind and let him learn from them the advantages to their industry that have resulted in what may be termed the by-products of this social enterprise.

It pays in the greater efficiency of the worker, in an increased interest in his work and a higher degree of skill. It pays in greater continuity of service; it means less "hiring and firing" of employees. It pays in reducing the amount of days' labor lost through illness and intemperance. It pays in a more contented community. It stabilizes labor. It reduces strikes and labor troubles. For the man who has a contented home and is living under nearly ideal conditions thinks not merely twice, but many times, before he is willing to sacrifice his home and put in jeopardy the proper upbringing of his children and the proper domestic life of his whole family.

This problem of building houses for workingmen needs to be considered from

various angles. Different phases of the problem need to be clearly differentiated or there is likely to be confusion of thought and considerable misunderstanding. There are several problems involved, not one, and some of them wear quite different aspects.

For instance, the questions involved in housing the single worker are totally different from those that need to be studied in connection with the housing of men with families. This is, as a rule, too often lost sight of, and in discussing this question it is discussed solely with reference to the problems of the man with a family.

The chief problem of industrial housing, so far as the type of habitation is concerned, to my mind, is the problem of the single man—single, that is, so far as America is concerned. He may be unmarried or his wife and family may be in Europe. The effect is the same in the consideration of the best method of housing him here in America.

Again, we need to differentiate clearly between the best type of house for the higher paid skilled mechanic earning \$25 a week and more, and the house best suited to the unskilled day laborer whose earnings seldom rise above \$15 a week. Also we need to differentiate in both these classes of dwellings in our plans for housing the American workingman as distinguished from the alien. Unless we clearly distinguish these various considerations we shall come to grief in our housing enterprises.

The Skilled Worker.

Considering first the type of house for the skilled mechanic of American birth earning \$25 a week and more, I believe there is no real problem. Enough has been done in this country through a long period of time to demonstrate conclusively not only that the best type of house for this class of worker, but the one that he demands and is accustomed to get, is the two-story, single family, detached house.

There are no serious problems involved in the development of the plan of a house of this type, consisting, as a rule, of five to six rooms.

The question of whether its exterior walls shall be built of wood or of brick or concrete or hollow tile blocks or concrete slabs, or some other form of material depends largely upon local considerations and variations in the cost of such materials in local markets, as well as the cost of various kinds of labor. Climatic conditions also enter into the question to some extent.

Of course, the ideal type of house is a fireproof one, but the prevailing type that is used to the largest extent in America is undoubtedly the frame house. The time is soon coming when the frame house will disappear and will be replaced by a house with fireproof walls and roof, if not wholly fireproof; as the cost of lumber goes up and the cost of fireproof material comes down, the result is bound to be that the frame house will disappear and be succeeded by a building of greater fire-resistive qualities.

The interior arrangement of a house of this kind presents few problems. The type is almost universal—a parlor, a kitchen and three or four bedrooms, with

bath. In some cases a dining room as well as a parlor. Intelligent planning would necessarily place the living rooms on the lower floor and the bedrooms on the upper.

When it comes to the placing of such houses upon the land, I regret to say that there is still need for much educational work in this country.

Notwithstanding the fact that in most industrial communities land values are low, there has been entirely too much crowding together of workmen's dwellings and entirely insufficient space left between adjoining buildings.

In houses of this kind there should be a clear space of 20 feet between buildings if we are to have the right kind of conditions as to light and air and also have an adequate treatment of open spaces with grass plots and flower gardens such as the higher paid mechanic is capable of developing and in the development of which we wish him to take pride.

Certainly, the minimum space between such buildings from the point of view of health and sanitation is 12 feet. We know, however, that the practice in many parts of the country is very much less than this. We are all familiar with the shameful huddle that industrial communities, as a rule present, with one house in close proximity to the houses on each side of it and nothing but an objectionable narrow slit, often as little as three feet, left between the two buildings.

Such spaces are worse than nothing. They are a greater fire danger than where houses are built close together with no space between, and from the point of sanitation they are highly objectionable. No sunlight is furnished to the windows which open upon these dark pockets, and they become a dark, damp place which cannot adequately be treated, and which in a short time often becomes a gathering place for various kinds of objectionable waste materials.

It is far better to build dwellings in a row or "terrace" unless adequate space can be left between buildings.

The only serious problem, it seems to me, involved in the housing of workers of the type that we have been considering is the question of financing the enterprise, and that problem underlies all phases of the question of industrial housing. Wherever in any community local capital can earn 10 per cent to 12 per cent in industrial enterprises it will seek investment in those enterprises, and it will naturally be difficult to secure capital for housing enterprises which return 5 per cent or 6 per cent at best.

The \$15 a Week Man.

When it comes to the question of housing the unskilled laborer earning on an average \$15 a week we find that there is a housing problem and that there are many questions that require the most careful consideration. So true is this that many housing reformers feel that it is the only housing problem and constantly give vent to that feeling by brushing aside the consideration of every other question, saying in effect: "All that is of no moment, but what about the man who earns \$15 a week? How are we to house him?"

That he can be housed satisfactorily, and must be so housed, there can be no question. That he is not housed satisfactorily today is equally obvious.

Most of us would like to see this type of worker living in as fine a house, with as much space, as many rooms, with all the conveniences, and in the same type of single-family, detached dwelling as the higher paid skilled worker can afford.

Of course this cannot be done. The man of low earning capacity can no more afford to buy the best quality of housing than he can afford to buy the best quality of food or milk or clothing, or any other commodity. It would be as reasonable to expect him to be able to afford certified milk at 22 cents a quart as it would be to expect him to afford the detached cottage of the skilled mechanic. Some of us, I regret to say, are inclined to lose sight of this fundamental economic law.

If, then, the unskilled worker cannot

be housed in a single-family, detached cottage such as his more fortunate co-laborer can afford, the question arises, "What is the type of house that he can afford and what is the best type of house to place at his disposal?"

In some communities, I regret to say, that they have answered this question by

providing the multiple dwelling and house the unskilled workers in huge barracks of tenements or in the objectionable "three-decker." It has never occurred to them, apparently, that there were any types but these two—the detached, single-family cottage or the tenement.

(TO BE CONTINUED.)

LEGAL NOTES AFFECTING REALTY

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

"Marketable Title" Defined.

A good title may sometimes be unmarketable, the Texas Court of Civil Appeals holds, *Adkins v. Gillespie*, 189 S. W. 275. The definitions of "marketable title" found in the adjudicated cases are variously framed, but there is no material difference attached to its meaning by any of them. The following are some of the definitions of "marketable title" found in the cases. A "marketable title" is one "free from official doubt or uncertainty as to matter of facts, and one in which the possession can be acquired and retained without litigation or judicial decision." *Vought v. Williams*, 46 Hun (N. Y.) 638. It is "one that is free from reasonable doubt. There is reasonable doubt when there is uncertainty as to some fact appearing in the course of its deduction, and the doubt must be such as affects the value of the land, or will interfere with its sale." *Vought v. Williams*, 120 N. Y. 253. "It is one of such a character as should assure to the vendee a peaceful enjoyment of the property." *Barnard v. Brown*, 112 Mich. 452. A marketable title is defined to be "in equity, a title in which there is no doubt involved either as to matter of law or fact." *Dalzell v. Crawford*, (Pa.) 2 Law J. 17. In *Brokaw v. Duffy*, 165 N. Y. 391, it is said that "a title is not marketable when it exposes the party holding it to litigation * * * The distinction which once prevailed as to marketable titles between courts of law and equity no longer exists, and an action at law by the vendee to recover back purchase money paid may be based upon the same ground that would justify a court of equity in refusing to compel him to accept the title."

Purchaser's Remedies.

A person who has been induced to enter into a contract for the purchase or exchange of lands by false representations concerning the quantity or quality may have either of these remedies which he conceives most to his interest to adopt. He may rescind the contract, and by returning or offering to return the property purchased within a reasonable time entitle himself to recover whatever he had paid upon the contract. Again, he may elect to retain the property and sue for the damage he has sustained by reason of the false and fraudulent misrepresentations, and in this event the measure of his damages would be the difference between the real value of the property in its true condition and the price at which he purchased it. Lastly, to avoid circuity of action and a multiplicity of suits, he may plead such damages in an action for the purchase money, and is entitled to have the same recouped from the price he agreed to pay. *Danielson v. Skidmore*, Arkansas Supreme Court, 189 S. W. 57.

Consideration of Deed.

The grantor makes the deed. The presumption is that he had the real consideration recited therein, and, in the absence of testimony tending to show that the pecuniary consideration named in the deed was inserted therein by mutual mistake or by some fraud practiced upon the grantor at the time he signed the deed, neither the grantor nor those claiming under him can be permitted to question the consideration named in the deed for the purpose of invalidating it. Of course, if the consideration was not the true consideration, and was inserted through fraud or mutual mistake, that fact may be shown to defeat the conveyance. *Hampton v. Honeline*, Arkansas Supreme Court, 189 S. W. 40.

Broker's Action on Contract.

In a broker's action against a vendor and purchaser, the petition alleged that the defendant vendor owned property subject to a deed of trust and to a lease for a term, and contracted to convey it by warranty deed to the plaintiff, subject to the deed of trust and leasehold, for a cash consideration, and a further sum to be secured by a second deed of trust; that the plaintiff paid \$1,000 as part payment in earnest money for the sale; that the defendant vendor knew and agreed that it had been sold by the plaintiffs to the defendant purchaser on the same terms, and that the deed should be made direct to him; that the deed and the purchase money deed of trust were made and delivered; that the defendant purchaser failed to perform his contract, and the defendant vendor failed to perform his contract by paying \$500, which the plaintiff would have made as a profit on the transaction, and refused to repay the earnest money or the plaintiff's agreed commission of \$1,300. The St. Louis Court of Appeals, *Watts v. Meyer*, 189 S. W. 29, held that the contracts as completed were several and separate, and that there was no sufficient averment of any joint contract between the two defendants on the one hand and the plaintiff on the other. The petition was demurrable for the misjoinder of the cause of action against the defendant vendor and another cause of action, separate and distinct, as against the defendant purchaser.

Construction of Deeds.

Where, by a deed a fee simple is granted, and the deed as a whole shows no intention to vest the grantee with a fee, the Kentucky Court of Appeals holds, *Land v. Land*, 189 S. W. 1, that an attempted limitation upon the fee will be disregarded. This rule is based upon the principle that a grantor cannot destroy his own grant, however much he may modify it or load it with conditions. But in all cases the effect of the deed turns upon its proper construction as a whole; and if upon the whole instrument it appears that the grantor's intention was to vest a less estate than a fee in the grantee, that intention will be carried into effect; for it, like other instruments, must be construed according to the intention of the parties where that intention is sufficiently expressed.

Real Estate Board Dinner.

The twenty-first annual dinner of the Real Estate Board of New York will be held on Saturday evening, February 3, 1917, at seven o'clock, in the Grand Ballroom of the Waldorf-Astoria. The entire programme for the dinner has not yet been definitely arranged, but the plans have proceeded far enough to make it possible to announce that the chief speaker will be Mayor Mitchel. Senator Elon R. Brown, the majority leader in the Legislature, and W. Bourke Cockran will also make speeches. The programme when completed is expected to include some highly entertaining features which will be thoroughly appreciated by the guests. Chairman Sniffin, of the Dinner Committee, is, if possible, more than usually optimistic about the success of the dinner.

Mr. Sniffin says that the advance sales are far ahead of previous years and makes this early announcement of the dinner chiefly on account of this fact. "Many persons," said Mr. Sniffin, "who thoroughly intend to be present at the dinner and expect the best seat in the house defer until the last moment the making of the necessary arrangements."

OPENING OF LEGISLATIVE SESSION AT ALBANY

Indications Are That City Will Receive Better Treatment From Hands of Legislators Than Was Accorded In Past

(Special to the Record and Guide.)

ALBANY, January 12.—Concession to the importance and volume of the New York City legislation was made at the opening of this year's session of the law-making body by creating a committee on bills affecting the Metropolis. This innovation reveals the intention of political leaders to treat taxpayers of New York City with greater consideration than has been the custom heretofore. Majority leader, Senator Elon R. Brown, expressed the hope, "that the new committee will improve the relations between the city and the State. There have been too many people in New York and Albany willing to foster an irritation between city and State," he remarked. "Nothing could be more harmful," he continued, "to the common welfare. Good legislation and good administration are both impeded by it. What is needed is a deeper appreciation in the city that it is a sub-division of the greater unit, the State, and a better appreciation at Albany of the requirements and desires of the city which now has half of our population."

If ever there was a time for the people of New York City to demand recognition and make a winning fight for Home Rule, it has arrived. At the head of the New York City Committee stands a man who is in sympathy with the aims of taxpayers of Greater New York and who at the same time possesses influence with his colleagues which should go very far in passing legislation favorable to the city. Senator Ogden L. Mills, who has been entrusted with the chairmanship of the new committee, is also one of the ablest and most active members of the New York City legislators.

It can be reasonably expected that New York will come into its own under his management of city bills. His friends are solicitous for him to achieve results in his new position if for no other reason than the possibility of making him successor to Mayor Mitchel.

The test will soon come, as Senator Wagner intends to introduce a new Home Rule measure which will give autonomy to New York City in all local affairs. Senator Mills may also revive his Home Rule bill of the previous year and try to pass it, now that he has the machinery to do so under his control. The success of this kind of legislation will depend very much on the assistance the New York City legislators receive from civic bodies. If the Merchants' Association, the Real Estate Board and kindred organizations should unify their demands and keep up a forceful campaign the Home Rule bills could not fail of enactment.

The first joint resolution passed by the Legislature was a decree for new taxes. Funds are needed to pay the expenses of the State's administration. A deficit of nearly fifteen million dollars seems to be unavoidable unless new sources of income are discovered. The Legislature has decided to investigate "movies" and other theatrical ventures to find out how much taxation this industry can stand; but no matter how large the receipts from this source will turn out to be, a direct tax will be levied also. The Governor is of the opinion that a direct tax of eight millions might be needed at six percent on the other hand, however, says seven million dollars. Of this, the law will be eight millions. It seems that cities are not tax has come to stay. New York travels 500 cents.

The Governor would have to keep Legislature pushing the hands back the revenues. The towns we pass demands make work and Buffalo use East. No attorney whereas every town should own time, to be correct and in line with the sun. This must be

about a proper relation of receipts and disbursements. The thought of a reduction in the State's expenditures has never entered the mind of the officials responsible for the making of the budget, it appears. Their mind has solely been directed to the discovery of new sources of revenue or to ponder how much of a direct tax the people will be able to stand.

The Governor has recommended among other legislation the extension of the Local Option law to cities. He states that "it has been the policy of the State to grant to the towns the right to determine by the vote of the electorate the question as to whether the sale of intoxicating liquors shall be permitted within their borders. In accordance with this policy I believe that the same privilege should be extended to the cities of the State." The Governor reminds the Legislature, however, as an afterthought, that any curtailment of the liquor traffic involves a reduction of the revenues of the State, and that in the event of the reduction of the number of licensed saloons, proper provision must be made to meet such reduction in revenues.

Among those who oppose the extension of Local Option to cities are many real estate people who believe the closing of the saloons and restaurants will deprive property owners of a large number of tenants. Brewers, liquor dealers and allied interests are prepared to show the loss of millions of dollars in rentals and the depreciation of property values if it should happen that the Local Option bill is passed. The State and the city alike would lose the income referred to by the Governor. The revenue obtained through the Excise Department in the year of 1915-1916 was \$21,068,145, of which sum the State received one-half and the communities the other half. The fight on the Local Option bill has not begun, but the opponents claim that the real estate interests will be found among those who will use their influence to defeat this measure.

The chief interest during the session will center around bills regulating the sale of foodstuffs. Public markets in and new terminals along the river for receiving shipments of products arriving via canal route are a very many recommendation results of acted into laws. Senator O'Keefe of Oneida County, a farmer and a law-maker, has drafted most of the bill. The Prussian tended as a cure-all, stating its views as living. Commissioner turning the clock hands object to during the summer rally, large conclusion that the throughout the summer daylight saving of State many was justified, and posed to be continued in future years. retail prices Consul-General Albert Heine of Vienna, Austria, reports that with "Daylight Saving" was a success in Hungary last summer, that it is beneficial to the health of the residents of Vienna, owing to the extra amount of sunlight in working hours, and that it also did much to save lighting expense. It is calculated, he reports, that in the City of Vienna alone during the four summer months the people consumed 158,000,000 cubic feet less gas, thereby saving \$142,000. The City of Vienna required 14,000,000 cubic feet less gas for street lighting. He also states that the plan will be resumed in Austria-Hungary next April.

Reports received from England also indicate its approval there. The London Times under date of July 28 indicated some of the apparent benefits, saying:

It has the effect of increasing the output in ship yards and engineering work, owing to the fact that there are in the aggregate a large number of extra hours when the work can be carried on without the aid of artificial light and with a lessened sense of fatigue. Additional evidence of the benefit of the act from the industrial standpoint comes from the railways. It has been stated in the official organ of the National Union Railwaymen that the alteration of the clock has been followed by an improvement in the working of long distance

Satisfaction of mortgages increased 75%, and an increase in satisfaction certificates of 112% is shown, while fees in this department increased 112%. Consideration of conveyances amounted to \$6,408,001 mortgage extensions, \$15,276,214, and the mortgage tax indebtedness was \$29,990,052.

The Mortgage Tax Department turned over to the City Chamberlain in the past three years \$549,226.64, and the general administration in that time \$136,801.82, making the total of fees received \$686,028.46, out of which \$274,613.32 was turned over to the State as its share of the mortgage tax, while the City of New York's proportion was \$411,415.14. In that period the expense of conducting the office was \$292,802.86, leaving a net profit to the city of \$118,612.28.

Station Contracts.

The Public Service Commission has awarded to the Seventh Avenue Construction Company a contract for the completion of nine stations on the lower portion of the Seventh Avenue subway between the Battery and 14th Street. The contract price for the work is \$389,880.27. Two of the stations are express stations. All the work was completed within six months of the delivery of the contracts. The main stations on the subway are the Battery, the City Hall, the Chambers, the Fulton, the Grand Central, the 14th Street, the 23rd Street, the 34th Street, the 42nd Street, the 57th Street, the 66th Street, the 72nd Street, the 86th Street, the 96th Street, the 106th Street, the 116th Street, the 126th Street, the 136th Street, the 146th Street, the 156th Street, the 166th Street, the 176th Street, the 186th Street, the 196th Street, the 206th Street, the 216th Street, the 226th Street, the 236th Street, the 246th Street, the 256th Street, the 266th Street, the 276th Street, the 286th Street, the 296th Street, the 306th Street, the 316th Street, the 326th Street, the 336th Street, the 346th Street, the 356th Street, the 366th Street, the 376th Street, the 386th Street, the 396th Street, the 406th Street, the 416th Street, the 426th Street, the 436th Street, the 446th Street, the 456th Street, the 466th Street, the 476th Street, the 486th Street, the 496th Street, the 506th Street, 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"DAYLIGHT SAVING" MOVEMENT ADVOCATED

B. E. Martin, President New York Building Managers' Association, Addresses Elmira Chamber of Commerce Endorsing Change

THE "Better Use of Daylight Bill," to be introduced by Congressman Borland, advancing the clock one hour from the first Sunday in April to the last Sunday in September, when the time will be changed back one hour until the following April, is a gain to all except the lighting companies and is so evident that I believe that all but those concerns will favor the change when the question is properly understood. The change in time must be national to insure success. I believe the best method to be pursued is to request the Governor of each State to obtain the endorsement of the State Legislature and also request the authorities in each city or town in his State to request the co-operation of clubs and civic organizations, asking the members of each to write a letter of endorsement to their representative at Washington.

Last June I outlined this method to Congressman William P. Borland, who has a bill ready to present to Congress at the opportune time. I do not believe it necessary to detail the many advantages that will obtain by advancing the clock one hour during the summer season. Suffice it to say that Germany, England, France, Italy, Norway, Sweden, Denmark and Nova Scotia are now using this new time with success. It goes without saying that we should not be too proud to follow this lead, even if it is urged by some that foreign countries adopted this method more as an efficiency method during war time. The whole matter seems so simple and objections are so trifling when compared with the great advantages to be gained, that we should not await a declaration of war to force us to adopt the "Better Use of Daylight Bill." It is unnecessary to detail the absurd arguments that have been advanced for and against this project. Many of those on both sides have been false to the verge of stupidity.

I might mention a few advantages of the new time as follows:

1. To Health: (a) By conserving the eyesight through the substitution of an extra hour of daylight for the glare of artificial light. (b) By saving the system from the strain and exhaustion of an hour's work in the heat of the afternoon and substituting the cooler early morning hour. (c) By recreation through outing or sport, with a better opportunity for leaving the office or shop one hour earlier in the afternoon.

2. Economy: (a) In the use of gas and electric light which is calculated will amount to one million dollars during the summer in New York City alone. Every home will save about one-fourth in the gas or electric light bill during the proposed period. (b) Efficiency through better health resulting from recreation, saving the eyes, etc.

It has been suggested that all the advantages could be obtained without turning the clock ahead by arising and retiring an hour earlier. The answer is that we would not do it; allowing that we did, we would find ourselves out of harmony with our surroundings.

To be successful the change must be national. There is also an element of psychology in this movement. It would be quite an effort for those accustomed to arise at seven to arise at six o'clock. But when the clock says seven, habit asserts itself and in a few days no one remembers that the clock has been turned ahead. No natural law will be broken by making the proposed change. The clocks of our various cities are not at present scientifically set with reference to the sun. New York travels 500 miles westward before they change time. To be accurate we would have to keep watch in hand, pushing the hands back every minute. The towns we pass between New York and Buffalo use Eastern time, whereas every town should have its own time to be correct and in accordance with the sun. This must be

disregarded in order to be in harmony with other communities and to prevent confusion in general regulations.

If our Federal Government decrees that clocks be turned forward an hour during the summer months, there need be no change in any time tables or other regulations. The simple device of adjusting the clock covers everything automatically. The change is usually made at two o'clock in the morning, Sunday, about May 1, when, experience shows, it is least noticed. About October 1, the change back is similarly accomplished. In view of the general adoption of this "Saving Daylight" plan in Europe last summer our exchanges were out of adjustment. Many letters from prominent members of New York Exchanges approving the adoption of this plan have been received. While wartime no doubt hastened the European powers in adopting the new clock, why should we await stern necessity to follow a plan admittedly wise and economical.

A great national "Daylight Saving" convention will be held in New York on January 30 and 31, at which senators, Governors, mayors, representatives of Chambers of Commerce, labor unions, the national granges and others will discuss the universal adoption of the plan throughout the United States. As a result, if the sentiment warrants, vigorous steps will be taken to push all the clocks in the United States forward one hour during the summer months, beginning May 1, 1917.

The "Daylight Saving" idea was born in the brain of Benjamin Franklin more than 135 years ago. It was Franklin himself who said: "Necessity is the mother of invention." Necessities prompted Germany, England, France, Italy, Austria, Norway, Sweden, Nova Scotia and Denmark to adopt the economic and wise expedient of saving daylight.

Plan Advocated.

The plan now advocated by the New York "Daylight Saving" committee is intended to give the enjoyment of an extra hour of daylight to the 100,000,000 inhabitants of the United States. Let us state a few of the beneficial results of the plan in the various European countries last summer.

The Berlin Chamber of Commerce in reply to a message from the Prussian Minister of State requesting its views as to the advantages of turning the clock forward an hour during the summer months reached the conclusion that the introduction of the summer daylight saving plan in Germany was justified, and should be continued in future years.

United States Consul-General Albert Halstead, of Vienna, Austria, reports that "Daylight Saving" was a success in Austria-Hungary last summer, that it proved beneficial to the health of the residents of Vienna, owing to the extra hour of sunlight in working hours, and that it also did much to save lighting expense. It is calculated, he reports, that in the City of Vienna alone during the four summer months the people consumed 158,000,000 cubic feet less gas, thereby saving \$142,000. The City of Vienna required 14,000,000 cubic feet less gas for street lighting. He also states that the plan will be resumed in Austria-Hungary next April.

Reports received from England also indicate its approval there. The London Times under date of July 28 indicated some of the apparent benefits, saying:

It has the effect of increasing the output in ship yards and engineering work, owing to the fact that there are in the aggregate a large number of extra hours when the work can be carried on without the aid of artificial light and with a lessened sense of fatigue. Additional evidence of the benefit of the act from the industrial standpoint comes from the railways. It has been stated in the official organ of the National Union Railwaymen that the alteration of the clock has been followed by an improvement in the working of long distance

night goods trains. It has been found that the extra hour of daylight has enabled the trains to be made up and loaded in less time. A point which seems to appeal to the men who are on eight-hour shifts is that whatever the turn of duty to which they are assigned, they either begin or finish work in daylight.

Both in England and Germany the legislative bodies have appointed committees to investigate the results of the experiment and to report as to the advisability of its permanent adoption. There is advance indication that their reports, which ought to be received shortly, will favor such action. We have just received a letter from the London Chamber of Commerce, which says:

In answering your inquiry on the subject of "Daylight Saving," I think you may consider that the commercial community here has been satisfied on the whole in their experience during the past summer with the application of the provisions of the summer time act. * * * I suggest that you should await the report of a departmental committee which has been appointed by the Home Office to consider the effects of the measure and to advise as to whether it is desirable to continue it in future years. On the whole, I think the answer will be in the affirmative, and so far as the executive of this Chamber is concerned, it has expressed itself in favor of the future enforcement of the act during summer months. Soon after the New York Committee was appointed we learned that there was some doubt in the minds of our Federal officials as to whether Congress can, under the powers delegated to it by the Constitution of the United States, pass a law making the plan efficient throughout the nation. We communicated with the Railway Association, which organization is responsible for our present time zoning system throughout this country, asking their consideration of the plan. (The press comments on its report to the association on Nov. 15 were misleading.) Its conclusion is that in the event of a nation-wide movement to change the hands of the clock in order to readjust the hours of daylight to the hours of labor, the railroads will follow the lead in such a movement.

The movement has already made considerable progress in this country. Among the Chambers of Commerce which have gone on record in favor of the plan are: The Merchants' Association of New York City, Chicago Association of Commerce, Philadelphia, Rochester, Pittsburgh and Boston Chambers of Commerce and the More Daylight Club of Detroit, also the National Daylight Saving Committee appointed by the United States Chamber of Commerce, the New York Building Managers' Association and others.

The movement has also rapidly gained favor in the Dominion of Canada. The Retail Merchants' Association of Canada, also the Ontario Associated Boards of Trade, will be represented at the national convention to be held in New York on January 30 and 31. There will be a luncheon at the Hotel Astor on January 30 at one o'clock.

For several years the universal cry throughout the country has been industrial efficiency and today it is changed to industrial preparedness. The nationwide adoption of "Daylight Saving" will be a step forward toward both. The advantages gained by the individual workers as outlined before will greatly increase the efficiency of all our industries and prepare them for future development. During the summer months the laboring man under the new plan will work one hour less in the heat of the day, and will be enabled to obtain much needed recreation after his eight hours' work is over. Whatever makes for the efficiency of the laboring population likewise increases our country's manufacturing output.

While we should be most concerned about the advantages which this plan will bring to the health and general welfare of our people, we should also remember the great money saving which it will accomplish. In 1784 Franklin estimated that the City of Paris that year would save in its lighting bills the somewhat exaggerated sum of \$19,000,000. The money saved now in England is estimated by Sir Henry Norman at \$12,500,000 annually and various estimates throughout the United States during the summer months have been made ranging from \$10,000,000 upward.

BUILDING MANAGEMENT

NEW YORK BUILDING MANAGERS' ASSOCIATION HOLDS ANNUAL MEETING—COMMITTEES REPORT

The annual meeting of the New York Building Managers' Association was held on Tuesday evening, January 2, in the Hotel Breslin. The President read letters from the Health Commissioner, Dr. Haven Emerson, Fire Commissioner, Robert Adamson, the Chief of the Fire Prevention Bureau, J. O. Hammitt, commenting favorably on the work of the association during the past year; also from the Real Estate Board of New York regarding the annual dinner of that association to be held at the Waldorf-Astoria on February 3, 1917. The name of Howard Paine, of William F. Fuerst, Inc., 87 Nassau street, was presented for membership and was elected.

The election of officers and members of the Executive Committee was then declared in order. Mr. Martin retired from the chair and Mr. Ropes was elected temporary chairman. The nominating committee presented the following nominations for officers: For President, B. E. Martin; for Vice-President, Francis S. Bancroft; for treasurer, Charles B. Best, and for Secretary, Raymond P. Roberts. On motion it was resolved that the secretary be instructed to cast one ballot for each of these nominees and they were unanimously elected.

The nominating committee presented the following names for members of the Executive Committee, to serve three years: Douglas Cruikshank, Corwin Black, A. C. Bang, W. R. Hooper and A. W. Warner. On motion it was resolved that the secretary be instructed to cast one ballot for these nominees and they were unanimously elected.

Mr. Barton, Chairman of the Apartment House Committee, presented for discussion three topics of vital interest to apartment house managers at the present time, namely: Coal, Employees, and Removal of Garbage and Ashes.

In view of the coal shortage a resolution was adopted that the Coal Committee be instructed to take the matter up with the Real Estate Board and other organizations and be granted the power to take such steps as it deemed best to relieve the situation. Since the last meeting the Committee has written the Interstate Commerce Commission, Senators and Congressmen at Washington and also the local authorities. The consensus of the replies was to the effect that they all realized the situation was serious, principally owing to the shortage of labor, and that the matter would be thoroughly investigated and all possible done to relieve the situation. It was the opinion, however, that the best assistance at the present time was a fair share of good weather.

A motion was adopted that Mr. Barton's committee be given the power to approach all real estate agents, whether members of this association or not, with a view of procuring better understanding between the employer and employee. The employee question has been rather acute recently, both uptown and downtown, but it is generally assumed that the buildings are paying a fair wage. However, this matter will be gone into carefully by the Employees' Committee, which will probably be in position to make practical suggestions at the next meeting.

In view of the difficulty in obtaining the proper removal of garbage in buildings Mr. Barton and Mr. Martin agreed to visit the proper authority to ascertain what can be done to improve the situation.

Mr. Martin heartily thanked the association for their confidence in re-elect-

ing him to the presidency, which he greatly appreciated. He echoed the feeling of all officers and members of the Executive Committee that were elected, by adding their thanks and appreciation.

The Committee on Legislation, W. P. Ropes, chairman, during 1916 has had conferences with the Superintendent of Buildings (Manhattan), the Real Estate Board Coal Committee, the Zoning Committee of the Board of Estimate, the Mayor's Committee on Consolidation of Departments, the Merchants Association, the Central Fifth Avenue Association, the Board of Standards and Appeals, and the Fire Commissioner, and has attended hearings before the Governor of the State, the Board of Aldermen, the Industrial Commission, the Board of Estimate and the Board of Standards and Appeals.

The important laws and ordinances that went into effect this past year are: The new Building Code, some rules of the Industrial Commission and the Lockwood-Ellenbogen Bill creating the Board of Standards and Appeals and the Board of Appeals.

The courts have given important decisions. In one case the court held the agent in charge of the property responsible for complying with the Labor Law and found this agent guilty of committing a misdemeanor for not providing a second exit, even though it was shown the agent did not have the owner's authority to comply with the law. In another case the courts held the owner of a piece of property liable for damages where a tenant's sign fell from the building on a pedestrian.

The Fire Commissioner lost his case against an owner, where the Fire Commissioner had ordered the owner to enclose an elevator shaft. The courts are holding the agent in charge of tenant factories responsible if the street door is found locked from either the inside or outside while anyone is working in the building. This applies where more than one tenant uses the door.

Laws, ordinances and rules and regulations now under consideration are: Definition of a factory building, fire escapes, when and where allowed in factory buildings, specifications for fire escapes in factory buildings, interior fire alarms in factory buildings, guarding the bottom of hoistways in factory buildings, elevator interlocks, owners or occupants to remove snow from one-third of the roadways in paved streets, and type of pavement for a portion of Broadway.

Weekly changes are being made by the Board of Standards and Appeals in the Zoning Law, Building Code and Labor Law, and weekly changes by the granting of appeals by the Board of Appeals; each appeal granted having the effect of law in the Zoning Law, Building Code and Labor Law.

This has indeed been a busy year for this committee and at times business had to be put aside or done at night so as to attend the many hearings and conferences necessary to protect property owners and agents. It is not the wish or intention to encroach in any way in the field of work of the Department Orders Committee, but at times the work of these two committees overlap.

The Lockwood-Ellenbogen Bill was passed in the early summer, and as soon as it was passed it took away from the Industrial Commission the power to make any further regulations affecting structural changes in buildings in this city, and also as to exits and safeguards against fire. It also took from the Fire Commissioner his great power to require almost anything he thought necessary to

fight or retard fire in buildings. These powers were lodged in the new Board of Standards and Appeals. This Board came into full power on October 1, 1916, and is composed of six men appointed by the Mayor, the five Superintendents of Buildings of the five boroughs of this city, the Fire Commissioner and the uniformed Chief of the Fire Department.

The Mayor appointed one civil engineer, one architect, one builder, one consulting engineer, one real estate man and a representative of Labor. This Board has all the powers the Industrial Commission had to vary the Labor Law and also has the same power in regard to the Building Code and the former powers granted the Fire Commissioner in the Charter of the City of New York, also the power to change the Zoning Law. The safeguards put around these laws are that this Board can only vary the law when it is shown that the intent of the law is being carried out by such variation, or the law in the case under consideration causes undue hardship. This Board has the power to make, amend or repeal any of its rules or decisions after a public hearing that has been properly advertised.

The Lockwood-Ellenbogen Law places in the Fire Commissioner the responsibility to issue orders to enforce all the portions of the Labor Law taken away from the Department of Labor, and when the Commissioner issues any order under the Labor Law, Building Code or requirements of the City Charter, he files a copy of his order with the Superintendent of Buildings of the borough in which the property is situated, and the Superintendent of Buildings receives the plan and passes on the work. An appeal may be taken from any order of the Fire Commissioner, or of a Superintendent of Buildings, to the Board of Appeals, which is composed of the six appointed members of the Board of Standards and Appeals and also the uniformed Chief of the Fire Department. This Board of Appeals has the power to change, modify or rescind any such order, or portion of same, if due to mechanical difficulties or undue hardship it believes such decision should be made.

The time limit in which appeals may be made is short; in some cases it is only ten days from the date of the order. There are certain rules as to information to be furnished and the size and number of copies of any papers and plans that have to be filed. Any members who may appeal should act promptly, but first consult the Secretary of the Board as to procedure.

Gas Rates in Queens.

Justice Peter A. Hendrick in the Supreme Court has granted the application of the Public Service Commission for the segregation of an amount equal to the difference between the old and new rates pending a decision by the Courts as to whether a recent order of the Commission reducing gas rates of four companies operating in Queens is to stand. The Commission recently directed the Newtown Gas Company to reduce its rate from \$1 to 85 cents per one thousand cubic feet, and directed the Woodhaven Gas Light Company, the Richmond Hill and Queens County Gas Light Company and the Jamaica Gas Light Company, which also maintain a \$1 rate, to reduce it to 95c per one thousand cubic feet. Similar procedure was followed in the 80c gas rate and several millions of dollars were paid back to gas consumers when the United States Supreme Court upheld the 80c gas law.

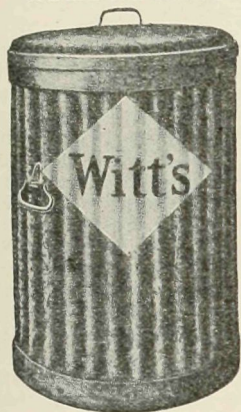
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Fire and Rust Proof Can.

FIREPROOF features are incorporated in a can made of extra heavy corrugated steel, with the bottom of the can above the floor and the lid fitting on closely. The manufacturer's claim that on account of its careful construction, the can is made rust-proof, and "ashman" proof. The heavy galvanizing does not rust and additional strength is afforded by the corrugation, and makes it better able to stand the hard knocks usually received by the tossing around by the ash or garbage man.



Pulverized Fuel Combustion.

SINCE coal was known as a fuel, it has been burned without prior artificial drying; but since coal pulverized came into more extensive use, it has been asserted that a dryer is a necessity in any pulverized coal equipment, and that a one per cent. moisture content is the maximum permissible in this kind of fuel. The fact that thousands of tons of pulverized coal that never passed a drier are burned every day in all sorts of furnaces, does not seem to affect the emphasis or frequency of this assertion. Considerable interest attaches, therefore, to a pulverizer which, it is stated, makes practicable great efficiency in the burning of coal. According to the manufacturer, the pulverizer makes coal burn like a gas with a flame, the physical and chemical character of which may be regulated, one that may be elongated or shortened, and one that may be made oxidizing reducing or neutral as occasion may require.

The coal is burned as pulverized, thus there is no storage of the powder with its attendant hazard. Artificial drying of the coal is not necessary if the supply be sheltered from rain and snow. Where the pulverizer is used, it is wholly a furnace question whether a dryer should be installed; it is not at all a pulverizing or storage question.

The pulverizer approaches the subject of coal burning from the theoretical side, and therefore pulverizes the coal to a powder, and surrounds each of its particles with the amount of air which will furnish the required oxygen. The fineness of the pulverization may be regulated by attention to the dampers which control the movement axially of the air within the machine. If that movement is slow, the centrifugal force keeps all coarse particles at the periphery, and they are drawn from one chamber to the next only as they become reduced to such fineness as to permit the axial current to overcome the centrifugal force, but if the movement axially is rapid, it in part overcomes centrifugal force and draws through the machine a coarser grade of material. Thus, the pulverizer utilizes air separation on scientific lines.

Powdered coal and air in regulable proportions are mixed in the pulverizer and the mixture reaches the furnace as soon as it reaches the pulverizer. This mixing operation commences at the

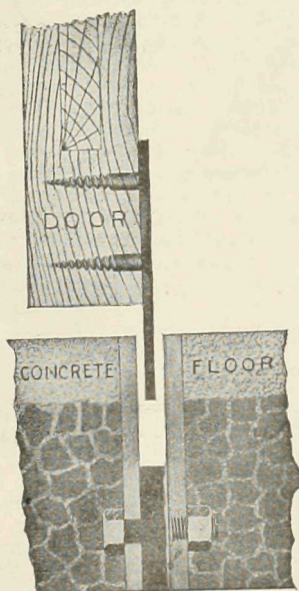
feed end of the pulverizer, where coal and air enter together and the pulverizing and the mixing go on together until the mixture leaves the pulverizer having the appearance of a cloud of smoke.

This powder, with its theoretical requirement of air, is conducted through a suitable pipe directly from the pulverizer to the furnace. There is no coal pulverized except for instant use. A condition is created and maintained in which each particle of coal is separated from every other particle when it enters the furnace, and no opportunity is offered for the powder to pack or for the particles to adhere one to another, but each particle is enveloped in air and therefore in contact with the oxygen necessary for combustion.

The pulverizer runs at constant speed and the operator's attention and work is limited to observation of his fire and regulation of the feed mechanism. One operator can attend to a number of pulverizers. The discharge is either right or left-hand, according to specification. If not specified, the pulverizer will discharge at the right, and all others will discharge at the left, looking at the pulverizer from the pulley end.

Patent Weather Strip.

ESPECIALLY designed for sliding doors, stables, garages and factories is the patent weather strip now being manufactured, of metal construction. The manufacturer states that it will fit any door, that it will prevent the door from leaving the overhead hanger, and that it will enable the door to be hung



one inch over the sill and yet run smoothly without friction. He also states that his product may be applied in connection with any kind of flooring and that it will keep coal, dust and other objectionable elements from entering the building, regardless of how stormy weather conditions are.

Combination Plate.

COMBINATION floor and ceiling plates are being sold which consist of a one-piece plate made by riveting the parts together. The plate may be opened by pushing downward with the thumb. The particular advantage, according to the manufacturer of this device, is that it can easily be snapped around the pipe even after the work has been completed.

To Eliminate Exposed Wires.

HAVING for its purpose the elimination of exposed wires between a bell-ringing transformer and the surface outlet, an appliance is being manufactured which consists of two parts, the base which is designed to screw on to the transformer and the outlet fitting, and the cover cap. The base is apertured to correspond with the opening of a standard outlet fitting, and to receive the primary bushings of the transformer. When installing this device the base is first placed on the transformer and fitting, then the joint is made with the service and the cap screwed in place. Besides protecting the wiring, the manufacturer states that this fitting permanently grounds the transformer case to the conduit system.

Electric Tea Kettle.

THE recognized convenience and growing popularity of heating small quantities of water by electricity has prompted the placing on the market of an electric tea kettle. The heating element is of the submerged type located in the bottom of the kettle and when in use is entirely surrounded by water. As a result, all the heat generated is utilized.



The tea kettle has a capacity of two and one-half pints. It is made of drawn copper, spun into shape. The spout is of white metal. It has a bail handle, the sides of which are of steel and the grip is made of ebonized wood, shaped for convenient pouring. The kettle is finished outside in highly polished nickel in order to reduce heat radiation to a minimum, thus affording maximum heat production. The water may be heated wherever there is a lamp socket.

Free-Circulation Boiler.

IN order to prevent air pockets from forming, steam boilers have been designed with openings placed at either side, in order to permit free circulation. These boilers are built in sections making it possible to install them without necessitating the tearing down of any walls. The advantage of this form of boiler construction are stated to be especially apparent where buildings have been enlarged after the heating apparatus has been installed and where the original system has become inadequate to properly heat the building in its altered condition. Another advantage claimed by the manufacturer is that the crown sheet is placed at the proper height in order to receive the heat from gases even when at its hottest state.

Improved Garage Door Hanger.

BECAUSE of the large number of garages now being constructed where it is difficult to slide the doors past the building, it has been found desirable to have the full width of the opening available for cars to pass either in or out on either side of the garage. A recent product designed for overcoming this difficulty affords the opportunity, according to its manufacturers, of using the sliding door hanger and yet has available for use the full width of the door opening. The hanger has been designed to meet the various problems which come up in connection with garage doors, and the manufacturer has outlined solutions for the various problems.

ON APPLICATION, THE RECORD AND GUIDE WILL FURNISH NAMES OF MANUFACTURERS.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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APPELLATE DIVISION OF THE SUPREME COURT.

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

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

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

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

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

A copy.

ALFRED WAGSTAFF, Clerk.

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

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

"Save New York" Movement.

To those who thought that the "Save New York" movement was Utopian and impossible of being brought to a successful conclusion, the latest developments must be a revelation. Another stage of the campaign has been entered into and some of the principal objections which were put out by the reactionists have been overcome. When the announcement was made that the garment manufacturers would be forced to move away from the Fifth avenue zone, now occupied, there were many who said that it could not be done, principally because such a movement had never been attempted in the past.

Canvasses were made and a large number of firms expressed their willingness to move, but even then there were a lot of doubting Thomases. It was held that suitable locations could not be obtained, and even if they were found, devastation would be left in the wake of the departed. These doleful predictions were not realized. Firms have moved, still others are leaving the section next month and many others as soon as their respective leases expire. In their places other concerns are coming in, glad to be able to obtain space in the desirable retail section, for after all there is only one Fifth avenue, and that artery is known the world over.

Another objection put out by those against the movement was that considerable opposition would be encountered from the out-of-town concerns, who desired that the manufacturers be near the terminals and hotels. This objection has been swept aside by more than sixteen hundred letters received by the "Save New York Committee" from concerns located at points distant from New York City. These letters all endorse the movement and indicate that their business will be benefited through the change.

The exodus from the downtown sections was caused in a large measure by the desire of the manufacturers to be near their customers, the retailers, and it was thought that if they were near each other both would be mutually benefited. The opposite was the result, however. Retailers could not do the business of former years and this condition rebounded back to the disadvantage of the manufacturer, therefore he saw the "great light." What was thought at first to be a compulsory movement turned out to be a voluntary withdrawal from a section which was being injured, everyone sharing in the loss.

Developers of tracts in other boroughs have an opportunity to profit by this movement. This fact has been pointed out repeatedly in The Record and Guide, but up to the present time practically no advantage has been taken of the opportunity. The manufacturers must of necessity be segregated, and where a few of the large concerns go, other and smaller ones will follow. Once let the tide turn and it will be difficult to divert it. It behooves these developers to bestir themselves, see conditions as they exist and take advantage of a combination of circumstances which might be turned to their profit. A few months from now it will be too late. Now is the time. Let them arrange suitable structures to accommodate the manufacturers, erect houses for the employees, and they will soon find that values have increased quickly, where under ordinary circumstances years would elapse before the desired result would be obtained.

Significant Policy Changes.

Almost coincident with the announcement that the Trinity Church Corporation would completely reorganize the system of management of its enormous real estate holdings on the lower West Side, came the report that the Wendel Estate had abandoned its almost traditional policy of short term leases, and had consented to lease for a long period one of its choice midtown holdings as a site for a big office and theatre building project.

The decision of the Trinity Church

IN VIEW of the fact that a large percentage of mortgages are taken by assignment, the Record and Guide will publish each week all assignments and satisfactions for the Boroughs of Manhattan and the Bronx. The importance of this move is self-evident, and should be of material assistance to real estate brokers and others identified with the real estate market. As a further aid to those interested in this branch of the market, the assignments and satisfactions will be inserted in the Record and Guide Quarterly and Annual, thus providing a permanent reference, in convenient form.

authorities was probably influenced by the rapidly changing character of the section containing most of its holdings, a district which in recent years has been slowly but steadily changing from a residential to a business community. This tendency will continue to be even more marked as a result of the extension of Seventh avenue southward along widened Varick street, and the operation of the new underground rapid transit system, which will place it within easier access of many sections of the city. The quaint old two and three-story Colonial dwellings, for which the section has been famous, retains little present-day interest from other than a historic standpoint, and the constant changes in the character of the surrounding buildings are already forecasting their inevitable passing.

It was not surprising therefore that the Vestry of Trinity Church, cognizant of this condition, had made the move toward placing the properties on a basis where they might not only return a better income, but might also be maintained along lines more adequately suited to present-day requirements.

The decision of the Wendel Estate heirs in direct contravention to the established policy of the late dictator of the Wendel policy, is another evidence of the new attitude of even the most conservative land owners in New York toward their holdings. Mr. Wendel's aversion to long term leases and his rules regarding the character of the tenancies placed almost prohibitive restrictions upon his properties. He even carried his conviction to such a point that he permitted a lumber yard to be installed on one of his most valuable plot-tages in the heart of the finest hotel and amusement center of New York.

Both of these developments since the beginning of the new year, coupled with the broadening tendencies which have been manifested recently in the buying branch of the real estate market, may be viewed with considerable optimism by real estate and building interests in the city. Of the many influences within recent years which have influenced real estate activity and movements, few may carry greater weight or significance from the landlord's standpoint than the change in policy of two such prominent and powerful owners of real estate as the Trinity Church Corporation and the Wendel Estate.

The Rockefeller Purchase.

The announcement that John D. Rockefeller, Jr., was the purchaser of the 878 lots on Washington Heights has intensified interest in this transaction, one of the largest and most important closed in the city in many years. The fact that the buyer's plans are undisclosed has naturally resulted in the formation of a great many rumors regarding the ultimate future of the tract. Eliminating most of these conjectures, serious consideration may be placed upon four possibilities.

In the first place, the rapid expansion of business surrounding Mr. Rockefeller's residence in West 54th street may have necessitated a decision on his part to seek a home in another part of the city where he might be safeguarded for

an indefinite period against commercial encroachment. The Washington Heights tract with its splendid \$2,000,000 residence built by C. K. G. Billings, surrounded by a territory possessing great natural charm, may have held forth an attraction toward Mr. Rockefeller as a possible new home.

The second possibility may be that the purchase was made as a speculation based on the theory that in view of the northward expansion of New York City, the value of this land would be enormously increased in the passing years. The foundation of the Astor fortune was made on purchases of exactly this character, and Mr. Rockefeller may have been encouraged toward investing some of his surplus funds in real estate with so promising a future.

The third report which has been given some credence, although city officials disclaimed knowledge of it, is to the effect that Mr. Rockefeller contemplates offering the property to the City of New York as another link in its comprehensive park system. The former Billings, Hays and Sheaffer properties have many advantages which could be utilized for this purpose. Aside from their great scenic beauty, the lands have been made even more attractive and desirable, as a result of great sums of money expended by Mr. Billings. The property is directly opposite the great Interstate Park extending along the Palisades, and ferry connection between these two points would result in the more intimate association of two of the largest pleasure grounds for the people anywhere in the United States. From the standpoint of the City of New York and its citizens, Mr. Rockefeller's plans in this connection would be received with great enthusiasm.

Lastly the rumor, also lacking confirmation and details, has it that an exclusive residential colony is to be built under the theory that the section offers unusual advantages for residential construction. Although the lay of the land at many points is very irregular and at others almost inaccessible, these very factors might offer possibilities for unique and original types of dwellings. In spite of the topographical difficulties which would have to be overcome, these would not be insurmountable, if the purpose of the builder was to seek originality, not only in construction, but also in location.

Speculation with reference to the future of these lands must narrow down to these four possibilities, and real estate men and others interested in city growth and new developments have no choice other than to sit back and await the next move affecting this, one of the last great remaining plottages available for big improvement in the city. From the point of view of capital involved and real estate significance, it is probable that many months will elapse before a transaction of similar magnitude will be consummated.

Taxing Corporations.

Editor of the RECORD AND GUIDE:

While real estate men are continually complaining about taxation, it is surprising to see how little constructive work is done by them to suggest methods of taxation that will relieve real estate from paying practically all the taxation of the city and State and a large amount to the United States.

The present high values in the city practically necessitate a transaction of any magnitude to be carried out by a corporation. The single individual has little chance, except by taking stock with others in a corporation, to invest in real estate unless possibly for a home. Therefore, every new tax on corporations directly affects real estate.

For instance, the new United States Capital Stock Tax will affect every corporation owning real estate, and I have seen in the papers that the president of the Real Estate Board advocates a State Income Tax, which again will largely be paid by corporations, as they are tangible and can be got at.

Of course the theory is that the ten-

ant eventually pays all the expenses in addition to the reasonable income which should be derived by the investor from his property, but this is purely theoretical, as the rentals are based upon supply and demand. You cannot get your tenant to pay an increased tax rate or an increased assessed valuation unless he can get your premises cheaper than a correspondingly good place somewhere else, and no matter what expense the property has to bear you can only get back from it, in the way of rentals, what the old law of supply and demand will allow.

In the past years committees have been organized for the purpose of advising or consulting on new sources of revenue, but it always comes back to first the corporation and then the real estate owner, in most cases they being one and the same.

After attending a few meetings on this subject, or possibly upon investigating a budget, which is generally made so late that one has no time to properly protest or bring facts for protest, the real estate man throws up his hands and gets back to trying to sell or rent.

I think few owners of stock in a real estate corporation realize that the trend of taxation is getting more and more towards the mulcting of corporations as against the individual and that they are paying the bills.

Is it possible that they have no spare moments to think how some of their friends in other businesses can be taxed so that they will help pay the bills rather than pay them all themselves?

ALFRED R. KIRKUS.

Approves Policy.

Editor of the RECORD AND GUIDE:

Up to the present time we have been greatly hampered in keeping up our records of the expiration of mortgages by the fact that The Record and Guide did not publish assignments of mortgages. A considerable percentage of mortgages placed nowadays are taken by assignment, and except in cases where there is a specific extension of the mortgages, up to now there has been no record of it in your paper.

The action of The Record and Guide in publishing the assignment of mortgages is one which will be appreciated by real estate men and is only another evidence of how indispensable the paper is to the conduct of the real estate business in New York City. It is a great pleasure to express our gratification at the broadminded policy that actuates those in its control.

EUGENE S. MOSES.

Assignments Necessary.

Editor of the RECORD AND GUIDE:

We note in the current issue of The Record and Guide that you have reported assignments and satisfactions of mortgages and we would take this opportunity to congratulate you on what we believe adds greatly to the value of your paper as an all inclusive real estate medium.

CAPEN REALTY COMPANY.

Disagrees With Views.

Editor of the RECORD AND GUIDE:

I have read with surprise the statements made by Laurence McGuire, president of the Real Estate Board, in your issue of January 6. I do not think these statements give a fair impression of the situation.

He admits that general business conditions are satisfactory, that rentals are improving, and that there is plenty of mortgage money, but he thinks that appraisers are unduly pessimistic on account of past increases in the tax rate, which they expect, according to Mr. McGuire's view, will continue in the future. I do not think he allows for what the taxpayers are getting for their money. At present they are carrying the burden of the new subways without getting any of the benefits. A great many of the subways will be running this year and when they are in operation it will

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin, President New York Building Managers' Association.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 178.—Under what conditions can a building be completed on a permit issued prior to the adoption of the Zoning Resolution?

Answer No. 178.—The rule is laid down by the following resolution adopted by the Board of Standards and Appeals on October 3, 1916: Rule 1. In so far as the provisions of the Building Zone Resolution apply, any building operation, for which a permit was legally issued prior to July 25, 1916, and the permit for which continued in force on that date, but which was not so prosecuted as to complete the ground story framework and the second tier of beams, may be continued to completion under the permit issued therefor, provided that the ground story frame work, including the second tier of beams, shall be completed by July 25, 1917, and the entire operation shall be completed in accordance with the approvals issued by July 25, 1921.

Rule 2. In so far as the provisions of the Building Zone Resolution apply, any building operation, for which a permit was legally issued prior to July 25, 1916, and the permit for which continued in force on that date, may be altered previous to the issuance of the certificate of occupancy, in any manner that may have been legal and proper between the time of issuance of the permit and the adoption of the Building Zone Resolution, provided the necessary amendments to the application and permit are submitted and approved, and that no such alteration shall contemplate an extension or enlargement beyond the limits of height and area fixed by the Building Zone Resolution.

mean a great increase in taxable values in the suburbs and in the business centres, and the city will get part of the revenue. As time goes on the subways instead of being a burden should become a very valuable asset. The suggestion that the tax rate may go to four per cent. is unwarranted and is likely to give a wrong impression and to injure real estate.

Mr. McGuire suggests new taxes to relieve the burdens on real estate. In levying any new taxes it must be carefully considered what effect they will have on New York as a place of residence or business. New York real estate depends for its prosperity on population and business, and such a tax as the State Income Tax might drive inhabitants to neighboring States, both for residence and business. Such propositions should be carefully scrutinized. The real estate owner may find it more to his interest to pay a tax than to lose his tenants.

As to the Court House. I think it would be a great mistake to abandon it. The land was bought at very low figures and even if the building costs somewhat more than was anticipated, it is cheaper than losing half a million a year by the delay.

The tendency of such articles is only to hamper well thought out plans to which a great many able men have given their time and attention, in many cases for nothing. The delay in going ahead with the Court House has been the result of criticism which has not accomplished anything except, through delay, an addition to the final cost. I think it should be finished at once. In large matters we have to be broad-gauged.

HERBERT A. SHERMAN.

REAL ESTATE NEWS OF THE WEEK

No Abatement in Substantial Improvement in
the Market Noted During Past Few Weeks

EXCELLENT conditions continued to prevail in the real estate market, and while the exceptional business transacted last week was not duplicated, enough sales and leases of both magnitude and importance were closed to indicate a substantial improvement in the market. Encouraging elements in the business reflected not only a demand for improved investment properties in newer sections of the city, notably on the upper West Side, but also in the old neighborhoods further downtown.

Considerable interest continued to be manifested in the big transaction closed last week involving the 878 lots on Washington Heights, which it became known this week had been acquired by John D. Rockefeller, Jr. Although his plans are being carefully guarded and all those familiar with the transaction are withholding all the details, the deal has stimulated interest in the properties in the immediate neighborhood of the big tract which figured in one of the largest transactions in many years. The Record and Guide elsewhere in this issue discusses the possible uses to which the property may eventually be put.

Among the important transactions closed during the week was that involving a new apartment house adjoining the Colony Club in East 62nd street, which figured in an \$800,000 trade, and a fine building site in West 56th and 57th streets, extending through the block, which passed into the hands of a prominent publisher. The property is near the site purchased some time ago by Steinway & Sons, piano manufacturers, as a site for a new salesroom, and which is now the subject of litigation, as the result of the enactment of the Zoning restriction.

Other interesting transactions concerned a parcel in the William street district near the Brooklyn Bridge, sold to an investor who has been buying extensively in the downtown section, and a valuable leasehold property in West 42nd street bought by the owner of the fee. Building sites acquired during the week included a frontage in West 43rd street which is to be improved with a nine story apartment hotel; a plottage in West 39th street, that will furnish the site for a twelve story mercantile structure, and a large plot in the unrestricted zone lying between Amsterdam avenue and the Hudson River, south of 69th street, which will be utilized for the erection of an ice manufacturing plant. On Washington Heights a bank which had been occupying property under lease acquired the fee ownership.

Important leases concerned a large plot in the Dyckman section which will be improved as a garage park, designed to provide individual garages with special facilities, and a new five story modern garage to be erected in West 66th street on a site now occupied by five tenement houses. The lessee in the latter deal is a new corporation which will pay a rental of about \$250,000 for a twenty-one year term. On lower Broadway, space was taken for a downtown branch of the Columbia Bank in a new building which is to be erected for its purposes. Another transaction involving a large rental concerned two floors in a new Madison avenue loft building in the Grand Central Terminal district, taken by a well known firm of advertising agents.

At the first Special Sales Day of 1917 held by Joseph P. Day in the Vesey street Exchange Salesroom, on Tuesday, January 16, he will offer a diversified list of properties, including tenement houses, apartments, dwellings and lofts, most of which are being sold to close the accounts of estates. Among them are the two five-story loft buildings at 81-83 Beaver street, in the financial district; apartment houses at 502-504 West 122nd street; 132-134 West 50th street, and a loft building at 501 West Broadway.

It is understood that the Public Serv-

ice Commission will offer at auction within a short time the site of the old Grand Union Hotel property. The plot is rectangular in shape with a frontage of 230 feet in 42nd street, 197.6 feet on Park avenue, 230 feet in 41st street, with an interior line of 197.6 feet. The Commissioners of Appraisal appointed by the Appellate Division of the Supreme Court recently announced an award of \$3,577,000 to the owners and leaseholders of the property, which was taken over for subway construction purposes. From the point of view of transit connections, the site is one of the finest in the city, and one of the largest undeveloped plots of size in that section of the city which offers an opportunity for an improvement along hotel, office building or department store lines.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 36, as against 37 last week and 25 a year ago.

The number of sales south of 59th street was 8, as compared with 16 last week and 7 a year ago.

The sales north of 59th street aggregated 28, as compared with 21 last week and 18 a year ago.

From the Bronx 7 sales at private contract were reported, as against 12 last week and 16 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 58 of this issue.

Mr. Rockefeller Heights Buyer.

The Empire Mortgage Company, representing John D. Rockefeller, Jr., began to take title this week to the extensive tract of Washington Heights lots, acquired last week in one of the biggest real estate transactions affecting Manhattan real estate in many years. This company took title to the Hays land, comprising a portion of the tract, which adjoins the Billings property on the north. The property transferred comprises about 290 lots and contains the well known Abbey Inn. The address of the Empire Mortgage Company is given in the deed at 46 Cedar street, which is the address of Wm. A. White & Sons, the real estate brokers who represented Mr. Rockefeller in the transaction. The plans of Mr. Rockefeller have not yet been made public.

Apartments in \$800,000 Trade.

George H. Edwards has purchased, through Douglas L. Elliman & Company, the nine-and-a-half story apartment house at 43 to 47 East 62nd street on a plot 75 x 100.5. In part payment he gave the seven story apartment house at 353 West 57th street, on a plot 75 x 100.11, which is said to have figured in the deal at about \$200,000, the 62nd street property having been held at \$600,000. The latter building was erected on land assembled by the 62nd Street Company, and adjoins the new Colony Club. The house has been unusually successful from the renting standpoint, all the apartments having been entirely rented two months before the building was completed. Among the tenants are S. Theodore Hodgman, Mrs. Paul A. Sorg, Joseph A. Hatfield, Mrs. Robert Waller, A. K. Bourne and Louis E. Stoddard.

Site for New Ice Plant.

Knickerbocker Ice Company bought from the Rosena Vollhart Estate, 305 to 309 West 67th street, also from the Consumers Brewery Realty Corporation, 311, and from Roddy Dunn, 313, forming a plot measuring 120 x 100 feet, and occupied by two and five story tenement houses. The new owners will erect an ice manufacturing plant. F. R. Wood, W. H. Dolson Company, negotiated the sale.

Thomas J. O'Reilly

Real Estate

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Broadway at 109th St.

DOWNTOWN OFFICE
51 Chambers Street

Branch Manager
PHOENIX ASSURANCE CO., Ltd.
of London

New York Representative of
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84 WILLIAM STREET NEW YORK
BROKERS, APPRAISERS, AGENTS

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WALTER H. FORD, C.E. HAROLD S. FORD

ANNUAL REPORT OF THE Lawyers Mortgage Company

RICHARD M. HURD, President

JANUARY 1, 1917

The Gross Sales of Guaranteed Mortgages, including extensions, for the past year amount to \$41,781,187, the net increase in Outstanding Guaranteed Mortgages amounts to \$3,651,261, and the total Guaranteed Mortgages outstanding amount to \$148,015,794.

The aim of the Company during the past year has been directed towards maintaining its strong position by carrying large amounts of cash in Bank, lending more conservatively than before, requiring reductions on account of the principal of maturing mortgages and forcing the sale of foreclosed real estate. The Company has collected during the past five years \$6,171,806 of instalments in reduction of outstanding mortgages, and borrowers are obligated to make further payments of \$1,737,622 during the life of their present loans.

For the past three years the Company has loaned money direct to owners of real estate through its own Mortgage Loan Department. This added service to borrowers as well as lenders has facilitated the conduct of the Company's business and increased its earnings.

The sales of mortgages for recent years are as follows:

	Mortgages Sold	Net Gain In Outstanding Guaranteed Mortgages	Outstanding Guaranteed Mortgages December 31st
1913.....	31,955,577	6,558,300	137,726,913
1914.....	39,460,086	3,139,008	140,865,921
1915.....	45,844,367	3,498,612	144,364,533
1916.....	41,781,187	3,651,261	148,015,794

EARNINGS

	1916	1915	1914	1913	1912
Premiums for Guarantees.....	\$684,030	\$672,919	\$690,817	\$667,137	\$614,564
Interest on Mortgages.....	254,893	257,406	358,169	338,186	355,480
Fees, etc.	89,194	122,587	161,591	16,125	21,343
Gross Earnings	\$1,028,117	\$1,052,912	\$1,210,577	\$1,021,448	\$991,387

EXPENSES

	1916	1915	1914	1913	1912
Salaries	\$202,071	\$194,066	\$188,796	\$134,879	\$125,120
Rent	23,800	24,550	25,000	17,333	18,000
Advertising and Stationery.....	28,415	25,683	24,155	21,572	19,485
Taxes and General Expenses.....	51,437	41,823	49,339	37,189	38,171
Expenses	\$305,723	\$286,122	\$287,290	\$210,973	\$200,776
Net Earnings	\$722,394	\$766,790	\$923,287	\$810,475	\$790,611

ASSETS

New York City Mortgages.....	\$5,281,960.14
Accrued Interest Receivable.....	299,254.69
Company's Brooklyn Building—cost.....	175,000.00
Real Estate	1,429,659.63
Real Estate under contract of sale.....	399,056.50
Cash	1,777,479.57

Total\$9,362,410.53

LIABILITIES

Capital	\$6,000,000.00
Surplus	2,750,000.00
Undivided Profits	301,470.91
Mortgages Sold, not delivered.....	283,283.05
Reserved for Premiums, etc.....	27,656.57

Total\$9,362,410.53

The Assets and Liabilities of the Company have been verified and the Company's accounts certified as of December 31, 1916, by The Audit Company of New York.

The Outstanding Guaranteed Mortgages of the Company are divided among the customers of the Company as follows:

45 Savings Banks.....	\$16,148,350
1441 Trustees	37,466,858
4249 Individuals	64,208,695
226 Charitable Institutions	12,277,202
15 Insurance Companies	8,827,150
29 Trust Companies	9,087,539

6005

\$148,015,794

On January 1 last the Company had under foreclosure 59 mortgages amounting to \$1,960,700. The Company has now under foreclosure 36 mortgages amounting to \$442,600, some of which will probably be settled prior to sale.

The foreclosed real estate owned by the Company on January 1st last, amounted to \$1,822,845 and since then real estate amounting to \$2,351,476 has been added, making total of \$4,174,321. From this, during the past year, the Company has made sales amounting to \$2,345,605 and has also under contract of sale, for near delivery, \$399,056, leaving a net amount of \$1,429,660. The amount of interest delinquent for more than one month is \$27,019.

Since December 12, 1894, when the Company began business, 17,067 mortgage loans have been made, aggregating about \$465,000,000. The total losses of the company as shown on the books in twenty-two years amount to \$373,792, an average of \$17,000 per annum.

The steady growth of the Company's business during the past twenty-two years, bringing the Outstanding Guaranteed Mortgages up to over ONE HUNDRED AND FORTY-EIGHT MILLION DOLLARS, evidences the public confidence in the safety of the Company's mortgage investments.

The Company will continue to adhere to its present sound and cautious methods and to its policy of unequalled publicity, under which it reveals every detail of its business. It is believed that the confidence of the most careful investors may be thus deserved and obtained.

Board of Directors

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This report in pamphlet form mailed on request.

59 Liberty Street, New York

Scott Building Changes Hands.

Charles F. Noyes Company, and Douglas Robinson, Charles S. Brown Company sold for the Hemenway heirs, of Boston, to Joseph F. Cullman, for cash, the six story Scott Building, at 35 and 37 Frankfort street, 59 x 111, assessed by the city at \$95,000. The property was purchased some years ago by Daniel B. Freedman for about \$100,000, and was subsequently resold by him. Plans are being prepared for the erection of a twelve story printing building, containing 40,000 square feet of space. Negotiations are pending, through the Charles F. Noyes Company, for the rental of this structure to a prominent printing house at a net rental of \$12,000 per annum. This is Mr. Cullman's first important purchase north of Fulton street. As in the case of all other purchases made by him, the property will be held free of mortgage. Goldsmith, Cohen, Cole & Weiss, attorneys, represented the buyer in a legal capacity.

Syndicate Purchase.

A syndicate formed by Simon J. Bloom will erect a nine story apartment hotel at 255 to 261 West 43rd street, now improved with old buildings and measuring 100 x 100. The sale of this property was reported last week by the Lawyers Mortgage Company to the Benenson Realty Company, which resold it to Mr. Bloom's clients. Harrison Weissman, architect, is preparing plans for the new hotel, which has been leased to an operating company from October, 1917. On the opposite side of the street is a plot purchased last week for a theatre by Selwyn & Company.

Purchaser for Lease.

Elbridge T. Gerry is reported to have bought from the David H. King Estate the leasehold on the property 7 and 9 West 42nd street, occupied by the McHugh Willow Works. Mr. Gerry is the owner of the fee for the land. There are two five story buildings on the site

measuring 41.8 x 100.5 feet. Abutting is the Hotel Renaissance at 4 to 16 West 43rd street, the leasehold of which the King Estate sold to the Columbia University Club a few weeks ago. The Estate also recently sold the leasehold at the southwest corner of Fifth avenue and 43rd street to the Hoffman Estate, which subsequently disposed of the corner to Grayson Martin. The lease held by the King Estate on the 42nd street site is said to have had about five years to run.

Heights Corner Purchased.

Manning & Trunk and McDowell & McMahon sold the northwest corner of St. Nicholas avenue and 181st street for William J. Daniel to the Corn Exchange Bank. The corner, which measures 50 x 100 feet, was improved by Thomas Smith in 1908 with a five story apartment house having stores on the avenue frontage. Shortly after its completion the bank obtained a lease of the corner store, which space has been added to from time to time, by reason of the increase in its business. Mr. Daniel purchased the property about eight years ago as a permanent investment. The structure is fully rented, the annual rent roll reported by the brokers being about \$20,000 a year.

Buys Near Carnegie Hall.

Joseph P. Day in conjunction with Frederick W. Joy sold for Mrs. Blanche Horton Hutton, 144 and 146 West 57th street, together with 139 and 141 West 56th street, having a frontage of 40 feet in the former and 50 feet in the latter street, forming a plot of 9,000 square feet. The asking price was \$300,000. Mitchell Kennerly, of the Anderson Galleries, is the buyer.

Loft Building Project.

The Altman Estates, Inc., which recently purchased 60 West 39th street, has squared out its plottage through the purchase of 56 and 58 adjoining, owned by Alice Scott and Robert W. Nesbitt, respectively. Julian Benedict and M. A. Berwin negotiated the deal. On the site will be erected a twelve story mercantile structure from designs by Eugene De Rosa. The plot measures 63 x 98 feet.

Million Dollar Purchase in Newark.

Sebastian S. Kresge of Detroit, president of the S. S. Kresge Company, which operates a chain of five and ten cent stores, bought the property formerly known as the Newark Arcade, with adjoining plots in Broad, Halsey and New streets Newark, N. J. The plot includes about nine city lots and was sold by the Real Securities & Investment Company, William S. Fairchild, Clifford D. Baldwin and Philip J. Bowers. The purchase price is stated to have been in the neighborhood of \$1,000,000, and it is the intention of Mr. Kresge to erect a six story commercial building in the Halsey and New street portions next May. The Broad street frontage is occupied by the Cammeyer Shoe Company, Mirror Candy Company, and the Academy of Music, all having long leases. Louis Kamm, Inc., was the broker.

Manhattan.**South—of 59th Street.**

CITY HALL PL.—The city has disposed of the leasehold on the 4 and 5-story tenements at 15 to 19 City Hall pl to Daniel F. Mahoney. He got the parcel for \$4,000 a year, the upset price placed upon it by the city. The auction involved a five-year lease with the option of renewal for a similar period. Four and five-story tenements are on the site.

9TH ST.—Ames & Co. resold for Richard S. Elliott the 5-story building, 25 x 92, at 19 East 9th st to a client who will remodel the building into small apartments. Mr. Elliott recently bought and resold the adjoining house at 17, to Henry M. Hoyt, Jr.

North—of 59th Street.

68TH ST.—The Hudson Motor Car Co., which has a large new garage in 68th and 69th sts, overlooking the New York Central tracks, has purchased a plot, 50 x 100, on the south side of 68th st, 175 ft. east of West End av, from Charles A. Miller.

70TH ST.—Ennis & Sinnott resold 308 East 70th st, a 5-story tenement, 27 x 100, to Rudolph Troest, an adjoining owner, O'Reilly & Dahn were the brokers.

Somewhere in Greater New York

a woman lost her life this week by an elevator starting while she was stepping out.

A mechanical interlock on the elevator would have saved her life.***

The United States Government is specifying for mechanical safety interlocks (in elevator contracts), to be "entirely mechanical in operation and have no connection with electrical control circuits in the elevator."

For twenty years the State of Pennsylvania has required interlocks on passenger elevators.

The State of New Jersey passed a law last March.

*** **SHUR-LOC** is the mechanical interlock awarded the Grand Prize of the Expositions of Safety and Sanitation 1914 and 1916, and the Scientific American Gold Medal by the American Museum of Safety.

It can be inspected in daily operation in prominent buildings of New York, Chicago and Boston.

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For further particulars telephone 2254 Beekman or write to

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706 PULITZER BUILDING

Right from the top of our letter files

An Architect working over his plans for a new building, with the Owner a very much interested on-looker, should explain the advantage of having the building "piped for Gas" throughout.

At the time of construction the cost of installing Gas pipes is infinitesimal. The advantage of our Service is shown in the following letters. We gladly co-operate with Architects, Owners and Builders and our Services are free.

Telephone, Greeley 5390

EDWARD L. LARKIN
ARCHITECT AND ENGINEER

259 WEST 34TH STREET

New York, October 28, 1916.

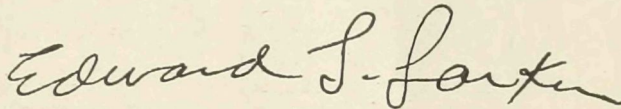
Consolidated Gas Co.
130 East 15th Street
Dept. of Utilization
New York City

Architectural Service Bureau: Gentlemen:—Your advertising matter regarding the Service Bureau in one of the current building magazines, was the means of calling my attention to the fact that it was due to this Bureau's arguments that I was induced to install two extra large capacity risers in our fifteen story Printing Building, at 406-426 West 31st Street.

Since the completion of this building, the demands of tenants for gas supply, for many and varied purposes, have demonstrated the justice of your claims, and due to this I was open to the suggestions made by your Bureau, for our new 22 story Printing Crafts Building, 33rd to 34th Street and 8th Avenue.

The importance of making provisions for the use of gas in new buildings has been so clearly demonstrated that I propose in the future to make the installations of adequate gas piping systems my general practice.

Very truly yours,



CROSS & CROSS
ARCHITECTS

JOHN WALTER CROSS
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10 EAST 47TH STREET
NEW YORK CITY

Oscar H. Fogg, Esq.
Engineer of Utilization
Consolidated Gas Company
130 East 15th St., City

Dear Sir:—Kindly let us know if your Company approves of valves on house service risers.

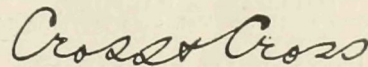
We would request your Architectural Service Bureau to call regarding the new Club House at 36-38 East 62nd Street.

We have found it to our advantage to call upon your Bureau during the preparation of plans, as we are then in a position to provide an adequate and ample gas piping system under its advice. The installations on several of our recent buildings have proven to us that this Bureau is the best means to secure efficient results in all gas, fuel, heat and lighting questions.

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Yours very truly,

October 20, 1916



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Classified Advertisement Department

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

Discounts for two, three and five insertions.

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BUILDERS—Business producer and efficiency cost estimator for builders or promoters, promotes business by sifting down to the actual financing end, procuring mortgages, tenants, etc.; \$50 weekly and commission; eligible in February; age 34; married. Box 278, Record and Guide.

ARCHITECT and builder with 15 years' experience open for engagement as draughtsman, estimator or superintendent; would represent building material concern. Box 279, Record and Guide.

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

FOR SALE—TEN FARMS.

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

TWO-FAMILY HOUSE

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

PLOTS FOR BUILDERS.

Subordination and Building Loans. **F. M. McCURDY, 189 Montague St.**

FLORIDA.

Do you intend visiting the land of health and sunshine this winter? If so, write **M. J. HOENIG, Prop. Hotel Palms, West Palm Beach, Fla.,** for instructive booklet.

FOR SALE—Seaman Ave., one block north of Dyckman St., Inwood Section, 50 x 200; \$18,000; cash \$4,000. Address **Box 275, Record and Guide.**

HAVE CLIENTS

who desire to lease tenements. What have you? **HAUSMAN & HAUSMAN, 416 West 125th St. Tel. 2806 Morningside.**

BROOKLYN BARGAINS QUICKLY SOLD

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FOR SALE.

Choice building plots, West Bronx, near Washington Bridge, on Shakespeare, Nelson, Plympton and Sedgwick Aves. Apply to **OWNER, 225 W. 112th St.**

CALIFORNIA.

Beautiful 12-room residence in the heart of lemon groves, with 5 acres; all modern conveniences; want Eastern property; commission to agents. Address **P. O. BOX 1054, Detroit, Mich.**

SUBMIT WHAT YOU HAVE for high class 12-room New York suburban residence; located on the Hudson at Englewood Cliffs, with magnificent view. Address **P. O. BOX 1054, Detroit, Mich.**

BRONX.

Brick tenement, one door from Westchester Ave.; price \$10,500; cash \$2,500; \$8,000 on first mortgage at 5 per cent.; contains two five-room apartments and large store with basement. For further particulars address **A. E., 87 Edgemont Road, Upper Montclair, N. J.**

ZINC LANDS.

Producing mines and undeveloped zinc lands apparently as good adjoining in North Arkansas district. Fortunes have been made the last 2 years. Write for bargains. **W. F. REEVES, Marshall, Ark.**

FOR SALE.

Plot 100x200, Bay Ridge; 7 minutes from subway station, 25 minutes from New York; high; sand on property; good opportunity for quick purchaser. **E. W. ROGERS, 135 Broadway, N. Y.**

BROKERS, ATTENTION.

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

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

FOR SALE.

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

ALFRED GRAMLICH, Wood Ridge, N. J.

FOR SALE OR EXCHANGE

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

BRONX BUYERS.

THREE CHOICE BRONX PROPERTIES MUST BE SOLD TO CLOSE ESTATE.

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

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

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

Full Commission to Brokers.

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75TH ST.—The three 4-sty houses, 58.9x102.2, at 206 to 210 East 75th st, near 3d av, are reported to have been sold to a buyer who contemplates the reimprovement of the land with a large garage. The owners of record are Harry Fischel for Nos. 208 and 210 and Simon Stern for No. 206.

76TH ST.—Seth M. Milliken, who owns 120 and 122 East 76th, added to his holdings by the purchase, through Pease & Elliman, of the 2-sty garage at 124 East 75th st, on a plot 36x102.2. The property was sold by the Gilchrist Realty Co. to Frederick H. Meserve, who represents Mr. Milliken. The property formerly belonged to the heirs of the late William R. Grace, and was acquired last April by the realty company.

76TH ST.—Slawson & Hobbs have sold for William S. Harris the 4-sty dwelling, size 20x90x102.2, at 55 West 76th st. The property was held at \$40,000.

85TH ST.—William Cruikshank's Sons have sold for Caroline S. Belcher the 4-sty tenement house at 409 East 85th st, on lot 25x102.

95TH ST.—Norman L. Hobart of Brookline, Mass., has sold the 3-sty dwelling, on lot 19.6x100.8 at 40 West 75th st. It has been in the selling family for nearly 30 years.

98TH ST.—Butler & Baldwin have sold for Alexander Marks 52 East 98th st, a 5-sty flat, on a plot 25x100, to Elias Lifshitz.

101ST ST.—Samuel H. Martin has sold for Otto Fuchs the 5-sty apartment, 25x100, at 114 West 101st st, to a Mrs. Knapp.

122D ST.—The Farmers' Loan and Trust Co. sold 11 West 122d st, a 3-sty dwelling on lot 19x100. Marston & Co. were the brokers.

124TH ST.—Frederick Brown has resold to Adolph Weiss 505 West 124th st, a 6-sty elevator apartment house, on plot 50x100.11.

127TH ST.—Samuel Williams bought from the Oliver H. P. Archer estate 5 and 7 West 127th st, a 3-sty dwelling, on plot 40x99.11. Bryan L. Kennelly was the broker.

128TH ST.—Duncan Higgs purchased, through William D. Bloodgood & Co., 227 West 128th st, a 3-sty dwelling.

129TH ST.—The Farmers' Loan and Trust Co. sold 249 West 129th st, a 3-sty dwelling, on lot 18.9x100, through Marston & Co.

130TH ST.—The Farmers' Loan and Trust Co. has sold 122 West 130th st, a 3-sty dwelling, on lot 25x100, through Marston & Co.

141ST ST.—Seamen's Bank for Savings sold to Gustavus L. Lawrence 466 West 141st st, a 4-sty dwelling, on lot 18x19.11.

150TH ST.—Surety Realty Co. is reported to have sold the plot of six lots, 150x100, in the north side of 150th st, 150 ft. west of Broadway, to a builder, who plans an apartment house improvement. It is the last vacant parcel on this block and abuts the Southold and Northold apartments on Broadway, sold last week by Mulliken & Moeller to the Dyckman Estates Co.

208TH ST.—Max Just and T. G. Galardi purchased the northwest corner of 208th st and 9th av, 100x100, upon which they will erect a 2-sty garage.

LENEX AV.—J. Romaine Brown Co. has sold for the estate of Mary G. Pinkney a plot of 100x100 ft. at the southeast corner of Lenox av and 145th st. The purchaser will improve the property with a modern garage. The Pinkney estate has recently disposed of several large pieces of its extensive holdings in vacant Harlem property.

2D AV.—Ames & Co. have sold for Kaughran & Comyns the 5-sty store and apartment property, 25x80, at 1466 2d av to Frank Lucas and Katherine R. McGirr.

5TH AV.—William B. May & Co. sold the 5-sty residence at 1056 5th av for Charles P. Perin to a client, who will occupy after making extensive alterations. This house was rebuilt by Mr. Perin in 1907 and occupied by him until recently. The block is one of the most interesting on 5th av, including the Speyer mansion, at the corner of 87th st, the new Plant house about to be completed at the corner of 86th st, and the large Erhart residence immediately joining the property sold.

7TH AV.—Nason Realty Co. sold 1867 7th av, a 7-sty elevator apartment house on plot 50x100, adjoining the southeast corner of 114th st. The property was taken in exchange last year by the selling company from the Andros Realty Co. for the southeast corner of Wadsworth av and 192d st. Frank A. Silverman was the broker in the transaction.

Bronx.

163D ST.—The Taroff Construction Co. sold to Charles M. Levy, the 5-sty building recently erected on plot 50x103.8, at 881 East 163d st.

165TH ST.—Richard Dickson has sold for Philip Flur 721 East 165th st, on lot 20x90, a 3-sty business building.

BURKE AV.—Hugo Wabst sold the half block in the north side of (205th st) Burke av, between Wallace and Matthews av.

FRANKLIN AV.—H. Eckman has sold to J. Smolinsky the 5-sty tenement, on a plot 38x100, at the southwest corner of Franklin av and 169th st. Lichenstein & Cohn negotiated the sale.

GRAND BOULEVARD.—F. J. Wood sold for the Benenson Realty Co., the taxpayer property on the west side of Grand blvd and Concourse, 26 ft. north of 176 st, having a frontage on the Concourse of 101 ft.

SEDGWICK AV.—Kurz & Uren (Inc.) have sold for Benenson Realty Co., the vacant plot, 50x100, on the east side of Sedgwick av, about 400 ft. south of Washington Bridge.

VYSE AV.—Cahn & Cahn sold for the Bond and Mortgage Guarantee Co. 1207 Vyse av, a 2-fam. dwelling, 20x100.

Brooklyn.

CROWN ST.—Realty Associates sold dwellings at 159 and 172 Crown st, respectively, to Grace M. Patrick and Josephine B. Edmunds.

PALMETTO ST.—R. A. Schlesing sold for Louis C. Schroeder of Springfield, Mass., the 2-sty dwelling at 317 Palmetto st to Annie Reinhardt.

QUINCY ST.—Charles F. Noyes Co. sold the dwelling at 190 Quincy st for Helen A. Spofford to Isaac Roberts. The house was held at \$8,000, and the purchaser will occupy.

50TH ST.—Tutino & Cerny have sold for Jacob Frye, the 2-sty brick dwelling on plot 20x100, at 641 50th st.

BAY RIDGE AV.—Frank A. Seaver & Co. sold the house at 246 Bay Ridge av, on plot 50x136, for Michael Dillon. The buyer will build a garage on the site.

BEDFORD AV.—Bulkeley & Horton Co. sold the southwest corner of Bedford av and Brevoort pl to A. H. Schwartz. This plot is 120x172 and a large modern theatre will be erected; it will be run on a plan which will be an innovation to Brooklyn. This plot is a portion of the entire block which Bulkeley & Horton Co. sold a short time ago for Wendell Estate. Mr. Hovell, of Hovell, McChesney and Clarkson, 50 Court st, represented the buyers.

EASTERN PKWAY, ETC.—M. E. O'Brien, with Noah Clark, Inc., sold for T. A. Clarke a plot 100x215, on the north side of Eastern pkway, 206 ft. east of Underhill av, through to Lincoln pl, to an investor; also, for J. F. Hughes, 103 Diamond st, a 4-sty apartment, and 1456 55th st, a 3-sty house, for Nora M. Guy, to a client.

Queens.

JAMAICA.—John Campbell sold the Campbell homestead on Jamaica av, midway between Jamaica and Flushing, to Henry Kappelmann, of Maspeth. The house has been in the possession of the Campbell family for more than a half century.

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ROCKAWAY BEACH.—G. Taus & Sons sold the two 20-room cottages at 15 and 17 Beach 81st st.

Richmond.

ST. GEORGE.—Moffatt & Schwab have sold for Frank W. Skinner his residence at 41 Sherman av to Charles E. Lyman, of Smith terrace, Stapleton. The house is on a plot 50x110.

WESTERLEIGH.—J. Sterling Drake has sold for Jasper R. Ford, of Toledo, Ohio, to Henry Fischer, Jr., a lot, 25x105, in the east side of Virginia pl, Westerleigh, adjoining Mr. Fischer's previous purchase as a home site.

Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for the estate of Cynthia F. Dryden, the property located at 1020-1026 Broad st. Both properties have a total frontage in Broad st of 116 ft. and a depth of 365 ft. running to Orchard st, where they have a frontage of 122 ft. The property contains two dwelling houses, which will be demolished and the site used for the erection of a show room and service station for the Packard Motor Car Co.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for Otto T. Vogler, the 3-sty brick building at 35 New Jersey Railroad av to Robinson-Rodgers Co. Also for Henry Picard, of New York, the property at 419 Springfield av to Louis Rothstein.

Rural and Suburban.

GREEN FARMS, CONN.—John Crawford sold 18 acres, with buildings, for the Terminal Realty Co. to E. T. Bedford, president of the Corn Products Co. The land adjoins his large shore front estate.

HERRICKS, L. I.—Worthington Whitehouse (Inc.) sold to a client of William J. Rooome & Co., for Mrs. E. H. Mullen, a tract of woodland, near Manhasset. This property adjoins the holdings of Mrs. W. R. Grace and is near the estates of Mr. George Milburn and Judge Francis K. Pendleton. The buyer will improve for his own occupancy.

HUNTINGTON, L. I.—Dr. James J. Shay has purchased a farm of 5 acres and buildings on Huntington av, from Sarah E. Hall. Theodore S. Hall was the broker in the transaction.

HYDE PARK, L. I.—The Robert E. Farley Organization sold for the Glens Falls Trust Co. two plots on Hawthorne rd, at Nassau Haven, its new development at Hyde Park, Long Island, to Adolph Trondal.

MILL NECK, L. I.—Burton Thompson & Co. sold 14 acres at Mill Neck, L. I., owned by Frank C. Jennings. The same buyer recently purchased 11 acres to the east of the Jennings property.

MONTCLAIR, N. J.—The Frank Hughes-Taylor Co. sold for Alfredrick S. Ames and James W. Ames, to Nelson G. Palmer, the residence, 80x200, at 6 Walden pl, adjoining the Montclair Academy. The property was held at \$16,500.

MT. VERNON, N. Y.—The Anderson Realty Co. has sold for Mrs. E. K. Shiras of Port Huron, Mich., to Mrs. Henrietta Mohr the house and two lots at 155 Overbrook st.

PORTCHESTER, N. Y.—Bryan L. Kennelly sold for Webster Haight his 8 acres, with dwelling and outbuildings, in King st, opposite the new Blind Brook Golf Club; also sold for the estate of George C. Park 3 acres on the Boston Post rd to Frederick C. Hotze.

UNION HILL, N. J.—John Francis Smith has sold the 2-sty house at 331 Brown st to Frederick Hill for investment.

WEST ORANGE, N. J.—Edward P. Hamilton & Co. have sold for the estate of the late Marcellus Hartley 11 acres on Gregory av, corner of Mount Pleasant turnpike, to Albert Diecks.

LEASES.

Big Garage Park.

A. N. Gitterman has leased for the Romney Realty Company, J. H. Freeland, president, the Cheeseboro Tract, a plot of about twelve lots on the west side of Amsterdam avenue, between Academy street and 204th street, to the Dyckman Auto Homes Corporation, Casper S. Rosenheim, president, for ten years. The site will be improved as a garage park. Particular attention is to be paid to the erection of individual garages so as to offer special facilities for owner driven cars. Some of the space, however, will be reserved for improvement with large public garage buildings. This property is unrestricted under the Zoning Law. One of the features of interest to the owner driver will be the arrangement of the single garages, which insure privacy and safety. The Dyckman Auto Homes Company will immediately start the erection of about a hundred individual garages as well as stores, which will be used as depots for the sale of automobile supplies.

Lease on Fifth Avenue.

Douglas L. Elliman & Company have leased the last remaining typical apartment of twenty rooms and five baths, comprising an entire floor in the new building recently completed at 820 Fifth

avenue on the site of the old Progress Club, to O. A. Barnard, one of the officers of J. H. Lane & Co., for a long term. Mr. Barnard now resides in the Verona, at 32 East 64th street, and will take immediate possession of his new suite. The apartment house now has a rental list of approximately \$240,000 a year and has been exceptionally successful in renting, the list of tenants consisting of August Belmont, Robert Golet, C. K. G. Billings, Harold I. Pratt, Alexander S. Cochran, Mrs. S. V. Harkness and George Arents. The rents range from \$18,000 to \$30,000.

Leases Downtown Space.

Charles F. Noyes Company and Manning & Trunk leased for the Evening Mail to Moody B. Gates, the six upper floors of the new Evening Mail Building at 23 to 27 City Hall Place for a term of years at an aggregate rental of about \$160,000. More than \$60,000 is being spent on extensive improvements, and the building will offer, when completed, 6,000 square feet of manufacturing space on a floor. The building is so constructed that more than one hundred persons may be employed on every floor, which will have forty-one windows. It is understood that negotiations are pending for the sub-lease of several of the floors to a big printing machinery house.

Lease of West Side Garage.

S. Osgood Pell leased from the plans for C. A. Bruhns, a five story and basement modern garage building to be built at 225 and 227 West 66th street, now occupied by five story tenements. The building will be of brick, steel and concrete. The lessee is the Alders Garage & Repair Company, a newly formed corporation. The company acquired the structure for twenty-one years at an aggregate rental of about \$225,000. Work on the demolition of the old buildings will be started immediately.

New Home for Columbia Bank.

Columbia Bank, located for many years at 407 Broadway, has leased most of the ground floor and part of the second floor in the new two-story building to be specially built at the corner of Broadway, running through from Canal to Lispenard street. Wm. A. White & Sons negotiated the lease. The new quarters will be completed about May 1, from designs by Hill & Stout, architects. The general contract has been let to the Cauldwell Wingate Company.

Madison Avenue Lease.

J. Walter Thompson Company leased through Frederick Southack and Alwyn Ball, Jr., the fourteenth and fifteenth floors in the new sixteen story building recently completed at 242 to 248 Madison avenue, corner of 38th street, from August Heckscher. The aggregate rental is reported to be \$800,000.

Lessee of New Theatre.

The Biddle Realty Company is the lessee of the new theatre to be erected at 1620 Broadway on the Barney Estate property, between 49th and 50th streets. The lease is for a term of years, and is reported to involve upwards of \$1,800,000.

Manhattan.

AMES & CO. have leased for F. Livingston Pell the 2d floor of the business building at 23 West 32d st to Rosenthal & Katz, raincoats; also have rented for F. & G. Pfomml the 3d floor at 32 West 31st st to Spooner & Kriesworth, manufacturing furriers; for the 168 Madison Av. Realty Co. the 4th floor at 168 Madison av to Levy & Shapiro, jobbers in dresses; for Robert S. Minturn the entire 7th floor at 11 East 22d st to Reichman & Faust, human hair goods; for Samuel W. Peck the 3d floor at 6 West 29th st to the estate of Joseph L. Seymour.

AMERICAN SMELTING & REFINING CO., Daniel Guggenheim president, has taken a lease of the block front comprising 14 lots on the east side of 10th av, between 201st and 202d sts, just across from Academy st and Sherman Creek, which is to be utilized for a barge canal. The Smelting company has taken the property with the idea of establishing there a plant for electrical experiments.

BERLIN RENTING AGENCY leased apartments in the Newcastle to David Drashes and Nathan Horwitz; in the Glen Cairn to Henry Clay Carson and H. W. Lohman, and in the Orinda to George Leisersohn and Samuel Weiss.

DANIEL BIRDSALL & CO. rented the 6th loft at 103 5th av to I. Schoffer; the 4th floor at 139 Spring st to Princeton Knitting Mills; space at 28 West 22d st to Edelhurtz, Greenberg & Co.; the store at 58 East 11th st to Fleitman & Co.; the store at 363 Canal st to Star Show Case Co., and the 3d loft at 60 West 15th st to Jacob Marks.

BLEIMAN & CO. have leased for J. A. Keller the store at 722 Broadway to L. & D. Marcus; 2d loft to Capital Neckwear Co.; 3d loft to Alexander Singer; for J. Marson, the 2d loft at 5 and 7 West 4th st to Ludlow Bros., and the 3d loft to Hoffman Bros.; for L. Tanenbaum, Strauss Co., agents, the 2d loft at 3-5 Washington pl to Lonsdale & Slicher; for Excelsior Savings Bank the 4th loft of 123-5 Bleecker st to Joseph M. Blumberg; also for J. A. Keller the 4th loft of 722 Broadway to M. H. Abrams and the 5th loft to J. Glaukopp & Co., the 6th loft to B. Flaumenbaum.

WM. D. BLOODGOOD & CO. leased for the 131 West 28th St Co. the 2d and 3d floors and the westerly half of the 4th floor at 131-133 West 28th st to the Columbia Furniture Trading Co.

GEORGE W. BRETTELL leased to the Nelson Association the building at 129 East 128th st.

CHARLES BUERMANN & CO., of Brooklyn, have leased 99 Columbia st for 9 years and 4 months, for Christopher D. Rehm to Rachael Rappaport, aggregating rental \$8,460.

CAMMANN, VOORHEES & FLOYD have leased for the Greenwood estate the 5-sty building, 25x100, at 53 Murray st, to the Quaker City Rubber Co., of Philadelphia, as their New York branch.

CROOK & LIVINGSTON CO. leased, furnished, an apartment at 260 West 72d st to George C. Boldt, Jr. William Pond Phipps represented the lessor.

CROSS & BROWN CO. has leased the store at 1891 Broadway to the Jennings Motor Sales Co.; the 2d loft at 7 East 17th st to Dost & Erandt, at 1765 Broadway space to Genevieve Joy, W. A. Vogel, Belmont Corn and L. R. Caplan; at 92 Prince st, 1st loft to Jacob Israel; at 304-8 East 23d st, 10th floor to J. T. H. Mitchell, Inc.; at 9 West 21st st, 1st loft to William P. Brainin in conjunction with F. & G. Plomm.

CROSS & BROWN CO. has leased the store and basement at 901 Broadway to Robert Pearlman the 4th loft at 122-130 Centre st to Reliable Finishing Co., in conjunction with Wm. C. Walker & Sons; 30,000 ft. of space at 46-48 Lispenard st and 15,000 ft. of space at 60 Thomas st to H. B. Clafin.

DOUGLAS L. ELLIMAN & CO. have leased for Chester C. Boynton his residence at 151 East 78th st to Louis C. Montant, and renewed the lease for the Farmers Loan & Trust Co., as trustees, of 37 East 53d st, a 4-sty house, on a lot 20x100, to F. V. Hart; also a large apartment of 14 rooms and 5 baths, comprising an entire floor, in the new building under construction at 31 East 72d st for Klein & Jackson to Frederic A. Gimbel, of Gimbel Brothers, from October 1, 1917. This is the 5th lease closed in this building from October 1, 1917.

DOUGLAS L. ELLIMAN & CO. have leased an apartment in the building under construction at 125 East 72d st from October 1, 1917, for Julius Tishman & Sons to John C. Cheffe; also an apartment at 31 East 48th st, furnished, for Mrs. Cecil Thackara to Oscar Coolican; at 414 Madison av to Mrs. Agnes F. Wright; and Douglas L. Elliman & Co. leased for Dr. H. M. Biggs 113 West 57th st, a 4-sty house, on a lot 30 ft. wide, to Charles F. Belling; and an

apartment at 11 East 74th st for Edward M. McKey to Alexander Eskin.

DOUGLAS L. ELLIMAN & CO. leased an apartment in the building under construction at 125 East 72d st, from October 1, 1917, for Julius Tishman & Sons to John C. Cheffe; also an apartment at 31 East 48th st, furnished, for Mrs. Cecil Thackara to Oscar Coolican; at 414 Madison av to Mrs. Agnes F. Wright; also leased for Dr. H. W. Biggs, 113 West 57th st, a 4-sty house on a lot 30 ft. wide to Charles F. Belling, and at 11 East 44th st for Edward M. McKey to Alexander Eskin.

DOUGLAS L. ELLIMAN & CO. have leased for Mrs. Adrian H. Joline her large furnished apartment at 155 Park av to Mrs. Cord Meyer; also for Howard A. Plummer his furnished apartment at 129 East 69th st, to William W. Phillips, and in conjunction with Seton Henry & Douglas Gibbons, an apartment in the new building at 417 Park av for Bing & Bing to Jules Glaenger.

DOUGLAS L. ELLIMAN & Co. have leased for Robert E. Belknap, of the Bethlehem Steel Co. his residence at 167 East 78th st to Dr. George B. Wallace.

J. B. ENGLISH has leased for M. & L. Hess, the top loft at 115-117 East 23d st, containing about 6,000 sq. ft., to the Powers Photo Engraving Co., now located in the New York Tribune Building.

J. B. ENGLISH has leased for the James-Miller Realty Co. the 3d and 4th lofts at 1554 Broadway to Montague & Weeks for photo engraving studios.

M. FORMAN & CO. have rented the parlor floor at 8 West 29th st for J. A. Connick to Davison & Halpern; to Harry Rothbart Co. about 2,500 ft. of space at 27-35 West 24th st for the Jefferey Realty Co., and a loft at 140 West 22d st to the Jessica Waist Co. for the Trio Waist Co., Philadelphia; to the International Dress Co. at 13 East 17th st for Stephen H. Tyng, Jr., & Co.; to the Lyric Waist Co. at 146-150 West 25th st for the Palisade Realty Co.; to Harry Bernstein at 3-5 West 35th st for the Brecher-Cadden Co.; to Cohen & Brookman at 114-120 West 26th st for the Merit Cloak Co.; to Mintz & Goldberg at 42 West 15th st for Bastine & Co., and a loft to the Litty Dress & Costume Co. at 36-38 West 25th st for Meltzer Bros.

M. FORMAN & CO. have leased to Oscar Kirsch the store and basement at 56-58 West 22d st, containing 10,000 sq. ft. Mr. Kirsch has been located in Greene st for a number of years; the store and basement 16 West 23d st, for a long term, to William Reiss, in conjunction with M. & L. Hess; and leased the following lofts: for B. Crossman & Bro. to the Value Cloak Co., at 56-58 West 22d st; for William D. Bloodgood to the Morris Dress Co., at 131-133 28th st; for Emile Julian to Joseph N. Gross & Son at 40 East 20th st; for Henry R. Drowne to the Arnold Costume Co., at 126 West 22d st, and to the B. & B. Dress Co., at 35 West 21st st, for Goodale, Perry & Dwight.

A. A. HAGEMAN has leased for the Hageville Realty Co. the store at 67 West 30th st to John Marino.

HEIL & STERN have leased at 122-30 West 27th st 5th loft to Theodore Weil; 146-50 West 25th st 4th loft to Samuel Greenberg; 312-14 7th av 10th loft to I. Berg & Son; 43-7 West 24th st 5th loft to S. Perling & Bro., 6th loft to H. Rudinsky, 8th loft to Goldstein Co., and the 10th loft to Royal Petticoat Co.

M. & L. HESS (INC.) leased at 236-50 Wooster st, 39-41 West 3d st, 48-52 West 4th st, the store and basement to E. Eiseman &

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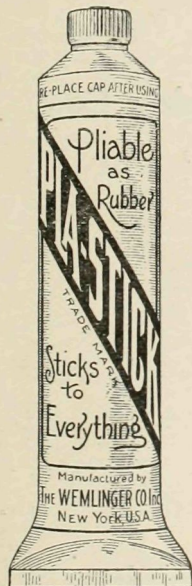
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Co.; the 2d floor to Ostrich Feather Importing Co., Ltd.; the 5th floor to Buchstahl & Lewis; the 8th floor to Lasner & Palestine, each covering an area of 12,000 sq. ft. This completes the rental of this entire 11-sty and basement building. Also, for the same owner, at 9 West 19th st the store and basement to Beno Guttman; the 3d floor to the Broadway Cloak & Suit Co.; the 4th floor to the Arrow Cloak Co.; the 5th floor to the Lion Infants' Wear Co.

M. & L. HESS (INC.) have leased for William Vincent Astor 37,000 sq. ft., comprising the 2d and 3d floors, at 295-303 6th av., including 100-108 West 19th st (being part of the building formerly occupied by Benjamin Altman) to L. D. Bloch & Co., crockery and glassware. This firm now occupies as its main office the 6-sty building at 153-7 5th av., formerly occupied by Scribner & Son, and the 6th av premises are taken in addition for their manufacturing department of lamps and shades.

M. & L. HESS (INC.) have leased the 5th floor at 30-2 West 15th st to Bernstein & Frisch, for David Spero the front part of the 11th floor at 16-20 West 19th st to Jacob Frechtel; for Edward Hart the 3d floor at 116-18 East 14th st to Adolph Schneider, completing the renting of the entire building.

M. & L. HESS (INC.) leased the 7th floor at 28-32 West 36th st to Freundlich & Malter Co., and in conjunction with Geo. R. Read & Co. the 11th floor at 27-33 West 20th st to Albert Back (Inc.) and in conjunction with M. Rosenthal & Co., the 10th floor at 134-40 West 29th st to Herman D. Brous.

M. & L. HESS (INC.) have leased for estate of Eugene A. Hoffman (Inc.) the 3d floor at 122-4 5th av to J. Samuels & Bros., clothing; also for Philip Morris & Co. the store at 72 5th av to B. Freeman & Co., for the sale of cotton goods.

M. & L. HESS (INC.) have leased the 2d floor at 467-9 6th av to the Rothman Pleating & Button Co., and for the 76 Fifth Av. Co. the 4th floor at 39-47 West 19th st to Titus Blatter & Co., and for E. A. Darling the 7th floor at 23-5 East 21st st to S. J. Fishel & Co.

M. & L. HESS (INC.) have rented the 7th floor at 115-17 East 23d st to Joseph P. Schmitt, linens, and in conjunction with J. B. English the 12th floor to the Powers Photo Engraving Co., completing the renting of the entire building.

HENRY HOF has leased for B. L. Herbst the store and basement at 634 3d av to M. Jaffe & Son; this completes the rental of the entire building by the same broker.

HENRY HOF has leased to I. Silkowitz, the store and basement at 521 3d av, for Mrs. Dyvrosky.

HENRY HOF has leased to J. & J. Slater, a loft at 227 Lexington av for William H. English.

EDWARD J. HOGAN leased to the Honolulu Iron Works, at an aggregate rental of \$125,000, part of the southern half of the 27th floor of the Woolworth Building.

EDWARD J. HOGAN has leased to the Gordon-Detwiler Institute and School of Languages a part of the 20th floor of the Tribune building.

HOUGHTON COMPANY has leased to Louise B. Milligan the 4-sty dwelling at 60 West 70th st for Ida and Lillian Hallett.

PAYSON McL. MERRILL CO. leased an apartment at 36 East 40th st to William J. Love, and a furnished apartment at 112 West 47th st to Frank Thomas.

PAYSON McL. MERRILL CO. leased two lofts at 39 East 20th st to Hagopian Photo Engraving Co.

MANNING & TRUNK have leased for the estate of Peter A. Hegeman the store and basement at 846 8th av, for a 5-yr. term to George D. Brown (Inc.), dealer in automobile tires and supplies, now located in the Wendel plot at Broadway, 50th and 51st sts, and who is compelled to vacate owing to the proposed improvement with a theatre and office building recently reported.

MARSTON & CO., in conjunction with the Greeley Realty Co., leased space at 315 5th av to Nathan Glickman.

CHARLES F. NOYES CO. has leased a portion of the 7th floor in the Madison Sq. Building, 15-19 East 26th st, for the Jacob Ruppert Realty Corporation to the Biltwell Waist Co., space on the 20th floor of the same building to Morris B. Freeman; a floor at 78-80 Cortlandt st to Louis M. Pignolet; space at 37 Liberty st to Ludwig Harburger; offices at 72-74 Beaver st to the Cable Cafe & Restaurant Companies, and additional space for Lawyers Title & Trust Co. to the Oklahoma Consolidated Petroleum Co. and to the American Manufacturers' Export Association.

CHARLES F. NOYES CO. has leased for the Schulte Cigar Co. for a long term to Daniel Cahn a store at 2710 Broadway; for George Nash Co. to Walworth Mfg. Co. a store and basement at 224-226 Pearl st, and space in the Masonic Building, 46 West 24th st, to Charles Davis.

CHARLES F. NOYES CO. has leased two floors at 46 Gold st to the Chemical Mfg. Co.; a floor at 390 Canal st to Empire Office Partition Co.; a floor at 51 Barclay st to H. W. Lewis & Co.; and a floor at 253-255 Church st to Abraham H. Scheaffer and Morris Polakoff.

PEASE & ELLIMAN have leased, furnished, for James P. Ludlow to Mrs. S. C. Lowrie an apartment in the "Queenston," at the southwest corner of 96th st and Madison av; leased, for a long term, one of the last remaining apartments at 907 5th av, at the south corner of 72d st, which was completed for occupancy in the late fall by Robert B. Knowles, president of 907 5th Av Inc., and his associates from plans by J. E. R. Carpenter. This latest suite leased is of 17 rooms and 5 baths, and is taken by Jacob H. Schoonmaker, who is president of the great house of Butler Brothers, who will live under the same roof with Victor Morawetz, Mrs. Carl Vietor, James McLean of the Phelps-Dodge in-

terests, Charles H. Stone of the National City Bank interests, Charles H. Stone of the National City Bank interests, Mrs. Paul Morton, and many other people prominent in the world of business and society.

PEASE & ELLIMAN have leased in the property owned by Margaret J. Mace, at the northwest corner 104th st and Broadway, the store and basement at 2723 Broadway to the Schulte Cigar Co., who, upon completion of extensive alterations, will open a branch establishment. The Schulte Co. have been extremely active in the locality, having leased, through Pease & Elliman, during the past three months, stores at Broadway, northeast corner 9th st, 2710 Broadway and 2830 Broadway.

PEASE & ELLIMAN have leased for David L. Luke, vice-president of the West Virginia Pulp & Paper Co., the 5-sty dwelling at 353 West 87th st to E. Stewart Manee; also sub-leased for Dr. A. E. Bullard his apartment at 539 West 112th st to B. Smith; also offices at 42 West 39th st to the Girls' Friendly Society; and, furnished, for N. B. Klein an apartment at 312 West 99th st to Mrs. Florence Baker; and for Basil Ruysdael his apartment, furnished, at 158 West 58th st to Theodore Lamprecht.

PEASE & ELLIMAN have leased for Mrs. Nathaniel Bowditch Potter her residence, furnished, at 591 Park av, a 5-sty dwelling to R. H. Williams, Jr.; also for Carroll Berry his apartment at 57 West 58th st to James C. Marshall; for the Fort Green Co. an apartment, furnished, at 45 East 82d st to Bradish G. Johnson; and for Stephen Peabody, Jr., his apartment, furnished, at 145 East 35th st to Adolph Klauber.

PEASE & ELLIMAN have leased for J. Gilmore Fletcher to Stanhope W. Nixon the 5-sty dwelling at 52 East 52d st; also for the Well-lesley Realty Co. an apartment at 483 West End av, at the northwest corner of 83d st, to Miss Marie Harris; and for Mrs. Mary Kahn an apartment at 311 West 94th st to Jules Maes, of the Cotton Exchange.

PEASE & ELLIMAN have leased for George R. Read & Co., as agents, large offices at 366 5th av to Ferdinand Marks, of the Lafayette Improvement Co.; also for Julius Tishman & Sons an apartment in their new house at 125 East 72d st to Mrs. Henry Kronthal.

PEASE & ELLIMAN have leased for Mary L. Coster to Ross W. Weir & Co. the entire 5-sty warehouse building at 52 Front st; also sub-leased in the same property for Ross W. Weir & Co. to W. G. & E. G. Murphy Co. the 2d loft.

PEASE & ELLIMAN leased to E. H. Sothern, the actor, the 4-sty furnished dwelling at 18 West 53d st, for Mrs. Riley M. Gilbert.

PELL & TIBBITS leased offices in the Harri-man National Bank Building, 5th av and 44th st, to Colonel Robert M. Thompson.

PORTER & CO. leased for William Colgate to Martha Baker the 3-sty dwelling at 128 West 132d st.

FOR the information of owners of property who have vacant lofts for manufacturing, and for real estate brokers, the following are the names of the firms who have signed an agreement to move out of the Zone by February 1st, and who are not yet located.

Lazarus Cohen & Company,
29 West 35th St.,
10,000 square feet.

Leo F. Sturm,
48 West 35th St.,
4,000 square feet.

E. Gindlin,
32 West 38th St.,
20 x 90 feet.

Kaufman & Birnbaum,
9 West 35th St.,
20 x 80 feet.

Reliable Fur Trimming Co.,
149 West 35th St.,
20 x 90 feet.

I. Cohen,
30 West 36th St.,
50 x 100 feet.

T. Carbone,
30 West 36th St.,
20 x 100 feet.

Save New York Committee
J. H. Burton, Chairman

PORTER & CO. leased for the estate of Charles Weisbecker, to Charles Nord, the 3-sty dwelling at 179 West 126th st.

JACOB RABINOWITZ has rented for A. H. Mathews the 2d loft at 28-32 Bleecker st to Max Rosh; the 4th loft at 133-41 West 21st st to Max Sallee, and for J. Searle Barclay, Jr., the entire building at 20 Wooster st to the Stulman Box & Lumber Co.

M. ROSENTHAL CO. leased for Pease & Elliman, agents, the 7th floor to Harris Rosenberg & Co. at 31-3 East 32d st; for American Real Estate Co. to J. Weinstein loft at 38-40 West 32d st; for the Astor Estate, the entire 3d floor at 25-27 West 26th st to Davidson & Garsson; for the Castilla Corp. the top loft at 236-238 5th av to H. Latner & Co.; for Mark Rafalsky & Co., agents, the 3d floor at 150-54 West 22d st for 5 years to N. Monfort & Co.; for Cross & Brown, agents, the 3d floor at 40-42 East 22d st to E. Oppenheimer & Co.; for Marston & Co., agents, the 3d floor at 39-41 West 29th st to Karp & Kass; for Tucker, Speyers & Co., agents, the 7th floor at 35-37 West 31st st to Cohen & Edelman; for I. Kempner the 4th floor at 132-4 West 21st st to Fox & Frankel; for Regent Construction Co. to Eagle Skirt Co. for a long term the 11th floor at 44-52 West 28th st, and for the Imperial Holding Co. for 5 years the 4th floor at 22-26 West 32d st to Joseph P. Slater.

M. ROSENTHAL CO. leased for Mark Rafalsky & Co. the 9th floor at 150-54 West 22d st to Flaster & Blier; to the Steiner Mfg. Co. the 10th floor at 40 East 21st st; to Ella M. Baker a loft at 25-9 West 31st st; to G. Hirsch a loft at 153-9 West 27th st; for Marston & Co., agents, the 8th floor at 39-41 West 29th st to the Lion Embroidery Co.; for the Astor Estate the 5th floor at 20 West 27th st to B. Fels; for Mark Rafalsky & Co., agents, the 6th floor at 150-54 West 27th st to Kaplan & Weinstein; for Cruikshank & Co., agents, the top loft at 18 West 17th st to Morris Ray; for Goodale, Perry & Dwight, agents, the 4th floor at 49-51 West 24th st to J. Osrow; for A. M. Rau the 9th floor at 142-6 West 24th st to Grudberg & Kirchman; for Bronner-Bloom Co. the 10th floor at 16-20 West 32d st to the Ritz Waist & Dress Co.

M. ROSENTHAL CO. has leased to Theodore Wolfert for 5 years the 11th floor at 39-41 West 32d st; for the Castilla Corp. to the Only Skirt Co. the 4th floor at 236-238 5th av; for F. & G. Pfomm, agents, the store floor to Samuel Gerst at 14 West 31st st; to Lubarsky Bros. the 5th floor at 153-5 West 34th st; for the Altavista Holding Co. the 4th floor at 141-3 West 28th st to the S. & H. Dress Co.; for J. Donnelly the top loft at 153-9 West 27th st to the Commercial Cloak & Suit Co.; to the European American Fur Co. a loft at 25-9 West 31st st.

ROYAL BANK OF CANADA, which occupies the ground floor and basement at 68 William st, has leased, through Wm. A. White & Sons, space on the 2d floor of the same building, containing approximately 2,600 sq. ft.

ROY SCHERICK and Daniel Birdsall & Co. has leased for the Mills & Gibb Corporation the 6th and 7th floors at 242-50 4th av to Bailey, Green & Elger, importers of buttons, etc.; also a floor in same building to Emden & Wormser, importers of lace curtains. This building, with the exception of a small office, is now fully rented.

LOUIS SCHRAG leased for the County Holding Co. the 7th loft at 153-7 West 23d st to Lamb & Lehman; for Joseph W. Cushman & Co. the 4th loft at 244-6 West 23d st to J. de Felice; and for Silas Swartz the top loft at 143-9 West 19th st to H. Umund.

SLAWSON & HOBBS have leased the 3d loft at 5 East 4th st to Miss Mabel Ritchie; this building was recently sold to Charles Hopkins, who is connected with the Punch & Judy Theatre; also rented a furnished apartment at 308 West 93d st to Henry Bennet.

SLAWSON & HOBBS have leased 265 West 71st st for Earle & Calhoun to Mrs. H. Grimm for a term of years.

SLAWSON & HOBBS have rented for H. A. Heydt, as attorney, to J. P. Peck, the private dwelling 109 West 8th st.

SLAWSON & HOBBS have rented for Mrs. Jane VanCott to F. C. Parker 113 West 85th st.

SLAWSON & HOBBS have rented 8 West 83d st for A. A. Tausky to Samuel Klein.

SLAWSON & HOBBS have leased for Mrs. A. Bradshaw to A. Levy 57 West 90th st.

FREDERICK SOUTHACK & ALWYN BALL, JR., rented space at 225 5th av to Robert J. Shores, Whiting & Cook and United Madeira Works; also the loft at 19 West 24th st to Gersohn Haussman; also the 3d loft at 591 Broadway to the Washington Underwear Co. and William Barish.

SPEAR & CO. have rented for Michael Coleman the entire 6th floor, containing 15,000 sq. ft., in the building at 53-57 West 23d st, extending through to 34-38 West 24th st, to the Binger Co.; for the Hamilton Fish Corp. the 3d loft, containing 11,500 sq. ft., at 113-119 4th av to the American Lady Corset Co.; the entire 5th loft at 298 5th av to Kleinberger & Katz.

CHARLES B. WALKER has leased for the estate of John R. Graham the store floor at 210-212 Canal st to Edward Chasan and Bro.; space in 86 Walker st for P. Murphy to the Scharf Tag and Envelope Co; for Charles Burkelman, space at 47-51 Watts st to M. Gottlieb & Sons; and space at 6 Howard st to the Empire Feather Duster Co.

WM. A. WHITE & SONS have leased offices at 68 William st to Morris, Garnett & Cotten and John J. Keenaghan, and at 41 West 21st st an office to Samuel Miller; also the basement at 67-69 Front st to Kaffee Hag Corp., the 2d loft at 76 Broad st to S. D. Stanatopulo, the 2d loft at 102 Beekman st to Deutschmeister & Ochs, the 1st loft at 179 Greene st to Nathan Zuckers, the 5th loft at 208-210 Wooster st to Appel & Co., the 6th loft at 382 Lafayette st to Neufeld Method, and the 3d loft at 32 West 22d st to Maumet & Singer.

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WM. A. WHITE & SONS, in conjunction with John N. Golding, leased the 4th floor at 68 William st, northeast corner of Cedar st, to R. A. Carroon & Co., insurance brokers, now at 15 William st.

WM. A. WHITE & SONS have leased for the M. L. Improvement Corp. space at 411-413 5th av to Lamson & Hubbard Co., of Boston, Mass.

Suburban.

FEIST & FEIST (INC.), of Newark, N. J., have leased for John C. Gregory of Far Hills, N. J., his building at 57 Broome st to Bayuk Bros. Co., of Philadelphia, Pa.

EDWARD C. GRIFFIN & P. H. COLLINS leased at Larchmont for the summer the Towles cottage on Oak av to Edward Callan, and Mrs. Frank Donnell's cottage to Albert V. Weber, both of New York city.

JOHN F. SCOTT has rented for M. Keller his house at the corner of Hollywood Crossing and Mistletoe Way, Cedarhurst, L. I., to Harold F. Hadden.

S. S. WALSTRUM-GORDON & FORMAN have leased at Ridgewood, N. J., for Miss Margaret T. Ruane the dwelling at 25 Ethelbert av to Gordon Milne; for E. B. Van Horn at 33 Claremont rd to Mr. Thompson, of Asbury Park, N. J.; for Walter Roberts at 97 Godwin av; to O. V. Derr and for Richard O. Chittick the residence at 261 Hillcrest rd to J. B. Sinnamon, of Manhattan.

REAL ESTATE NOTES.

J. B. ENGLISH has been appointed agent for the 6-sty apartment building, with stores, at 318 Lenox av.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has been appointed agent for 10 East 45th st, purchased recently by Arthur S. Vernay.

FREDERICK FOX & CO. have been appointed agents by the 261 West 36th St Co., of their 12-sty mercantile building at 261-5 West 36th st.

HARRY PARKER has opened an office at 51 East 42d st for the business of general insurance, in connection with the White-Ball Co.

GOODALE, PERRY & DWIGHT have been appointed agents for 155 6th av, a 3-sty business building.

HOUGHTON COMPANY has been appointed agent for the connecting houses 50 and 52 West 82d st; also for 153 West 94th st and 53 West 97th sts.

ASSOCIATION OF DEPUTY TAX COMMISSIONERS will hold its tenth annual dinner at Murray's, 228 West 42d st, on Thursday evening, February 8.

HENRY BRADY has been appointed receiver for 320 East 3d st, 554 West 156th st, 228 Cherry st, and 248 East Broadway, pending foreclosure proceedings.

VASA K. BRACHER has sold for Mrs. Bridget C. Prior, of Yonkers, N. Y., the corner of 12th av and 22d st, in Tampa, Fla., to Michele Sperando.

H. NELSON FLANAGAN has been appointed managing agent of apartment houses at 3136 Broadway, 906 East 173d st, 1547 and 1551 Minford pl, and 280, 282, 284 and 286 St. Nicholas av.

QUINLAN & LELAND have placed, for the Janota Building Co., \$56,000 at 5 per cent, for 5 yrs. on the two new buildings on the east side of Concord av, 47.6 south of 151st st, Bronx.

BUTLER & BALDWIN have been appointed agents for the following properties: 46 Grand st, 342 East 24th st, 227 East 26th st, 226 East 27th st, 124 East 31st st, 434 West 48th st, 222 East 81st st and 258 West 60th st.

NEHRING CO. has been appointed agent for 1890-1892 Crotona pkway, 1891 Daly av, 2486-2490 Grand blvd and Concourse, 879 Elmsere pl, 190-194 Brown pl and the Lenox av theatre property at Lenox av and 111th st.

R. A. SCHLESING obtained a first mortgage of \$55,000, on a plot 100x100, at the corner of Knickerbocker av and Stanhope st, Brooklyn, on which plot are 5 houses, all occupied by Levy's Big Department Store. This mortgage was placed by the Title Guarantee and Trust Co.

NEW YORK TITLE AND MORTGAGE CO. has made three loans of \$30,000 each at 5 per cent to Valhalla Corporation on three houses recently completed on the plot on the west side of College av, 95 ft. south of 169th st; and also a loan of \$18,000 to Mr. and Mrs. Bernhard H. Luben on the 5-sty apartment house at 167 East 89th st.

DOUGLAS L. ELLIMAN & CO. re-elected the following directors at the annual meeting: Douglas L. Elliman, Argyl R. Parsons, Barent Loefferts, Roland F. Elliman, Herbert R. Lawrence and J. P. Whiton-Stuart. Alfred E. Taylor and D. Chester Noyes were added to the board. The company reports the most successful year in its existence, the earnings of all the departments of the company being more than double those of any previous year. The profit sharing scheme, which was adopted two years ago, and which applies to every one connected with the office, has resulted most satisfactorily, and an amount equal to 20 per cent. of the dividends on the stock was distributed.

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 Jan. 5 to 11	1916 Jan. 7 to 13
Total No.....	164	129
Assessed Value.....	\$10,996,200	\$8,046,800
No. with consideration.....	19	19
Consideration.....	\$2,933,425	\$1,957,900
Assessed Value.....	\$3,936,500	\$1,723,000
	Jan. 1 to 11	Jan. 1 to 13
Total No.....	245	220
Assessed Value.....	\$14,879,200	\$13,286,500
No. with Consideration.....	30	37
Consideration.....	\$3,254,275	\$2,818,488
Assessed Value.....	\$4,259,500	\$2,487,000

Mortgages.

	1917 Jan. 5 to 11	1916 Jan. 7 to 13
Total No.....	84	76
Amount.....	\$2,916,746	\$3,903,474
To Banks & Ins. Cos..	18	16
Amount.....	\$1,838,500	\$2,803,500
No. at 6%.....	27	31
Amount.....	\$407,479	\$803,969
No. at 5½%.....	4	1
Amount.....	\$178,500	\$1,000,000
No. at 5%.....	25	16
Amount.....	\$1,820,625	\$532,600
No. at 4½%.....	3	2
Amount.....	\$77,000	\$44,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	1	1
Amount.....	\$57,000	\$20,655
Interest not given.....	23	25
Amount.....	\$376,142	\$682,250
	Jan. 1 to 11	Jan. 1 to 13
Total No.....	137	127
Amount.....	\$4,159,596	\$5,644,740
To Banks & Ins. Cos..	20	28
Amount.....	\$2,231,500	\$3,444,500

Mortgage Extensions.

	1917 Jan. 5 to 11	1916 Jan. 7 to 13
Total No.....	46	83
Amount.....	\$1,634,000	\$3,906,550
To Banks & Ins. Cos..	19	53
Amount.....	\$905,000	\$3,222,800
	Jan. 1 to 11	Jan. 1 to 13
Total No.....	71	113
Amount.....	\$2,446,375	\$4,871,550
To Banks & Ins. Cos..	32	72
Amount.....	\$1,539,875	\$4,034,800

Building Permits.

	1917 Jan. 6 to 12	1916 Jan. 8 to 14
New Buildings.....	5	5
Cost.....	\$715,000	\$1,250,000
Alterations.....	\$424,750	\$247,484
	Jan. 1 to 12	Jan. 1 to 14
New Buildings.....	11	14
Cost.....	\$1,155,000	\$2,584,430
Alterations.....	\$546,450	\$385,81

BRONX.

Conveyances.

	1917 Jan. 5 to 11	1916 Jan. 7 to 13
Total No.....	122	96
No. with consideration.....	16	10
Consideration.....	\$52,300	\$27,550
	Jan. 1 to 11	Jan. 1 to 13
Total No.....	181	186
No. with consideration.....	25	15
Consideration.....	\$96,505	\$143,525

Mortgages.

	1917 Jan. 5 to 11	1916 Jan. 7 to 13
Total No.....	70	59
Amount.....	\$342,806	\$337,157
To Banks & Ins. Cos..	3	4
Amount.....	\$10,000	\$86,500
No. at 6%.....	29	26
Amount.....	\$124,500	\$187,550
No. at 5½%.....	4	5
Amount.....	\$27,250	\$35,000
No. at 5%.....	12	4
Amount.....	\$90,800	\$ 9,500
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	2	1
Amount.....	2,511	\$2,557
Interest not given.....	23	22
Amount.....	\$97,745	\$102,550
	Jan. 1 to 11	Jan. 1 to 13
Total No.....	102	132
Amount.....	657,190	\$1,085,991
To Banks & Ins. Cos..	7	8
Amount.....	\$178,000	\$179,600

Mortgage Extensions.

	1917 Jan. 5 to 11	1916 Jan. 7 to 13
Total No.....	29	26
Amount.....	\$663,950	\$496,100
To Banks & Ins. Cos..	9	8
Amount.....	\$251,500	\$245,000
	Jan. 1 to 11	Jan. 1 to 13
Total No.....	34	32
Amount.....	\$831,950	\$743,600
To Banks & Ins. Cos..	11	12
Amount.....	\$265,500	\$385,505

Building Permits.

	1917 Jan. 5 to 11	1916 Jan. 7 to 13
New Buildings.....	3	12
Cost.....	\$22,500	\$414,500
Alterations.....	\$7,550	\$3,400
	Jan. 1 to 11	Jan. 1 to 13
New Buildings.....	6	25
Cost.....	\$104,500	\$986,500
Alterations.....	\$14,200	\$6,000

BROOKLYN.

Conveyances.

	1917 Jan. 4 to 10	1916 Jan. 6 to 12
Total No.....	473	402
No. with consideration.....	45	40
Consideration.....	\$ 386,299	\$272,805
	Jan. 1 to 10	Jan. 1 to 12
Total No.....	631	682
No. with consideration.....	61	65
Consideration.....	\$1,288,749	\$537,936

Mortgages.

	1917 Jan. 4 to 10	1916 Jan. 6 to 12
Total No.....	352	367
Amount.....	\$1,744,963	\$1,508,911
To Banks & Ins. Cos..	70	66
Amount.....	\$730,700	\$505,200
No. at 6%.....	170	189
Amount.....	\$710,612	\$714,403
No. at 5½%.....	71	98
Amount.....	\$463,750	\$521,700
No. at 5%.....	89	45
Amount.....	\$438,058	\$193,670
Unusual rates.....	2	4
Amount.....	\$14,300	\$3,600
Interest not given.....	20	31
Amount.....	\$118,243	\$75,538
	Jan. 1 to 10	Jan. 1 to 12
Total No.....	463	571
Amount.....	\$2,186,103	\$2,308,390
To Banks & Ins. Cos..	89	111
Amount.....	\$853,300	\$799,750

Building Permits.

	1917 Jan. 5 to 11	1916 Jan. 7 to 13
New Buildings.....	92	100
Cost.....	\$1,091,250	\$980,420
Alterations.....	\$47,300	\$71,135
	Jan. 1 to 11	Jan. 1 to 13
New Buildings.....	104	161
Cost.....	\$1,223,750	\$1,739,070
Alterations.....	\$72,280	\$96,711

QUEENS.

Building Permits.

	1917 Jan. 5 to 11	1916 Jan. 7 to 13
New Buildings.....	70	80
Cost.....	\$196,280	\$215,824
Alterations.....	\$8,765	\$19,164
	Jan. 1 to 11	Jan. 1 to 13
New Buildings.....	95	143
Cost.....	\$271,480	\$538,474
Alterations.....	\$19,090	\$21,391

RICHMOND.

Building Permits.

	1917 Jan. 5 to 11	1916 Jan. 7 to 13
New Buildings.....	11	12
Cost.....	\$64,300	\$23,305
Alterations.....	\$1,875	\$550
	Jan. 1 to 11	Jan. 1 to 13
New Buildings.....	11	18
Cost.....	\$64,300	\$39,980
Alterations.....	\$1,875	\$3,875

ELECTRIC LIGHT RATES REDUCED

On January 1st the maximum retail lighting rate was reduced from 11c. per kilowatt hour to 8c.

This means an actual saving of over 25% to over 60,000 customers.

Why not give your clients the opportunity of enjoying these added advantages by providing sidewall outlets for the use of electric irons, percolators, vacuum cleaners, washing machines, etc.?

Electric service properly installed materially increases the renting value of your property.

Details of new rates on request.

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201 Montague Street BROOKLYN

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

FLUCTUATING prices have been one of the predominating features of the building material market during the past week. The changes sustained applies to a wide variety of products, and while they are comparatively small, they have had a pronounced effect on the building situation generally. In the lines that have advanced, it is claimed that prices will go still higher, while in the instances where reductions have taken place, the feeling is that prices will shortly come back to former levels. The increase in commodity prices was due partly to greater demand for certain building materials, caused by the number of new projects that have become active during the last week. Another potent reason is the fact that the cost of raw materials, labor and other factors of manufacturing are still advancing and transportation difficulties continue to hinder both the producer and consumer. Practically all lines of building materials were affected, the proportion of increase or decrease varying, however, according to the extent that manufacturers were dependent upon labor, raw materials and transportation.

The general tone of the building material market is quite satisfactory for this time of the year, and there is a feeling prevalent in the trade that the time is rapidly approaching when the conditions that have maintained, and that have been the prime cause of keeping a number of important structural operations off the active list, will be settled, and a level reached that will last for a considerable length of time. There is immediate outlook for an important price concession, that is, the prices will probably not come back to the level that maintained before the European War was started, but they will certainly be stabilized and prospective builders will feel that they will be able to start their operations with a full knowledge of what the building will finally cost. During the past week the situation in the building trade has brightened considerably, and architects, general contractors and dealers of building materials and supplies seem to be in a very optimistic mood. The week has witnessed the award of some important contracts, which have done much to advance the feeling.

Other large projects that have been hanging quiet for some time are exhibiting signs of life, and beyond a doubt will become active at an early date. The Turner Construction Company, John H. Parker Company, and Marc Eidlitz & Son stand out prominently in the news of the week as being among the firms

that have obtained contracts for the construction of important local building operations. Other projects of note are now being estimated, and the announcement of award of contracts will be made in an early issue.

Conditions in the brick market are somewhat brighter than they have been for the last few weeks, although this commodity has fallen off somewhat in price. The majority of sales recorded are between \$9.00 and \$9.25, as against \$9.00 to \$9.50, which has maintained for the last three weeks. While the up-river yards are practically cleaned up and few, if any, additional arrivals are expected before next Spring, there is a considerable amount of brick in storage in this city, which, unless the demand is unprecedented, will supply all needs for the balance of the winter. Some time ago there was a feeling prevalent among brick dealers that the price of common brick would advance sharply after the advent of the new year, but according to the present viewpoint, there will be no advance of any extent.

The steel situation is extremely satisfactory and daily strengthening under the effect of the large tonnage orders that have recently been placed and the excellent prospects blooming up through the inquiries received and projects known to be pending. Deliveries are still uncertain, however, and three to six months' time is necessary on all tonnage orders.

The annual dinner of the members of the Building Material Exchange of the City of New York was held Thursday afternoon, January 11, at the Hotel McAlpin. The dinner was attended by approximately two hundred members of the association and their guests. The toastmaster of the occasion was C. J. Curtin, president of the organization, and addresses were made by Borough President Marks, United States Senator Calder and Charles M. Kelly, president of the New England Builders' Supply Co., of Providence, R. I. Other guests included the Superintendents of Building of Greater New York and F. A. Genung of Newark. The committee in charge of the arrangements was composed of C. J. Curtin, Elliott Smith, George A. Molitor, Joseph F. Miller, Frank E. Wise, Harold Halstead and Walter C. Schultz.

The Building Material Men's Association of Westchester County will hold its fourteenth annual banquet at the Hotel Biltmore, New York, Saturday evening, January 20. The following committee is in charge of the arrangements: Hugh McDonald, chairman; George H. Kann, John F. Mahlstead, Albert See and Frank R. Carpenter.

Common Brick.—The condition of the brick market is somewhat brighter than it has been for the last two weeks. The clear weather of the week has helped to dispel some of the pessimism and reports that important building operations are impending in this territory is doing much to assist matters. Arrivals from up-river continue, but not in any great quantity. This is nothing more than must be expected, however, as the season is late and the yards are practically cleaned out. The sales of the week have been fair for this time of the year, with prices a trifle lower. Prices have been ranging between \$9.00 to \$9.25, with the majority of sales being made at the lower figure. It was thought some time ago that the price of common brick was going to increase to a considerable extent and that \$10.00 brick was in sight, but the conditions have changed and now the consensus of opinion seems to be that this material will remain stationary for some time to come.

SUMMARY—Transactions in the North River brick market for the week ending Friday, January 12, 1917:

Condition of market: Demand fair, prices slightly lower. Quotations: Hudson Rivers, \$9.00 to \$9.25 to dealers in cargo lots alongside dock. Number of cargoes left over from last week, 59; arrived, 10; sales, 26; covered, 0.

Distribution: Manhattan, 9; Bronx, 2; Brooklyn, 9; New Jersey points, 4; Astoria, 1; Eastchester, 1. Left over Friday, January 12, 43.

Structural Steel.—Increasing activity was manifest in the market for structural steel during the past week and a number of important contracts calling for a large total tonnage were placed with the fabricating mills. Many of the largest of these mills have orders booked that will keep them active at full time for the next six months or longer. The new year seems to have started off in an extremely favorable manner for the structural steel interests and at the present time there is every indication that the strong market conditions will be continued for a long period. Should there be a substantial building boom in these

parts, as has been predicted, it is hard to tell what would happen with the scarcity of materials and the unsettled freight situation. At the present time mill shipments of steel shapes, delivery in two to five months, are quoted at 3.419c to 3.669c, New York. Prominent among the orders booked during the week are the following: American Bridge Co., 1,100 tons for the four power sub-stations for the Interborough Rapid Transit Co., and 200 tons for the addition to the plant of the Ingersoll-Rand Co., at Painted Post, N. Y.; McClintic-Marshall Co., 1,100 tons for a foundry for the General Electric Co. at Schenectady, N. Y.; Hinkle Iron Works, 400 tons for the apartment house in East 84th Street for Julius Tishman & Sons; Milliken Brothers, 400 tons for the Edward Browning operation at 31 West 71st Street; and a considerable total tonnage for railroad construction. Estimates are now pending for the steel for a number of important local buildings and other projects throughout the eastern territory, and it is expected that the orders for these will be placed in the near future. The condition of the market seems to be growing stronger daily and the feeling is quite general in the industry that the current year will be one of the best in its history.

Copper.—The market for this commodity is somewhat weaker than it has been for some time. The prices quoted have also fallen off to a considerable extent. Spot electrolytic metal was offered during the week at 26½c., with February and March metal at still lower prices. Producing interests have little to say about the present situation except that as soon as the cheap copper has been absorbed the market will undoubtedly return to former high levels. The general outlook in the industry is excellent and the feeling is strong that good times will continue. Notwithstanding the lowered prices for metal, the manufacturers of finished products are generally adhering to their old prices.

Lime.—This commodity has recently joined in the advanced price procession with increases of approximately 10c per barrel, delivered. Eastern finishing has been raised from \$1.60 to \$1.70 to \$1.70 to \$1.85 a barrel. New York common, \$1.50 to \$1.155 to \$1.60 to \$1.65. Dealers in this product report that the last year was a good one generally in the lime industry and that according to the present indications the current year will be equally good if not better.

Cement.—The recent dull period in the local building field on account of the inclement weather and other obvious reasons is reflected in the lull in the cement market during the week past. Prices of this material have remained unchanged, however, and no important development is looked for. Dealers in this commodity report that the business of the last year was satisfactory from every viewpoint, with market conditions excellent and prices well sustained.

Pig Iron.—According to the statistics that have recently been compiled by the United States Geological Survey, the past year was a notable one in the history of pig iron production. The figures show that in 1916 the total production of this commodity was more than 39,000,000 gross tons, as compared with 29,916,213 tons for 1915, an increase of approximately 900,000 tons for the year. According to the estimates of January 1, of shipments of iron ore from the mines during 1916, there were 75,500,000 gross tons as compared with 55,493,100 tons for 1915. These figures are new records for both value and quantity. In 1916 the material sold for \$178,935,000, an increase of more than \$77,000,000 over 1915.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
North River common.....\$9.00@ \$9.25
Raritan common.....No quotation
Second hand common, per load

of 1,500.....4.00@ —
Red face brick, rough or smooth, car lots.....\$21.00@ \$27.00
Buff brick for light courts.. 21.00@ 27.00
Light colored for fronts.... 25.00@ 36.00
Special types.....36.00@ 50.00

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$1.87@ \$1.97
Rebate on bags, returned, 10c. bag.
Rosendale Natural, to dealers.
wood or duck bags.....\$1.00@ —
Rebate on bags returned, 10c. bag.

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

Trap rock, 1½ in. (nominal).....\$1.00@ —
Trap rock, ¾ in. (nominal).....1.20@ —
Bluestone flagging, per sq. ft.. .17@ 0.18
Bluestone curbing, 5x16......40@ —

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

Exterior—
4x12x12 in.....\$0.0825
4x12x12 in......11
8x12x12 in......14
10x12x12 in......165
12x12x12 in......206

Interior—
2x12x12 in.....\$0.064
3x12x12 in......064
4x12x12 in......072
6x12x12 in......096

LIME (standard 300-lb. bbls., wholesale):
Eastern common.....\$1.50@ \$1.55
Eastern finishing.....1.60@ 1.70
Hydrated common (per ton).....@ 9.50
Hydrated finishing (per ton).....@ 12.68

LINSEED OIL—
City brands, boiled, 5 bbl. lots. —@ \$1.01
Less than 5 bbls.....@ 1.02

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

1½ in. (nominal).....\$1.10@ —
¾ in.No quotation
Paving gravel (nominal).....1.25@ —
P. S. C. gravel.....@ 1.25
Paving stone.....2.20@ 2.40

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.).
8 to 12 in., 16 to 20 ft.....\$30.00@ \$36.00
14 to 16 in.....39.00@ 42.00
Heart face siding, 4-4 & 5-4 34.00@ 36.00

Hemlock, Pa., f. o. b. N. Y.
base price, per M.....@ 25.00

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

Hemlock, Eastern mixed
cargoes.....22.00@ —
(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random car-
goes, narrow (delivered).....\$26.00@ \$29.00

Wide cargoes.....29.00@ 34.00

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

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

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

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

Firsts and seconds, 1-in.....\$47.00@ —

Cypress shingles, 6x18, No. 1

Hearts.....8.75@ \$9.00

Cypress shingles, 6x18, No. 1

Prime.....7.25@ —

Quartered oak.....85.00@ 88.00

Plain oak.....60.00@ 63.00

Flooring:

White oak, quartered, select.....@ 51.00

Red Oak, quartered, select...@ 51.00

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

Yellow pine, No. 1, common

flat.....@ 27.30

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

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

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

Dry Mortar, in bags, return-
able at 10c. each, per ton.....7.25

Block, 2 in. (solid), per sq. ft.....\$0.06 ¾

Block, 3 in. (hollow).....0.6 ¾

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

Boards, ¾ in. x 8 ft......12 ¼

Boards, ¾ in. x 8 ft......15 ½

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

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

Beams & channels up to 14 in. 3.419@ 3.669

Beams & channels over 14 in. 3.419@ 3.669

Angles 3x2 up to 6x8 3.419@ 3.669

Zees and tees 3.419@ 3.669

Steel bars, half extras 3.419@ 3.669

TURPENTINE:
Spot, in yard, N. Y., per gal. —@ \$0.56

WINDOW GLASS. Official discounts
from Jobbers' lists:

Single strength, A quality, first
three brackets.....86%

B grade, single strength, first three
brackets.....88%

Grades A and B, larger than the
first three brackets, single thick.. 85%

Double strength, A quality.....86%

B quality.....87 ½%

BUILDING FIGURES FOR THE PAST YEAR

Comparative Statistics for Four
Boroughs Compiled in Convenient Form

FIGURES compiled by the Building Departments in the various boroughs, for plans filed for new buildings and alterations in the various classifications during 1915 and 1916 indicate both increases and decreases. In Manhattan, an increase is noted not only in the number of contemplated projects, but an advance of \$50,000,000 in their estimated cost. This may be partly explained by the exceptional activity in plan filings last July, in the days preceding the enactment of the Zoning resolution.

The classified figures for Brooklyn were not available, although the total number of plans filed for new buildings in 1916 called for 4,946, to cost \$35,397,480, as against 5,121 to cost \$40,300,600 in 1915. Alterations in 1916 amounted to 3,130, costing \$4,951,280, as compared with 9,394 and \$5,301,251 for the previous year.

Stables and Garages, frame	60	274,875	131	1,238,647
Dwell'gs, frame	136	490,275	72	274,500
Other Structures	28	10,350	12	5,975
Totals	962	\$28,119,100	650	\$16,725,582
Decrease, Year	650	16,725,582		
1916	312	\$11,393,518		

ALTERATIONS IN THE BRONX

January 1, to December 15, Inclusive

	No.	Cost	No.	Cost
1915			1916	
Dwellings, brick	42	\$43,125	40	\$55,150
Dwellings, frame	257	234,175	248	232,370
Ten'm'ts, brick	80	57,525	99	137,050
Ten'm'ts, frame	24	20,070	19	16,100
Hotels	8	7,150	3	4,860
Stores	40	43,800	49	92,525
Office buildings	6	10,150	10	27,300
Manufactories				
and Workshops	34	82,850	52	162,275
Schools	5	164,600	13	238,500
Churches	10	19,455	9	28,500
Public Buildings	32	155,520	32	151,525
Stables and Garages	19	50,575	32	105,175
Miscellaneous	2,465	342,731	2,431	348,148
Totals	3,026	\$1,232,026	3,037	\$1,699,478
Increase, Year, 1916			3,026	1,232,026

11 \$467,452

Manhattan

PLANS FILED FOR NEW BUILDINGS

January 1 to December 30, Inclusive

	No.	Cost	No.	Cost
1915			1916	
Dwellings, over \$50,000	6	\$565,000	30	\$2,869,000
Between \$20,000 and \$50,000	4	140,000	5	185,000
Under \$20,000	15	87,500	3	11,700
Tenements	193	24,960,500	183	37,841,500
Hotels	9	2,030,000	27	26,717,000
Stores, lofts etc. over \$30,000	40	13,665,000	45	17,817,650
Between \$10,000 and \$30,000	9	216,500	5	107,000
Under \$10,000	12	68,000	16	106,000
Office buildings	24	5,535,000	43	12,651,500
Manufactories and Workshops	20	1,957,500	35	6,167,600
Schoolhouses	5	1,045,000	3	795,000
Churches	10	872,500	10	858,000
Public Buildings Municipal	6	10,454,000	9	969,000
Places of Amusement, etc.	23	1,531,250	30	3,639,500
Hospitals	6	595,000	2	1,000,000
Stables and Garages	63	872,705	87	2,910,100
Other Structures	44	57,414	31	44,095
Totals	488	\$64,652,869	564	\$114,690,145
Increase Year, 1916			488	\$64,652,869

76 \$50,037,276

ALTERATIONS IN MANHATTAN.

January 1 to December 30, Inclusive.

	No.	Cost	No.	Cost
1915			1916	
Dwellings	501	\$1,503,290	598	\$2,064,150
Tenements	736	\$38,929	724	1,192,967
Hotels	95	799,410	139	927,000
Stores, lofts, etc.	995	2,563,115	1,081	3,679,204
Office buildings	229	984,813	301	4,426,669
Manufactories and workshops	276	574,223	582	1,536,716
Schoolhouses	29	138,575	36	266,970
Churches	31	80,750	31	2,627,925
Public Buildings Municipal	22	51,025	47	429,635
Places of amusement, etc.	211	1,085,090	190	1,311,200
Stables and Garages	112	400,575	155	925,275
Totals	3,237	\$9,019,805	3,884	\$19,387,899
Increase Year, 1916			3,237	\$9,019,805

647 \$10,368,094

Bronx

PLANS FILED FOR NEW BUILDINGS

January 1 to December 15, Inclusive

	No.	Cost	No.	Cost
1915			1916	
Dwell'gs Brick over \$50,000	..	.....	..	.....
Dwell'gs, brick Bet \$50,000 and \$20,000	1	\$20,000	1	\$20,000
Under \$20,000	80	419,150	62	323,150
Tenem'ts, brick over \$15,000	486	22,798,000	224	12,012,000
Under \$15,000	3	24,000	..	.....
Tenements frame	..	.....	..	.....
Hotels	2	17,000	..	.....
Stores over \$30,000	..	.....	1	30,000
Stores, between \$30,000 and \$15,000	5	88,000	7	125,000
Under \$15,000	52	286,200	40	274,200
Office Build'gs	5	126,200	7	194,050
Manufactories and workshops	44	395,350	44	969,660
Schoolhouses	1	275,000	5	310,900
Churches	9	459,000	5	113,000
Public Build'gs —Municipal	21	79,800	10	96,950
Places of Amuse'm't, etc.	29	2,355,900	29	737,550

Queens

PLANS FILED FOR NEW BUILDINGS

January 1 to December 30, Inclusive.

	No.	Cost	No.	Cost
1915			1916	
Dwellings, frame	2,317	\$6,610,609	2,079	\$6,406,610
Dwellings, brick	1,125	4,645,350	735	3,393,934
Stores and Dwellings, frame	105	295,735	26	83,200
Stores and Dwellings, brick	346	1,813,900	310	1,726,150
Tenements, fr.	7	31,000	..	.....
Tenements, br.	262	2,910,800	258	3,728,500
Stores and Tenements, frame	..	.....	..	.....
Stores and Tenements, brick	50	599,000	25	263,000
Public Buildings (Amusement)	28	458,400	21	353,000
Public Buildings (Municipal)	..	.....	..	.....
Manufactories & Workshops	61	1,222,200	45	2,015,900
Churches	16	142,200	9	139,900
Schools	11	124,500	2	100,000
Hotels, Boarding Houses, etc.	4	79,500	4	92,700
Hospitals	..	.....	..	.....
Storage Warehouses	25	58,100	27	233,625
Office Buildings	9	493,800	11	320,500
Garages	621	385,016	975	583,641
Stables	87	212,395	32	51,320
Other Frame Structures	682	223,987	772	517,402
Totals	5,756	\$20,316,392	5,331	\$20,009,382
Decrease, Year 1916	425	\$307,010		

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Use for Old Reservoir.

The Public Service Commission is negotiating with the city authorities with a view to utilizing a part of the westerly portion of the Jerome avenue reservoir tract for a storage yard for subway cars in connection with the operation of the Jerome avenue extension of the Lexington avenue subway. The westerly portion of the reservoir tract adjoining Jerome avenue has never been improved by the city. Commission, city and railroad company engineers are studying the tract with a view to determining what portion of it could best be utilized for the purposes desired with the least detriment to other property in the neighborhood. If the city decides to take a sufficient amount of this tract to provide a storage yard for 250 subway cars, it will be possible for the city to make available for other uses a certain sum equivalent to the value of the property taken from rapid transit funds and it will not be necessary to exempt from taxation other property upon which taxes are now paid.

Chamber of Commerce Dinner.

William Howard Taft will be the guest of honor and speak on the subject of "Our World Relationships," at the sixth annual dinner of the Chamber of Commerce of the Borough of Queens, which will be held in the grand ball room of the Biltmore Hotel, on Saturday evening, January 20.

H. P. Williams, chairman of the committee in charge of the arrangements of the dinner, said yesterday: "We expect to have the largest gathering of Queens business men ever held, and from present demands for tickets, we believe there will be more than 600 prominent men of New York City present."

"In addition to the motion pictures taken especially for this dinner by the Gaumont Company, of Flushing, which show the new rapid transit lines connecting Manhattan and Queens and other industrial developments, Public Service Commissioner Travis H. Whitney has loaned to the Chamber a thousand-foot

reel showing the signing of the dual subway contracts and construction work on the present subways, which was originally exhibited at the Panama-Pacific Fair in San Francisco.

"A unique feature of the motion pictures taken by the Chamber will be the 'dissolving' of pictures of former farm houses, etc., into present developments that occupy the same sites, such as modern bank buildings, rows of apartment houses and huge factories."

Richmond's Bathing Beaches.

Dr. Haven Emerson, Commissioner of the Department of Health, has notified Borough President Van Name, of Richmond, and the Board of Estimate, that the unsanitary conditions at South and Midland Beaches are a public nuisance and a menace to the health of the community, that sewers and a disposal plant will have to be built to eliminate these conditions or he will be forced to close the beaches until his order is complied with. Borough President Van Name received a copy of the resolution adopted at a meeting of the Department of Health, held on December 12, 1916. It is as follows:

WHEREAS, The Assistant and Acting Sanitary Superintendent of the Department of Health, has submitted a report wherein it is stated that the conditions existing at South Beach, Midland Beach and in the waters adjacent thereto, in the Borough of Richmond, are insanitary, offensive and a public nuisance, it is, therefore

RESOLVED, That a copy of the report of the Assistant and Acting Sanitary Superintendent relative to the insanitary and offensive conditions existing at South Beach, Midland Beach and in the waters adjacent thereto, be transmitted to the President of the Borough of Richmond, and that he be requested to take all necessary steps in accordance with the powers vested in him under the Charter of the City of New York, to abate the nuisance existing thereat or therein and to cause sewers or a sewage disposal system to be installed so as to eliminate the conditions dangerous to life and health existing thereat.

A hearing on this matter will be held before the Local Board at the Borough Hall, St. George, Tuesday evening, January 23, 1917, at half past seven o'clock.

Big Contracts for Turner Co.

The Turner Construction Company of New York, Buffalo and Boston, has received the general contracts for the erection of seven big factory and warehouse buildings, in the States of New York, New Jersey and Massachusetts, aggregating several millions of dollars. They will erect the following buildings:

For the Merchants Refrigerating Company, one of the largest cold storage warehouses in Greater New York, to be built of reinforced concrete, eleven stories in height, which will measure 330 x 200 feet, and will occupy the entire block between Marginal street and Tenth avenue, 16th and 17th streets, Manhattan. J. B. Snook Sons are the architects.

For Colgate & Company, at Jersey City, N. J., a six story manufacturing building of reinforced concrete to measure 102 x 50 feet. Warren Davey is the engineer.

For the Standard Oil Company of New Jersey, three buildings at their works at Claremont, Jersey City, N. J., including a three story kiln building, 180 x 54 feet, a four story cooperage building, 150 x 100 feet, and a two story barrel factory, 200 x 100 feet. F. Abrams is the engineer.

For the W. Beckers Aniline & Chemical Works, at Ditmas avenue and 83rd street, Brooklyn, a four story warehouse, 2300 x 80 feet. The building will eventually be eight stories high.

For the Quincy Market Cold Storage & Warehouse Company of Boston, an eleven story cold storage warehouse, 152 x 140 feet, on the T. Wharf property in Boston. The building will cost approximately \$1,000,000. J. R. Worchester & Company are the architects.

For the Hoboken Land & Improvement Company, a five story soap manufacturing building at 14th street and Willow avenue, Hoboken, to be leased to the Lightfoot Schultz Company. The building will measure 100 x 770 feet.

For the Vacuum Oil Company at Bayonne, N. J., two two-story buildings, irregular in shape.

Nineteen Facts

In Favor of Edison Service

Fact Number 18

Great saving in operating cost. In one instance recently it was found that Edison Service would cost annually \$10,000 less than a plant; in another the annual difference was \$20,000 in favor of The Edison System

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Recording Titles.

The recording of papers and the searching of titles, while recognized as a necessary public function, is generally regarded as an uninteresting and prosaic matter.

On the eve of a radical change in the method of dealing in real property titles—the adoption of the Torrens system of land title registration—the Register of New York County has prepared an exhibit of the work of his office, which he believes will be of interest, not only to realty experts, but to the public generally.

\$875,000 In Contracts.

Contracts in various parts of the country aggregating approximately \$875,000 have been awarded to the Blome Sinek Company, with offices at 120 Broadway, Manhattan, and in the City Hall Square Building, Chicago, Illinois. The company will build a branch building in Cleveland, Ohio, to be occupied by Armour & Company, at a cost of approximately \$250,000; also at Sioux City, Iowa, a Sheep Killing and Oleo building, for the same company, to cost about \$225,000. The same builder has also been awarded the general contract for the preparatory seminary to be erected in Rush street, from Pearson street to Chestnut street, Chicago, Illinois, for the Catholic Archbishop of Chicago, from plans by Z. T. Davis. The estimated cost of this project is \$400,000.

To Build Up-State Community.

The Loudon Development Corporation, of Albany, N. Y., in which Arthur T. Palmer, Winslow M. Mead and Warren L. Bradt of Albany are interested, contemplates building a residential development in the town of Colonie, N. Y., from plans by W. P. R. Pember, 24 James street, Albany, N. Y. The project involves the construction of four residences at once; also the erection of a sewage disposal plant and a water supply plant with one mile of stone sewers, one and one-half miles of macadam road, concrete sidewalks, and a 1,000-foot sewer.

Big Institutional Contract.

The John H. Parker Company, 315 Fourth avenue, has been awarded the general contract for the institutional buildings to be built on Randalls Island, for the City of New York, Department of Public Charities, from plans by Donn Barber, 101 Park avenue, architect, and Charles E. Knox, 101 Park avenue, electrical engineer. The plumbing and drainage contract has been awarded to James McCullagh, 218 West 36th street, Manhattan, and the heating and ventilating contract to Edward G. Butterfield, 89 Greenpoint avenue, Brooklyn.

New Westchester Development.

The American Town Planning Company and the Garden City Corporation, with offices in the Woolworth Building, Manhattan, contemplate the erection of fifty two and one-half story frame and brick dwellings, at Westminster Park, White Plains, N. Y., from privately prepared plans, to involve an expenditure of approximately \$200,000.

Obtain Bank Contract.

Marc Eidlitz & Son, 30 East 42d street, have been awarded the general contract for the new two-story brick, stone and steel bank building to measure 48x75 feet, at the northwest corner of Madison avenue and 60th street, to be occupied as a branch of the Guaranty Trust Company, 140 Broadway. The building has been designed by Cross & Cross, 10 East 47th street, architects.

Plan Mid-Town Lofts.

Eugene De Rosa, 150 Nassau street, is preparing plans for a twelve-story brick, limestone and terra cotta store, office and loft building, to measure 63x100 feet, at 56-60 West 39th street, for the Altman Estates, Inc., care of Frederick Altman, president, 47 West 34th street.

PERSONAL AND TRADE NOTES.

Edward Burnett, engineer, will move on February 1, from 11 East 24th street to 470 Fourth avenue.

Goodman Contracting Co., Patrick Goodman, president, has moved its offices to 90 Alexander avenue, near 133d street, Bronx.

Elisha Harris Janes, architect, has been appointed a member of the Board of Education by Mayor Mitchel for a five-year term.

Cass Gilbert, architect, will move his office on February 1, from 11 East 24th street to the southwest corner of Madison avenue and 38th street.

George C. and Albert E. Wheeler, civil engineers and city surveyors, have removed their offices from 1409 St. Nicholas avenue to 702 West 181st street.

Gunvald Aus & Co., architects, will move their offices on February 1, from 11 East 24th street to the southwest corner of Madison avenue and 38th street.

Captain W. Gerald Hawes, president of the John Wilfert Co., New York and Brooklyn, has been elected a member of the New York Chamber of Commerce.

Master Plumbers' Association of Brooklyn will hold its annual reception and ball at Prospect Hall, 261 Prospect avenue, Brooklyn, on Thursday evening, January 18.

Edward C. Dean announces that he has just opened an office for the practice of architecture, at 2 West 47th street, in connection with his main office at 1211 Connecticut avenue, Washington, D. C.

William M. Acheson resigned Jan. 1 as division engineer of Division 6, New York State Highway Commission, to become chief engineer of the Crescent Portland Cement Company at Wampum, Pa.

Joseph R. Greenwood announces that he has severed his connection as general manager with the Ballwood Co. and is now associated with the office of Charles H. Higgins, architect and engineer, 30 Church street.

T. D. Montgomery has been appointed manager of the New York office of the Cutler-Hammer Manufacturing Company, of Milwaukee, to succeed W. C. Stevens, who has taken up new duties as sales manager of the company at Milwaukee.

Joseph H. O'Brien, engineer for Westinghouse Church Kerr & Company, has been made vice-president of the General Construction Company, of Harrisburg, Pa. Mr. O'Brien has been associated with Westinghouse Church Kerr & Company for the last fourteen years.

William H. Demers and A. K. Mosley, Union Bank Building, Troy, architects, are engaging in the practice of architecture under the firm name of Demers & Mosley. They desire catalogues and samples from manufacturers of building materials. The firm of Demers, Mosley and Campaigne has been dissolved.

Manhattan Fireproof Door Co., C. G. Norman, president, and F. John Seton, Inc., Frank J. Seton, president, announce their consolidation under the firm name of Norman-Seton, Inc. They will manufacture metal clad doors, windows, trim, roofing, skylight and cornice work, with factory and offices at Winfield, L. I.

Howells & Stokes, architects, 100 William street, have dissolved their New York City partnership. J. N. Phelps Stokes will remain at his present address. John Mead Howells has moved to new offices at 470 Fourth avenue. They will continue, however, the partnership of Howells & Stokes, in Seattle, Wash.

One of the best indications of the expected boom in shipping and harbor trade is the fact that a number of orders have been placed by the Lehigh Valley Railroad Co. and the New York Central Railroad Co. for new steel steam lighters and car floats which is expected to increase their handling capacity more than twenty thousand tons.

NO ARCHITECTS SELECTED.

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

SOUTH NEW BERLIN, N. Y.—The Dairymen League of South New Berlin contemplates building a creamery, for which no architect has been selected, and details will be available later.

ALBANY, N. Y.—The City of Albany, Isadore Wachman, sec'y of the Board of Contracts, contemplates building a grade school, for which no architect has been selected.

VALATIE, N. Y.—St. Luke's Evangelical Lutheran Church, c/o Rev. G. D. Strail, contemplates building a 1½-sty frame Sunday school building, with a seating capacity of 200. No architect has been selected.

ALBANY, N. Y.—The City of Albany, Board of Estimate, City Hall, Albany, is receiving competitive sketches for a city building at the cor of Eagle and Beaver sts, to contain police headquarters, a jail and city court rooms. Arnold W. Brunner, 101 Park av, Manhattan, is the consulting architect. Cost, \$115,000.

WEST NEW YORK, N. J.—Angelo Venafra, 894 Pedro pl, North Bergen, N. J., owner and builder, contemplates the erection of a 4-sty brick apartment house in 22d st, for which no architect has been selected.

BRONXVILLE, N. Y.—The Lawrence Park Heat, Light & Power Co. has applied to the Public Service Commission for a franchise before starting plans for the construction of an electric and steam plant. Details will be available later.

KINGSTON, N. Y.—The Benedictine Sanitarium, c/o Rev. Father John J. Hickey, 159 Broadway, Kingston, contemplates an addition to the 2-sty brick sanitarium in Mary av. No architect has been selected.

KINGSTON, N. Y.—The St. Mary's Roman Catholic Church, c/o Rev. Father John J. Hickey, 159 Broadway, contemplates the erection of a sisters' home, for which no architect has been selected, and details will be available later. Cost, \$13,000.

ELIZABETH, N. J.—The Wawel, Polish Merchants' Association, 105 3d st, contemplates the erection of a 3-sty brick store, 50x75 ft, at 105-109 3d st, for which no architect has been selected.

PLANS FIGURING.**FACTORIES AND WAREHOUSES.**

JERSEY CITY, N. J.—The Central R. R. of New Jersey, 143 Liberty st, Manhattan, is taking bids on the general contract to close Jan. 16, for the 1-sty reinforced concrete and steel storehouse, 172 x22 ft, near Communipaw.

ELIZABETHPORT, N. J.—Niewenhaus Bros., Park av and 163d st, Bronx, are figuring the general contract for a factory building for the Standard Electric Fittings Co., from plans by the F. H. Ogden Co., and desire bids by Thursday, January 18, on structural steel, sheet metal, plumbing, painting, roofing and carpenter work.

ROME, N. Y., ETC.—The State of New York, Department of Public Works, Albany, N. Y., is taking bids on the general contract to close January 17, for temporary warehouses (Barge Canal Contract 205 and 206) at Rome, Utica, Spencerport and Holly, from plans by Frank M. Williams, State Engineer and Surveyor, Telephone Building, Albany, N. Y.

HALLS AND CLUBS.

NEW BRUNSWICK, N. J.—Shattuck & Hussey, 19 South La Salle st, Chicago, Ill., architects, and Alexander Merchant, 363 George st, New Brunswick, supervising architect, are taking bids on the general contract for the 4 and 1-sty brick, limestone and concrete Y. M. C. A. building at 9-11 Livingston av, for the Y. M. C. A. of New Brunswick, W. H. Reed, pres., 390 George st, New Brunswick. Cost, \$115,000.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—The City of Newark, c/o Thomas J. Lee, Jr., chairman of the Building Committee, City Hall, is taking bids on the general contract to close January 30, for the alteration and repairs to the City Hospital in Camden st, from plans by Conklin & Convery, 665 Broad st, Newark. Cost, \$120,000.

MUNICIPAL.

BROOKLYN, N. Y.—The City of New York, President of the Borough of Brooklyn, Borough Hall, is taking bids to close 11 a. m., Jan. 17, for the construction of sewers and sewer basins, on Louisiana av,

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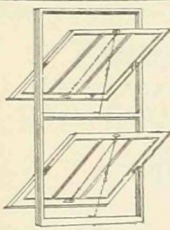
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WATERLOO, N. Y.—The United States Government, Treasury Dept., Washington, D. C., is taking bids to close 3 p. m., Jan. 25, for the 2-sty brick, stone and terra cotta post-office building, from plans by James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C.

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

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—The Board of Education of Jersey City, owner, is taking bids on the general contract to close 8 p. m., Jan. 17, for the 3-sty brick and limestone school, 48x100 ft, in the east side of Clifton pl, from plans by John P. Rowland, Jr., 100 Sip av, Jersey City.

MISCELLANEOUS.

AVON, N. J.—The Borough Council of the Borough of Avon, Avon, N. J., is taking bids to close 8 p. m., Jan. 15, for the construction of a bulkhead along the northerly line of the Shark River, from Main st to 5th av, from plans by J. H. Emlen, Borough Engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

HOUSTON ST.—Horenburger & Bardes, 122 Bowery, have completed plans for the alteration to the 6-sty brick tenement, with store, 27x74 ft, at the southeast cor of Chrystie and Houston sts, for M. M. Hart, 280 Broadway, owner and builder. Cost, \$10,000.

FORSYTH ST.—Otto Reissmann, 147 4th av, will draw plans for the alteration to the 5-sty brick tenement, 50x100 ft, at 107-109 Forsyth st, for Collins & Rowe, 283 Elizabeth st, agents. Cost, \$4,000.

WASHINGTON PL.—Frank E. Vitola, 16 East 23d st, is preparing sketches for the alteration of the 4-sty brick residence at 77 Washington pl, into studio apartments. Cost, \$12,000.

148TH ST.—T. F. Dunn, Palisade Park, N. J., has completed plans for a 5-sty brick, limestone and terra cotta apartment house, 50x100 ft, in West 148th st, between Riverside Drive and Broadway, for the Redmount Corporation, c/o Morris Rothenberg, 44 West 125th st, owner. Cost, \$40,000.

MONROE ST.—The Lawyers Mortgage Co., 59 Liberty st, has had plans completed privately for the alteration to the 5-sty brick tenement with store, 25x99 ft, at 192-194 Monroe st. Cost, \$4,500.

MADISON AV.—Oscar Lowinson, 366 5th av, has completed plans for the alteration and addition to the 5-sty brick and stone residence into a bachelor apartment house with stores, at 926 Madison av, for Mrs. M. H. Collins, 22 East 74th st, represented by Daniel Korn, 1451 Broadway, owner. Cost, \$15,000.

63D ST.—J. S. Rogers, 470 4th av, has completed plans for the alteration and extension to the 4-sty brick residence with garage, at 170 East 63d st, for Sara C. Ely, 128 West 72d st, owner. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

15TH ST.—Charles E. Knox, 101 Park av, electrical engineer, and William J. Baldwin, 63 Park Row, steam engineer, have engineers' plans in progress for a 1-sty reinforced concrete boiler house, 47 x104 ft, at East 15th st and East River, for the City of New York, Department of Health, from plans by William E. Austin, 46 West 24th st, architect. Cost, \$200,000.

GREENWICH ST.—Jacob Fisher, 25 Av A, has completed plans for the alterations to the 4-sty brick storage and factory building, 25x80 ft, at 346 Greenwich st, for Wilhelmina G. Bultman, 130 Washington pl, owner, and Samuel Blick, on premises, lessee. Cost, \$5,000.

CANAL ST.—Smith & Holler, 82 Wall st, have completed plans for the alteration to the 5-sty brick factory with store, 61x78 ft, at 351-355 Canal st, for the Habirshaw Realty Estate Co., c/o E. S. Hatch, 175 West 72d st, owner. Cost, \$4,000.

HALLS AND CLUBS.

44TH ST.—The Rocky Mountain Club, c/o John Hays Hammond and others, 65 West 44th st, contemplate the erection of a clubhouse at 114-118 West 44th st.

Name of architect and other details will be available later.

HOTELS.

59TH ST.—James S. Maher, 431 West 14th st, has plans in progress for alterations to Hotel Roland, at 56 East 59th st, W. M. McCarthy, manager, on premises.

103D ST.—James R. Gordon, 507 5th av, has completed plans for a 12-sty brick and steel bachelor apartment hotel, 80x20 ft, at 258 West 103d st, for Marion Sims, 7th av and 56th st, owner. Cost, \$100,000.

STABLES AND GARAGES.

80TH ST.—W. W. Gage, 149 Broadway, owner, contemplates building a 3 or 4-sty garage, 22x25 ft, in the rear of 223 West 80th st. Name of architect and other details will be available later.

ST. NICHOLAS AV.—Adolph E. Nast, 546 5th av, has completed plans for the addition to the 1-sty brick garage on the east side of St. Nicholas av, 152 ft south of 162d st, for Dr. Gustave Scholer, 10 Jumel Terrace, owner. Cost, \$12,000.

108TH ST.—Otto L. Spannhake, 13 Park Row, is preparing plans for a 4-sty brick and steel public garage, 50x100 ft, at 406-408 East 108th st, for M. Schnurmacher, 426 East 110th st, owner. Cost, \$25,000.

70TH ST.—George F. Pelham, 30 East 42d st, has completed plans for a 5-sty brick, steel and reinforced concrete public garage, 75x100 ft, at the southwest cor of 70th st and 3d av, for Max A. Cramer, 153 East 79th st, owner. Cost, \$100,000.

WEST END AV.—James C. Cocker, 2017 5th av, has completed revised plans for a 5-sty brick, steel and reinforced concrete garage, 100x100 ft, at the southwest cor of West End av and 65th st, for T. F. Devine, 81 West End av, owner. Cost, \$110,000.

131ST ST.—John Brandt, 271 West 125th st, is preparing plans for a 2-sty brick garage, 50x100 ft, at 637-639 West 131st st, for Michael Nering, 539 West 131st st, owner. Cost, \$16,000.

75TH ST.—M. Joseph Harrison, 63 Park Row, is preparing plans for a 6-sty brick and steel garage, 60x100 ft, at 208-210 East 75th st. Owner's name will be announced later. Cost, \$75,000.

57TH ST.—J. A. Hamilton, 32 Broadway, has revised plans in progress for a 1-sty reinforced concrete garage, 140x150 ft, at the southeast cor of 57th st and 12th av, for the Appleby Estate, 135 Broadway, owner, and the Peerless Motor Service Co., 245 West 55th st, lessee. F. T. Ley & Co., 52 Vanderbilt av, have the general contract. Cost, \$80,000.

46TH ST.—Henry B. Herts, 507 5th av, is preparing plans for a 5-sty brick, reinforced concrete garage, 50x100 ft, at 117 West 46th st, for J. H. Shea, owner.

208TH ST.—Max Just, 4935 Broadway, and T. G. Galardi, 103 Park av, owners and builders, contemplate the erection of a 2-sty brick and steel garage on a plot 100x100 ft, at the northwest cor of 208th st and 9th av. Name of architect will be announced later.

19TH ST.—Paul C. Hunter, 119 9th av, has plans in progress for the alteration of the 2-sty brick stable, 25x92 ft, at 531 West 19th st, for James N. Wells Sons, 191 9th av, owner. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

34TH ST.—B. H. & C. N. Whinston, 3d av and 148th st, are preparing sketches for interior alterations to the 3-sty brick and stone store and office building at 22 East 34th st, for W. W. Astor, owner. Cost, \$4,000.

WALKER ST.—Vernon Jarvoe, 381 4th av, has completed plans for an 8-sty brick loft and office building, 50x76 ft, at 98-102 Walker st, for Fredk. W. Matthieson, 4545 Drexel av, Chicago, Ill., owner. Cost, \$7,500.

34TH ST.—Hurwitz, Landsman & Bartos, 230 Grand st, are preparing plans for the alteration of the 5-sty brick hospital building, 50x100 ft, at 214-216 East 34th st, into a loft or studio building. Owner's name will be announced later. Cost, \$25,000.

AV B.—Maximilian Zipkes, 405 Lexington av, have plans in progress for the alteration and extension to the 4-sty showroom and store building at 37-39 Av B, for Israel Altman, on premises, owner. Cost, \$10,000.

29TH ST.—Edward A. Munger, 15 Dey st, has completed plans for the alteration of the 5-sty store and telephone building, 50x80 ft, at 30-32 East 29th st, for the New York Telephone Co., 15 Dey st, owner. Cost, \$12,000.

2D AV.—Otto Reissmann, 147 4th av, has completed plans for the alteration of the 3-sty brick building at 31-33 2d av, into a restaurant and meeting room build-

ing for Barney Lefkowitz, on premises, owner. Cost, \$10,000.

CORTLAND ST.—MacKenzie, Voorhees & Gmelin, 1123 Broadway, are preparing plans for the alteration to the office building at 14-22 Cortland st, through to Dey st, for the New York Telephone Co., 15 Dey st, owner. Cost, \$10,000.

72D ST.—Otto Reissmann, 147 4th av, has revised plans in progress for the alteration to the 5-sty brick store and loft buildings, 25x100 ft each, at 530-538 East 72d st, for E. Gottfried, on premises, owner. Cost, \$12,000.

GREENE ST.—G. A. & H. Boehm, 7 West 42d st, are preparing plans for the alteration to the 6-sty brick loft building, 40x100 ft, at 213-215 Greene st, for the Equitable Trust Co., 35 Wall st, owner. Cost, \$25,000.

ESSEX ST.—Hurwitz, Landsman & Bartos, 230 Grand st, are preparing plans for the interior alterations to the 3-sty brick restaurant at 122 Essex st. Owner's name will be announced later. Cost, \$4,500.

FRONT ST.—Frederick Putnam Platt, 1123 Broadway, will draw plans for the alteration to the 5-sty brick and stone loft building at 165 Front st, for F. Miranda & Co., 222 Pearl st, owner.

BROADWAY.—Ludlow & Peabody, 101 Park av, are completing plans for the alteration and addition to the 7-sty brick office building, of 5-11 Broadway, for the Broadway Realty Co., 11 Broadway, owner. Cost, \$140,000.

45TH ST.—Andrew J Thomas, 2526 Webster av, has completed plans for the alteration and addition to the 3-sty office and studio building, at 137 East 45th st, for Lucy Doyle, on premises, owner. Cost, \$6,000.

THEATRES.

EAST HOUSTON ST.—Lawrence J. Weiher, 271 West 125th st, architect, has been selected to draw plans for a 2-sty brick, limestone and terra cotta moving picture theatre, 60x90 ft, at 145 East Houston st, for Steiner, Wesiner & Schwartz, 235 East 14th st, owner. Cost, \$40,000.

BROADWAY.—Thomas W. Lamb, 644 8th av, has completed plans for the alteration to the 5-sty theatre, 203x154 ft, at 1514 to 1530 Broadway, for the New York Theatre Co., 214 West 42d st, owner. Cost, \$10,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

WESTCHESTER AV.—Kreymborg Architectural Co., 1029 East 163d st, have completed plans for two 5-sty brick and limestone apartments, 91x88 ft, and 82x90 ft, at the southeast cor of Westchester av and Faile st, for the Marmor Construction Co., Morris Herman, pres., 929 East 163d st, owner and builder. Total cost, \$180,000.

NELSON ST.—Frederick F. French, 529 Courtlandt av, has completed plans for a 5-sty brick and limestone apartment house, 55x64 ft, in the south side of Nelson st, 175 ft west of Macombs rd, for Macombs & Nelson, Inc., 529 Courtlandt av, owner and builder. Cost \$50,000.

MT. HOPE PL.—K. & R. Construction Co., 35 Nassau st, Manhattan, has purchased property at the northeast cor of Mt Hope pl and Walton av, and plans to erect a 5-sty brick and limestone apartment house. Name of architect will be announced later.

176TH ST.—A. Ratner, 779 Crotona Park North, contemplates the erection of a 5-sty brick and limestone apartment house, 50x110 ft, in the north side of 176th st, 15 ft west of Walton av. Name of architect and other details will be available later. Cost, \$50,000.

DWELLINGS.

GRAND CONCOURSE.—Karl F. J. Seifert, 30 East 42d st, has completed plans for the extension to the 3-sty dwelling and garage on the east side of the Grand Concourse, 113 ft north of 163d st, for Frank J. Muhlfeld, 392 5th av, owner. Cost, \$4,000.

BURKE AV.—Lucian Pisciotta, 391 East 149th st, has completed plans for a 2-sty brick residence, 46x34 ft, on the north side of Burke av, 186 ft east of Barnes av, for Guiseppe Mungo, 724 East 187th st, owner and builder. Cost, \$10,000.

MUNICIPAL.

BROOK AV.—Cross & Cross, 10 East 47th st, have completed plans for a 4-sty brick and limestone police station, 54x72 ft (61st Precinct), at the southwest cor of Brook av and 142d st, for the City of New York, Police Department, 240 Center st. Cost, \$75,000.

STORES, OFFICES AND LOFTS.

SOUTHERN BLVD.—Moore & Landsiedel, 3d av and 148th st, have completed plans for a 1-sty brick store building, 60x125 ft, on the west side of Southern Blvd, 743 ft south of Westchester av, for J. Clarence Davies, 3d av and 149th st, owner. Cost, \$5,000.

3D AV.—B. H. & C. N. Whinston, 3d av and 148th st, have been retained to prepare plans for the alterations to the store at 2922 3d av. Owner's name and other details will be available later. Cost, \$5,000.

SOUTHERN BLVD.—The Fox Square Realty Co., 529 Courtland av, owner and builder, has plans completed privately for a 1-sty brick taxpayer, 60x100 ft, on the west side of Southern Blvd, 63 ft north of Westchester av.

MISCELLANEOUS.

BRONX PARK.—Henry D. Whitfield, 160 5th av, will draw plans for the brick and limestone museum (Heads & Horns Building), on the east side of Baird Court, in the Zoological Park, for the New York Zoological Society, 111 Bway, owner. Cost, \$100,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

17TH AV.—Philip Caplan, 16 Court st, has completed sketches for four 4-sty brick and limestone apartments, 50x88 ft, in the west side of 17th av, bet 76th and 77th sts. Owner's name will be announced later. Cost, \$30,000 each.

FRANKLIN AV.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty brick and limestone apartments, 50x100 ft,

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at the cor of Franklin and Rogers avs. Owner's name will be announced later. Total cost, \$125,000.

85TH ST.—Charles Infanger & Son, 2634 Atlantic av, are preparing plans for four 4-sty brick and limestone apartments, 70 x 90 ft, in 85th and 86th sts and Fourth av. Owner's name will be announced later. Total cost, \$200,000.

CATON AV.—Feinberg & Ricca, 26 Court st, are preparing plans for a 4-sty brick and limestone apartment, 40x90, on Caton av, for Polatcheck-Spencer Realty Co., 627 Wales av, Manhattan, owner and builder. Cost, \$50,000.

OCEAN AV.—Feinberg & Ricca, 26 Court st, are preparing plans for three 4-sty brick and limestone apartments, 55x90 ft, at the northwest cor of Ocean av and Av G, for the Park Operating Co., 328 Sterling pl, owner and builder. Cost, \$45,000 each.

STERLING PL.—Cohn Bros. 361 Stone av, have completed plans for two 4-sty brick tenements, 50x93 ft, in the north side of Sterling pl, 225 ft east of Ralph av, for Idan Holding Co., 312 Hopkinson av, Brooklyn, owner and builder. Total cost, \$60,000.

BLAKE AV.—E. M. Adelson, 1176 Pitkin av, has completed plans for a 4-sty brick tenement with store, 25x100 ft, at the northeast cor of Blake av and Douglass st, for I. Cooper, 36 Blake av, owner and builder. Cost, \$10,000.

CHURCHES.

LEONARD ST.—F. J. Berlenbach, 260 Graham av, has completed plans for the 2 and 3-sty brick rectory and school, 30x30 ft, and 25x30 ft, at the southwest cor of Leonard and Maujer sts and the northwest cor of Ten Eyck and Maujer sts, for the St. Mary's Roman Catholic Church, 72 Maujer st, owner. Cost, \$10,000.

DWELLINGS.

AV S.—William C. Winters, 106 Van Siclen av, has completed plans for two 2½-sty frame dwellings, 18x36 ft, on Av S, near West 10th st, for Otto Singer, 262 Kings Highway, Bklyn, owner and builder. Cost, \$4,000 each.

BROOKLYN, N. Y.—Laspia & Salvati, 525 Grand st, will draw plans for two 2½-sty frame dwellings, 18x38 ft. Owner's name and exact location will be announced later. Cost, \$4,500 each.

RAILROAD AV.—Charles H. Pfaff, 673 Enfield st, has completed plans for a 2-sty brick dwelling, 20x50 ft, on the west side of Railroad av, 240 ft south of Pitkin av, for Joseph Masone, 552 Railroad av, owner and builder. Cost, \$3,500.

WEST 36TH ST.—George H. Suess, 2966 West 29th st, has completed plans for a 2-sty frame dwelling, 17x55 ft, in the west side of West 36th st, 100 ft west of Mermaid av, for Salvatore Caldaroni, on premises, owner and builder. Cost, \$3,000.

EAST 17TH ST.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame dwelling, 25x33 ft, in the east side of East 17th st, 100 ft south of Av I, for the D. W. Construction Co., 364 Argyle rd, owner and builder. Cost, \$5,500.

MADISON ST.—Charles Baum, 1653 Myrtle av, will build a 2-sty brick and limestone dwelling with store at the northeast cor of Madison st and Myrtle av. Architect's name will be announced later. Cost, \$8,000.

59TH ST.—Laspia & Salvati, 525 Grand st, have completed plans for eleven 2½-sty frame dwellings, 16x43 ft, in the south side of 59th st, 100 ft east of 16th av, for the Portland Construction Co., 18th av and 61st st, owner and builder. Total cost, \$35,000.

EAST 19TH ST.—Slee & Bryson, 154 Montague st, have completed plans for three 2½-sty frame and stucco dwellings, 23x50 ft, at the northeast cor of East 19th st and Av N, for the Midwood Association, 936 Flatbush av, owner and builder. Total cost, \$14,000.

EAST 18TH ST.—R. T. Schaefer, 1526 Flatbush av, has completed sketches for a 2½-sty frame dwelling, 18x38 ft, in East 18th st, 100 ft north of Av F, for the Miller-Burke Co., 1199 Flatbush av, owner and builder. Cost, \$5,000.

BENSONHURST.—Kallich & Lubroth, 215 Montague st, will prepare plans for three 2½-sty frame dwellings for a company now being formed. Exact location will be announced later.

EAST 21ST ST.—F. W. Eisenla, 106 Remsen st, has completed plans for three 2-sty frame dwellings, 16x47 ft, in the east side of East 21st st, 620 ft north of Av P, for the A. Mersfort Building Co., 315 Washington st, Brooklyn, owner and builder. Cost, \$10,500.

85TH ST.—Slee & Bryson, 154 Montague st, have completed plans for two 2½-sty frame dwellings, 22x41 ft, in the north

side of 85th st, 140 ft east of 10th av, for the Worthmore Building Co., 2100 Cropsey av, owner and builder. Cost, \$10,000.

WEST 35TH ST.—Perlstein & Perlstein, 37 Fulton av, Middle Village, L. I., have completed plans for two 2-sty brick dwellings on the west side of West 35th st, 240 ft south of Mermaid av, for Mrs. B. Blach, owner and builder. Cost, \$4,000.

BROOKLYN, N. Y.—Morris Rothstein, 1767 Pitkin av, has completed plans for two 2½-sty frame dwellings, 18x36 ft, for Elysian Home Building Corp., 1767 Pitkin av, owner and builder. Exact location will be announced later. Cost, \$4,000.

77TH ST.—G. B. Webb, 104 West 42d st, Manhattan, has completed plans for two 3-sty frame dwellings, 18x42 ft, on the south side of 77th st, 340 ft west of 19th av, for Sandusky Building Co., 1701 77th st, Brooklyn, owner and builder. Cost, \$6,000.

HOSPITALS AND ASYLUMS.

HOWARD AV.—Cohn Bros., 363 Stone av, are revising plans for a 3½-sty brick hospital, 40x80 ft, at the southwest cor of Howard and Dumont avs, for the Maternity Hospital Society, 1666 Pitkin av, owner. Cost, \$100,000.

STABLES AND GARAGES.

HOPKINS ST.—Jacob Fisher, 25 Av A, Manhattan, has completed plans for the alteration and extension to the 1-sty brick garage, at 117 Hoffman st, for Abraham Pressman, owner. Cost, \$6,000.

SOUTH 5TH ST.—Shampan & Shampan, 772 Broadway, have plans nearing completion for a 3-sty brick and limestone garage, 50x100 ft, at South 5th st and Bridge Plaza. Owner's name will be announced later. Cost, \$70,000.

13TH AV.—Cantor & Dorfman, 373 Fulton st, have completed plans for a 1-sty brick garage, 40x30 ft, on the east side of 13th av, 60 ft south of 45th st, for Max Helman, 1223 46th st, owner and builder. Cost, \$3,000.

LEFFERTS AV.—Bly & Hamann, 833 St. Johns pl, are preparing plans for the alteration and extension to the 1-sty brick garage at the southwest cor of Lefferts and Nostrand avs for J. W. Graves, owner.

STORES, OFFICES AND LOFTS.

ROCKWELL PL.—Hurwitz, Landsman & Bartos, 230 Grand st, Manhattan, are preparing plans for the alteration and extension to the 1-sty brick restaurant, at 81-85 Rockwell pl, for Valentine Smith, owner, and B. Walker, lessee. Cost, \$13,000.

THEATRES.

MANHATTAN BEACH.—Kallich & Lubroth, 215 Montague st, will prepare plans for a 1-sty brick and stucco moving picture theatre at Manhattan Beach, for the Asplenard Construction Co., 230 Amhurst st, Brooklyn, owner and builder. Exact location will be announced later.

MISCELLANEOUS.

JOHNSON AV.—Louis S. Gottlieb, 385 Clinton st, is preparing plans for interior alterations and extension to the abattoir on the south side of Johnson av, 96 ft west of White st, for Henry May, 529 Bedford av, owner. Cost, \$5,000.

Queens.

APARTMENTS, FLATS & TENEMENTS. COLLEGE POINT, L. I.—Peter Schreiner, 2 Causeway, College Point, is revising plans for two 3-sty brick tenements, 20x40 ft, in the west side of 17th st, 200 ft south of 4th av, for Frederick Von Bergen, 236 West 13th st, College Point, owner. Total cost, \$9,000. The general contract has been awarded to L. Eichard, College Point.

LONG ISLAND CITY.—Gronenberg & Leuchtig, 303 5th av, Manhattan, are preparing plans for a 5-sty apartment house, 50x90 ft, on East 6th st, 90 ft south of Pierce av, for I. Silverstein, 43 Academy st, owner. Cost, \$45,000.

DWELLINGS.

LONG ISLAND CITY.—Cantor & Dorfman, 373 Fulton st, Brooklyn, have completed plans for the 3-sty brick dwelling, 20x65 ft, with stores, on the west side of Steinway av, 300 ft north of Broadway, for the 20th Av Realty Co., 44 Court st, Brooklyn, owner and builder. Cost, 25,000.

MASPETH, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for four 2½-sty frame dwellings, 16x41 ft, at the northeast cor of Kendall av, for A. Kostro, 60 Smith st, Jamaica, owner. Total cost, \$14,000.

NEPONSIT, L. I.—John J. Petit, 103 Park av, Manhattan, has completed plans for a 3-sty frame dwelling, 37x65 ft, in the west side of Decatur st, 548 ft south of Washington av, for T. McGuire, 116 Inlay st, Brooklyn, owner. Cost, \$15,000.

KEW GARDENS, L. I.—G. Hughes, Kew Gardens, has completed plans for a 2½-

sty frame dwelling, 36x23 ft, in the north side of Mowbray pl, 326 ft east of Boston st, for J. S. Kendall, Kew Gardens, owner. Cost, \$5,500.

LAUREL HILL, L. I.—Benjamin Driesler, 153 Remsen st, Brooklyn, has completed plans for a 3-sty brick and limestone dwelling with store, 30x70 ft, at the northwest cor of Clifton av and Clinton st, for the Nassau Brewing Co., Weirfield and Cypress avs, Ridgewood, owner. Cost, \$5,000.

ST. ALBANS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2½-sty frame dwelling, 26x36 ft, in the east side of Herkimer st, 220 ft south of Rutland st, for Edward H. Brown, Bayville, L. I., owner and builder. Cost, \$6,500.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2-sty frame dwelling, 16x40 ft, on the west side of Jefferson av, 120 ft south of Rockaway rd, for A. S. Foster, Jefferson av, Springfield, owner and builder. Cost, \$3,000.

WOODHAVEN, L. I.—Louis Berger & Co., 1652 Myrtle av, Brooklyn, have completed plans for fifteen 2½-sty frame dwellings, 18x30 ft, in the west side of Edisto st, 50 ft south of Roanoke st, for Harry Fleit, 316 Herald av, Richmond Hill, L. I., owner and builder. Cost, \$3,000 each.

FLORAL PARK, L. I.—Tobias Goldstone, 50 Graham av, Brooklyn, has completed plans for a 2-sty brick and limestone dwelling, 20x45 ft, on the north side of Jericho Turnpike, for M. Maktuschak, 46 Sutton st, Brooklyn, owner and builder. Cost, \$5,000.

ELMHURST, L. I.—C. L. Varrone, 166 Corona av, Corona, has completed plans for a 2½-sty frame dwelling, 21x46 ft, in the east side of 22d st, 161 ft north of Laurel Hill Blvd, for James Mills, 173 East 74th st, Manhattan, owner and builder. Cost, \$4,500.

FLUSHING, L. I.—Louis Danancher, 319 Fulton st, Brooklyn, has completed plans for five 2½-sty frame dwellings, 18x36 ft, at the northwest cor of 16th st and Delaware st, for Murray Construction Co., 590 Dumont av, Brooklyn, owner and builder. Total cost, \$15,000.

RICHMOND HILL, L. I.—Charles Infanger & Son, 2634 Atlantic av, are preparing plans for nine 2½-sty frame dwellings, two 20x56 ft, and seven 17x36 ft, on the south side of Hillside av, from Northvine av to North Curtis av, for Thomas E. Smith, 6 Shipley st, Richmond Hill, L. I., owner and builder. Total cost, \$8,500.

ELMHURST, L. I.—Gustave L. Kempf, Queens Blvd, Elmhurst, owner and builder, has had plans completed privately for a 2½-sty frame dwelling, 24x33 ft, at the southeast cor Gerry and Chicago avs. Cost, \$3,500.

ROCKAWAY PARK, L. I.—A. Arnold Johnson, Neponsit, L. I., has completed plans for a 2½-sty frame dwelling, 32x30 ft, in the west side of Ontario st, 404 ft south of Washington av, for Mrs. E. W. Brumbage, Neponsit, L. I., owner. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

WINFIELD, L. I.—Thomas J. Erlo, Betts av, Maspeth, is preparing plans for a 2-sty brick factory on the west side of Lexington av, 173 ft north of Maurice av, for John Berdfolk, 643 Monroe pl, West New York, N. J., owner, and A. B. Brown Co., 514 West 46th st, Manhattan, lessee. Cost, \$13,000.

LONG ISLAND CITY.—Griffin & Wynkoop, 30 Church st, Manhattan, have plans nearing completion for a 1-sty brick and reinforced concrete annex to the automobile factory, in 5th and 6th sts, for the Pierce Motor Realty Corporation, 233 West 54th st, Manhattan, owner.

HALLS AND CLUBS.

ST. ALBANS, L. I.—W. Weigand, 45 West 34th st, Manhattan, has completed plans for the alteration of the 2½-sty building, 50x30x irreg, into a clubhouse, for Edward H. Brown, 347 5th av, Manhattan, owner. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

ROCKAWAY BEACH, L. I.—Max Hirsch, 350 Fulton st, Brooklyn, has completed plans for a 1-sty brick and limestone store building, 50x75 ft, on the south side of the Boulevard, 150 ft west of Conway st, for Max Goldinger, 661 Bushwick av, owner and builder. Cost, \$7,000.

Nassau.

DWELLINGS.

GLEN HEAD, L. I.—Warren & Clark, 108 East 29th st, Manhattan, have completed plans for the alteration and addition of the 2½-sty Colonial residence, 110 x 40 ft, with garage, for A. Perry Osborn, 14 Wall st, Manhattan, owner. Cost, \$35,000.

GLEN HEAD, L. I.—H. T. Lindeberg, 2 West 47th st, Manhattan, is preparing sketches for a 2½-sty hollow tile and stucco residence for Louis Stoddard, 14 Wall st, Manhattan, owner.

GLEN COVE, L. I.—Frederick J. Sterner, 154 East 63d st, Manhattan, is preparing plans for the alteration of the 2½-sty frame residence of Mrs. Morgan Aldrich. Cost, \$10,000.

SCHOOLS AND COLLEGES.

HEWLETT, L. I.—Henry Bacon, 101 Park av, Manhattan, has completed plans for a school for the Board of Education of Hewlett. Cost, \$120,000.

Suffolk.

DWELLINGS.

HUNTINGTON, L. I.—Irving L. Osgood and H. G. Patterson, 20 West 43d st, will draw plans for the residence of E. A. Bigelow, 11 William st, Manhattan, owner. Details will be available later.

BAYSHORE, L. I.—H. T. Lindeberg, 2 West 47th st, Manhattan, has completed plans for a 3-sty brick and limestone residence, 130x50 ft x irreg, with garage, for Horace O. Havemeyer, 129 Front st, Manhattan, owner.

Westchester.

DWELLINGS.

WHITE PLAINS, N. Y.—Henry Regelman, 133 7th st, Manhattan, has revised plans in progress for interior alterations to the 3-sty frame dwelling, 70x40 ft, on the west side of the Boulevard, 400 ft north of Hamilton av, for George Hoch, 198 East 58th st, Manhattan, owner. Cost, \$10,000.

SCARSDALE, N. Y.—George E. Hohl Co., 277 State st, Schenectady, owner and builder, is having plans prepared privately for a frame residence in Colden pl.

NORTH CASTLE, N. Y.—Josephine Wright Chapman, 46 Washington sq, Manhattan, is preparing plans for a 2½-sty frame and shingle residence on the Bedford State rd, for E. Halsey Malone, 61 Broadway, Manhattan, owner. Cost, \$50,000.

HOSPITALS AND ASYLUMS.

NEW ROCHELLE, N. Y.—A. G. C. Fletcher, 103 Park av, Manhattan, is preparing plans for a 3-sty brick and limestone nurses' home, 50x90 ft, in Guion st, for Miss Iselin, owner.

STABLES AND GARAGES.

PORTCHESTER, N. Y.—Alfred Hopkins, 101 Park av, Manhattan, is revising plans for a 1 and 2-sty hollow tile and stucco private garage on Byron Shore, for Morton H. Meinhard, 215 4th av, Manhattan, owner.

THEATRES.

YONKERS, N. Y.—Gregory B. Webb, 104 West 42d st, Manhattan, is preparing sketches for two extensions to the 1-sty brick moving picture theatre at 436 South Broadway, for the Broadway Theatre Co., on premises, owner.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, Jersey City, is preparing plans for a 3-sty brick and artificial stone apartment house, with stores, 25x72 ft, at the southwest cor of the Boulevard and Stag st, for Frederick Goldberg, 314 Angelique st, West Hoboken, N. J., owner and builder. Cost, \$25,000.

JERSEY CITY, N. J.—William A. Tilton, 76 Montgomery st, Jersey City, is preparing plans for a 4-sty brick apartment house, 50x84 ft, on the Boulevard, between Glenwood and Highland avs, for Charles Zerman, 2671 Boulevard, Jersey City, owner and builder. Cost, \$50,000.

JERSEY CITY, N. J.—William A. Tilton, 76 Montgomery st, Jersey City, is preparing plans for a 4-sty brick apartment, 36x83 ft, at the northeast cor of Bergen av and Stegman st, for Patrick Kane, 149 Bostwick av, Jersey city, owner and builder. Cost, \$30,000.

RIDGEWOOD, N. J.—Herman Fritz, News Building, Passaic, is preparing plans for the alteration to the 3-sty frame apartment house, with store, 50x90 ft, at the cor of Ridgewood and North Maple avs, for the Commercial Co., Ridgewood, N. J., owner and builder. Cost, \$8,000.

ORANGE, N. J.—Walter J. Aschenbach, 23 Steuben st, East Orange, has completed plans for two 3-sty brick and stucco apartments, 40x58 ft, and 38x62 ft, at 268-270 Central av, for the Princeton Construction Co., 139 Lillie st, Newark, N. J., owner and builder.

ELIZABETH, N. J.—J. B. Beatty, 15 North Reid st, Elizabeth, has completed plans for a 2-sty frame flat, with stores, in 6th st, near Elizabeth av, for Jacob Martin, 503 Elizabeth av, owner and builder. Cost, \$5,000.

ELIZABETH, N. J.—M. B. Silberstein, 121 Springfield av, Newark, has completed plans for a 3-sty frame flat, 22x72 ft, at 544 South Park st, for Julius Epstein, 35 Hunter st, Newark, N. J., owner and builder. Cost, \$8,000.

WEST NEW YORK, N. J.—A. Schule, 360 Av C, Bayonne, has completed plans for a 4-sty brick flat with stores, 37x90 ft, at the southwest cor of 10th st and Hudson av, for Morris Jacobs, 307 10th st, West New York, owner and builder. Cost, \$30,000.

CHURCHES.

HUDSON HEIGHTS, N. J.—Frances Averkamp, 3415 Broadway, Manhattan, has preliminary plans in progress for a brick church, 40x90 ft. Name of owner will be announced later.

DWELLINGS.

PATERSON, N. J.—Michael Dunn, Romaine Building, Paterson, has had plans completed privately for the rebuilding of the 2½-sty frame dwelling at 667 East 18th st.

HASBROUCK HEIGHTS, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has completed plans for a 2-sty frame dwelling, 20x38 ft, for Gaetano Tascano, 146 South 23d st, Brooklyn, owner and builder. Cost, \$3,500.

BERNARDSVILLE, N. J.—Dennison & Hiron, 475 5th av, Manhattan, have completed plans for a 2½-sty rubble stone, brick and frame residence, 149x40 ft, for William Childs, Jr.

PATERSON, N. J.—Frederick W. Wentworth, 140 Market st, Paterson, has completed revised plans for a 2½-sty brick residence, 29x41 ft, with two small extensions, at 111 to 115 East 58th st, for William H. Dunning, 65 Van Houten av, owner. Cost, \$14,000.

NEWARK, N. J.—Samuel P. Bessman, 20 Clinton st, Newark, has completed plans for two 2-sty frame and stucco dwellings, 18x33 ft each, at 59 and 65 Hinsdale pl, for the Home Remodeling & Realty Co., 63 Hinsdale pl, owner and builder. Cost, \$3,000 each.

FACTORIES AND WAREHOUSES.

PASSAIC, N. J.—Mason R. Strong, 7 Wall st, Manhattan, has completed plans for a 4-sty brick and concrete storage building, 56x120 ft, in Main st, for the New Jersey Engineering & Supply Co., 177 Main st, owner. Cost, \$50,000.

ELIZABETH, N. J.—Oakley & Son, 280 North Broad st, are preparing plans for a 4-sty brick and terra cotta warehouse in East Jersey st for McManus Bros., 109 1st st, Elizabeth, owners.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for a 2-sty brick warehouse, 23x100 ft, at 18-23 Boston st, for Benjamin Wulach, 20 Broome st, owner. Cost, \$6,000.

JERSEY CITY, N. J.—The Standard Oil Co., of New York, 26 Broadway, owner and builder, has had plans completed privately for a 1-sty pump house, 30x67 ft, near Caven Point rd. Cost, \$4,500.

SCHOOLS AND COLLEGES.

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

STABLES AND GARAGES.

PATERSON, N. J.—H. B. Crosby, First Nat'l Bank Bldg, Paterson, has completed plans for sixteen 1 and 2-sty hollow tile and stucco garages; also a store and apartment house at 6-10 13th av, for Stephen W. Carroll, 152 Derron av, Paterson, owner and builder.

NEWARK, N. J.—Strombach & Mertens, Glorieux Bldg, Irvington, N. J., has completed plans for a 1-sty cement public garage, 33x133 ft, at 1003 Broad st, for the Clinton Land & Improvement Co., 207 Market st, owner and builder. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

IRVINGTON, N. J.—Nathan Harris, 21 South Orange av, Newark, has completed plans for a 1-sty frame store building, 55 x73x irreg, at the northeast cor of Springfield av and 43d st, for Haas Bros., Union Building, Newark, owners and builders.

Other Cities.

FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—R. J. Reidpath & Son, Builders' Exchange, Buffalo, will draw plans for the new power plant at 21 Northland av, for the Central Star Laundry, owner.

STAMFORD, CONN.—L. McRedmond, 558 Main st, Stamford, engineer, is preparing plans for a 2-sty dry kilns and storehouse, 150x200 ft, at Pacific and Dock sts, for the Erskine Danforth Co., Pacific st, owner. Cost, \$25,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN—The Victoria Building Co., 35 West 39th st, has the general contract for the 6-sty brick, limestone and terra cotta apartment house, 37x98 ft, at 311-311½ West 24th st, for the 311 West 24th st Corp., 191 9th av, owner, from plans by Paul C. Hunter and Albert E. Stroker, 191 9th av, architects. Cost, \$40,000.

BROOKVILLE, L. I.—Lewis T. MacCaulley Oyster Bay, L. I., has the general contract for the 2½-sty frame and stucco frame building and cottage, 200x250 ft, for Howard C. Brokaw, 1457 Broadway, Manhattan, owner, from plans by Alfred Hopkins, 101 Park av, Manhattan.

HOBOKEN, N. J.—Max Taub, 125 Adams st, Hoboken, has the general contract for interior alterations and addition to the two 3-sty frame apartments and store for William and Annie Reingold, 221 Garden st, Hoboken, owners, from plans by George C. Brokhaus, 402 Washington st, Hoboken, architect. Cost, \$4,000.

CHURCHES.

HUGUENOT, S. I.—Henry Spruck & Son, 304 Broad st, Stapleton, S. I., have the general contract for the extension to the 1-sty frame church, 40x60 ft, for the Roman Catholic Church of Our Lady of Help of Christians, Rev. Father James T. Malloy, pastor, Tottenville, S. I., owner, from plans by George H. Streeton, 31 East 27th st, Manhattan. Cost, \$6,000. Extension includes a balcony with a seating capacity of 200.

DWELLINGS.

BROOKLYN, N. Y.—Modica & Caltabiano, 348 Melrose st, have the general contract for a 2-sty hollow tile and stucco dwelling and cellar, 20x50 ft, in the north side of 50th st, 499 ft east of Harway av, for Geovania Constantino, 101 Hamburg av, Brooklyn, owner, from plans by Tobias & Goldstone, 50 Graham av. Cost, \$5,000.

BROOKLYN, N. Y.—William Canning, Surf av and 3d st, Coney Island, has the general contract for an extension to the 1-sty brick dwelling, 25x40 ft, at Surf av, corner 30th st, Coney Island, for the Estate of Patrick Skelley, c/o architect, owner, from plans by Louis A. Sheinart, 194 Bowery, Manhattan. Cost, \$2,500.

NORTH STAMFORD, CONN.—Warren E. Green, 29 West 38th st, Manhattan, has the general contract, and Lewis & Valentine Co., Roslyn, L. I., the contract for

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landscape work, for the 2½-sty hollow tile and stucco dwelling, 95x35 ft, with wing 1½-sty, 20x200 ft; also a 1½-sty garage, 20x20 ft, and billiard room, for Henry Miller, North Stamford, Conn., owner, from plans by Paul R. Allen, 37 West 39th st, Manhattan.

WHITE PLAINS, N. Y.—Charles F. Richards, 26 Midland av, White Plains, has the general contract for remodeling the 2½-sty frame residence, 42x53 ft, at Sterling av and Orchard Parkway, Anderson Park, White Plains, for the Iona Home Improvement Co., from privately prepared plans. Cost, \$9,000.

SYOSSET, L. I.—J. Dall Construction Co., 10 East 23d st, Manhattan, has the general contract for alterations and an addition to the residence at Syosset, for R. High Carleton, 34 Pine st, Manhattan, owner, from plans by Prentice W. Sanger, 8 West 40th st, Manhattan. Cost, \$10,000.

CASTLETON CORNERS, S. I.—H. W. Stichling, 357 Herberston av, Port Richmond, has the general contract for the two 2-sty frame dwellings, 24x28 ft, on Todthill rd, 258 ft west of Housman av, for Lee Seyster, 1006 North Eulan st, Baltimore, Md., owner, from privately prepared plans. Cost, \$3,000 each.

MAPLEWOOD, N. J.—The Bidal Realty Co., 71 Burnett st, Maplewood, has the general contract for the 2½-sty frame and shingle dwelling in Burnett st, for Robert C. Mather, 52 New st, East Orange, owner, from plans by Kenneth W. Dalzell, 71 Burnett st, architect. Cost, \$6,000.

ORANGE, N. J.—David Kraftzof, 537 South 20th st, Newark, has the general contract for the 2½-sty frame dwelling in North Center st for Mrs. Agnes Siggins, 89 Dey st, owner, from plans by Samuel S. Colt, 37 Essex av, Orange, N. J. Cost, \$6,000.

PORT RICHMOND, S. I.—Joseph Okstet, 191 Nicholas av, Port Richmond, has the general contract for the 2-sty frame dwelling, 20x45 ft, in the south side of Ennis st, cor Sand st, for Michael Bojanoushi, 43 Sand st, Port Richmond, owner, from plans by O. O. Odegaard, Port Richmond, architect. Cost, \$3,500.

PORT RICHMOND, S. I.—O. T. Kovicnik, 2200 Richmond Terrace, West New Brighton, has the general contract for the 2-sty frame dwelling, 21x41 ft, in the west side of Peberton av, 91 ft south of St. Mary's av, for A. K. Kristensen, 105 Elm Court, West New Brighton, owner, from privately prepared plans. Cost, \$3,500.

FACTORIES AND WAREHOUSES

BRONX.—Alexander List & Sons, Grand Central Terminal, have the general contract for the alteration to the gas station at the northwest cor of Zerega and Watson avs, for the Bronx Gas & Electric Co., 42 Westchester av, owner, from plans by John B. Snook & Sons, 261 Broadway.

BROOKLYN, N. Y.—George McKinney, 224 India st, Brooklyn, has the general contract for the 1-sty brick boiler house, 40x65 ft, at 24 Green st, for Nellie Arkie, 254 Green st, Brooklyn, from plans by Christopher Bauer, 801 Manhattan av.

BROOKLYN, N. Y.—Meyer & Sweeney, 263 Gates av, Brooklyn, have the general contract for the 3-sty brick factory building, 100x161 ft, at the southwest cor of Atlantic av and Milford st, for Samuel Weissglass, Java st, corner West st, from plans by Shampian & Shampian, 772 Bway, Brooklyn. Cost, \$70,000.

SPA SPRINGS, N. J.—J. A. Josephson, 13 Stanton Court, Rahway, N. J., has the general contract for 1-sty brick factory buildings of various sizes, at Spa Springs, near Perth Amboy, for the New Jersey Glue Co., owner, c/o architect, from plans by Louis Quien, Jr., 229 Broad st, Elizabeth, N. J., architect. Cost, \$30,000.

BELLEVILLE, N. J.—George C. Taylor, 41 Bruce st, Newark, has the general contract, and Leslie B. Miller, Essex Building, Newark, is the engineer for the corrugated iron and frame pottery plant, 64 x50 ft, in Cortland st, 200 ft north of Little st, for the National Pottery, Inc., M. Rosenberg, pres., 333 6th av, Newark, owner. Cost, \$12,000.

MUNICIPAL

MANHATTAN.—Bernard Knopp, 431 West 41st st, has the general contract for the alteration to the 3-sty brick 39th Precinct Station House for the City of New York, from privately prepared plans. Cost \$17,000.

MANHATTAN.—William D. Moore & Son, Winthrop st, Brooklyn, have the general contract for repairing the 145th and 158th Precinct station houses, for the City of New York, Police Dept., 240 Centre st, Manhattan, owner, from privately prepared plans. Repairs consist of new

plumbing work and fixtures. Total cost, \$4,100.

WOODBIDGE, N. J.—Henderson & Stanton, Perth Amboy, N. J., have the general contract, and Owen S. Dunnigan, Rahway av, Woodbridge, the heating and plumbing contract, for a 2-sty town hall in School st, for the Township Committee of Woodbridge, Andrew Keyes, chairman, from plans by William H. Boylan, 390 George st, New Brunswick. Cost, \$25,500.

SCHOOLS AND COLLEGES

MONTCLAIR, N. J.—W. G. Sharwell & Co., 377 North 5th st, Newark, N. J., have the general contract for two additions to the 2-sty brick and limestone Nishuane Public School on Cedar av, 40x irreg, for the Board of Education of Montclair, owner, from plans by Starrett & Van Vleck, 8 West 40th st, Manhattan, architects. Runyon & Carey, 845 Broad st, Newark, have been chosen as the steam, electric and ventilating engineers. The additions will contain 12 class rooms and auditorium, with a seating capacity of about 500.

MONTCLAIR, N. J.—W. G. Sharwell & Co., 377 N. 5th st, Newark, have the general contract for alterations and addition to the 2-sty brick Watchung Public School, at the junction of Fullerton and Watchung avs, for the Board of Education of Montclair, A. Harris, pres, Montclair, N. J., owner, from plans by Starrett & Van Vleck, 8 West 40th st, Manhattan. Runyon & Carey, 845 Broad st, Newark, have been chosen as the steam, electric and ventilating engineers. Addition will contain 4 class rooms to seat about 40 pupils each, gymnasium, auditorium and locker room.

STABLES AND GARAGES

MANHATTAN.—James J. Buckley, 303 5th av, has the general contract for the alteration to the 5-sty brick and reinforced concrete garage, 50x94 ft, at 117-119 West 46th st, for John J. Shea, Elmhurst, L. I., owner, from plans by Henry B. Herts, 507 5th av. Cost, \$35,000.

MANHATTAN.—Camplin Construction Co., 103 Park av, Manhattan, has the general contract for a 6-sty brick and steel garage, 50x100 ft, in the south side of 68th st, 175 ft east of West End av, for the Hudson Motor Car Co., of New York, Inc., 1842 Broadway, Manhattan, owner, from privately prepared plans.

Manhattan.—Samuel Schlesinger & Co., 100 Centre st, have the general contract for alterations to the 5-sty brick and stone loft building, at 548-550 Broadway, for Vincent Astor, 23 West 26th st, owner, from plans by Tobias Goldstone, 50 Graham av, Brooklyn. Cost, \$3,500.

MANHATTAN.—Sallin & Son, 8 Gold st, has the general contract for alterations to the brick and stone loft building at 118-120 East 25th st, for Louise C. H. Dyckman, 132 Berkeley av, Orange, N. J., owner, and Nozawaya & Co., 118 East 25th st, lessee, from plans by Otto Reissmann, 147 4th av. Cost, \$3,000. Alteration includes the erection of a new balcony.

BROOKLYN, N. Y.—Wharton Green Co., 22 William st, Manhattan, has the general contract for alteration to the 3-sty brick and stone garage on the south side of Atlantic av, 238 ft east of 6th av, for the Long Island R. R. Co., 7th av and 32d st, Manhattan, owner, from plans by Robert Teichman, 22 William st, Manhattan, architect. Cost, \$5,000.

BROOKLYN, N. Y.—K. Leib, New York and Buffalo avs, Brooklyn, has the general contract for a 1-sty brick and limestone garage, 30x100 ft, in the south side of Frost st, 150 ft west of Manhattan av, for P. Schwartz, owner, from plans by Christopher Bauer, 801 Manhattan av, Brooklyn, architect. Cost, \$8,000.

STORES, OFFICES AND LOFTS

MANHATTAN.—Jacob Schlesinger, 1269 Broadway, has the general contract for the alteration of the store at 31 Division st, for Charles A. Hirsch, 31 Division st, lessee, from plans by J. M. Felson, 1133 Broadway. Cost, \$2,500.

MANHATTAN.—Jacob Schlesinger, 1269 Broadway, has the general contract for the alteration to the store at 561 5th av, for Thomas F. Calvin, Inc., 561 5th av, lessee, from plans by Desmond & Lord, 15 Beacon st, Boston, Mass. Cost, \$2,500.

MANHATTAN.—R. H. Casey, 246 West 16th st, has the general contract for alterations to the 6-sty brick and stone loft building, 25x100, at 141 West 24th st, from plans by J. B. Snook Sons, 261 Broadway, architect. Owner's name will be announced later.

MANHATTAN.—Ronald H. MacDonald & Co., 29 West 34th st, have the general contract for an 8-sty brick and limestone office bldg, 25x96 ft, at 12 East 44th

st, for Albert C. Ashforth, Inc., 30 East 33d st, owner, from plans by Starrett & Van Vleck, 8 West 40th st. Cost, \$70,000.

MANHATTAN.—Charles Parkinson, 67 Greenwich st, has the general contract for alterations to the 5-sty brick telephone building, at 112-116 West 89th st, for the New York Telephone Co., 15 Dey st, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway. Cost, \$15,000.

MANHATTAN.—Rosecar Construction Co., 2 Cofumbus Circle, has the general contract for alterations to the 6-sty brick store and loft building, at 1333 Broadway, for the Broadway & 35th St. Realty Corp., 1333 Broadway, owner, and the Hilton Co., Broadway and 37th st, lessee, from plans by C. H. Gillespie, 1123 Broadway.

MISCELLANEOUS

SANDS POINT, L. I.—E. S. Raynor, Locust av, Islip, has the general contract for the brick and ornamental iron wall surrounding the estate of Mrs. O. H. P. Belmont, 15 East 41st st, Manhattan, from plans by Hunt & Hunt, 23 East 21st st, Manhattan. Cost, \$40,000.

ORADELL, N. J.—The Dansen Construction Co., Lodi, N. J., has the general contract for the 1½-sty hollow tile and stucco workhouse building, 46x24 ft, for the Board of Freeholders of Bergen County, Hackensack, N. J., from privately prepared plans. Cost, \$3,000.

STAPLETON, S. I.—Thomas Cummings, Stapleton, has the general contract for the brick compressor station, on the south side of Willow av, 300 ft west of New York av, for the New York & Richmond Gas Co., Stapleton, S. I., owner, from privately prepared plans.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

HARDWOOD MANUFACTURERS' ASSOCIATION will hold its annual meeting at the Sinton Hotel, Cincinnati, Ohio, January 30-31, 1917.

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

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

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

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

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

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

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

NATIONAL ASSOCIATION OF BUILDERS' EXCHANGES of the United States of America will hold its sixth annual convention in Atlanta, Ga., Feb. 13-15.

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

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

PENNSYLVANIA AND ATLANTIC SEABOARD HARDWARE ASSOCIATION and the New York State Retail Hardware Association will hold their joint annual convention and exhibition in New York City February 6-9, inclusive. The headquarters will be in the Hotel Astor and the exhibition in the auditorium of Madison Square Garden. W. P. Lewis, Huntington, Pa., is secretary-treasurer of Pennsylvania and Atlantic Seaboard Hardware Association, and John B. Foley, Kirk Building, Syracuse, N. Y., secretary of New York State Retail Hardware Association.

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.
- *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.
- *FISy.....Approved Filtering and Distilling Systems.
- *OS.....Oil Separator.
- RQ.....Reduce Quantities.
- *StSys.....Storage System.

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FISy—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 Jan. 6.

MANHATTAN ORDERS SERVED.

Broadway, 444—Elizabeth Chesebrough, 33 Howard
Canal st, 338-40—Kalmann Haas, 27 William, A(R)
Chrystie st, 53—Nancy B Watson et al, Livingston, N J.....FP-Ex-O-FE(R)-WSS(R)-WSS-St-FE
Duane st, 16—N Y Telephone Co, 15 Dey.....O
22 st, 312-4 E—Schlegel Inv Co, 302 E 22, WSS-DC
86 st, 342 E—John Tambro.....FA
Eldridge st, 236-44—Minsk Realty Co, 111 E Houston.....WSS(R)-DC-FP(R)-Rub
Eldridge st, 236-44—Solomon Goldstein, GE-Rec
Eldridge st, 236-44—Isaac Bedell.....GE-Rec
Eldridge st, 236-44—Abraham Ackman.....GE-Rec
Eldridge st, 236-44—Alex Ostreich.....GE-Rec
Eldridge st, 236-44—Joseph Benzon.....GE-Rec
Eldridge st, 236-44—Max Lichtstrahl, FA-GE-Rec
Eldridge st, 236-44—Samuel Sturabinsky.....GE-Rec
Eldridge st, 236-44—Hyman Zamachowsky, GE-Rec
Eldridge st, 236-44—Columbia Printing Co, FA-Rec
Eldridge st, 236-44—Shapiro Bros, GE-FA-Rec
Eldridge st, 236-44—Mollie Sachs.....FA-Rec
Eldridge st, 236-44—Sarah Neiberg.....Rec-ExS
Eldridge st, 236-44—Isaac Kones.....GE-Rec
Eldridge st, 236-44—Metropolitan Cap & Hat Co, Rec
5 av, 527—Robert B Dula, 18 E 41, FP-WSS(R)-Ex-FP(R)-WSS-Stp(R)
1 av, 636-44—Peter Thies Sons.....O-Rec
Fulton st, 119—Jacob Brause.....Rec-FA-GE
Goerck st, 144—Amanda Von Graberg, DC-FD-A
Lafayette st, 54-60—A E Richardson Co, El
Lafayette st, 129-33—Medway Realty Co, c J
A Murray, 49 Wall.....Ex(R)
Leroy st, 9—Eliza A French, 62 Park Row, DC
Park av, 1920—Eastern Parkway Co, Arthur
C Rowe, pres, 290 Bway.....A
Pearl st, 409-15—Annette Bowne, 35 W 57, Stp(R)
Rivington st, 319—Nathan Birnbaum, 232 E 5, FP-ExS-FA-O-Tel-St
3 av, 66—City of New York, Municipal Bldg, FP(R)
3 av, 2071—A Amoroso.....GE-Rec
3 av, 2071—Regal Dress Co, FA-GE-FP(R)-Rec
3 av, 2071—Fuhr Wall Paper Co, D&R-Rec
3 av, 2071—Metro Dress Co, GE-FP(R)-El-Rec-O
17 st, 41 W—Consol Gas Co, 130 E 15.....GE
17 st, 41-3 W—Edna S Tull.....FD-WSS(R)-A
23 st, 130 W—Cushman Est, 240 W 23.....Rub
26 st, 142-4 W—142 West 26th Rlty Co, Stp(R)
29 st, 129-33 W—East 30th St Construction Co, P N Ramsay, pres, 110 W 34.....Stp(R)
57 st, 58 W—Guardian Hldg Co, Jennie K Stafford, pres, 1256 Bway.....Stp(R)
61 st, 26 W—Consol Gas Co, 130 E 15.....GE
106 st, 310 W—Harriet C Youngs, Stonybrook, L I.....FP-FE-Ex(R)-GE
106 st, 310 W—Consol Gas Co, 130 E 15.....GE
White st, 124-32—Victor A Harder Rlty & Const Co, A(R)
Worth st, 174-82—Universal Tool & Dye Wks, O
Worth st, 174-82—Weintraub Plated Ware Co, O
Worth st, 174-82—Modern Tool & Machine Wks, O
Bleeker st, 160—Mills Hotel Trust, 2 E 69, RefSys(R)-FP-FD-El
Bowery, 298—Levy Bros.....Spr(R)-O-RQ

Broadway, 290—R D Douglass, RefSys(R)-FP-FD
Broadway, 673—Broadway Central Hotel, RefSys(R)-FD-FP
Broadway, 700—St Denis Hotel, Bway & 11, RefSys(R)-FP-FD-CF
Broome st, 95—Nathan D Greenberg, NoS-FP-FA-O-WSS
Broome st, 212—Solomon Chromoy.....FP
Broome st, 368-70—Standard Italian Products, FA
Broadway, 1700—K H Slocum.....Rec-El-NoS
Caroline st, 78—N Y Confection Co, RefSys(R)-FP-D&R-FD
Cherry st, 363—Breakstone & Levine.....FP
Downing st, 24-28—Mendoza Fur Dyeing Wks, Rec
14 st, 42 E—Childs & Co, 200 5 av, RefSys(R)-FP-D&R-FD
26 st, 40 E—The Madison Square, RefSys(R)-FP-FD-CF
53 st, 317 E—W H Lang.....NoS-FA-Rec-El
76 st, 63 E—C K G Billings, 30 E 42, CF-FP-Rec-OS(R)
103 st, 326 E—Central Dairy Co, 322 E 103, RefSys(R)-Stp(R)-Rec-D&R-FP-
StSys-CF-FD
126 st, 104 E—Chas Dix, FP-FA-NoS-Rec-WSS
11 av, 793—Morris Kline.....FA-Rec-NoS-FP
1 av, 185-7—C H Reed's Sons, RefSys(R)-FP-D&R-FD
1 av, 223—Steigerwald Packing Co, c S Cottle, RefSys(R)-D&R-FP-FD-CF
31 E 17, RefSys(R)-D&R-FP-FD-CF
4 av, 225—Pocono Co, StSys-FD-FP
Hudson st, 664—Wm C Hurley, RefSys(R)-FP-StSys-FD
Nassau st, 76—Israel Levitsky.....CF
9 av, 845—Israel Ackelsberg.....D&R
Pleasant av, 351—M Feuerstein.....GE
Pier 15, North River—New England Steamship Co, RefSys(R)-FP-FD-CF
Spring st, 223—Butterick Publishing Co, RefSys(R)-FP-FD-CF
Sullivan st, 82—N Y Pie Baking Co, RefSys(R)-FP-FD-CF
Warren st, 122—Anthony Kraver, RefSys(R)-FP-FD-El-CF
Washington sq, 53—Judson Hotel Co, RefSys(R)-FP-D&R-FD-CF-Ex
Washington st, 21—S F Zaloom & Co, FP
Washington st, 257-9—Henry Behrman & Sons, FD-RefSys(R)-FP(R)
Washington st, 701—Fleishmann Co, RefSys(R)-FP-FD
Waverly pl, 7-9—Arlington Co, StSys-CF
13 st, 407 W—R W Fulton.....D&R
14 st, 22 W—Jas A Hearn & Son, RefSys(R)-FP-D&R-FD
17 st, 346 W—N Y Telephone Co, 15 Dey, RefSys(R)-FP-FD
18 st, 245 W—Wm J Danielson.....CF
25 st, 112-8 W—Henry Maillard, Inc, RefSys(R)-D&R-FP-FD-CF
34 st, 108-10 W—Childs Co, 200 5 av, RefSys(R)-FP-FD-CF
40 st, 357 W—S & S Paper Corp, FP-FA-NoS
42 st, 635 W—M McHugh & Son, FA-NoS-O-FP
55 st, 245 W—Herz & Co, FA-Rec-NoS-D&R
55 st, 245 W—A J Picard & Co, NoS-Rec-FA-El
55 st, 411 W—Lexington Motors N Y Corp, Rub-FA-Rec
56 st, 239-41 W—Packard Used Truck Dept, CF-El-FA-NoS-Rec-FP
Wooster st, 25—Cesare Brauchi, RefSys(R)-FP-FD-CF
West st, 463—Western Electric Co, 195 Bway, RefSys(R)-FD-FP
31 st, 119-21 E—Irving Press, Inc, 605 5 av, Rec-GE-El
53 st, 316 E—Freeman Decorating Co, Rec-GE-Rec-Rub
Eldridge st, 236-44—Morris Axelbrod, FA-Rec
Eldridge st, 236-44—Bernard Smilowitz, FA-Rec
Eldridge st, 236-44—Meyer, Newman & Sons, GE-Rec
Eldridge st, 236-44—Abraham Bresler, GE-Rec
Eldridge st, 236-44—Morris Gruberg, Inc, FA-Rec
Green st, 127—Abram Rosenkrantz.....DC
John st, 77—110 William St Corp, 95 William, WSS(R)-FP(R)
Lenox av, 186—Jacob A Krinowsky.....Rec
Lexington av, 600—Harry Chesler, FA-O-Rub
3 av, 2222—Earnest Gallo, Stp(R)-FP(R)
17 st, 114-3 W—John A Stewart, 45 Wall, A(R)
29 st, 513-15 W—515 W 29th St Co, c N Coleman, 409 W 36.....WSS(R)-FP(R)
31 st, 11 W—Mrs John S Bassett, 137 W 74, Ex
90 st, 18 W—Anna T Covell, 490 West End av, WSS(R)-FP(R)-Ex(R)-ExS-FP-Stp(R)-GE
90 st, 18 W—Consol Gas Co, 130 E 15.....GE
118 st, 83 W—Edward Denker.....FA-Rec
127 st, 17 W—Abraham Gottlieb, DC-FP(R)
41 st, 530-4 W—V Loewers Gambirous Bwg Co, 528 W 42.....WSS-WSS(R)
Chambers st, 125-31—Huggins Estates, Inc, A
Chambers st, 125-31—Cosmopolitan Hotel Co, Tel
Grand st, 345-7—Est Chas Salik, El-GE-FA(R)-Rec
John st, 50-6—John Lenihan.....El
John st, 50-6—Aguilar Linotype Co, FA
John st, 50-6—P Anfell & Co, Rec
John st, 50-6—Lorsh Co, El-Rec
Lenox av, 111—Perfection Printing Co, FA-Rec
Lenox av, 111—Samuel Josephs, Rub
Lenox av, 231—Benj Black, Rub
Lenox av, 231—Paramount Construction Co, Rec
Lenox av, 231—David Finkler, Rec
Lexington av, 1812—Nettie F Goodwin, Ex(R)
Ludlow st, 10-2—Abraham Zimmerman, GE-DC-Rec
Ludlow st, 10-2—Julius Bavarin, GE-Rec
Ludlow st, 10-2—Jacob Gordon, GE-Rec
Madison av, 1677—Sheppard H Shapiro, Ex(R)
Madison av, 1675—Henrietta Gordon, Ex(R)
Madison av, 165-9—Maric Realty Corp, 55 William, Stp(R)
Morton st, 91-2—Semon Bache & Co, O
Morton st, 91-2—Bellas Hess & Co, Ex(R)-El-O
Murray st, 33—Jessie B Ash, FE(R)
Nassau st, 98-100—Solzer & Co, Rec
Park pl, 72-6—Est Geo W Bassett, Ex(R)
Park av, 1913-5—Lewis Mirror & Glass Co, Rec-GE
Park Row, 176—O'Connell Press, Rec-El

Prospect pl, 17—Est Robert L Cutting, 100 Bway, Ex(R)-GE-FP
2 av, 2369—Kath B Hoppin, 47 W 53.....WSS
2 av, 178—Margaret Berko.....DC
6 av, 797—Edw Robinson, FE(R)-FP-DC-WSS(R)
South st, 288—Eliz Bayliss, c Geller, Ralston & Horan, 22 Exchange pl, WSS(R)-FE-
WSS-Ex(R)-FP(R)
Stanton st, 17—Sophie Goldenberg Est, c Leibowitz Bros, 1620 St Marks av, Bklyn, Ex-Ex(R)
Spring st, 67-73—Est John W Aitken, 417 5 av, FP(R)-Ex(R)
Suffolk st, 30—Solomon Hoberman, FP(R)
3 av, 131—Stuyvesant Pharmacy, 22 E 47.....DC
3 av, 2342-4—Standard Electric Carpet Sewing Co, Rub-Rec
Washington pl, 26—Michael Cohen, Rec
White st, 13-19—Est Fraley Smith, Franklin Bank Bldg, Philadelphia, Pa, FD
White st, 90—J & J Livingston Est, Rub-FP(R)
Whitehall st, 55—David H Decker Est, c Laura C, 47 W 46, Ex(R)-FE(R)-WSS(R)-FP
Willett st, 48—Willard Co, 987 Madison av, Rub
William st, 155—Ritchie & Cornell, 1387 Bway, FP(R)-FA
William st, 155—Reformed Protestant Dutch Church, Rub
Wooster st, 146—Yermes & Kaplan, Rec
Wooster st, 119-21—Henry Brunner Est, c Kate B Happel, 27 W 58, Spr(R)
West Broadway, 44—General Gas Light Co, RQ-O-Ex(R)
14 st, 204 W—Mary Germain, FA-ExS
16 st, 233 W—Mrs Mary E Shaw, Ex(R)-FP(R)
17 st, 41-3 W—Regent Dress Suit Co, El
17 st, 41-3 W—Benn Waiss, El
17 st, 41-3 W—Levy & Imerman, Rec
17 st, 41-3 W—Hanover & Newman, El-GE
17 st, 41-3 W—Expert Coat & Suit Co, Rec
17 st, 41-3 W—Horowitz & Scham, El
17 st, 41-3 W—Globe Merchandise Co, Rec
17 st, 41-3 W—Chas Rineberg, Rec
18 st, 44-8 W—U S Realty & Imp Co, 115 Bway, Stp(R)
20 st, 129-33 W—Edw A Hall, 124 Broad, A(R)
22 st, 206 W—Est John H Taylor, Stp(R)
23 st, 64-76 W—Owner, FP(R)-WSS(R)-Spr(R)
23 st, 342-4 W—Robt A Dayton, 15 William, DC
23 st, 312 W—Nellie T Lyons, ExS-FA-DC-GE-FP(R)-Rub
27 st, 122-130 W—Rockton Const Co, 35 Nassau, Spr(R)-FP(R)-Ex(R)-WSS(R)
28 st, 321 W—Mrs Anna Kent, ExS
John st, 20—Goldsmith Bros, FA-Rec-CF-El
Lenox av, 486—Dr Monroe J Folk, FP
9 av, 873—Lewis Bergson, FA-NoS-D&R
2 av, 409—Kranich & Bach, 235 E 23, Show compliance Order No 45374-F
3 av, 1191—A F Mayer, Rec-NoS
Warren st, 12—Frank Holbert, RefSys(R)-Rec-FP-FD-OS(R)
Water st 735, Hecker Jones Jewell Milling Co, RefSys(R)-FP-FD-CF
15 st, 22 W—Human Hair Goods Industry, FA
40 st, 20 W—New York Club, RefSys(R)-FP-FD
45 st, 507 W—Merryweather Goggle Co, Rec-FA-NoS-CF
49 st, 244-50 W—P J Durham Co, Inc, FA
54 st, 115 W—Luther Kountze, NoS
54 st, 250 W—S F Hayward & Co, WSS(R)-FA-NoS
54 st, 250 W—Nat'l Auto Painting Co, Rec
BROOKLYN ORDERS SERVED.
Eagle av, 909—Owner, DC-FP-FA(R)-ExS-TD-O
140 st, 140 E—H Knight Scenic Studio, FA
241 st, 633 E—Gustav A Rueck, ExS-FA-O
241 st, 633 E—Northern Union Gas Co, 1815 Webster av, GE
Franklin av, 1269—City of New York, Municipal Bldg, Manhattan, Rub-FP(R)
Westchester av, 754—Coleman Bros, Tel-Stp(R)-Rec(R)
185 st and 3 av—Home for Incurables, 3 av and 182, RefSys(R)-D&R-FP-FD-CF
3 av, 3560—David Mayer Brewing Co, FA-CF
BROOKLYN ORDERS SERVED.
Beaver st, 51—Julius C Minck, Rec-Rub-FP
Bedford av, 1066—T Rochford, NoS-Rec
Bond st, 194—Isadore Sachs, FP
Broadway, 1812—Chas Sussman, NoS-Rec-El
Brooklyn av, 36—Wm H Van Pelt, Jr., CF
Cortelyou rd, 1418—Thayer Wilkinson Co, NoS-Rec
48 st, 573—Chas S Devoy, FA-Rec
Flatbush av, 36-48—Sperry Gyroscopic Co, FA-Rec
Grand av, 17—W H Schwettman Co, NoS-FA-Rec-FP-El
Greene av, 264—Seldon Johnston, A-FD-FP-SA
Hicks st, 291—Mrs N E Tousey, FP
Imlay st, 140-42—Electric Spark Appliance Co, D&R-Rub-Ex-FA-Rec-NoS
Madison st, 222—Chas M Seacombe, El-FP-WSS(R)
Malbone st, 408—Jas Fenimore, D&R-FA-WSS(R)
Metropolitan av, 78-90—Wm Hughes & Co, FA
Nostrand av, 660—Madam Paris Co, D&R-Rec
President st, 181—Joseph Cirina, CF
President st, 1231—Henry Roth, El-D&S-StSys(R)-Rec
Stagg st and Newtown Creek—Chas A Myers Contracting Co, CF
State st, 216—Jas McGowan, CF
State st, 218—Edwin Bayha, FP
QUEENS ORDERS SERVED.
Borden av (Laurel Hill)—Calvary Cemetery, J J Cunningham, supt, StSys(R)-Rec-FA
Coneland and Fulton avs (Glendale)—Wm Rupp, El
Rockaway rd, 4 (W'dhaven)—Tanto Rehrld, FA-Rec-El
13 st and Boulevard (L I C)—Jensen Creamery Machinery Co, CF
Wyckoff av, 1101 (Evergreen)—Wm F Kersten, Jr., CF
RICHMOND ORDERS SERVED.
N Y City Farm Colony—City of New York, Municipal Bldg, Manhattan, Stp(R)

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