

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 3, 1917

FEATURES OF SKYSCRAPER CONSTRUCTION UNDER THE ZONE RESOLUTION

By FRANCIS P. SCHIAVONE

WE are on the verge of a new era in the design of tall buildings in New York. The next few years will be marked in the city's building history as those which saw the establishment of a new skyscraper architecture. The introduction of structural steel and the caisson foundation has been potent in revolutionizing the appearance of Manhattan's buildings, but the curb, which in the interest of better light and ventilation, the Board of Estimate has lately put upon the heights made possible by these systems, will effect equally great changes in the appearance of new skyscrapers.

The restrictions placed upon the height of buildings and the sizes of yards and courts by the Resolution, commonly known as the Zone Law, adopted by the Board of Estimate on July 25, 1916, vary in different parts of the city, but the only ones we need consider as having an important bearing upon future large structures are those that prevail in Manhattan south of 59th street.

In this section we find the "Two and One-half-times District," the "Two-times District" and the "One and One-half-times District," each of which designates in multiples of the street width the height to which a wall may rise upon the street line. It will be sufficient to consider in detail the requirements of the "One and One-half-times District," as they are identical with the others in principle and more stringent in specification.

The corresponding "Area Districts," the requirements of which regulate the sizes of yards and courts, are the "A District" and the "B District." The "A District" is that covering the warehouse and industrial areas and is the most lenient in its requirements. The "B District" covers most of Manhattan and specifically the sections in which we may expect the erection of future notable buildings. As, in addition, it applies similarly to the various "Height Districts," it may be considered jointly with the "One and One-half-times District."

The "One and One-half Times" (one and one-half times the street width) height limit will not impose any greater restrictions upon tenement houses than is now imposed by the Tenement House Law except upon streets exceeding one hundred feet in width. The "B District," moreover, is no more stringent than is the combination of Tenement House Law and Building Code requirements enforceable in the construction of tenement houses. We may therefore eliminate them from further consideration and devote our attention to non-tenements.

Of these, the simplest type that may possibly be erected to a height exceeding one hundred and fifty feet is the loft building without dividing partitions and, therefore, easily lighted without the necessity for intricate courts or yards. Aside from the set-back requirements, the only new point introduced by the Zone Law is the necessity of providing a yard space behind buildings on certain interior lots and the limiting specifications for the length of outer courts and for the size of inner courts.

Other prospective big buildings will fall into either the office building class or into the hotel class, in each of which the simplicity of the loft type will be lost. New problems will be induced by the necessity of lighting all living rooms and the necessary introduction of open spaces or

courts into the heart of the building. Thus a more complicated floor plan is required and the most economical layout of a given plot more difficult to find. Instead of there being, as heretofore, perhaps, one typical floor plan, there will be several, as the height rule necessitates set-backs of the street walls and the yard and court rules require progressive increases in the width of open spaces.

The theory of the height limit rules of the Zone Law is the same as that which forms the basis of the court rules of both the Building Code and the Zone Law. The requirements are designed to maintain a predetermined "angle of light" or "sky angle" for all heights of building. They establish inclined planes beyond or above which no part of a structure may project. So long as these planes are not pierced, there is no height limit.

In applying this theory to the limitation of the walls upon the street line, in the "One and One-half-times District," the limiting plane (or planes) is a vertical production of the street line to a height of one and one-half times the street width and is thereafter inclined away from the center of the street in the ratio of one horizontally to three vertically. These planes are related to the street rather than to the space between streets and are to be maintained inviolate on all sides of blocks irrespective of property subdivisions or the identity of buildings to the end that no building shall project beyond the limiting plane for any street whether it faces on that street or on another street or on no street at all.

This principle applied by the Building Code to courts, erects opposite vertical planes forty-eight feet high and four feet apart and other planes inclined thence apart in the ratio of one horizontally to every twelve vertically. An inner court is limited by four such planes, an outer court by two.

The Zone Law modifies this in the "B District" by specifying certain minima for yards and outer courts and a ratio of one to six for the inclined planes of yards. It imposes also a somewhat complicated limit upon inner courts, a requirement consisting of an area minimum and a correlative width minimum.

A sharp distinction should be drawn between the yard required by the Zone Law and all other open spaces. The provision of a yard is in certain cases compulsory and in such cases it is required to be of a certain size. All other open spaces are not required to be provided, but if included in the plan must equal or exceed a certain minimum. The yard is required primarily for block lighting and ventilation irrespective of its utilization by the building on the same lot. Other open spaces, if provided, are designed exclusively for the building on the same lot.

The yard, being required, must begin, for lots on residence streets—not above the curb level and on business and unrestricted streets—not above the second tier of beams or in any case above a point twenty-three feet above curb level. Other open spaces may begin at any level they are needed.

It may confidently be stated that practically all large buildings will be built, as heretofore, on corners or large plots including corners. This the Zone Law encourages by exempting corner lots

from the necessity of providing a yard irrespective of the character of the block plan. Likewise a corner may be any size; may include one corner, two, three or a whole block.

Interior lots will, under certain circumstances, have to have yards. Buildings running through from street to street may have to provide open spaces on either side in lieu of yards. Each of these is required to be at least of the area of an inner court, the width of an outer court and to start not higher than twenty-three feet above the curb.

As yards in the "B District" must be at the bottom at least ten per cent. of the lot length and increase above that depth in the ratio of two inches in depth for every foot of height, it is evident that the question of whether a yard is required or not and its size are all-important.

It must be remembered that the set-backs on the street line and the sizes of yards and courts are all factors of the height; that is, that the open spaces whether in street, yard, outer court or inner court must increase in width as the height increases. In the design of a building bulk, therefore, that will best suit certain requirements, the factors of net-cubage, width of pavilions, character of open spaces and height of building are all very closely interrelated. No one may be altered without in most cases drastically affecting some or all of the others. Within certain limits the height of the building must be known before the court spaces may be determined upon. The minimum and maximum width of pavilions—varying with the character of the building and size of rooms—will place a limit on the disposition of open spaces; the height of the open spaces will be as potent a factor and will be more important perhaps in determining whether these open spaces shall be inner or outer courts.

Where land and floor space are extremely valuable there will be set-backs in court and yard walls, but where the space thus, to be saved is not worth the cost of the set-backs, the court walls will be unbroken in their vertical sections.

A selected motif of design may require that there be many small set-backs in the exterior walls or the mansard may be used, but otherwise there will usually be not over two set-backs below the tower, which, under the Zone Law, is exempt from the height limitations so long as it is a certain variable distance back from the center of the street.

The requirements of design will not be so important in courts and the only reason for set-backs in the walls of such open spaces will be the utilization within the building of all available space and perhaps the lighting of various floors by means of skylights set in the roofs or decks of the set-backs.

The necessity for set-backs on the street wall, and in many cases on court walls, will mean the almost exclusive use of the skeleton frame. In tall buildings on narrow streets it is probable that though the central portion will be skeleton (with walls supported at every floor) the exterior portion of the building above which the rest sets back will be curtain-wall construction. On wide streets and where the height limit is two or two and one-half times the street width, the street skeleton will most probably be used throughout.

The requirements of the Zone Law and the Building Code taken together encourage the use of a combination of inner court and outer court, the inner court being used in the lower part of the building and the outer court in the upper. These may be so proportioned that the minimum sizes are economically employed—economically as to light and ventilation and as to structural simplicity.

Inner courts must have, first, a minimum area (this being the square of one-sixth of their height) and, second, a minimum width or horizontal dimension (this being the square root of one-half of the minimum area). Having these two, an increase in width or in length may be had without necessitating an increase or decrease in the other dimension. Upon the choice of an inner court size and its close correlation with the outer court width will, in great measure, depend the economical and artistic design.

The Zone Law contains a most useful provision that suited good practice, but unfortunately it has been held to be inoperative because in conflict with the Building Code. This provision is one which encourages the use of short outer courts in the place of long outer courts by permitting a reduction of the minimum widths specified for ordinary lengths. This provision applied a recognized principle and held great promise for the use of the outer court in high buildings and towers. As the law now stands the architect is not encouraged to employ the short instead of the long outer court, although it is much preferable from the lighting and ventilating standpoint.

For structures, such as office buildings, hotels and apartment houses, the plot of regular outline containing at least two corners is increasingly desirable. Such buildings require that all living rooms be lighted by windows opening upon a street or court, and every irregularity or jog in the lot line introduces a difficulty in the layout of the floor plan. Unlike the simple percentage requirement wherein area and not shape was considered and no attention was paid to the disposition of open spaces, the present law, by its "least horizontal dimension" requirement, has placed a penalty on irregularity.

The design of a symmetrical facade of a height greater than the street line limit is nearly impossible for a building occupying only one corner unless a fairly large cubage can be sacrificed. It may be said, of course, that from a civic standpoint this will have a beneficial tendency as it will operate to restrict heights, but, in my opinion, it tends more strongly towards a consolidation of plots and buildings of greater cubage. Leading in the same direction is the fact that a lot having an interior line must needs provide a court upon such lot line—usually—and that such court serves only about half the number of rooms that is served by a court of the same size placed between the wings.

New York seems to be fated to be the home of high buildings. Those now in existence have earned for the city this reputation and the new Zone Law will perpetuate it. The height limitations will, of course, restrict the height of buildings on small plots and on all sizes of plots of cheap land, but where land is valuable and where a fair plot-tage is available the height limits will tend to increase heights. This paradox is understandable when we realize that the height limit is not absolute, but prescribes merely a limiting street line plane (with important variations) and that high land values necessitate a building improvement of a certain minimum number of rooms. This last means a minimum cubage which, since it cannot be had by a utilization of the full lot area to a uniform height, must needs go up higher in the middle of the lot or block. With the cubage fixed, a lowering of the height limit upon the street line results in an increased height for the middle of the building. This increased height is obtained, however, not at the expense of neighboring buildings whose light and ventilation are protected by the maintenance of the street line and set-back planes.

Thus towers (upon buildings of large ground area) will become increasingly popular; in fact, will become increasingly necessary upon the more desirable plots of Manhattan real estate where established values demand huge cubages. The tower provision of the Zone Law is singularly appropriate in this emergency and is one that will be found frequently applicable in the development of high priced parcels. By its judicious application a building may be made dignified, when without it it would appear to be architecturally hopeless.

What is called the dormer provision is also of great assistance, not only in materially increasing the net cubage of the building, but also in making possible a better treatment of the interior. On large buildings which utilize to the utmost the set-back provisions it will furnish buttresses to blank, unsupported walls, will provide emphasis for lines or pavilions requiring it and will furnish a vehicle for nearly any style of ornamentation. Where a tower is sprung from the sidewalk upon the street line the dormer provision may at times be employed to provide an additional story upon the lower portion of the building in excess of the height limits.

The design of the facade of a high building upon an interior lot will present no particular difficulty. If only a few stories above the height limit are desired, the mansard will perhaps be most often employed, but where more than three stories are desired above the height limit the plain set-back will take the place of the mansard. This set-back will most often be had at the height limit on the street line, but this is not compulsory. Uniformity will not become a fault because of the latitude allowed the architect. Very pleasing effects can be had by other arrangements, such as a set-back at the third or fourth floor of the fifteen-story building, the upper floors being treated either with or without a mansard. The elevation will suggest the conventional base, shaft and capital of the pilaster.

Symmetry upon a block front can be obtained where the principal face is upon the wider street because here the height limit of the principal front will hold upon the side facades for a distance of one hundred and fifty feet back from the wider street. Other corners, however, will be found more difficult. A building fronting on only two streets can be treated symmetrically only at a great sacrifice of cubage. Its nearest approach to balance will be had if an outer court is provided at the lot lines opposite the street frontages, but to secure the desired effect these must be made unduly wide

in their upper reaches to agree with the set-backs required upon the corresponding street frontages. The clever architect will seek that combination of set-back towers, inner and outer courts, which will give an economical floor plan and a pleasing exterior, with a minimum steel tonnage. It can be done.

The layout of the upper portion of the building will be affected to a certain extent by the first-floor plan, but to a greater extent, perhaps, the set-back and court rules governing the upper stages of the building will wield an indirect but potent influence on the ground floor layout. This will be brought about by the fact that the floor plan of the tower, if there is one, or at least of the topmost floors, will decide the location of the principal elevators and fire towers. These will in turn govern the hall and corridor plan on all lower floors. This condition has, of course, existed heretofore, but it has never been so important as it is at present.

A coming feature of New York's architecture which will be stressed more and more in future years is the set-back or break in the elevation. It is bound to work a revolution in the appearance of the new tall buildings and to give architects new opportunities. In hotels this set-back will become a roof-garden, an open air dining room in summer, a solarium in winter. In apartment houses, where it will be less used, it will become a balcony and a play space for children. In addition it will serve a most valuable structural end as a place where a necessary pipe gallery may be hidden without adding to the height of the building. This gallery may be made easily accessible through doors in the walls of the story at the same level.

It is not predicting the impossible to say that the wonderful effects to be obtained by flood-lighting and the opportunities provided by these set-backs for the efficient location of the lighting units will result in the design of the details of the facade to cast effective shades and shadows from these new sources of light, new rivals of the sun. All our architectural detail is designed for a high light-source, the sun and sky, but with night life in New York so important, the lower light-source will well repay recognition.

The future holds many opportunities for the designer who will grasp the possibilities of the new architecture. While it is yet new it presents difficulties due to the unfamiliarity of the architect with its limitations and its latitude. But it will not be long before Manhattan, now famous for its tall buildings, will be noted for the beauty, novelty and diversity of design of its new skyscrapers.

LEGAL NOTES AFFECTING REALTY

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

Collections.

WHERE the principal constitutes one his agent to collect rents, interests and the principal of mortgages, and such agent so acts for a period of time, mortgagors are justified in paying to him, as agent, money due the principal as interest and principal of mortgages. An agent authorized to collect his principal's debt cannot accept payment in anything other than money, so that delivery of a check or substitute for money does not constitute a payment until accepted as such and actually paid in due course. Where mortgagors paid, to the duly constituted agent for collection of interest and principal of mortgages, their checks made to the agent himself, and not as agent or for the principal, the New York Supreme Court, Equity Term, Munroe County, holds, *Potter v. Sager*, 161 N. Y. Supp. 1088, that there was no payment, where the agent converted the proceeds of the check to his own use.

Violation of Tenement House Law.

The New York Appellate Division holds, *Goldinger v. Bauman*, 161 N. Y. Supp. 1004, that a clause in the contract for the sale of a tenement, by which the vendor covenanted to convey the prem-

ises free and clear from any violations or complaint filed or existing in any of the municipal departments, is breached where at the time for the delivery of the deed there was on file a report of the inspector upon which a violation was subsequently found by the department; the report being a "complaint" within the contract.

Refusal to Convey.

In two actions against the owner of land, one by a purchaser for failure to convey and the other by a broker for commissions, it appeared that a written agreement for the purchase of the land provided that arrangements were to be made with parties holding construction mortgages whereby the mortgages should be discharged and new mortgages given, and that if arrangements with the mortgagees could not be perfected, the agreement should be void. The broker on whom the duty lay to do so failed to procure the agreement by the construction mortgagees to take new mortgages. The Supreme Judicial Court of Massachusetts holds, *Cohen v. Edenberg*, 114 N. E. 294, that the seller was not liable to the purchaser for refusal to convey. The contract for the sale of the land pro-

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DIGEST OF RECENT LEGISLATION AT ALBANY

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

(Special to the Record and Guide.)

ALBANY, February 2.—Unnecessarily a large number of people get excited if they hear that a bill affecting their property has been introduced at Albany. The commotion sometimes, but not very often, is justified. Most of the bills submitted to the Legislature never pass and what is more to the point, the people who introduce these measures hardly believe their bills will be adopted. An illustration of this kind of pretended legislation is a bill, introduced yesterday by Assemblyman Shiplacoff, one of the two Socialists elected last autumn to the lower house. His bill is supposed to make the janitors or superintendents of houses independent of their employers. It reads as follows:

Amending the Civil Code in relation to summary proceedings to evict employees from premises owned by the employer as landlord, by making the provisions of section 2236 and subdivision 1 of section 2231 applicable to New York City.

At present the city is exempted. The bill recites that in all cases the relation of landlord and tenant shall be deemed

to exist between employer and employee or master and servant. If the employee be the janitor or superintendent of the house, he shall not be removed from the premises until a notice requiring him to vacate shall have been served upon him for at least ten days, notwithstanding the termination of his employment or the expiration of the time agreed upon for his occupancy.

Mr. Shiplacoff gives the following reasons for the introduction of this bill: "At the present time janitors and superintendents and their families are homeless wanderers. The use of rooms is given the janitor as a part of his compensation and not as a gratuity. The law governing the relation between the janitor and the employer is not a statute, but a judge-made law. It is based on decisions which state that the relation of landlord and tenant does not exist ordinarily between employer and employee, where the employee occupies premises of his employer without paying rent. This makes it possible for the employer to remove the janitor and his family with force at any time without any legal proceedings or any notice first having been

given to the janitor to remove from the premises."

This bill will receive but little consideration on the part of the Legislature. The bill was dead before it was conceived. Some fifty bills, all affecting real estate, belong into the same class. At the request of some one or other, who has a grievance or can find no other outlet for his desire to make reforms, a legislator introduces measures. A bill of similar type was introduced by Assemblyman Bush, of Elmira, yesterday. It reads: "That the wall or ceiling of any building or room used for dwelling or working purposes in cities having a population of more than 10,000 inhabitants shall not be repapered or recalcimined until all the old paper or old calcimine has been removed and the wall or ceiling thoroughly cleaned. Violation of this section is made a misdemeanor."

Not all bills of this nature are of harmless intent. Sometimes they are carefully drafted for the purpose to harass a certain class of business men or property owners. Their intent is quickly disclosed and this species of legislation is branded as "strike bills."

In recent years, owing to the publicity given by the press to the introducer of such bills, these measures are not numerous. Nevertheless, they have not ceased and in order to protect themselves against this kind of legislation corporations and business interests have banded together and keep their agents on the look-out at the Capitol.—S. L. S.

The following bills affecting real estate have been introduced this week:

IN THE SENATE:

303. By Daly. Amending the Greater New York Charter (Sec. 442), by empowering the Board of Estimate to lay out and establish, on the recommendation of the Commissioner of Docks, bulkhead and pierhead lines in certain waters within the city.

383. By Mills. Amending the Laws of 1895 (Chap. 435), by empowering the Board of Estimate of New York City, in its discretion, to set apart the whole or any part of that portion of Bronx Park lying to the south of Pelham avenue and Pelham parkway, for the use of the New York Zoological Society. The Board of Estimate is also authorized to make an additional annual appropriation for the care and maintenance of the additional lands that may be allotted to the society.

387. By Evans. Amending the Real Property Law (Sec. 98) and Subdiv. 1 of Sec. 103, which relates to the rights of creditors to the income of trust property, by providing that not more than \$3,600 per annum may be exempted for the education and support of the beneficiary.

IN THE ASSEMBLY.

415. By Bell. Amending the Real Property Law (Sec. 242), by requiring that all leases of real property for a term of more than one month, must be evidenced by a written instrument. At present leases for one year or over must be in writing.

416. By Bourke. Amending the Lien Law (Secs. 10 and 11), by requiring that notice of lien for labor performed or materials furnished must be filed within 90 days, instead of four months, after the completion of the contract, or the performance of the work, or the furnishing of the materials. If the amount claimed in the notice of lien exceeds \$100, such notice, before it can be filed, must be accompanied by an undertaking. The amount of such undertaking depends upon the amount claimed in the notice of lien, and is set out in the bill.

434. By Marsh. Amending the Greater New York Charter (Sec. 1341-a), by including among the causes for the issue of orders to vacate tenement houses, defects in lighting and means of escape in case of fire.

449. By Wells, F. A. Amending the Laws of 1911 (Chap. 998), by empowering the Armory Commission to sell the State arsenal lands and building at Seventh avenue and 35th street, Manhattan, for a sum not less than \$650,000. At present the commission may sell at such sum as it is able to obtain. The proceeds of this sale may be used for quarters for the naval militia as well as the National Guard and Armory Commission. Such headquarters may not be used by the Grand Army of the Republic, as now provided by law. The purposes for which this money may be used are enumerated as follows: for the purchase of land and the erection of a new State armory; for the purchase of land and the erection and furnishing of a building for the use of the Adjutant General, Division National Guard, Naval Militia, Armory Commission, Bureau of Military Records and Military Museum; for the purchase of land and the erection of such new armories and improvements to present armory buildings, and such incidental expenses, as the Armory Commission may decide.

THE STATE TAX.

Legislation Favored for a More Equitable Apportionment.

COMPTROLLER PRENDERGAST, in speaking of the Emerson-Judson bill introduced in the Legislature at the instance of President Martin Saxe and his associates in the State Tax Commission to amend the Tax Law by eliminating from the State Board of Equalization the seven elected officers of the State government other than the Governor, thereby constituting the three State Tax Commissioners as such board, said:

"The importance of this legislation to the taxpayers of the City of New York and its effect upon the tax situation throughout the State generally, can scarcely be over-estimated. When it is understood that upon the State Board of Equalization devolves the duty of correcting the inequalities in the assessed valuations of real estate in the several counties in the State and of adopting a table upon which the State tax may be so apportioned that the share imposed upon each county shall bear a just relation to the true value of the taxable property therein, the propriety and desirability of having the membership of such board free from any possible obligation imposed by election to office, would seem to be unquestioned.

Although the Tax Law requires that all real and personal property subject to taxation shall be assessed at full value, it is a matter of both record and common knowledge that with the exception of the City of New York, and perhaps, in part, of one or two of the other larger cities, property throughout the State is greatly under assessed. For the past two years the Department of Finance, through its Bureau of Municipal Investigation and Statistics, has co-operated with the State Tax Commission in the collection of statistics and the investigation of the rates of assessment in several of the larger counties of the State. Though the investigations were made independently, the results obtained by this department and the State Tax Commission last year were practically the same and indicated every county in the State but one, with the exception of the five comprising the City of New York received on the 1915 equalization table a higher ratio than its actual assessment of real property would justify, while a higher rate was merited by some, if not all the counties of this city. Notwithstanding this, the equalization table of 1915, with some modifications, was adopted for 1916, while the tentative table submitted by the State Tax Com-

mission, based on the facts ascertained and the conclusions drawn from them, was substantially ignored.

Had the State Board of Equalization adopted in 1915 a table such as that recommended by the president of the State Tax Commission in 1916, showing an average rate of 83.18 instead of 86.30, the City of New York would have saved nearly \$800,000 in direct State taxes. The table actually established was such that nearly \$14,000,000 out of a total direct tax of over \$20,000,000 for the entire State for the year 1915-1916 was apportioned to New York City."

Real Estate Board Banquet.

With the addition of Oscar S. Straus, Chairman of the Public Service Commission, and Martin W. Littleton to the list of speakers, and one other feature which Elisha Sniffin, Chairman of the Dinner Committee, insists on keeping secret, the Real Estate Board of New York has completed its arrangement for its twenty-first annual banquet, to be held at the Waldorf-Astoria tonight. The speakers already announced are Mayor Mitchell, Senator Elon R. Brown, Majority Leader in the Senate and Laurence McGuire, President of the Real Estate Board. There will be between 1,100 and 1,200 at the banquet. The speakers already mentioned will, it is assumed, deal with such phases of municipal and State government and taxation as are of special importance at the present time.

Great as is the interest in these problems the "unidentified speaker" is guaranteed by the Chairman of the Dinner Committee to hold the attention of the diners. Mr. Sniffin declines to confirm or deny either of two rumors which are going about, one to the effect that this mysterious humorist is a recently arrived Baron von Spiffinberger, the other that he is a Russian real estate speculator of considerable importance in his own country. Besides the speakers and the "unidentified attraction" those at the guest table will include the following: Senator Robert F. Wagner, Comptroller William A. Prendergast, Borough President Marcus M. Marks of Manhattan, Borough President Douglas Mathewson of the Bronx, Borough President Lewis H. Pounds of Brooklyn, Borough President Maurice E. Connolly of Queens, President Frank L. Dowling of the Board of Aldermen, Fire Commissioner Robert Adamson, District Attorney Edward Swann, General Louis F. Stotesbury, Cornelius Vanderbilt, Frederick H. Eckert, Robert E. Dowling, William C. Breed, Franklin Pettit, Thomas Shallcross, Charles G. M. Thomas, and Robert Grier Cooke.

MEASURES AFFECTING REAL ESTATE

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

AMONG the bills upon which the Joint Committee on Legislation of the Real Estate Board has taken action are several of great importance to taxpayers.

The Board is seriously opposed to a number of ill-advised measures by Senator Gilchrist, relating to amendments to the Torrens Act and the Banking Act, and to the Dunnigan and Smith measures relating to markets, cold storage and food control. The Board lays particular emphasis on its opposition to Senator Emerson's bill for a recording tax on deeds and leases of 25c for each \$100 or fraction thereof above the liens and encumbrances and making it a misdemeanor not to express in the deed the true consideration.

The bills approved include among others Senator Ottinger's bill to abolish the Court House Board; Assemblyman Bowley's, rectifying certain requirements in relation to stairways in factories and in relation to elevators; two bills by Senator Slater relating to exempt property; Assemblyman Goldstein's bill, amending the banking law to permit savings banks and savings and loan associations to make loans on Torrens titles, and Senator Dowling's bill, giving the Board of Estimate the power to decide to what uses the Speedway shall be put.

The action of the committee follows in detail:

Senate Int. 75, Gilchrist, an act to amend the Real Property Law, in relation to registering titles to real property.

This is a bill to amend the Torrens Law. It is badly drawn and vicious in principle. It seeks to amend the existing law in four respects:

(1) To permit application to register title to be made not by the person who holds and possesses land but by one who holds and possesses "the title to such land or such right either by grant or by prescription." As the possession follows the title this change is meaningless unless it is intended, as we have reason to believe, to apply to cases where the applicant not only is out of possession, but some claimant adverse to the applicant is in possession. In other words, the action for registration is to be made a substitute for ejectment, and the burden of proof is thus blandly transferred from the person out of possession to the person in possession. It would seem that the draftsman of this bill means adverse possession when he uses the word prescription.

(2) Judgment must be rendered against persons in default whether served personally or by publication. In other words, all persons served by publication lose their rights.

(3) The court is to have in this action the powers it has in ejectment or partition. Comment upon this seems to be unnecessary.

(4) The court may "cure defects in the title, by proof of adverse possession or otherwise as may be satisfactory to the court." This language is too vague to be safe. The court now has all the powers it needs.

Senate Int. 76, Gilchrist, an act to amend the Banking Law, in relation to loans made by trust companies, and

Senate Int. 77, Gilchrist, an act to amend the Insurance Law, in relation to loans made by life, health and casualty insurance companies.

These bills are opposed. They are objectionable because they are entirely unnecessary. They undertake to limit mortgage investments of trust companies and insurance companies to titles either insured by a title company or registered under the Torrens Law. While this permits investments on registered titles, the existing law already permits them. It is unfair to the borrower to compel him to obtain a title policy or registration certificate unless the lender wants him to do so.

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

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

Senate Int. 81, Dunnigan (same as Assembly Int. 135, E. H. Miller), an act to amend the Greater New York charter, in relation to the establishment, organization, powers and duties of a department of markets, and

Senate Int. 212, Cotello (same as Assembly Int. 125, Smith), an act to amend the general business law in relation to the establishment of a department of foods and markets and making an appropriation therefor.

These bills are opposed. They call for an unwarranted interference with private business without any reasonable expectation of possible benefit. They create new office-holders and spend public money and would, we believe, accomplish nothing. The City has not the money to build terminal markets. Neither has it the funds to maintain new and expensive commissions.

Senate Int. 99, Dowling (same as Assembly Int. 161, Smith), an act to amend the county law in relation to the election of public defenders.

This bill is opposed. It proposes to create a new county official to be called a public defender and involves unnecessary increased expenditures. Not only is he to receive a salary of \$15,000, but he is to have power to employ deputies, assistants, stenographers, interpreters and clerks, subject to the approval of the board of supervisors and, in the City of New York, to that of the Board of Estimate and Apportionment, with salaries to be fixed by the respective boards. In addition to this, he may employ counsel in capital or other important cases, with the approval of the presiding judge of the court in which the indictment is found. The whole scheme is simply one to create new offices with salaries and added expense for the taxpayers. Not until those members of the Bar who are specialists in the defense of criminals—and by this we do not mean the man commonly dubbed the "Tombs shyster"—say with some unanimity that a public defender is requisite, should this legislation be favored. The measure creates some new offices and opens the way for many more. The Real Estate Board will vigorously oppose this bill.

Senate Int. 108, Murphy (same as Assembly Int. 250, Ericson), an act to provide for the expense of widening Flatbush avenue in the Borough of Brooklyn, City of New York.

This bill applies to the question of cost of the enlarging of the Manhattan Bridge Plaza, at Concord and Nassau streets, in the Borough of Brooklyn. This matter dates back several years and has been the cause of much controversy and many changes in the assessment areas for this so-called improvement. A final hearing before the Board of Estimate was held on July 7, 1916, and very largely attended. After a lengthy hearing the Board of Estimate agreed to a reapportionment of the cost of the proceeding, which would place 50 per cent. on the City of New York, 35 per cent. on the Borough of Brooklyn, and the remainder on the local area within the bounds as laid out in a resolution dated March 7, 1915. This ap-

portionment of the cost was seemingly entirely satisfactory to everybody interested in the proceeding, and it was assumed that there would be no further complaint lodged by anyone. The apportionment of the costs have been levied and the assessment bills have been sent out by the Tax Department. It seems that an equitable settlement has been arrived at and all of the parties directly interested are satisfied. The Real Estate Board feels that this measure is absolutely unnecessary and undesirable, and is opposed to its passage.

Assembly Int. 32, Perlman, an act to amend the Greater New York charter in relation to the powers of the Board of Aldermen and the Board of Estimate and Apportionment and to the establishment of a public slaughter house for fowls and small animals.

The Real Estate Board is opposed to this measure. The bill is badly drawn and seems to have some other purpose than that avowed for it. In addition to that, the slaughter of fowls and small animals should not be extended in New York City. A matter of this kind can be, and should be, regulated by the Sanitary Code, and there is no necessity for amending the Charter.

Assembly Int. 110, Whitehorn, an act to amend the Penal Law by providing that in advertisements and solicitations for employees during strikes, lockouts, and industrial disputes, the statement shall be plainly made therein that such strike, lockout or dispute exists. Violation is made a misdemeanor.

Assembly Int. 111, Whitehorn, an act to amend the Penal Law by providing that no agreement, combination or contract to do or not to do an act in furtherance of any trade dispute between employers and employees shall not be criminal or otherwise punishable for conspiracy, if such an act committed by one person would not be punishable as a crime or such an agreement considered as in restraint of trade.

These bills are both plainly very undesirable measures and are opposed by the Real Estate Board.

Assembly Int. 120, G. T. Davis, an act to amend the Decedent's Estate Law, in relation to the interest of husband and wife in the real property of decedent and to repeal article 6 of the real property law in relation to dower article 3 of title 1 of chapter 14 of the code of civil procedure in relation to dower or curtesy.

This bill is opposed. While it purports to abolish dower and curtesy, it amends article 3, chapter 18 of the laws of 1909, by adding section 80-a, which provides that a surviving husband or wife shall have a life estate in all of the real property whereof the deceased husband or wife was seized at any time during the marriage, except that provision may be made by will, or deed in lieu thereof. In other words, dower is extended from a life interest in one-third of the real estate to a life interest in the entire real property, and curtesy, instead of affecting only the real estate of which the wife dies seized, now covers real estate of which she was seized at any time during coverture. While the bill covers an election in case of provision in lieu of dower or curtesy made by will, there is no such election provided where the husband or wife attempts to make provisions by deed, in lieu of dower or curtesy. The bill is further defectively drawn in that section 6 thereof abolishing dower and curtesy, is not linked up with any existing statute.

Senate Int. 235, Daly (same as Assembly Int. 138, O'Hare), an act to amend the Greater New York charter in relation to the Bureau of Street Cleaning of the Borough of Queens and providing for a relief and pension fund for the benefit of the members of the clerical, mechanical and uniform force of such Bureau.

This bill is opposed. The title would lead one to suppose that it was purely a relief and pension fund bill. It is, however, a great deal more than that. The charter should not be amended in order to provide a pension fund for employees in Queens. The Real Estate Board believes that this is merely another raid on the treasury of the City.

Assembly Int. 147, Bowley, an act to amend the Labor Law by providing that all stairways extending to the top story shall be continued to the roof whenever a safe egress may be had from the roof to an adjoining or nearby structure.

The principle of this bill is approved. The Real Estate Board, however, makes the following recommendations:

At present the Labor Law contains three different requirements relating to the extension of stairways to the roof.

Section 79-a, subd. 3, provides "All stairways serving as required means of exit shall extend to the roof."

Section 79-b, subd. 1, provides "Whenever safe egress may be had from the roof to an adjoining or nearby structure, every stairway serving as a required means of exit shall be extended to the roof."

Section 79-c, subd. 1, provides "All stairways that extend to the top story shall be continued to the roof."

The provisions of section 79-c, subd. 1, are extremely confusing and contradictory to the provisions of sections 79-a and 79-b. This bill amending section 79-c does not entirely remove this contradiction, and the Real Estate Board recommends that the evident object of this bill would be better attained and all contradiction would be removed if the bill were amended as follows:

Change the wording of section 79-a, subd. 3, to read "All stairways serving as required means of exit shall extend to the roof only when safe egress may be had to an adjoining or nearby structure."

Also, as was done by the Recodification Committee of the State Factory Investigating Committee, eliminate entirely from section 79-c, subd. 1, the words "All stairways that extend to the top story shall be continued to the roof."

Assembly Int. 149, Bewley, an act to amend the Labor Law by making it unnecessary to have counterweights of elevators enclosed at top and bottom of run, where, in the judgment of the Industrial Commission, such enclosures are not needed, and making the requirement for lighting passenger elevators apply only during working hours or when in use.

This bill is approved. In order to make its provisions applicable to New York City as well as to the rest of the State, the Real Estate Board recommends that the bill be amended to read as follows: "Except where, in the judgment of the commission, and in the City of New York, of the Board of Standards and Appeals, such inclosures are unnecessary."

Senate Int. 159, Emerson (same as Assembly Int. 195, Judson), an act to amend the Tax Law in relation to definition of mortgage.

This bill changes the rule that executory contracts for the sale of real property, under which vendee is entitled to possession, shall be taxed as mortgages at the amount unpaid on such contracts, to compel tax to be paid on the amount secured by such contracts. This seems unjust and the Real Estate Board opposes the measure on these grounds.

Senate Int. 152, Emerson (same as Assembly Int. 238, Judson), an act to amend the Tax Law in relation to the payment of a recording tax.

This bill provides for a tax of 25 cents for each \$100 or fraction thereof, based on the consideration for any deed or lease over and above the value of any liens or encumbrances specified in the body of the deed or lease. It further provides that the actual consideration shall be expressed in each conveyance and that any person who expresses either a fictitious or nominal consideration in a deed shall be guilty of a misdemeanor. These provisions throw an additional burden of great weight upon real estate and the Real Estate Board will oppose this measure.

Senate Int. 147, G. L. Thompson (same as Assembly Int. 258, McWhinney), an act providing for the separation from New York City of the territory within the Fifth Ward, Borough of Queens, and its incorporation as a separate city, to be known as Rockaway City.

The Real Estate Board is opposed to this measure. Such secession on the part of Rockaway City would be very unfair to the City of New York which, besides assuming certain debt at the time of consolidation for this part of the Greater City, has since consolidation expended large sums of money and run up an enormous debt the greater proportion of which benefitted the outlying sections such as the Fifth Ward of Queens more directly than it benefitted Manhattan. This section of the city after it has received such benefits for which it paid but a small proportion, has no justifiable

right to withdraw from the city now. The effect on the financial status of New York would be very disastrous. Its borrowing capacity would be decreased because of the constitutional debt limit. The holder of New York bonds would lose his equity in the annual revenue accruing from the taxable realty in the Fifth Ward of Queens and the security upon which he loaned his money to the city would be reduced. The cost of maintaining the policemen, the firemen and other city employees, now employed in this district, would not be terminated.

The Real Estate Board feels that after the City of New York has done so much for the development of Queens, this district should not be permitted to secede from the city just when the city is about to begin to realize some return from its investment. Furthermore, in the interests of the property owners in the Fifth Ward of Queens, it is doubtful if the present tax rate will bring in sufficient revenue to defray the necessary running expenses of the proposed new government.

A measure similar to this was condemned two years ago by the financial authorities of the city after careful study.

Senate Int. 191, Ottinger (same as Assembly Int. 275, Ellenbogen) an act abolishing the New York City Court House Board and transferring its powers and duties to the Board of Estimate and Apportionment.

The Real Estate Board has been urging the abolition of this Board for some time. Its continuance only adds a superfluous annual expense to the taxpayers. The Court House Board performs no function which cannot be performed by the Board of Estimate and the latter Board should be made directly accountable to the taxpayers for providing a suitable court house at such cost as the financial condition of the City of New York will permit.

Senate Int. 193, Slater (same as Assembly Int. 313, Law), an act to amend the Tax Law in relation to conditions exempting from taxation real property of certain corporations.

This bill removes from the exempted class property of charitable and similar corporations not yet improved and when buildings are merely contemplated or property not yet improved, but held on condition that title should revert in case any building, except one for charitable, religious, etc., purposes is erected thereon. The Real Estate Board approves the bill. It lessens the number of exemptions from taxation by repealing that particularly unwarranted exemption of property that is not actually used for the purposes covered by subdivision 7, section 4.

Senate Int. 198, Slater (same as Assembly Int. 193, Law), an act to amend the Tax Law, in relation to consent to exemption of corporate real property.

This bill provides that any property hereafter acquired by a charitable, religious, educational or similar corporation is not to be exempted from taxation except with the consent of the Board of Estimate in the City of New York and the Board of Supervisors in any county outside the City of New York. The bill is approved by the Real Estate Board.

Senate Int. 218, Daly, an act amending the Greater New York charter by increasing from \$2,000,000 to \$4,000,000 the amount of special revenue bonds which the city may issue in 1917 and 1918 for expenses authorized by concurrent vote of all members of the Board of Estimate upon resolution adopted by vote of three-fifths of all members of the Board of Aldermen requesting such authorization.

This bill would give the Board of Estimate and the Board of Aldermen the right to issue double the amount of certificates of indebtedness now permitted. The Real Estate Board is opposed to this measure on the ground that it proposes to allow just what the adoption of the pay-as-you-go policy was meant to do away with. The pay-as-you-go policy, now that it has been adopted, should be adhered to and not circumvented by new legislation.

Senate Int. 219, Dowling (same as Assembly Int. 311, Bell, and Assembly Int. 276, Goldstein), an act empowering the Board of Estimate of New York City by a vote of three-fourths of its members, and after public hearing, to permit the use of trucks and other mercantile vehicles on the Speedway in New York City.

The Real Estate Board approves this bill. It is both absurd and inequitable that the present restrictions as to traffic on such a roadway should continue. In-

vestigation shows that a ridiculously small number of people now derive any benefit from the Speedway, which was constructed at a cost of approximately \$5,000,000. Its use should be extended to automobiles and the local authorities should have the power to permit its use by trucks, etc., and thus help to relieve the present traffic congestion in New York City. This bill is preferred over Senate Int. 7, Dowling (Assembly Int. 10, Goldstein), as amended, which would confer this power on the Park Commissioner instead of on the Board of Estimate.

Senate Int. 254, Sage (same as Assembly Int. 360, Mitchell), an act increasing the fees to be charged by the Secretary of State for recording various classes of papers and furnishing certificates and copies of records.

A moderate increase in these charges is unobjectionable. The Real Estate Board believes that the increased revenue to the State, which would result from this change, would relieve real estate from some of its present burden. The bill is approved.

Assembly Int. 12, Goldstein (as amended), an act to amend the Banking Law in relation to the requirements as to mortgage loans.

This bill will permit savings banks and savings and loan associations to lend on titles registered under the Torrens Law. Inasmuch as the bill has been amended in accordance with the suggestions of the Real Estate Board, placing savings and loan associations on the same footing with savings banks in this respect, it is approved. The Real Estate Board believes that this bill will aid materially in advancing the cause of Torrens Title registration in this State.

Assembly Int. 155, Flannan, an act to amend the Code of Civil Procedure by providing that the cause of action on a sealed instrument shall be deemed to have accrued upon the date of the instrument, or if undated, upon the day of execution, for the purpose of determining the period within which action must be begun.

This proposed amendment is bad. The correct legal theory is that the statute of limitations should commence to run from the accrual of the cause of action. If this act passed, what would happen if bond issues were made payable in more than twenty years from the date of the bond? There are other instances. Furthermore, it would be wrong to strike out the last part of section 1, for while the covenant of seisin is broken the instant it is made the actual damage is not done until the eviction. The Real Estate Board is opposed to this bill.

Assembly Int. 267, Klingmann, an act amending the Greater New York Charter by providing for the retirement on pension of policemen after twenty-five years' service regardless of age and striking out the provision for pensioning members other than veterans who have reached the age of sixty.

The Real Estate Board is opposed to this measure. It feels that the present provisions in regard to policemen's pensions are very equitable. If the proposed measure were enacted a policeman who started work at the age of 21 could retire on a very liberal pension at the age of 46, even though he was in perfect health and still well able to serve efficiently. He would be drawing a substantial pension while still in the prime of life.

Assembly Int. 281, Perlman, an act to amend the Tax Law by increasing the stock transfer tax from two cents to five cents on each hundred dollars of face value of stock or fraction thereof, or if the stock is without designated monetary value, from two cents to five cents for each share.

This bill is approved by the Real Estate Board. The proposed increase in the stock transfer tax would result in shifting a portion of the taxation burden from real estate to other forms of property.

Assembly Int. 346, Parker, an act amending the Real Property Law by providing that if a recording officer records a conveyance which does not have all the data required by the section, the title shall not be affected thereby but the conveyance shall be entitled to the same effect as if the officer had not violated the section.

This is a bill to remove any ill effects that might arise from an untrue or erroneous statement as to the residence of the grantee (or mortgagee) in a recorded instrument. Its effect would be to deprive of all force the existing requirement that such residence be stated in the instrument. The law should not have its teeth extracted. The bill is opposed by the Real Estate Board.

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APPELLATE DIVISION OF THE SUPREME COURT.

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

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

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

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

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

A Copy.

ALFRED WAGSTAFF, Clerk.

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

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

West Side Difficulties.

Developments in rapid succession during the past week have culminated in the announcement that a public hearing will be held by the Board of Estimate and Apportionment on Wednesday, February 14, for discussion on the form of agreement and form of deed between the City of New York, and the New York Central Railroad Company, relative to the proposed improvement of the railroad terminals and approaches on the West Side of the city.

The proposed contract on account of its complexity, financial and engineering problems and the far reaching influence on the future of New York City, is one of the most important ever presented for public consideration to the citizens of the city. It is most encouraging to note not only the unusual amount of study which has been devoted to it, by practically all the leading civic and taxpayers' organizations, and by private individuals, but also the publicity which has characterized the recent consideration of the proposed improvement.

The city officials have been subjected to criticism which has reached the point of personal abuse, and reflection upon their integrity. Yet throughout these trying times and the pressure of other public business of lesser, but nevertheless also great importance, the attitude of the Mayor and his associates has been admirable.

The members of the Board of Estimate who have been responsible for the presentation of the proposed form of agreement have endorsed the suggestion of a legislative investigation, and have announced their willingness to appear and testify at such a proceeding. Whether or not there will be a legislative investigation has not yet been determined, but in any event, the situation shows that the public officials who framed the contract are actuated by a desire to present the situation fairly and squarely before the people of New York City.

One of the greatest legal intellects now engaged in the practice of law in the United States was retained by the city in order to ascertain from the highest authority the legality of the proposed plan, and his decision, based upon a study of the situation, holds that the Board of Estimate is acting within the authority conferred upon it by the Legislature. The publication of the statement stamping the legality of the contracts is in line with the policy of the city administration to encourage public discussion and to keep the public informed, on the developments.

It is generally conceded that the West Side improvement is necessary for the continuation of New York City's commercial and industrial supremacy, since the future of the city depends upon constantly added facilities for receiving freight by rail and water from all parts of the world. Its importance to that section of the city between Canal street and 30th street, is incalculable. The building of freight warehouses along the line of the new tracks in this section will revitalize a section which has long been dormant and been permitted to deteriorate on account of the lack of adequate transportation facilities.

In view of this element in the transaction and leaving aside the question of the abuse of the city officials, and "the grasping tendencies of the soul-less corporations," and considering the situation from an unbiased and unprejudiced viewpoint, four principal phases of the proposed agreement stand out prominently, and the public discussion should center upon these points:

First, has the transfer of real estate between the city and the railroad been negotiated with a proper valuation placed upon the franchise grants of the railroad.

Second, will the cutting through of Riverside Park as proposed make the park permanently unsightly and deface it as to make ultimate restoration impossible.

Third, what will be the effect on real estate values and on the future of the

Manhattanville section, by the construction of the proposed yard between 135th and 145th streets?

Fourth, will the adoption of the New York Central plan give this corporation a monopoly on West Side freight distribution?

Annual Review Number.

The Annual Review Number of The Record and Guide, published as a supplement to the current issue, is one of the most comprehensive surveys of real estate, building and allied markets ever undertaken in the history of New York City. Its preparation has entailed the most painstaking and laborious effort for months, and neither expense nor effort was spared in order to make it the foremost contribution to real estate and building knowledge within the last generation.

Since 1898, when the Record and Guide published a history of Real Estate, Building and Architecture of New York City, no effort has been made to obtain and classify along systematic lines, the opinions of the various leaders in real estate and building circles. Unprecedented conditions within recent years in practically all fields of business activity in the United States, have prompted the undertaking at this time, of a thorough study and analysis of the application of these abnormal world condition to local markets, especially from the viewpoint of their relations to the fields of activity with which the Record and Guide has been associated as a trade organ for so many years.

At all times the publishers were inspired by the hope that the final result would justify the great amount of time, labor and capital that has been involved, and the splendid result which has been achieved in the accumulation of so vast an amount of data from so many authoritative sources has amply justified this confidence. The response of the leaders in the real estate and building fields in this city in contributing articles has been a generous one in the attainment of the ideal for which the Record and Guide has striven. Their splendid spirit of co-operation has contributed more than any other factor in making the Annual Review Number of 1917 the most notable in its particular sphere, that has ever been presented to the trade.

The Mayor of the City of New York, cognizant of the tremendous importance which the real estate and building industry bears toward the development of the leading American municipality, has written an article in which he discusses the great problems which have confronted the administration and the efforts that have been made toward their solution. The Borough Presidents of the various subdivisions of the city have also written reviews of conditions in their particular localities in an effort to present to the citizens of New York a complete and reliable statement regarding their accomplishments during 1916. The city officials in the various departments concerned with construction and supervision in Greater New York have discussed conditions from their viewpoints.

Practically every section of the city was divided up into real estate zones and each district considered by experts. The building material market which has witnessed remarkable price changes within recent years has been analyzed by men representing the best thought and building opinion in the trade. The last great allied interest, the architectural, has also received its share of attention, its current problems being considered by representative men in the profession.

No angle of the situation has been disregarded and no element underestimated. In its entirety, the Annual Review Number of the Record and Guide represents the finest expression regarding present day real estate and building conditions, and the outlook, that could possibly have been undertaken and brought to a successful conclusion.

It is submitted to its readers purely on its merits.

Automatic Sprinklers.

Editor of the RECORD AND GUIDE:

Automatic sprinkler protection is "damned by faint praise" in Mr. Cone's exposition of the merits of automatic fire alarms in a recent issue of the Record and Guide. This protection is no more "an heroic measure" and a "pound of cure" than the automatic fire alarm is an "ounce of prevention." And what does this alarm prevent?

Mr. Cone says a very small percentage of buildings "can and should be equipped with a water sprinkling supply sufficient to drown out any blaze that is allowed to get under way." If Mr. Cone had said "are" instead of "can and should be" he would have been more correct.

But as a matter of fact much more than a small percentage of buildings "can" be equipped with sprinklers, and who can say what proportion of these "should (not) be?"

Concerning what is said about a system that is "sufficient, etc.," all that will be necessary is to refer to the record of fires in sprinklered properties, published in the National Fire Protection Association's "Quarterly," which shows that nearly 50 per cent. of the fires were controlled by only one or two sprinklers. Sprinklers do not allow fires to get under way, but the same cannot be said of automatic fire alarms.

"Sprinklers have their defects and dangers," says Mr. Cone. That is not true. Standard sprinkler devices are neither defective nor dangerous, but the human element is, just as it is in fire alarm systems. Mr. Cone's apparatus, excellent though it is, is no more fool-proof than sprinklers.

The records of the National Fire Protection Association cover 20,000 fires in buildings equipped with sprinklers and a period of nearly twenty years. Four and one-half per cent. of these fires were not successfully controlled by automatic sprinklers; of this number about 12 per cent. because of explosions and heavy exposure fires. The other fires were not controlled mainly because of conditions resulting from improper maintenance and installations of equipments—just the sort of conditions that would, and have, put fire alarm systems out of gear. In other words, if it hadn't been for the fallible human element the performance of sprinkler protection would have been something like 99½ per cent. fine, instead of 96½ per cent., which is not half bad.

As for the freezing hazard in sprinkler systems, Mr. Cone is evidently unaware that dry-pipe automatic sprinkler systems have been in use for many years in buildings where water in wet-pipe systems would freeze.

And while only one make of sprinkler system alarm valve actually has been approved by "the laboratories," others are in use, and have been for years, giving practically perfect satisfaction, which is marred only by the behavior of entrapped air in sprinkler systems upsetting the alarms—and, as a matter of fact, the air in tubes of Mr. Cone's apparatus sometimes misbehaves.

Since the writer first called attention in the public prints to that fateful interval of time between the discovery of a fire and the beginning of its extinction it is hoped that the Record and Guide will accord me the opportunity of remarking it here—and please observe that automatic fire alarms are not "damned by faint praise."

Successful war upon fire means the perfection of all of the agencies of anticipation and control of fires. Anticipation of fires comprehends first the actual elimination of potential causes of fire. In the fight to control fires there are four successive stages of effort: (1) discovery; (2) the fire alarm; (3) response to alarm; and (4) action at fire.

The fight is won only when each stage of effort is successful. Action on fires not begun within the first five minutes is seriously delayed. Progressive fire departments have cut down the time of response to two minutes. But what of that fateful interval of time between the beginning of a fire and the receipt

of the alarm? That no fire department can control.

Modern fire alarm telegraph systems, motor fire apparatus and alert firemen have done about all that is humanly possible in improving the response and action factors of fire control, but with the discovery and summons factors they cannot do anything.

However, the discovery and summons factors in fire control can be improved, but not altogether by manual means. Automatic sprinkler systems, also automatic fire alarm system, are the chief means of improvement. The automatic fire alarm system "discovers" a fire without human aid a few seconds after it begins and immediately transmits an alarm to the fire department. This advances response many precious seconds.

But the automatic sprinkler system does more than that; it takes care of all of the factors of fire control: Discovery, summons, response and action. The automatic sprinkler or two that open above a fire "discover" the blaze. The water moving in the supply pipes to the opened sprinklers operates a valve which can be connected to transmit an alarm to fire headquarters. Response would follow, but, as is usual after sprinkler-controlled fires, the only fire department action necessary would be to shut the water from the sprinkler after the fire is controlled, replace the opened sprinklers with new devices and turn the water on again.

Can any fair-minded engineer take issue with this analysis?

I. G. HOAGLAND.

Call a Halt.

Editor of the RECORD AND GUIDE:

Why is there such a desire to calumniate a realty owner? Real estate "baiting" it may well be termed. One instance recently, where, at a gathering, to discuss the high cost of living, one of our city officers, a member of the Board of Estimate, was present and accused by a speaker of having owned a piece of real estate containing a grocery store, the rent of which had been doubled within two years. The reputed landlord stated that he had no such parcel and owned no piece of real estate containing a grocery store.

In the "leak" investigation now in progress, a banker is accused of having housed the Federal Reserve Bank in quarters owned by him or his firm. Is it not religious, ethical, consistent, fair, reasonable and businesslike to own any security called real estate, and if it is, must one be censured and censured for such ownership.

Is it not time that the savings bank depositors and the life insurance policyholders, the largest creditors on this commodity (because mortgagees) helped stop this asinine, morbid sentimentality against the Government's main contributor to its budget support?

LEWIS PHILLIPS.

Realty Investments.

Editor of the RECORD AND GUIDE:

Owners of property in the district between 23d and 33d streets should send a letter of thanks to the "Save New York Committee" for being so successful in getting the manufacturers to move out of the restricted zone around 33d street. Last year will be remembered long by property owners, as this section between 23d and 33d streets, is practically 100 per cent. rented, and space that was leased for 30c to 40c a square foot in former years brought as high as 80c a square foot during 1916. It is my candid opinion that there is not a better permanent investment today than real estate in this district. The new West Side subway will be opened to the public in less than two years, and this certainly will be a big boost to that section.

It is my opinion that so soon as there is a reduction in cost of building material, there will be plenty of building on the West Side, as ground can be bought at reasonable prices. If modern, attractive buildings for manufacturing or office and showrooms will be erected, real estate would have to mark time,

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. 182.—One of our owners asks us to ascertain from you whether or not a tenant was justified in withholding his rent on account of breakage due to the "Black Tom" explosion. The tenant claims that, as the lease requires him "to make all interior repairs," that of necessity, the owner is obligated to make exterior repairs. The lease refers only to the repairs of the roof as the improvements that were to be made to the building, none of these being to the windows, or glass, and the owner insists, therefore, that he is not responsible for broken windows and that the tenant has no right to hold up his rent. F. L.

Answer No. 182.—In view of the fact that there are a number of cases pending growing out of the "Black Tom" explosion it is inadvisable to give advice on this subject. Refer your owner to McAdam on Landlord and Tenant, page 310.

Question No. 183.—Last summer we had, in one of our buildings, a contagious disease, and are desirous of knowing whether the owner is obliged to pay for the re-decorating of the room in which the disease was confined, or whether the tenant should pay for re-papering and painting. In our letter from the Board of Health, a part of section No. 101, which was quoted, states that:

"Disinfection and renovation of premises, furniture and belongings—Adequate disinfection or cleansing, renovation of furniture and belongings, deemed by the Department of Health to be infected by any contagious, infectious or communicable disease, shall immediately follow the recovery, death or removal of the person suffering from disease, and such disinfection or cleansing and renovation shall be performed by the owner of said premises."

From this statement the owner would be liable for personal belongings, provided the tenant insists same be renovated. We would appreciate what attitude you would take on these conditions. D. L. E.

Answer No. 183.—The provision of the Sanitary Code reads as stated, but as applicable to the case mentioned, it probably never would be enforced by any court against the owner except possibly in a case where the tenant had moved away from the premises and left them therefore to the sole care of the owner. Refusal to comply with the requirements of the Board of Health would result either in an action for a penalty or a criminal prosecution. But proper legal aid would undoubtedly defeat either action.

and as manufacturers cannot find room in this district to expand, they are anxiously waiting for a district where owners will erect buildings for them with sufficient room for the natural expansion of the industry. It is estimated that this industry will require double the space in the next ten years.

The best proof that real estate is the better investment today, is because many investors have purchased stocks and securities of that sort because of the numerous profits made in war material. This has caused such investments to advance rapidly until vast profits have been realized. Some have held their stocks and have the cash, still others have paper profits only. When the war ends, what will happen? Stocks will naturally decline because the extraordinary earning power will cease.

Perhaps the only investment that has not been given proper consideration since the revival of business activity is real estate. The great factor that really proves the intrinsic value of an investment is its permanent income power, and certain kinds of real estate have that permanent income power such as loft buildings. I predict that 1917 will be a banner year for real estate buying since the panic of 1904. M. ROSENTHAL.

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REAL ESTATE NEWS OF THE WEEK

Commercial Properties In Lower East Side Find Buyers—Leasing Market Contributes Large Deals

ACTIVITY was manifested in practically all lines of the real estate market this week, and a number of interesting and important sales were closed in several sections of the city. In Yorkville the Y. M. C. A. acquired additional property in order to extend its present activities, and on Washington Heights operators acquired a large plot in West 185th street, which will probably be resold for building purposes. In the immediate neighborhood, a valuable apartment house property on St. Nicholas avenue passed into the hands of investors. An interesting deal said to be in course of negotiation concerned the old Arsenal property on Seventh avenue, which may pass into the hands of loft builders.

Several important sales in the downtown district were closed, indicating a continuation of interest in commercial buildings in this section of the city and reflecting improved renting conditions. An investor who has been accumulating a number of properties in the Burling Slip and Water street districts added to his properties by acquiring five loft buildings in Front street and Burling Slip. Further north a business building in Lafayette street and two similar structures in Spring street also figured in sales.

The leasing branch of the market also furnished several important transactions, the most significant being a lease by the F. W. Woolworth Company of a site in the Fifth avenue section near 42d street, which will be utilized for the erection of a building to be devoted to the sale of five and ten-cent articles similar to those which have been marketed through the same organization successfully for a great many years. The deal aside from the large rental involved assumes especial interest on account of the character of the occupancy which will be in marked contrast to the firms doing business in the immediate neighborhood.

Further north a costly apartment hotel being built on land owned by the New York Central Railroad Company, was leased to a syndicate of out-of-town investors at a rental of approximately \$2,500,000, in one of the biggest leases of its kind closed in many months. The deal is another indication of the interest which is being manifested in well located Manhattan real estate by wealthy investors in other cities, and is only one of quite a number which have been consummated within recent months, bringing large amounts of new capital to this city.

One of the most interesting auction sales conducted in the Vesey Street Exchange Salesroom, affecting Times Square properties, concerned the valuable parcel offered by Joseph P. Day for the Peter De Lacy Estate, at the southeast corner of Broadway and 47th street, forming a plot 40x80. The property was struck down to Sol Bloom for \$450,000, after spirited bidding. The price is stated to record a new high mark for square foot values in the section, the price paid by Mr. Bloom, being \$140 a square foot, said to be a considerable advance over similar property in the same neighborhood, which was sold several years ago. Other sales in the auction room concerned the four-story building at 43 West 29th street, knocked down to Samuel Glaser, for \$47,500; a property at the southeast corner of Jerome avenue and 190th street, sold to B. L. Kraus for \$69,500, and the five-story tenement at 295 Avenue C, which was sold to J. J. Bollat. Other buyers at auction at the Special Salesday were F. A. Tanner, who paid \$16,000 for the dwelling at 155 West 81st street, and \$35,000 for the six-story loft at 9 North Moore street; Patrick Darcey, who bid \$13,500 for the dwelling and garage at 2654 Bainbridge avenue, and R. H. Davis, who acquired 262 Hudson street for \$20,100.

Bryan L. Kennelly will offer at auction on Wednesday, February 7, at the

Vesey Street Exchange Salesroom, a number of valuable properties. Among them will be the four-story brick store and studio building at 47 to 51 East 59th street, a five-story apartment house at 171 East 64th street, and the two dwellings at 62 and 63 Riverside Drive. The same auctioneer will sell a plot, 100x100, in the south side of East 135th street, near Southern Boulevard, in the Bronx, and two large unimproved plots at Whitestone, L. I.

LEGAL NOTES.

(Continued from page 148).

vided that the broker should not be entitled to commission unless he made the above mentioned arrangement with the mortgagees. Not having done so he was not entitled to commission.

Warranties by Lessor.

A tenant leased from an owner premises described as "the garage." Thereafter police regulations were adopted, compliance with which would necessitate the expenditure of considerable money to alter the premises so as to be used for garage purposes. The premises remained unoccupied by the lessee since the police order went into effect. In an action for rent the Supreme Judicial Court of Massachusetts holds, *Barnett v. Clark*, 114 N. E. 317, that there was no actual or constructive expulsion of the lessee from the use and enjoyment of the premises, by any intentional or wrongful act of the lessor, and his failure or refusal to make the necessary alterations did not justify the lessee in refusing to pay rent.

Mortgagee's Rights on Bankruptcy.

Until default and entry by the mortgagee, he is not entitled to the rents therefor, though the mortgage included all the rents, issues, and profits from the land, so the mortgagee cannot, until he assert his rights, by proceedings to sequester the rents, assert any lien on rents collected by the trustee after the bankruptcy of the mortgagor.

The Bankrupt Act declares that debts for taxes shall be entitled to priority. A mortgagee of real estate became bankrupt, and after bankruptcy the mortgaged premises were sold for unpaid taxes. No claims for the taxes were filed against the estate. The Circuit Court of Appeals, Seventh Circuit, holds, *In re Clark Realty Co.*, 234 Fed. 576, that the mortgagee, having asserted no rights in rents collected from such premises after bankruptcy and before the tax sale, could not thereafter insist that such rents should be used in redeeming the property from purchasers at tax sales.

Bankruptcy—Adverse Claims.

A vendor having sold land under an installment contract, and the purchaser having gone into possession, the former became bankrupt. The purchaser paid all the installments up to the vendor's adjudication in bankruptcy, and thereafter, it appearing that the vendor had mortgaged the premises for a greater sum than was agreed upon, refused to make further payments; the trustee demanding that the entire indebtedness be at once discharged. The Federal District Court for the Southern District of California holds, *In re McCracken*, 234 Fed. 776, that as the purchaser was in possession, asserting equities under his contract, his rights could not be determined in a summary proceeding before the referee, but recourse must be had to a plenary suit; the purchaser being an "adverse claimant," within Bankr. Act July 1, 1898, c. 541, § 23, 30 Stat. 552, providing for plenary suits to adjudicate controversies which had been between bankrupts and adverse claimants.

Assessments for Improvements.

In a proceeding to confirm assessments for benefits from street improvements, where witnesses for both parties were equally well informed, but differed in their estimate as to benefits, the Illi-

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nois Supreme Court holds, Village of Oak Park v. Lane, 114 N. E. 146, that the trial court was not bound to accept the exact estimate of either set of witnesses, but could consider all the testimony, including the facts upon which the witnesses based their conclusions, and find an amount within the range of their testimony.

Release of Mortgage by Mistake.

The Indiana Appellate Court holds, Greathouse v. Harrison, 114 N. E. 92, that in an action to foreclose a mortgage which the plaintiff claimed he had released of record by mistake, where the legal title to the property has passed to one of the defendants since the release was made, the plaintiff, in order to defeat such title, must show either that such defendant holds as a mere volunteer, or fraudulently, or that no consideration was paid by him.

Decision Affirmed.

The Court of Appeals on Tuesday affirmed the decision of the Appellate Division, First Department in the case of Browning v. Adamson, that the Fire Commissioner has no lawful authority to require the fire-proofing of light

shafts or other structural changes in any building. No opinion was handed down by the court, nor did Judges Cuddeback and Pound, who dissented from the decision, express the grounds of their dissent in the form of an opinion. The successful litigant is William H. Browning, of Browning, King & Co., who, in behalf of property owners generally, instituted proceedings to test the right of Commissioner Adamson to issue orders requiring structural changes in buildings.

Replying to an inquiry as to the scope and effect of the decision Alexander C. MacNulty, formerly Assistant Corporation Counsel, who represented Mr. Browning, stated:

"Although the decision of the Appellate Division in the matter of Browning, which has been affirmed by the Court of Appeals, relates specifically to the fire-proofing of light shafts in factory buildings only, its reasoning is applicable to orders of the Fire Commissioner requiring any structural change in any building.

"The practical effect of the decision is to nullify all outstanding orders of the Commissioner requiring structural changes in buildings, which, of course,

will abate all penalty actions and require the dismissal of all criminal prosecutions now pending for disobedience of such orders. Several thousand property owners will thus be relieved of unlawful exactions that have been imposed upon them by Commissioner Adamson, but the thousands of other property owners who have expended millions of dollars during the last three years in complying with such orders, and in paying fines and penalties for failing to comply therewith, are out of luck; they can only charge up such expenditures to "profit and loss." Those who have been the victims of the Fire Department's usurpation of authority in this direction have this consolation, however, the annual fire loss in the City of New York has been cut down commensurately with the aggregate annual cost to property owners of complying with fire prevention orders, an achievement that has been particularly gratifying to fire insurance companies."

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 28, against 27 last week and 37 a year ago.

The number of sales south of 59th street was 14, as compared with 10 last week and 12 a year ago.

The sales north of 59th street aggregated 14, as compared with 17 last week and 25 a year ago.

From the Bronx 4 sales at private contract were reported, as against 11 last week and 12 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 162 on this issue.

Investor Continues to Buy.

Charles F. Noyes Company has sold to Joseph F. Cullman for the Phelps Stokes Estate five loft buildings at 169 to 175 Front street and 26, 28 and 30 Burling Slip. The combined plot of 7,800 square feet has a frontage of 169.9 in Burling Slip and 84.4 in Front street, and was held at \$175,000. Burling Slip is 130 feet wide at this point and a high building can be erected under the limitation of building heights ordinance. The sellers accumulated the property in different parcels during the past twenty years. Mr. Cullman pays all cash for the property and will hold the buildings free of mortgage. The Burling Slip buildings will be immediately altered and the entire property placed in the hands of the Charles F. Noyes Company for rental and management. Joseph F. Cullman also owns 32 to 38 Burling Slip, adjoining; together with 86 South street, which properties he purchased through the Noyes Company, remodeled and leased to the National Paper & Type Company. Added to the plot just purchased, Mr. Cullman now owns ten contiguous buildings at this point, covering a plot of 13,000 square feet, and taking in practically the entire block front in Burling Slip from Front to South. This plot is about the same in size as the one recently sold by Mr. Cullman in Burling Slip between Pearl and Water streets to the New York Steam Company. Stewart & Shearer were the attorneys for the Phelps Stokes Estate, and Goldsmith, Cohen, Cole & Weiss were counsel for Mr. Cullman.

May Buy "Castle Gould."

Daniel Guggenheim is reported to be negotiating for the purchase of the splendid estate of Howard Gould at Sands Point, one of the show places on the north shore of Long Island, known as "Castle Gould." Mr. Guggenheim's brothers, William and Isaac, own fine estates adjoining the property. Castle Gould was projected about sixteen years ago and was modeled after Kilkenney Castle in Ireland. The main building is a massive stone structure, more than 60 feet high, on ground above the Sound. Fine serpentine roads were laid out in the estate, which contains more than 200 acres. The castle is about 228 feet long by 110 feet in depth, and is surmounted by a tower and turret, which make it conspicuous from the water. On the sec-

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ond story is a sunroom composed almost entirely of glass. The dining room is of grayish brown oak and the library copied after the famous Bromley room, now shown in the South Kensington Museum. In 1908 the casino, near the waterfront, was constructed, containing bowling alleys, a swimming pool and many guest rooms. More than \$1,000,000 was spent on the place.

Resale of Heights Plot.

The Douglas Robinson, Charles S. Brown Company has sold for the Barney Estate Company to Ennis & Sinnott the property at Nos. 560-66 West 185th street, being a plot 100 feet in the street by 79 feet 11 inches in depth, and 100 feet east of St. Nicholas avenue. This property has been sold in the past year three times by the same broker. The first sale was made last February to the Church Extension Committee of the Presbytery of New York, for Henry Doscher. It was again sold two weeks ago to the Barney Estate Company for the Church Extension Committee. The property is improved with a three-story frame dwelling, which is occupied by the Fort George Presbyterian Church. The church will occupy the 185th street property until such a time as a suitable edifice can be erected for their use on the north-west corner of 186th street and St. Nicholas avenue, which was purchased by them two weeks ago, through Douglas Robinson, Charles S. Brown Company.

Y. M. C. A. to Enlarge.

East Side Branch Y. M. C. A., of which Percy R. Pyne, 2nd, is chairman, has purchased the properties, 150 and 164 East 87th street, adjoining the present building on 87th street, thus securing for the association's use a total frontage of over 154 feet. The purpose of the proposed extension is to provide equipment adequate to meet the needs of this populous section of the city. The present buildings, although covering six city lots, are overcrowded. The equipment and activities include gymnasium, swimming pool, handball courts, bowling alleys, educational class rooms, restaurant, sleeping rooms for over 100 men, boys' clubroom and game rooms, billiard rooms, etc. It is proposed to erect a completely equipped building to accommodate about 5,000 men and 2,000 boys. Francis G. B. Roche is chairman of the committee having charge. Douglas Robinson, Charles S. Brown Company was the broker in the transaction.

Sale in Spring Street.

An important sale of improved property in Spring street was closed by Wm. A. White & Sons for John Aitken, as executor of the Aitken Estate, who sold 67, 69, 71 and 73 Spring street, a plot covering 100x108, with two six-story buildings, together with an outlet into Lafayette street, at 238, about 25x29, improved with a one-story store building. The property has been owned by the Aitken family since 1890, at which time it cost \$265,000. The Spring street subway station is directly in front of the buildings. The sale indicates the returning confidence in this district by investors because of the improved renting conditions. All the space in the buildings sold is fully rented.

Lafayette Street Purchase.

Wm. Cruikshank's Sons have sold for the New York Life Insurance & Trust Co., as trustee, 439-441 Lafayette street, a six-story basement and sub-basement mercantile building, on plot 52.6x86, to the Inland Realty Company, represented by William H. Whiting & Co. The property lies between the building on the corner of Astor place and Lafayette street, formerly occupied by Brokaw Brothers, clothiers, and now occupied by J. B. Greenhut & Co., and the old Astor Library on the south. It is understood that the purchaser will make extensive alterations and lease the building to one or more tenants.

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

Deal on for Arsenal.

The State of New York is reported to be considering an offer of \$650,000, for the old Arsenal property at the north-east corner of Seventh avenue and 35th street, occupying a plot of about eight lots, with a frontage of 98.9 feet on the avenue and 208.4 feet in the street. It was rumored that the prospective purchaser was identified with the big interests that contemplate the erection of a group of tall loft buildings along Seventh avenue in the Pennsylvania station zone. It is probable that the proceeds of the sale will be utilized for the erection of a more modern arsenal in New York City.

Operator Sells on Heights.

Frederick Brown has resold the "Blenheim Court" apartment house, at the northeast corner of St. Nicholas avenue and 177th street, marking the fourth sale of the property within six months. It is a six-story structure with seven stores, having a frontage of 95 feet on the avenue and 100 feet in the street, and has been held at \$225,000. The new owners are Greenwald Brothers, who gave as part payment the four-story residence at 24 East 93d street, adjoining the Hotel Ashton, which has been held at \$60,000. The brokers in the deal were Arnold, Byrne & Baumann.

Ship Builder in Richmond.

Wallace Downey, ship builder, has purchased from Milliken Brothers a tract of sixteen acres on Staten Island, with a water frontage of 1,800 feet on the Kill Von Kull, on which he plans to erect a steel shipbuilding plant. Mr. Downey recently purchased the Providence Engineering Works at Providence, R. I., which he will convert into a marine engine building plant.

Manhattan.

South—of 59th Street.

FRONT ST.—Charles F. Noyes Co. sold for Smith estate to Samuel Kilpatrick 85-87 Front st, a 5-sty office building, on plot 48.4x101.6. The building, in the heart of the coffee, spice and importing district, was held at about \$125,000 and leased at \$14,535 per annum. Moen & Dwight were the attorneys for the sellers, and Bowers & Sands represented Mr. Kilpatrick.

MORTON ST.—Joseph L. Bittenweiser sold 34 and 36 Morton st, two 5-sty tenements, on plot 50x91, to a buyer represented by Alfred & George Frankenthaler.

ORCHARD ST.—The Winckler estate sold the old 5-sty building, with a 4-sty extension in the rear, at 156 Orchard st, on a lot 25x100. The houses were erected about fifty years ago and this is the first transaction since recorded on this property. The buyer is Isadore Montefiore Levy, an attorney.

WATER ST.—Charles F. Noyes Co. sold for all cash 60 Water st, a 4-sty loft building, 24.4x 71, for Augustus Van Horne Stuyvesant, to the Young & Griffin Coffee Co. The building adjoins the new banking house of W. R. Grace & Co.

4TH ST.—Pepe & Bro. have sold 132 West 4th st, a 4-sty bldg and a rear 1-sty bldg, on lot 22.6x109, which have been owned and occupied by the owner since 1888. Plans are being prepared by Miss Josephine Wright Chapman for the modernizing the building into studio apartments. The alteration will cost about \$10,000 and it is expected to be ready by May 1, 1917.

21ST ST.—Wm. A. White & Sons have sold for the Union Trust Co., represented by the Cruikshank Co., the 5-sty dwelling at 137 East 21st st, facing Gramercy Park. It is 20.6x98.9

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ft., and was purchased by the sellers at foreclosure in January, 1915. It is understood that the buyer is to remodel the building and use it for his residence.

37TH ST.—William B. May & Co. sold the 4-sty 20-ft. private residence, with rear extension, 118 East 37th st. The property was owned by Bayard Tuckerman, Jr., a resident of Boston. The property is within the radius of the Murray Hill zone and is subject to the restrictions covering these properties.

50TH ST.—Bond & Mortgage Guarantee Co. resold 317 West 50th st, a 3-sty dwelling, on lot 19.2x100.5.

52D ST.—Rice & Hill sold for Miss May Irwin to a client of Herbert R. King 258 West 52d st, a 4-sty building, on lot 21x100.

North—of 59th Street.

ACADEMY ST.—Frederick Brown resold 686 Academy st, a 5-sty apartment house, 50x153, to the Ceri Realty Co. In part payment the Ceri Co. gave two vacant plots in Brooklyn, one on 4th av, at the corner of 93d st, 117x114x86x 109, and the other at the corner of 87th st, 80x100x118x107. John A. Wood was the broker.

64TH ST.—Malcolm E. Smith & Co. sold for Mrs. Ann Erret 247 West 64th st, through to 246 West 65th st, to Charles A. Carey, for use as a garage and repair shop. Mr. Carey formerly was located at 32 West 66th st, which property, together with 34 West 66th st, was recently sold by the same brokers to Owners West 66th St Garage, Inc., who are erecting a co-operative garage.

87TH ST.—Pease & Elliman sold 315 West 87th st, a dwelling, 18x100, for Eliza W. McMann. The property has been held at \$26,000.

97TH ST.—The Altavista Holding Company, P. Grassi, president, bought for improvement with an apartment from Marcus L. Osk, the plot 50x100.11, in the north side of 97th st, 100 ft. west of Central Park West. In part payment there was given a residence and plot at Bayport, L. I. A. Frank and J. P. Finneran and P. J. Ryan were the brokers.

110TH ST.—The Lawyers' Mortgage Co. sold 250 East 110th st, a 3-sty dwelling, 16.6x100.11. Otto Boden was the broker.

118TH ST.—The Lawyers' Mortgage Co. sold 248 East 118th st, a 3-sty dwelling, 16.6x50.5.

166TH ST.—E. R. Andrews has resold 460 West 166th st, a 5-sty flat, 25x100.

176TH ST.—The Nehring Company sold 502 West 176th st, a 5-sty flat, on plot 4x110, just west of Amsterdam av. The buyer gave Staten Island property in part payment, the deal involving about \$60,000.

177H ST.—Nehring Brothers sold for the Masten Realty Co., to Frederick Brown, the Dartmoor apartments, a 5-sty structure, 50x90, at No. 609 West 177th st. The property was held at \$68,000. Nehring Brothers have been appointed agents for the new owner.

LEXINGTON AV.—Ennis & Sinnott have sold 827 Lexington av, a 4-sty building, on lot 20x70, to the Munsch Prottmann Co., which will occupy it. Joseph F. Seitz was the broker.

Bronx.

FREEMAN ST.—Kurz & Uren (Inc.) have sold for Munderloh Realty Co. 809-811 Freeman st, near Prospect av, a 5-sty apartment house, on plot 50x100.

KELLY ST.—The Lawyers' Mortgage Co. has sold 878 and 882 Kelly st, two 5-sty apartments, each on plot 38x100. They were held at \$55,000.

151ST ST.—Walter E. Brown sold for S. Vanderhoof, a plot consisting of about 5 1/2 lots in the northeast side of 151st st, between Mott and Walton av.

FORDHAM RD.—Arnold, Byrne & Baumann resold for the Nason Realty Co. 80-88 Fordham rd, southeast corner of University av, a 6-sty apartment house, 111x77x89x irregular. The selling company recently acquired the property through the same brokers from Everett L. Bernard.

Brooklyn.

BERKELEY PL.—E. T. Newman sold the 3-sty dwelling at 194 Berkeley pl for the Bond & Mortgage Guarantee Co.

PRESIDENT ST.—Nicolson-Johnson Co. sold a plot 50x120 in the north side of President st, 100 ft. west of Kingston av, for an out-of-town client. The buyer will build a handsome residence in the near future. This plot is in the restricted part of the Eastern Parkway section and immediately adjoins the fine residence just being completed by James Gold.

55TH ST.—Tutino & Cerny sold for Rufus T. Griggs, the 2-sty dwelling, on lot 16.8x100, at 149 55th st.

75TH ST, ETC.—H. O. Harris sold for A. Montgomery the 10-room cottage at 329 75th st, on plot 40x94; also the 3-sty building 7611 3d av for Benjamin Reich to Charles Neuman.

86TH ST.—E. J. Hollahan (Inc.), has sold the brick store building at 715 86th st for the P. W. P. Realty Co.

BROOKLYN AV.—Nicolson-Johnson Co. sold the plot with the old brick building on the west side of Brooklyn av, 12 ft 6 in. south of Union st, for James Maguire, to a builder, who will demolish the old building now on this plot and erect two 4-sty apartment houses. The total cost of the project will be around \$90,000. This sale marks the passing of an old landmark of the Eastern pkwy section.

FLATBUSH AV.—The McInerney-Klinck Realty Co. sold the two 3-sty brick and limestone business and apartment buildings on the west side of Flatbush av, 140.10 ft. south of Regent pl, on a plot 40x90. The property was sold for the Baruch and Abrahams estate. One of the buildings is occupied by the Sheffield Farms Dairy Co. and the other by the New York Millinery Co.

3D AV, ETC.—Frank A Seaver & Co. sold the 3-sty store building at the southwest corner of 3d av and 68th st for R. P. Parker; the 1-family house, 176 68th st, for Louisa Bates.

Queens.

SPRINGFIELD, L. I.—Nicolson-Johnson Co. sold for a client of J. Shaldon Fosdick, attorney, two lots on the north side of Meyer av, 40 ft. east of 2d st.

Nearby Cities.

PEEKSKILL, N. Y.—Robert E. Farley Organization sold a plot on Dewep st, in the Nelson Estates section, to Harry Levine.

Rural and Suburban.

GREAT NECK, L. I.—Shields Brothers and L'Ecluse Washburn & Co. have sold at Great Neck Villa a house with a third acre of land.

MT. VERNON, N. Y.—The Anderson Realty Co. sold at Mount Vernon, N. Y., for Agnes K. Malone to Jane M. Steadman the stucco house, 50x106, with garage, in course of construction, on west side of Bedford av, near 4th st; also for the Manor Building Co. to Julienne B. Bird new Colonial house in Winfield av, Chester Hill; for Edgar F. Bitner to Louis Wiseman 335 Tecumseh av, Langdon terrace, and for Julienne B. Bird to Manor Building Co. a plot, 49 1-3x125, in Cottage av, on which the latter has contracted to build a house for Dr. Ralph L. Clark.

PEEKSKILL, N. Y.—The Robert E. Farley Organization has sold for the Nelson Estates (Inc.), a plot in Dewep st, in the Nelson Estates section, to B. Johnson.

SCARSDALE, N. Y.—Scarsdale Estates, Robert E. Farley, pres., sold a plot on Cooper rd, in the Murray Hill section.

SCARSDALE, N. Y.—Scarsdale Estates sold four plots on Sage terrace, in the Greenacres

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section of Scarsdale, N. Y., to the Innovation Houses (Inc.), of New York City. The purchaser will begin the erection of four houses.

SCARSDALE, N. Y.—Scarsdale Estates Organization sold Mrs. Margaret Ruger's house on Claremont av, in the Greenacres section, to Vivian C. Barnett.

TUCKAHOE, N. Y.—Burke Stone (Inc.) sold for Dr. H. R. Charlton an acre on Tuckahoe av, adjoining the new Oak Ridge Golf Club.

WHITE PLAINS, N. Y.—Griffen, Prince & Ripley sold the property of Miles H. Orth, of Pittsburgh, Pa., in Prospect Park, consisting of a 2½-sty dwelling and about one acre of ground.

LEASES.

Woolworth on Fifth Avenue.

The F. W. Woolworth Company has leased from the heirs of T. O. Roessle 463 to 469 Fifth avenue, on a plot 66x95 feet, opposite the New York Public Library, and from Josephine H. Coggeshall, 1 East 40th street, on a plot 27.6x92.7, for a term of forty-two years, at a rental aggregating \$4,500,000. The broker in the deal was Harry Thoens of M. & L. Hess, Inc. The heirs of the Roessle Estate were represented by Wilder Ewing & Patterson, Evarts Choate & Sherman, and Marcus T. Hun of Albany; Mrs. Coggeshall by Olin, Clark & Phelps and J. Edgar Leaycraft & Co., and the F. W. Woolworth Company by Davies, Auerbach & Cornell. The property will be utilized for the erection of a six-story building, to be used for the retailing of five and ten-cent goods. The character of the occupancy of the building in a section which lays claim to being the finest retail section in the world has occasioned considerable comment. It is interesting to note in this connection that the Woolworth Company had in 1916 the biggest in its series of its prosperous years, the gross sales having been reported to total more than \$87,000,000. The new Woolworth store will be near Lord & Taylor's, A. A. Vantine, Rogers Peet Company and the new Astor Trust Company Building. Jardine, Hill & Murdock have been retained as architects to design the proposed building, and it is stated that they will erect a structure that will harmonize with the fine types of buildings that have characterized recent building operations on Fifth avenue.

Out-of-town Investors Lease.

A syndicate in which Senator Charles Dick of Ohio, and A. E. Kirby and James H. Paris, who control the Lafayette Hotel in Washington, D. C., are interested, has leased the new fourteen-story apartment hotel to be known as the Chatham, now being built by George Backer, on the west side of Vanderbilt avenue, between 48th and 49th streets, on land leased about two years ago by Mr. Backer for twenty-one years, with a privilege of renewal, from the New York Central Railroad. The syndicate has taken the lease from Mr. Backer for twenty-one years beginning on September 1, at a rental reported to aggregate approximately \$2,500,000. The structure has been designed as a hotel with home features and will accommodate one hundred and seventy families. Unusual details have been incorporated in the layout, among them being provision for living rooms, 17 feet wide and some as long as 37.6 feet. There will be seventy-two single rooms, forty-eight suites of two rooms, and fifty apartments of four and six rooms.

Lease on Madison Avenue.

Manning & Trunk announce the leasing of the entire five-story building, 600 Madison avenue, between 57th and 58th streets, for J. Metcalfe Thomas and T. Gaillard Thomas. The tenant is Fitzpatrick, (Inc.), dressmaker and milliner, now located at 605 Madison avenue, which will use part of the building for its own business and sub-rent the balance. The lease is for a term of ten years from May 1, at an aggregate rental of about \$100,000. The building has been occupied for a great many years by Simon Christensen, furrier, who is moving to 124 East 57th street, which he recently purchased through the same brokers.

Lease With Option to Buy.

Pease & Elliman have leased for the estate of Richard T. Wilson for a long term, with an option to purchase, to the Schulte Cigar Co. and its subsidiary companies, including the Schulte Realty Co. and the Mutual Profit Coupon Corporation, to be used for its main executive offices, the entire six story and basement building at 384-6 Broadway, extending through to Cortlandt Alley. The Schulte Co. will make extensive alterations and improvements and upon completion will occupy the entire upper portion of the building. Negotiations are now pending to lease the entire store and basement to a well-known retail concern.

Colonial Bank to Move.

The Colonial Bank, located for the past fifteen years at the corner of 66th street and Broadway, has outgrown its quarters and has leased for a term of fifteen years the two large stores at the northeast corner of Broadway and 68th street. Plans are being drawn for elaborate banking quarters. The owners are the Rhinlander Real Estate Co., and the broker Samuel H. Martin.

New Downtown Restaurant.

William Manger, who conducts a chain of hotels in this city, has leased for a long term, through Joseph P. Day, the property at 41 to 43 Maiden Lane. The lessee will remodel the ground floor and basement into a spacious restaurant.

Manhattan.

ALBERT B. ASHFORTH, Inc., has leased space in the Frances Building, southeast corner 5th av and 53rd st, to the following tenants: Isaac H. & Bernard H. Weinberg; Fatherless Children of France, Branch of Society for the Relief of War Orphans; Edward D. Warren, Photoplay League, George Tabbagh, Max Wineburgh, Ada Schuller and Vital & Leopold Beniguiat.

BASTINE & CO. have leased the 5th floor at 91-3 5th av to Horn, Schulein & Friedman (Inc.), and at 235-7 5th av space on the 4th floor to Wurmsler & Co.; and at 15-17 West 26th have leased the 3d floor rear to Rosenberg Bros., manufacturers of dresses.

DANIEL BIRDSALL & CO. rented the 5th loft at 60 East 11th st to Rausch Brothers; the 2d loft at 17 Washington pl to Joseph Roth Manufacturing Co.; the 7th loft at 103 5th av to Samuel Marcus & Co.; the 1st loft at 139 Spring st to the New York Repacking Co.; space at 107 5th av to Manookian & Co., and the 3d loft at 62 Grand st to Max Spungin.

DANIEL BIRDSALL & CO. leased the store at 80 and 82 Greene st, for the Bank for Savings, to Nathan Hutkoff, dealer in plate glass, now at 30 Hubert st.

WM. D. BLOODGOOD & CO (INC.) leased the westerly half of the store and basement at 134-136 West 25th st for E. Sharum Co. to Harry Levy, Sidney Stern and J. Freifeld.

BRETT & GOODE CO. leased to Weiner & Rifkin space on the 10th floor at 7-11 West 45th st and to Peter P. Pinciara space on the 7th floor in the same building; also in 41-47 Pearl st an entire floor to the Textile Paper Co.

MISS HENRIETTA BRUNO leased for the Waitt Investing Co. a furnished apartment at 309 West 86th st to Edwin Loeb; for Amy Butterfield at 118 West 72d st to Marco Brunner; to Mrs. J. R. Roosevelt in the Borchard, at Broadway and 98th st, to Moses Solomonowitz; at 76 West 77th st to Joseph Sappinsky; at 309 West 36th st to Louis Gruen, and at 203 West 98th st to Oscar Hofmann.

CAMMANN, VOORHEES & FLOYD have leased, in conjunction with Heil & Stern, the 5-sty building at 105 Water st to George T. Matthews & Co., at present located at 93 Water st, which building they have occupied for the last thirty years. Their removal has been made necessary by the purchase of 93 Water st by Stanley Jordan, through Cammann, Voorhees & Floyd.

CROSS & BROWN CO. has leased 11,000 sq. ft. of space at 225 5th av to the Columbia Mills, for a term of years; at 516 5th av space to the Motion Picture Forum for a long term; at 129 West 22d st 2d floor to Dearman Schwartz Hemstitching Co.; at 220 5th av space to A. Dinkelspiel Co. and Hirsch & Morris; at 30 East 42d st space to Esler & Co. (Inc.); at 22 West 46th st 4th floor to Import Flower & Feather Co. (Inc), in conjunction with Crook & Livingston.

CROSS & BROWN CO. has leased the store at 228 West 58th st to Cole & Dixon, Inc.; 2d floor of the Caxton Building, 229-239 West 28th st, to David Atran; at 238 West 53d st 3d floor to Colonial Motors (Inc.); at 901 Broadway 1st loft to S. Deutsch Co.; at 16 West 45th st front of top floor to B. Mosher; 7th floor rear to Architectural Modelling Co.; at 1140 Broadway 10th loft to Isaac Loewenberg; also space to S. Levy and L. Salovitz.

CROSS & BROWN CO. leased the store at the northeast corner of Broadway and 30th st to the Australian Exporting Corp.; at 25 Elm st half of 5th floor to Henry L. Druckelb; at 542-4 Broadway top floor to Joseph Silverstein; at 1140 Broadway space to E. Loewry & Co.; and at 16 East 42d st space to Goldwyn Pictures Corp.

DUFF & CONGER have rented the dwelling 1181 Madison av to Henry Miller, and the garage at 420 East 75th st to Schuyler Hamilton.

DUFF & BROWN CO. has leased for Dwyer & Haig the building 3545 Broadway to the F. L. Steers Co., dealers in Victor phonographs and records.

DUFF & BROWN CO. has leased for Mary F. Angell to Joseph Cohen the 4-sty building 413 West 125th st.

DOUGLAS L. ELLIMAN & CO. have sublet a large apartment, comprising the entire top floor in the new building under construction at 31 East 72d st, corner of Madison av, for W. C. Dickerman to Frederick W. Woerz from October 1, 1917; also from the same date the last remaining corner apartment at 417 Park av, corner of 55th st, for Bing & Bing, to George B. Thurnauer, who recently sold his country place near White Plains.

DOUGLAS L. ELLIMAN & CO. leased apartments in the new building under construction at 125 East 72d st from October 1, 1917, for Julius Tishman & Sons to De Coursey Fales and Mrs. Perry P. Williams; and in conjunction with Douglas Robinson, Charles S. Brown Co., to Joel E. Fisher, and in conjunction with W. J. Roome & Co. to Walbridge S. Taft; also a furnished apartment for the season at 875 Park av for J. F. Stevens to H. V. Brower.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment comprising an entire floor, at 30 East 55th st, for Henry Van Duzer to Charles S. Scarborough; also from October 1, 1917, an apartment at 417 Park av, for Bing & Bing to Mrs. Felix Samson, and sublet an apartment at 122 East 82d st for the estate of Elizabeth M. Stewart to George D. de Gersdorff.

DOUGLAS L. ELLIMAN & CO. have leased from October 1, 1917, an apartment in the new building under construction at 125 East 72d st for Julius Tishman & Sons to E. L. Dillingham; also an apartment in the same building to Mrs. Margaret Baxter. This building, which will contain about 60 apartments, is now nearly 50 per cent. rented.

DOUGLAS L. ELLIMAN & CO. have leased an apartment in the new Paterno Building, to be known as 270 Park av, from October 1, 1917, to Winthrop Ames.

J. B. ENGLISH has leased for the James-Miller Realty Co., the 1st loft at 1552 Broadway, to the Broadway Clothes Shop, Max Weinstein, prop., who will occupy after alterations are completed, for the sale of men's clothing.

J. ARTHUR FISCHER has leased to Philip Salkind the store and basement at 689 6th av to be used for ladies' gowns and wearing apparel.

H. NELSON FLANAGAN has leased for the Wendel estate the store at 23 Union sq to Postal Telegraph Co., and for Edward J. Berwind the north side of the 1st floor at 27 Union sq to Metropolitan Sales Co.

M. FORMAN & CO. leased a floor at 11 West 32d st to Doninger & Elfinbein, formerly doing business at the Merit Cloak and Suit Co.; to A. Blond in 32 East 22d st; to Polonczyk & Zeidner for Jos. Buchman in 36-38 West 25th st; to Finkelstein & Duboff in 130 West 24th st; to Hacker & Joseph in 12 East 33d st; to Louis Weinstein in 147-149 West 25th st; in 150 West 22d st to the Columbia Cloak Co.; to Joseph Anderman in 32 East 22d st, and to Henry Glassner at 12 West 17th st; to Chas. Miller & Bro. at 28-32 West 27th st (Chas. Miller was formerly in business at the same address, doing business as Mezeretzky & Miller); to May Schoenfeld in 15 East 17th st; to the Modern Printing Co. in 133-135 West 19th st; to the Victoria Underwear Co. in 114-120 West 26th st; to Meyer Karanack in 129-133 West 27th st; and in 18-22 West 30th st, running through to 19th st, to the J. J. Beyerele Manufacturing Co., formerly located in Brooklyn, N. Y.

M. FORMAN & CO. leased to Cohen Brothers 12,000 sq. ft. at 54-62 West 21st st.

GOODALE, PERRY & DWIGHT (INC.) have leased the 6th floor at 40-42 East 19th st to the Mayburn Co.; loft at 22 East 21st st to Francis Steinberg and Raphael Cahane; 35 West 21st st to Samuel Tartar, Rich Brothers, Wiess & Weintraub, A. Firestone, Yahrblom Kalish, Kleinman & Susman, Rosch & Gotlieb and Landsman Brothers. This building is 100 per cent. rented. At 36 East 21st st to Fannie Schwartz and Jacob Kohn; at 51 West 24th st lofts to A. L. Osrow and Derow & Goldstein; at 154 West 32d st lofts to Adolf Fink, Natelson & Ditz and Mones & Salzmon; at 114-16 East 28th st space to Carafeol-Silverman Co., Saturn & Mazloff and Day & Genachte; and at 40 West 28th st loft to Rosenblum & Shatten.

GUARANTOR REALTY CORPORATION and David W. Young leased for Emily B. Hopkins the entire ground floor of 56-58 Pine st, through to 26-28 Cedar st, to the Wallace Restaurant Co.

A. A. HAGEMAN has leased the store and basement at 686 6th av to the N. P. Antoniades Cigarette Co.; and store at 643 6th av to Benjamin Gottlieb.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) have leased for Philip Rhineland the 3d loft at 48-50 West 21st st to Barney Masur; the 4th loft to Michael Hollander, and the 11th loft to Vinegrad & Kaiser.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) have leased the easterly store at 40 6th av to Alphi Bros., manufacturers of flowers.

HAUSMAN & HAUSMAN have rented for the estate of Charles C. Schildwachter the 5-sty building at the northeast corner of 128th st and Park av, to the Progressive Grocery Stores Co.; for John H. Boynton the 5-sty building at 603 West 45th st, to the Standard Wax Co., and a store at 1488 Amsterdam av to Mr. Neushefer.

M. & L. HESS (INC.) have leased for the Farmers' Loan & Trust Co., A. J. Roux, agent, the store and basement at 133 5th av, to Steinfeld Co. (Inc.), laces and embroideries; also for Eugene Higgins, Gaines, Van Nostrand & Morrison, the 3d floor at 137 5th av, to Belter

& Oswald; for Horace S. Ely & Co., as agents, the 6th floor at 29-33 East 19th st, to E. Mack-soud, kimonos.

M. & L. HESS (INC.) have leased the 7th floor at 134-40 West 29th st to Fox, Tolchin & Co., furriers, and space of various sizes in the same building to Erdrich & Phillips, A. Schwartz & Son, Max Greenberg & Co., Inc., Green & Porges, Nichthaus & Cohn and Michaelson & Schindler.

M. & L. HESS (INC.) have rented for the Belvedere Building Co. the 9th floor at 222 4th av to the Mentor Association; also to the American Ambulance Field Service offices on the 13th floor at 432 4th av; and for the Pocono Co. offices on the 13th floor at 225 4th av to Goldstein & Newburger.

M. & L. HESS (INC.) have leased for Henry A. Dix & Sons Co. the rear part of the 6th floor at 116-18 West 14th st to Fisher & Weitz; the parlor floor at 121 East 18th st to the Braunberg Mfg. Co.; the 3d floor at 360-2 Av A to Feivel & Lehrer.

JULIA BEVERLEY HIGGINS has leased for George B. de Gersdorff his house at 163 East 80th st to Miss Eleanor K. Fraser, of Dobbs Ferry, N. Y.

HOUGHTON COMPANY has leased for Nathan Kauffmann the 4-sty dwelling at 42 West 92d st to John A. Flores.

HUBERTH & HUBERTH have rented one of the large apartments in the Clarendon, south corner of 86th st and Riverside dr, to Nathan C. Johnson.

I. N. MAASKOFF, the retail cigar dealer, has leased the entire 5-sty building at 48-50 Nassau st, owned by the Mutual Life Insurance Co.

SAMUEL H. MARTIN has leased the store and basement at 1974 Broadway to the Hess Bright Mfg. Co. of Philadelphia.

SAMUEL H. MARTIN has leased offices at 1974 Broadway to the American Rubber Co.

CHARLES F. NOYES CO. has leased a 42d st store in the Astor Trust Building, 42d st and 5th av, to a company engaged in the sale of the Edwin Clapp Shoe. This will be the second shop in New York. The store will be handsomely finished. The lease is for ten years at an aggregate rental of about \$150,000. Masten & Nichols, attorneys, represented the owners.

THOMAS J. O'REILLY has rented apartments at 562 West 164th st for M. Bayard Brown to Fannie Gottlieb and Max Liebeskind; also for John J. Kennedy at 508 West 112th st to Selden G. Hait and Mrs. May King; for F. G. Pardon at 526 West 113th st to Muriel Phalen, and for F. Sternberg at 526 West 113th st to I. C. Schroener.

PEASE & ELLIMAN have leased for J. E. R. Carpenter and his associates in the 19-sty apartment house which is being built from plans by Mr. Carpenter at the southwest corner of Park av and 62d st, and which will be known as 550 Park av, for occupancy in the fall of this year, a large duplex apartment, specially planned, to Dr. Evan Evans; and a ground floor suite in the same building to Dr. Alfred Wiener; leased, furnished, for Arthur H. Flower his apartment at 440 West End av to Clarence Whitehill; and for H. M. & D. L. Daddirrian to the Columbia College fraternity of Phi Epsilon Pi the 5-sty dwelling at 625 West 113th st.

PEASE & ELLIMAN have leased for Fisher Lewine his residence, a 4-sty dwelling at 116 East 78th st, to Louis J. Grumbach, a member of the firm of Speyer & Co.; for Julius Tishman & Sons, an apartment in their house now in course of construction at 125 East 72d st, to E. L. Dillingham, and leased apartments as follows: at 25 Park av, to Francis H. Kinnicut; at 550 West 153d st, to Mrs. Florence Roberts, to Mrs. Margaret E. Sullivan, and the Rev. John Brian McCormack; at 214 West 92d st, to Harry P. Lynch of Wilkes-Barre, Pa., and at 1190 Madison av, to Josef H. Smul.

PEASE & ELLIMAN have sub-leased for Miss L. Clerc her apartment at 105 East 21st st, to Miss Lola L. Fillies; also for Vincent Astor an apartment at 210 West 90th st, to Joseph Mercadente; sub-leased for C. S. Thompson his apartment at 129 East 82d st, a house, belonging to David Dows, to C. B. Chapman of Chicago, and from October, 1917, for Samuel A. Herzog, two apartments in his new house at 64 East 86th st, one to Frederic Marquard Godwin, who is to marry Miss Rives, daughter of the former Corporation Counsel, George L. Rives, and the other to John M. Siddall.

PEASE & ELLIMAN have leased from October 1, 1917, two more large apartments of 14 rooms and 4 baths in the house which J. E. R. Carpenter, the architect, and his associates are erecting at 550 Park av, the southwest corner of 62d st, opposite the Colony Club, and which is to be 19 stories high. The tenants of these two suites will be Henry A. Budd, the 5th av haberdasher, and Mrs. G. W. Carleton. The house, which is planned for occupancy next fall, and which is hardly under way, has already rented remarkably well.

PEASE & ELLIMAN have sub-leased for Mrs. Laurier Cravens her apartment at 611 West 11th st, to Sverre Dalun; leased for the estate of Henry Clausen, Jr., an apartment at 101 West 85th st, to Marguerite L. Marquet, and apartments as follows: at 49 West 57th st, to Joseph Cinney; at 44 Gramercy Park, to Miss Katherine L. Dreier, and at 46 East 41st st, to Mrs. Ida M. Smart.

PEASE & ELLIMAN and SPEAR & CO. leased in the property at the northwest corner of 6th av and 18th st a large portion of the ground floor at the westerly end of 18th st, and the entire basement, comprising approximately 14,000 sq. ft., for a long term to Dix & Kipnes, owners of the Columbia Paper Box Co. This is a portion of the entire ground floor and basement recently leased to the Schulte Co.

PEASE & ELLIMAN have leased for the Mutual Profit Coupon Co., in the property 210 5th av, the large front portion of the 2d loft to the Niles Normalizing Machine Co., represented by Anthony La Forte.

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PORTER & CO. have leased for William Colgate to Marie Kaltner the 3-sty dwelling at 497 Manhattan av.

PREVILLE & ROSENBERG leased for the Loft Holding Co. the store and basement at 143-45 West 29th st to Joseph Newman & Co.; the 3d loft at 34-36 West Houston st to Mohleff & Altman; the 10th floor front to the W. & B. Dress Co. at 19-27 West 21st st; the 9th floor at 27-35 West 24th st to Elias Kubrik; 5th loft at 37 West 19th st to Samuel Levine; and part of the 3d loft at 484-86 6th av to N. Apfelbaum.

PREVILLE & ROSENBERG leased to Freundlich & Co., manufacturers of furs, who have been located at 60 West 37th st, in the restricted zone, the top loft at 510-12 6th av.

JACOB RABINOWITZ and Pease & Elliman have rented part of the store and basement in the old Greenhut Building, at 6th av and 18th st, to Dix & Kipnis, at an aggregated rental of about \$35,000.

JACOB RABINOWITZ has rented the store and basement at 109 Greene st to the Majestic Paper Box Co., and a loft at 540 Broadway to A. George Schultz Manufacturing Co., of Milwaukee, Wis.

RICE & HILL have arranged with the New York Herald for a lease for a term of years of large space on the first floor of the Post Building, at the southeast corner of Broadway and Fulton st, taking in the large corner office. The owner of the building is the Broadway-John St Corporation, Elias A. Cohen, president. After extensive alterations are made, including the installation of a private stairway, the New York Herald will occupy this space for its main downtown advertising office.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased a store at 80 5th av to Gregory D. Vogel.

SLAWSON & HOBBS subleased through their 5th av office for Nathaniel Bloom his furnished apartment at 206 West 52d st to John Paret, Jr.

SLAWSON & HOBBS leased through their 5th av office for W. Eugene Parsons his residence at 136 East 73d st to Geo. A. Meyer.

WILLIAM J. SMITH leased for Herman Pinkiert the Drury Lane Theatre, 166th st and Amsterdam av, to S. Strassburg and another.

STEPHEN H. TYNG, JR., & CO., leased for M. E. Sterne the store and basement at 60 East 10th st to L. R. Engelman, leather goods dealer, now at 20 West 17th st. The same brokers also leased with Samuel Geller the store and basement in the Douglas Building, 13 East 17th st, to New Bedford Mills, of 147 West 26th st.

STEPHEN H. TYNG, JR., & CO. (Inc.) have leased space at 381 4th av, to The Adco, Inc.; for Geo. R. Read & Co., large space at 1170 Broadway, to Grauer-Frey, now at 31 Union square; for the estate of Philip Braender, space at 315 4th av, to the O'Brien Varnish Co.

CHARLES B. VAN VALEN leased to the American Scientific Instrument Co. a large part of the 3d floor at 50 John st for the manufacture of delicate glass instruments for hospitals and research work.

CHARLES B. WALKER has leased space at 48-50 Watts st to the Down Town Sales Co., which will occupy the premises as a repair shop for automobiles; also leased for the estate of Philip Puering, store at 149 Grand st, to M. Rossik; for Charles Burkelman, space at 26-28 Sullivan st, to the Spee Dee Specialty Co., and in conjunction with Douglas Robinson, Charles S. Brown Co., space at 415 West Broadway to the Superior Lens Silvering Co.

WM. H. WHITING & CO. have leased the building at 292 5th av to the Great Northern Paper Co.; the 3d loft at 317-319 Greenwich st to the Clifton Chemical Co.; 20,000 sq. ft. at 304-308 Hudson st to the Bright Star Battery Co.; the 5th floor at 18-20 Rose st to the Schoder & Lombard Stamp & Die Co.; and in conjunction with Douglas Robinson, Charles S. Brown & Co. the building at 32 Howard st to Putnam & Co.

WM. H. WHITING & CO. have rented the building 295 1/2 Pearl st to Victor Halper; the lofts at 52 Harrison st to the Loring Lane Co.; the 1st loft at 53 Vesey st to Henry Gerber Co.; the 2d loft at 15 Dutch st to Anthony Romano, and the 1st loft at 34 Walker st to Samuel Schwartz.

WM. H. WHITING & CO. have leased for the Colgate Estate, in conjunction with Robert F. Bonsall, the 5-sty building at 80 Nassau st, for a long term. The premises are to be extensively altered and occupied by the Ward Shoe Co.

Bronx.

HARRIS & VAUGHAN and HERBERT HECHT & CO. have leased for Williamson & Bryan to the Regal Shoe Co., for 10 years, the store and basement at 991 Southern Boulevard.

Brooklyn.

WILLIAM J. SMITH leased for Morris Rose the Strand Theatre, on Eastern Parkway, to George Hager; the Astor Theatre, 632 Vanderbilt av, for Oscar H. Smith to John Mackay, and also the Berkeley Theatre, Union st and 7th av, for the Dunne-Descond Co. to J. Delfino and Thomas Raffe.

REAL ESTATE NOTES.

LEWIS H. MAY CO. has been appointed agent for the property at 294 8th av.

J. ARTHUR FISCHER has been appointed agent for the 5-sty flat at 2079 8th av.

WM. A. White & SONS announce that they have placed loans aggregating \$1,337,000 during the month of January.

CROSS & BROWN CO. has been appointed receiver for rent by Judge Pendleton for the premises at 11 West 25th st.

RULAND & WHITING CO. has sold for William G. Ihrig to the Alliance Realty Co. the

property at 232-234 Front st, a stable, on a plot 36.8x75. Title passed on Wednesday.

SHAW & CO. have been appointed agent of the following properties: 232 East 118th st, 110-112-114 East 130th st, 1094-6-8 Washington av, 1090 Brook av, 312-314 East 135th st, and 151-161 Alexander av.

M. MORGENTHAU, JR., CO., negotiated a 1st mortgage loan of \$125,000 at 4 1/2 per cent. for five years for Louis H. Chalif on his new studio building at 163-165 West 57th st, just east of 7th av and opposite Carnegie Hall.

SHAW & CO. have been appointed agents of the following properties: 328-330-332 East 112th st, 508 East 117th st, 225 East 126th st, 235 East 97th st, 19 East 115th st, 126 East 127th st, 9-11-11 1/2 East 129th st and 69 West 133d st.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents for the 9 1/2-sty apartment house at 45 East 62d st, which they recently sold for E. C. Potter to George H. Edwards.

NEW YORK TITLE AND MORTGAGE CO. has made a loan of \$70,000 to the Ryer Building Corporation on two houses recently completed on the east side of Ryer av, 40 and 90 ft. north of 182d st.

LEON A. RAINS, who was in business for himself for a number of years in the Bronx, has been connected since the first of the year with the Bland Mercantile & Realty Co. (Inc.) at 33 Union Sq West.

GOODWIN & GOODWIN have been appointed managerial representatives by the Frederick Beck Estate for the following properties: 1991, 1993, 1995, 1997, 1999 7th av, 168 West 120th st, 2232-2240 7th av, 200 West 132d st, 203-205 West 133d st, 2260-2278 7th av and 200 West 134th st.

ARNOLD, BYRNE & BAUMANN resold for Ferguson Brothers & Forshay to the Remor Corporation a 1st mortgage of \$185,000, at 5 per cent., on the 10-sty building, 50x100, at 105 and 107 East 15th st, between Union sq and Irving pl. In part payment for the mortgage the Remor Corporation gave two Brooklyn properties, one at 719 Prospect pl, a 4-sty building, 30x100, and 248 Maple st, a 2-sty residence, 30x100. Stoddard & Mark, as attorneys, represented Ferguson Brothers & Forshay.

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 resumé from January 1 to date.)

MANHATTAN. Conveyances.

Table with 3 columns: 1917 (Jan. 26 to Feb. 1), 1916 (Jan. 25 to Feb. 3), and 1916 (Jan. 1 to Feb. 3). Rows include Total No., Assessed Value, No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1917 (Jan. 26 to Feb. 1), 1916 (Jan. 28 to Feb. 3), and 1916 (Jan. 1 to Feb. 3). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual Rates, Interest not given, and Amount.

Mortgage Extensions.

Table with 3 columns: 1917 (Jan. 26 to Feb. 1), 1916 (Jan. 29 to Feb. 3), and 1916 (Jan. 1 to Feb. 3). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1917 (Jan. 27 to Feb. 2), 1916 (Jan. 22 to Feb. 4), and 1916 (Jan. 1 to Feb. 4). Rows include New Buildings, Cost, Alterations, and Amount.

BRONX. Conveyances.

Table with 3 columns: 1917 (Jan. 21 to Feb. 2), 1916 (Jan. 28 to Feb. 3), and 1916 (Jan. 1 to Feb. 3). Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1917 (Jan. 26 to Feb. 1), 1916 (Jan. 28 to Feb. 3), and 1916 (Jan. 1 to Feb. 3). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with 3 columns: 1917 (Jan. 26 to Feb. 1), 1916 (Jan. 28 to Feb. 3), and 1916 (Jan. 1 to Feb. 3). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1917 (Jan. 26 to Feb. 1), 1916 (Jan. 28 to Feb. 3), and 1916 (Jan. 1 to Feb. 3). Rows include New Buildings, Cost, Alterations, and Amount.

BROOKLYN. Conveyances.

Table with 3 columns: 1917 (Jan. 25 to 31), 1916 (Jan. 27 to Feb. 2), and 1916 (Jan. 1 to Feb. 3). Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1917 (Jan. 25 to 31), 1916 (Jan. 27 to Feb. 2), and 1916 (Jan. 1 to Feb. 2). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount.

Building Permits.

Table with 3 columns: 1917 (Jan. 26 to Feb. 1), 1916 (Jan. 28 to Feb. 3), and 1916 (Jan. 1 to Feb. 3). Rows include New Buildings, Cost, Alterations, and Amount.

QUEENS. Building Permits.

Table with 3 columns: 1917 (Jan. 26 to Feb. 1), 1916 (Jan. 21 to Feb. 3), and 1916 (Jan. 1 to Feb. 3). Rows include New Buildings, Cost, Alterations, and Amount.

RICHMOND. Building Permits.

Table with 3 columns: 1917 (Jan. 25 to 31), 1916 (Jan. 21 to Feb. 3), and 1916 (Jan. 1 to Feb. 3). Rows include New Buildings, Cost, Alterations, and Amount.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

There is a feeling now current in the various branches of the building industry that the early predictions, made in regard to a largely increased activity in construction lines, are about to be realized, and that the boom times for the building trades are not far off. This optimism is largely due to the fact that offices of the architects of the city are hard at work on the preparation of plans and specifications for operations that will in a short time reach the figuring stage. There is little doubt but that a large percentage of these projects will be placed under contract for construction during the coming spring and summer. According to recent reports from local architects no one particular type of project will predominate in the expected activity. At the present time the plans in progress include structures of a widely varied type scheduled for erection in all parts of Greater New York and the surrounding territory. Projected buildings in the Metropolitan district seem to be particularly numerous and include in their number some operations of prime importance.

Building construction in the suburban sections is also expected to experience a revival of no mean proportions and the preparations that have already been started indicate that there will be a great many small dwellings and necessary community buildings erected within commuting distance of New York. Plans are under way for the improvement of a number of private estates and for the construction of handsome and costly country residences. The plans for some of these projects are nearing completion and actual work of construction will probably be started at an early date.

Building construction within the limits of the city, it is thought, will generally take the form of loft and office structures, tenements and high class multi-family dwellings. The demand for structures of these types still considerably exceeds the supply and it is felt throughout the real estate and speculative building fields that it will be some time before the demand is satisfied.

There are a number of influences, however, that will exert a strong tendency to curtail the expected boom to a certain extent. Among them, unless conditions radically change within the next few weeks, the high cost of building materials and supplies will occupy the place of paramount importance. At

Common Brick.—The past week in the common brick market has been one of the duller periods of the last twelve months. Only six cargoes were disposed of, Manhattan taking them all. Common brick prices are unchanged and, according to the present market conditions, are not likely to advance for some time at least. Inquiries have been fair, however, and there is a prospect that the market will pick up as soon as the operations that are now figuring are placed under contract. The Hudson River is still ice-bound and with the existing weather conditions it does not seem possible that tows will come through for some weeks. Tugboat captains are very chary of free ice and do not care to take unnecessary chances. Dealers state that the present dullness of the brick market is only a temporary condition.

SUMMARY—Transactions in the North River brick market for the week ending Friday, February 2, 1917: Condition of market: Demand fair, prices unchanged. Quotations: Hudson Rivers, \$9.00 to \$9.25 to dealers in cargo lots alongside dock. Number of cargoes left over from last week, 26; arrivals, 0; sold, 6. Distribution, Manhattan 6. Left over Friday, February 2, 20.

Hardware.—The hardware trade is already exhibiting signs of the opening of the spring building season and optimistic indeed are the manufacturers and dealers

this writing there seems to be no prospect of early relief and some manufacturers and dealers even predict that commodity prices will sustain further advances as the building season naturally progresses, and the demand for structural materials grows in proportion. The congested freight situation is likely to be another important reason for withholding structural operations from the market, as owners will not dare to commence work on projected buildings while the present uncertainty in regard to the delivery of materials continues to exist. There have been times recently when it looked as though the worst of the congestion was over, but it is now feared that the unsettled conditions in the transportation situation are bound to last for some time yet.

During the past week there have been some general contracts awarded for the construction of important structural operations, and the fact is considered as an omen that the beginning of the predicted season of activity has started. Other projects are being figured now that will be shortly placed under contract, and these are helping to confirm the movement to a remarkable degree.

The structural steel situation is very bright and fabricating mills report that the business of the last week has been most satisfactory. Many orders have been booked for steel shapes for building operations in the local territory that will require a large total tonnage. At the present time the mills have about all the business that is possible to handle to advantage, and if the current inquiries result in early orders the matter of deliveries is bound to become a more troublesome one than it has been in the past. The railroads of this country are consuming immense tonnages and the export business is exceedingly heavy. The prices for structural steel are substantially the same as they have been for the last few weeks, although there has been a slight tendency to increase prices somewhat for early deliveries.

The plans for the sixth annual meeting and convention of the National Association of Builders' Exchanges of the United States of America, which will be held in Atlanta, Ga., February 13-15, are practically completed, and according to the program every session will contain much of interest to the building trade throughout the country. Further details of the convention will be announced in a later issue.

that the period ahead will be one of the best that the industry has enjoyed for a long period of years. According to the advance sales and the large number of inquiries current it is expected that the hardware trade throughout the entire country will participate in an era of great prosperity. Advances in price schedules are being announced daily by manufacturers of well-known lines and there is no telling when the limit will be reached. The excessive cost of raw materials and the scarcity of labor to adequately operate factories are the conditions that the manufacturers are contending with and from which there is no relief in sight. The program for the joint convention of the New York State Retail Hardware Association and the Pennsylvania and Atlantic Seaboard Association, which will be held at the Hotel Astor and Madison Square Garden, February 6 to 9, contains some features of unusual interest to all branches of the hardware industry. The annual banquet of the association will be held Wednesday evening, February 7, at the Hotel Astor, at which the principal speaker will be Hon. William A. Prendergast, Comptroller of the City of New York. One of the special features of the convention will be the exhibition that will be

held in Madison Square Garden and which will include a display, under the direction of the U. S. Government, of a collection of foreign made hardware, loaned by the Department of Commerce.

Structural Steel.—The structural steel industry has begun to feel the effects of the resumption of building activities throughout the country. During the past week there were contracts placed for fabricated steel for some important building operations in this territory and the inquiries denote that there are a large number of structural projects that are almost ready to be placed under contract. Among the more important bookings of the week are included: Milliken Brothers, 500 tons for the William Beckers Aniline Chemical Works, for the addition to the plant in Brooklyn; 10,000 tons for the Eaton warehouse, Toronto, Can., to be erected by the Dominion Bridge Works, from steel to be fabricated in this country; 700 tons for the Keith Theatre in Syracuse, to Harris, Silvers, Baker Co., and 250 tons to the American Bridge Co. for bridge work for the Pennsylvania Railroad Company. The new projects that are now being figured include operations of prime importance and the tonnage requirements will reach a large total. The railroads are still active in the buying market and the tonnage that is booked each week continues to exert a strong effect on the steel market. There is no question but that if the prices of building materials and supplies will come back to a normal level a very large number of structural projects would be placed under contract immediately, but it seems now as though owners are holding off in vain as there is no prospect of a recession in sight.

Window Glass.—The local trade has recently been quiet, although there have been frequent inquiries that tend to show that as soon as the season gets fully under way there is likely to be a demand for window glass that undoubtedly will be in excess of the supply. The dull condition of the market at this time is quite natural, and probably a good thing, as the available supply is low and the manufacturers are hindered by the shortage of fuel. Raw materials are also scarce and the congested freight situation is helping to bother the producers of this commodity as well as the consumers. The prices of window glass are unchanged, however, and there is likely to be no fluctuation that will have a tendency to effect the market.

Lime.—According to figures tabulated by the United States Geological Survey, 1916 was an exceptional year for the lime industry of this country. The estimate is made that the lime produced and sold in the United States, including Porto Rico and Hawaii, in 1916, indicates a total marketed production of 4,150,000 short tons of this commodity, a gain of nearly 15 per cent. over the total for 1915, which was 3,622,810 short tons. The past year was the first in the history of the lime industry in which the production has equalled or exceeded 4,000,000 tons. Lime is produced in forty-three states and in thirty-one increases in production were reported. The remaining States represented less than 6 per cent. of the total production of the country. Hydrated lime showed a gain of more than 13 per cent. over the year previous, the total tonnage marketed reaching 710,000 tons. Lime prices were generally higher in 1916 than in 1915, although in some places the increase was not important until toward the end of the year.

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

CURRENT WHOLESALE PRICES.

COMMUNITY CENTER IN 86TH STREET

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 commonNo 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.\$1.97@ \$2.07
Rebate on bags, returned, 10c. bag.

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

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

Trap rock, 1½ in. (nominal)...\$1.00@ —
Trap rock, ¾ in. (nominal)... 1.20@ —

Bluestone flagging, per sq. ft.... .17@ 0.18
Bluestone curbing, 5x16..... 40@ —

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

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

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

LIME (standard 300-lb. bbls., wholesale):

Eastern common\$1.60@ \$1.65
Eastern finishing 1.70@ 1.85
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 cargoes, narrow (delivered)...\$26.00@ \$29.00

Wide cargoes 29.00@ 34.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
Standard slab\$4.05@ \$4.15

Cypress lumber (by car, f. o. b. N. Y.):
Firsts and seconds, 1-in.\$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@ 27.50
N. C. Pine, flooring, Norfolk. 15.50@ 25.00

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

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

Dry Mortar, in bags, returnable at 10c. each, per ton... 6.75@ 7.25

Block, 2 in. (solid), per sq. ft.....\$0.06 ¾
Block, 3 in. (hollow) 0.6 ¾
Block, 4 in. (hollow)08

Boards, ¼ in. x 8 ft...... .12 ¾
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%

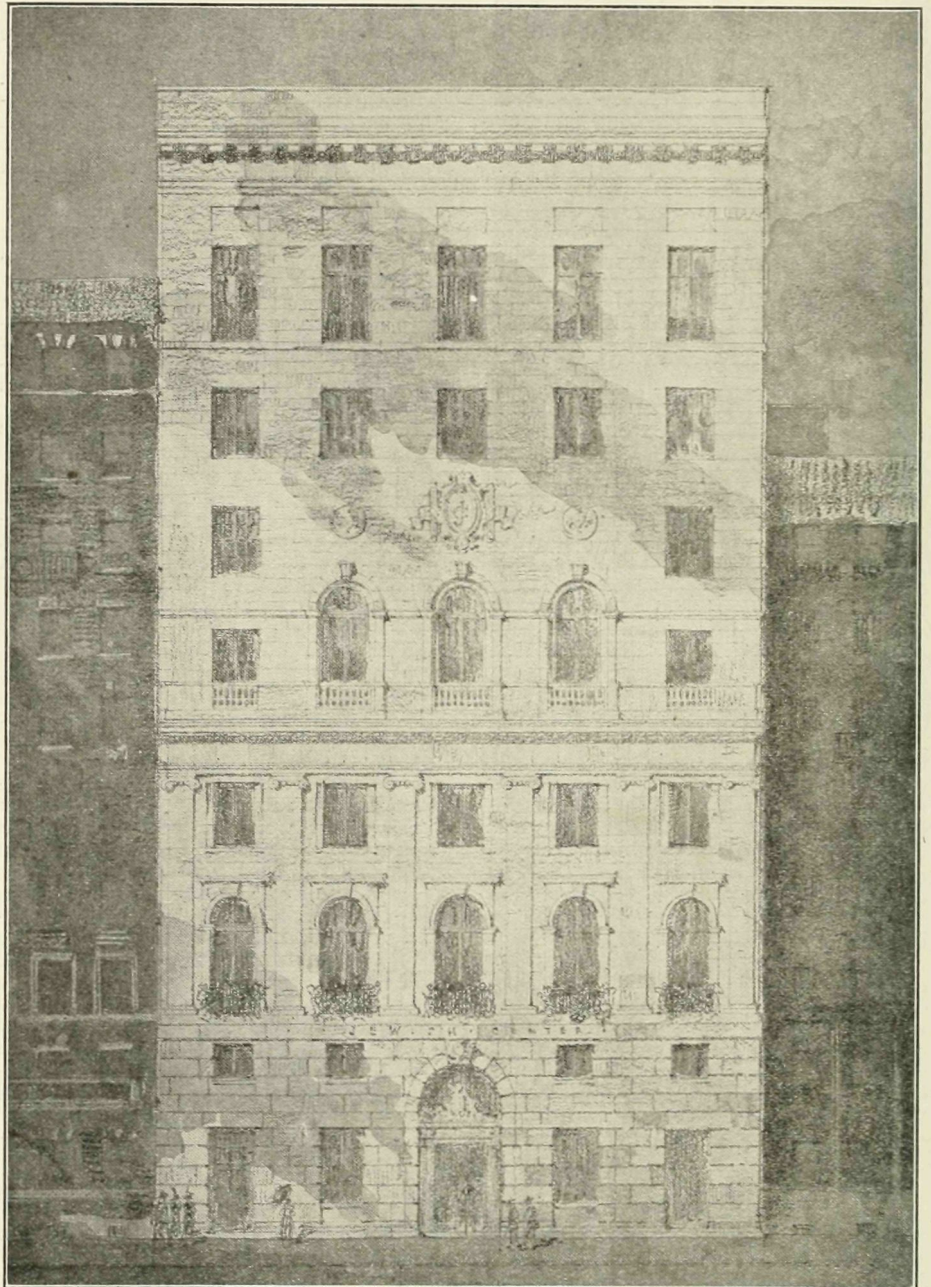
New Organization Formed To Care For Growing Jewish Population

MANHATTAN is to have a costly and finely equipped Jewish community building at 131 to 135 West 86th street, as a result of the efforts of a new organization known as the Jewish Centre, Inc., in which William Fischman, Joseph H. Cohen, Judge Otto A. Rosalsky, Isreal Unterburg, Samuel Lamport, the Rev. M. M. Kaplan and other prominent citizens in New York City are interested. The building will occupy the site measuring 77x100.8 feet, acquired in April, 1916, from various owners, and will rep-

torium, clubrooms for adults and social rooms for junior members. The clubrooms have been arranged both as to layout and finish in order to provide the same congenial atmosphere that is to be found in the best clubs in the city.

A commodious gymnasium has been provided for, with special provisions for hand-ball and squash courts. A swimming pool will be built on the sixth floor, and arrangement has also been made for the installation of Turkish bath conveniences.

A feature in the interior treatment will



Louis Allen Abramson, Architect.
JEWISH CENTRE IN WEST 86TH STREET.

resent an outlay of approximately \$350,000, exclusive of the cost of the land.

The building, which has been designed by Louis Allen Abramson, architect, 220 Fifth avenue, in the Italian Renaissance style, will measure 66x100 feet, and will be eight stories in height. The exterior construction will be of stone. In it will be incorporated the most modern ideas in building construction of this type, in an effort to make it especially prominent in the field with which it will be identified.

The structure has been designed to serve the immediate neighborhood with reference to its spiritual, educational, social and physical development, the ideas of the founders being to institutionalize the activities of the residents of the section and to place them all under proper direction and leadership.

The building will contain a large synagogue; also a minor synagogue, an audi-

be a grand staircase leading from the main floor to the large synagogue on the second story. The interior, generally, will be equipped and appointed along both attractive and practical lines. In its entirety, the building is expected to represent a fine addition to the community buildings which have been erected in so many parts of the city within recent years.

It is probable that the project will go ahead within a short time since the wrecking contract was awarded to the Jacob Volk House Wrecking Company, 103 Park avenue. General plans for the building have been completed, although a number of the lesser details have yet to be worked out. The scope of work of the institution will be so varied and its activities cover so wide a range that certain parts of the building require special treatment.

New Line Opened.

The Interborough Rapid Transit Company was directed by the Public Service Commission to begin operation on the new Astoria rapid transit line at noon on February 1. This line is a three-track elevated railroad extending from the Queensboro Bridge Plaza in Long Island City north to Ditmars avenue, Astoria. Its opening affords relief to a district not now served by any rapid transit line. The first operation of the line is had in connection with the Queensboro subway now in operation between the Grand Central terminal in Manhattan, at Park avenue and 42nd street, and the Queensboro Bridge Plaza station. Early in the summer it will also be operated by way of the Queensboro Bridge in connection with the Second avenue elevated line in Manhattan. Upon the completion of the new East River tunnel, under 60th street, some two years hence, operation will be had by the New York Consolidated Railroad Company, a B. R. T. subsidiary, in connection with the Broadway subway and the 59th street subway in Manhattan. The other new Queens line—the Corona extension—will be ready for operation in May. The Astoria line is three track for its entire distance and express service will be provided in the morning and evening hours. The contract for the building of the line was executed on March 11, 1913, eight days before the signing of the Dual System contracts. The line has cost in round figures, including track installation and station finish, exclusive of equipment, some \$1,350,000.

On Thursday at two o'clock the official train left the Union Station at the Bridge Plaza, Long Island City, and proceeded to the terminus at Ditmars avenue, inaugurating the operation of the new rapid transit line to Astoria and Steinway. Property owners and others in the benefited area arranged a celebration which included speechmaking and refreshments in the rooms of the Chamber of Commerce, in the Queens Plaza Court Building, and an entertainment later held in Bohemian Hall, Woolsey and Second avenues, Astoria. John A. Leach was chairman of the Reception Committee which arranged the celebration.

Central Brooklyn Transit.

Chairman Oscar S. Straus, of the Public Service Commission, has addressed a letter to the Board of Estimate acquainting that Board with the status of the negotiations as to proposed modifications of the Dual System plan in reference to the treatment of the traffic problem of central Brooklyn. The letter was sent in order that the Board may consider its general aspects while outstanding matters and details in reference to changes in the Dual System arrangements affecting this part of Brooklyn are being worked out. The letter points out that in the necessarily hurried studies that were made preparatory to entering into the Dual System contracts the inadequacy of the transit relief proposed to be afforded central Brooklyn was not appreciated. Various aspects of the situation considered in the letter are the third-tracking of the Fulton street elevated line and the questions of a connection of the Fulton street line with the Fourth avenue subway at Ashland Place and the relocation in Adams street of the portion of the Fulton street tracks opposite and below Borough Hall. Attention is also given to the question of the station on the Willoughby street subway; to transfer arrangements between the Myrtle avenue elevated line and the Fourth avenue subway and to a station on the Williamsburg Bridge Plaza. Chairman Straus points out that the present status of negotiations indicates a rather complete agreement on the necessity for changes.

Reduction of Rates.

The Public Service Commission has taken under consideration and will act shortly upon a voluntary offer made last week by officials of the New York and Queens Electric Light and Power Com-

pany to reduce the maximum rate of that company for electric current from 12 cents to 9 cents per kilowatt hour with certain provisos. This company furnishes current in all portions of Queens Borough save the Rockaways section. It is estimated that the proposed reductions would result in a saving annually to customers of \$100,000. The new rate would go into effect on April 1, 1917, to be followed by another half-cent reduction on January 1, 1918. The company's minimum charge of \$1.00 a month would be changed to a meter charge of 60 cents per month to be paid by all consumers.

Building Statistics.

Comparative statistics of building and engineering operations in New York, New England, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota, and portions of Missouri and east-

ern Kansas, as compiled by the F. W. Dodge Company:

Contracts awarded month of January:

1917.....	\$90,849,000
1916.....	62,784,500
1915.....	43,257,000
1914.....	51,102,000
1913.....	62,810,500
1912.....	38,910,000
1911.....	66,892,000
1910.....	39,005,395

Comparative statistics of building and engineering operations in New York state and Northern New Jersey, as compiled by the F. W. Dodge Company:

Contracts awarded month of January:

1917.....	\$21,858,000
1916.....	9,227,500
1915.....	9,940,500
1914.....	8,111,000
1913.....	22,481,500
1912.....	10,075,000
1911.....	15,499,000
1910.....	11,193,500

Central Station Service For Big Buildings

Three high grade office structures in the neighborhood of Fifth Avenue and Forty-second Street, after comparing Central Station Service with Private Plant Operation, have decided in favor of the former

The New York Edison Company

will supply electricity for light and power to the new buildings of the

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The installations will aggregate 852 horsepower and 11,100 lights

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Sketching New Theatre.

Paul R. Allen, 35 West 39th street, Harry Creighton Ingalls, 17 East 40th street, and F. Burrell Hoffman, Jr., 17 East 40th street, associate architects, are preparing sketches for the brick and stone theatre, to be erected on a plot 85x100 feet, at 124 to 130 West 43d street, for Henry Miller, 214 West 42d street, who recently leased the property for twenty-one years, with renewal privileges, from a client of Masten & Nichols, attorneys, through Wm. A. White & Sons. The amount involved in the sale, lease and the erection of a new building will approximate \$1,000,000.

Interborough Will Build.

The Interborough Rapid Transit Company, which last week acquired through Huberth & Huberth the property at 150 to 154 East 57th street, will build on the site a one-story brick and limestone transformer station, to measure 57x120 feet, from plans by George H. Pegram. The cost will be about \$150,000.

Obtain Big Contract.

Rheinstein & Haas, 101 Park avenue, Manhattan, have been awarded the general contract for the erection of a twenty-three story concrete and steel office building, 51x95 feet, at 17 East 40th street, for the 21 East 40th Street, Inc., Goldwin Starrett, president. The property has a frontage of 51.9 feet on the avenue, by 95 feet in the street and is occupied by the Anderson Galleries.

New Brooklyn Y. M. C. A.

Ludlow & Peabody, 101 Park avenue, Manhattan, are preparing plans for a four-story brick and stone Y. M. C. A. building, to measure 75x100 feet, at 405 Carlton avenue, Brooklyn, for the Y. M. C. A. of Brooklyn, E. P. Lyon, president. The R. D. Kimball Company, 15 West 38th street, Manhattan, is the heating and ventilating engineer, and H. G. Balcom, 10 East 47th street, is the steel engineer.

Another Contract for Turner.

The Turner Construction Company, 11 Broadway, Manhattan, has been awarded the general contract for the new six-story reinforced concrete factory, to be built at the southwest corner of Second avenue and 43d street, Brooklyn, for the American Can Company, 120 Broadway, Manhattan, from plans by N. N. Loney. The estimated cost of the structure has been placed at \$800,000.

PERSONAL AND TRADE NOTES.

J. Grant De Remer has opened an office for general consulting practice at 55 Liberty Street.

H. Cohen, electrical contractor, has opened offices and a shop at 1614 Eleventh avenue, Brooklyn, where he will transact a general electrical contracting business.

George H. Pegram, chief engineer of the Manhattan Elevated Railroad, the Interborough Rapid Transit Company, the Rapid Transit Subway Construction Company and the New York Railways Company, was elected president of the American Society of Civil Engineers at the annual meeting in New York.

John I. Walsh, president and director of Walsh and Hartwig, Inc., dealers in plumbing and steam supplies, of 215-219 East 58th street, Manhattan, since its formation, desires to inform the trade that on January 8, 1917, he severed all connection with this firm. Mr. Walsh intends to remain in the trade, individually.

At a meeting of the Board of Directors of J. G. White & Co., Inc., New York, Douglas I. McKay and Sanger B. Steel were elected vice-presidents of the corporation. Mr. McKay, who at one time was Police Commissioner of New York City, has been connected with J. C. White & Co. for about two years in the capacity of assistant to the president.

Mr. Steel, prior to his election as a vice-president, was manager of the Chicago office of the banking and brokerage firm of Paine, Webber & Co., Boston, Mass., and his activities with the White Corporation will be in connection with the handling and distribution of securities.

Building Material Men's Association of Westchester County held its fourteenth annual dinner at the Hotel Biltmore last Saturday evening. J. Albert Mahlstedt of New Rochelle, the president, was the toastmaster. Speakers and guests were: Hon. James W. Husted, Congressman, 25th District; I. A. Mansfield, President Lumber Dealers' Association of Connecticut; Hon. W. E. Tuttle, Jr., President New Jersey Lumbermen's Association; Charles M. Kelly, President New England Builders' Supply Association R. J. Perrine, President New York Lumber Trade Association; R. S. White, President Eastern State Retail Lumber Dealers' Association; J. S. Davis, Treasurer E. S. R. L. D. Association; F. H. Genung, President Mason Material Dealers' Association of New Jersey; A. R. Carr, New York Lumber Trade Journal; E. F. Perry, Secretary National Wholesale Lumber Dealers' Association; M. T. Brannan, President New York State Builders' Supply Association; T. E. Wright, Field Secretary N. Y. State Builders' Supply Association; J. S. Burr, President Retail Lumber Dealers' Association of State of New York; Oswald M. Mulligan, Retail Dealers' Credit Association of Philadelphia. The officers of the association are: J. Albert Mahlstedt, New Rochelle, president; W. B. Hoffman, White Plains, vice-president; Robert Haviland, Chappaqua, treasurer; Tracy Cowen, White Plains, secretary. The directors are A. H. Slater, Port Chester; G. H. Kapp, Mt. Vernon; E. M. Yerkes, Yonkers; F. J. Fowler, Mt. Vernon; Albert See, Pleasantville; J. F. Dinkel, Tarrytown; Alonzo Guest (life), New Rochelle; C. H. Tibbits (life), White Plains. The dinner committee included Hugh McDonald, chairman; George H. Kapp, Albert See, John F. Mahlstedt, Frank M. Carpenter.

NO ARCHITECTS SELECTED.

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

BINGHAMTON, N. Y.—The St. John's Roman Catholic Church, c/o Rev. Father James D. Green, 265 Vestal av, Binghamton, N. Y., contemplates the erection of a church at the corner of Vestal av and Livingston st, for which no architect has been selected. Cost, \$75,000.

SHERBURNE, N. Y.—The Dairymen's League of Sherburne, c/o Charles Boos, pres., contemplate building a creamery at Sherburne, for which no architect has been selected.

NEW BRUNSWICK, N. J.—The Endurance Tire & Rubber Co. contemplates constructing an addition to its factory in Fulton st, near Commercial av. No architect has been selected and details will be available later.

NORWICH, N. Y.—The Dairymen's League, of Norwich, c/o H. E. Pike, pres., contemplate building a creamery in Hale st, for which no architect has been selected.

UNION SPRINGS, N. Y.—The Oakwood Seminary, c/o Thomas R. Baker, chairman of the Board of Trustees, Macedon, N. Y., contemplate making alterations to the seminary property, damaged by fire. No architect has been selected.

PATERSON, N. J.—The Women's Club of Paterson, c/o Mrs. John S. Paul, pres., 619 East 26th st, Paterson, contemplate building a clubhouse on a site not yet selected. No architect has been retained and details are undecided.

AUBURN, N. Y.—The Sisters of St. Francis, c/o Rev. Father William Payne, 15 Clark st, contemplate building a hospital in West End st, near Cornell st, for which no architect has been selected and details are undecided.

ALBANY, N. Y.—The First Congregational Church, c/o Rev. Charles S. Hager, contemplates the erection of a 1½-sty church on Woodlawn av and Quail st. No architect has been selected. Cost, \$45,000.

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Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.
Office and Depot, 420 E. 23d STREET Works, Maurer, N. J. NEW YORK

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

BLOOMFIELD, N. J.—Robert Trivett, 210 Dodd st, East Orange, has plans in progress for two 4-sty brick and stone apartment houses, 80x90 ft each, at the cor of Broad st and Park av, and at the cor of Broad st and Park pl, for George H. Trivett, 279 Ridgewood av, Glen Ridge, N. J., owner, from plans by B. Halsted Shepard, 564 Main st, East Orange, architect. Cost, \$40,000 each.

FLUSHING, L. I.—Bailey & O'Connor, 103 Park av, Manhattan, owners, are taking bids on the general contract for the two 4-sty brick apartment houses, 88x155 ft, at the northeast cor of Amity st and Parsons av, from plans by Donovan & Crandall, 600 Lexington av, Manhattan, architects. Cost, \$160,000.

HOSPITALS AND ASYLUMS.

KINGS PARK, L. I.—The New York State Hospital Commission, E. S. Elwood, secy., Capitol, Albany, N. Y., is taking bids on the general contract for a 3-sty brick and steel nurses' home, 140x200 ft, from plans by State Architect Lewis F. Pilcher, Capitol, Albany, N. Y. Cost, \$128,000. Bids close 2:30 p m February 28.

FACTORIES AND WAREHOUSES.

MANHATTAN.—William H. Gompert, 171 Madison av, is taking bids on the general contract for the 16-sty brick factory, 33x100 ft, at 13-15 West 45th st, for the Alt Realty Co., 15 West 45th st, owner. Cost, \$100,000.

NEWARK, N. J.—Jordan Green, 27 Clinton st, architect, is taking bids on the general contract for additional factory buildings, at the cor of St. Francis st and East Ferry st, for the R. Neumann Hardware Co., 9 St. Francis St, owner. Cost, \$70,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

CHERRY ST.—Sass & Springsteen, 32 Union sq, have completed plans for alterations to the 5-sty brick tenement and store building, 19x81 ft, at 358 Cherry st, for Annie Silberman, 25 Vernon av, Brooklyn, owner. Cost, \$10,000.

ST. MARKS PL.—Henry Regelman, 133 7th st, has plans in progress for alterations to the 5-sty brick tenement, 25x120 ft, at 32 St. Marks pl, for Henry Doerzbacher, owner. Cost, \$3,000.

54TH ST.—Jeremiah E. Lyons Sons & Co., 30 East 42d st, contemplates remodeling into bachelor apartments the 4-sty brick and stone dwelling, 22x100 ft, at 30 West 54th st. Name of architect will be announced later.

132D ST.—Carl J. Itzel, 1362 Prospect av, has completed plans for alterations to the 5-sty brick tenement, 25x68 ft, at 46 West 132d st, for Baker Schmuck, 774 Union av, owner. Cost, \$5,000.

BANKS.

5TH AV.—Trowbridge & Livingston, 527 5th av, have completed plans for a 4-sty bank building, 38x138 ft, at the northeast cor of 5th av and 32d st, for the Knickerbocker Club, 2 East 62d st, owner, and the Sherman National Bank, Astor Court and 33d st, lessee.

DWELLINGS.

69TH ST.—C. P. H. Gilbert, 1123 Broadway, has plans in progress for a 5-sty brick and stone dwelling at 31 East 69th st, through to 40 East 70th st, for August G. Paine, Jr., 200 5th av, owner.

72D ST.—Adams & Kirby, 17 West 42d st, have completed plans for alterations to the 4-sty brick and stone dwelling, 92x20 ft, at 61 East 72d st, for Grace B. Cuyler, owner. Cost, \$15,000.

HALLS AND CLUBS.

87TH ST.—The East Side Branch of the Y. M. C. A., 154-162 East 87th st, contemplates building a Y. M. C. A. building at 152-164 East 87th st, adjoining its property. Name of architect and other details will be available later.

SCHOOLS AND COLLEGES.

ST. MARKS PL.—Henry Regelman, 133 7th st, has plans in progress for alterations and extensions to the 4-sty brick school, 50x200 ft, at 104 St. Marks pl, for St. Stanislaus School, owner. Cost, \$2,500.

128TH ST.—C. B. J. Snyder, 500 Park av, has completed plans for alterations to the 4-sty brick public school, 110x90, at 114-124 West 128th st, for the City of New York, Board of Education, William G. Willcox, pres., 500 Park av, owner. Cost, \$16,000.

23D ST.—C. B. J. Snyder, 500 Park av, has completed plans for alterations to the

6-sty public school, 23x86 ft, at 209 East 23d st, for the Manhattan Trades School for Girls, Virginia Potter, pres., c/o R. Skeel, Jr., 220 Broadway, owner. Cost, \$4,000.

STABLES AND GARAGES.

16TH ST.—Gronenberg & Leuchtag, 303 5th av, have plans in progress for a brick and steel garage, 75x184 ft, at 355 West 16th st, for Isidor H. Kempner, 17 West 42d st, owner. Cost, \$110,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—Herman Lee Meader, 4 West 33d st, has new plans in progress for top addition and alterations to the 9-sty brick and terra cotta office building, 23x38x125, at 96 Broadway, 5 Pine st and 6 Wall st, for Vincent Astor, 23 West 26th st, owner, and the American Surety Co., 100 Broadway, lessee. Project includes 2-sty addition, new roof and fire escapes. Cost, \$30,000.

14TH ST.—James J. Maher, 431 West 14th st, has completed revised plans for a 4-sty brick and stone store and loft building at the northeast cor of 14th st and 10th av, for John J. Gillen, 431 West 14th st, owner. Cost, \$80,000.

72D ST.—Otto Reissmann, 147 4th av, has completed revised plans for alterations and extension to the 5-sty brick store and loft building, 53x56 ft, at 534-536 East 72d st, for Edwin O. Holtner, owner, and Elias Gottfried, 534 East 72d st, lessee. Consists of a 1-sty rear extension. Cost, \$12,000.

20TH ST.—J. B. Snook Sons, 261 Broadway, are preparing plans for alterations to the 8-sty store and loft bldg, 120x153 ft, at 104-112 West 20th st, for Mary A. Chisolm Estate, c/o George E. Chisolm, 84 William st, owner. Cost, \$30,000.

MISCELLANEOUS.

PARK ROW.—George H. Pegram, 165 Broadway, will draw plans for a brick, stone and steel transformer station, 49x108 ft, at 124 to 128 Park Row, for the Interborough Rapid Transit Co., 165 Broadway, Theodore P. Shonts, pres., owner.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

133D ST.—Charles Schaefer, 401 East Tremont av, has completed plans for a 5-sty brick and limestone apartment

house, 40x85 ft, in the south side of 183d st, 86 ft east of Aqueduct av, for Phillip J. Kearns, 230 Creston av, owner and builder. Cost, \$45,000.

UNIVERSITY AV.—Charles B. Meyers, 1 Union sq, will draw plans for four 5-sty brick and terra cotta apartment houses (corner house 100x85, and the inside houses 82x85 ft), in the block front of University av, between 174th and 175th sts, for the Haven Construction Co., 600 West 181st st, Manhattan, owner and builder.

TRINITY AV.—Gronenberg & Leuchtag, 303 5th av, Manhattan, have completed plans for a 5-sty brick and stone apartment house, 50x95 ft, on the west side of Trinity av, 162 ft north of 165th st, for the Silshire Construction Co., Mr. Silverberg, in charge, 574 Tinton av, owner. Cost, \$50,000.

181ST ST.—Goldner & Goldberg, 391 East 149th st, have plans in progress for three 5-sty brick and stone apartment houses, 75x100 ft each, at the southeast cor of 181st st and Jerome av. Owner's name will be announced later. Cost, \$200,000.

DWELLINGS.

HERING AV.—Plans have been completed privately for a 2-sty frame dwelling, 34x36 ft, on the west side of Hering av, 350 ft south of Neill av, for Matthew J. McQuillan, 1064 Sheridan av, owner and builder. Cost, \$9,000.

160TH ST.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 3-sty dwelling, 25x75 ft, in the south side of 160th st, 125 ft west of Elton av, for P. Greco, 354 College av, owner. Cost \$8,000.

WASHINGTON AV.—Frank Hausle, 81 East 125th st, has completed plans for extension to the 2-sty brick dwelling and stores, on the west side of Washington av, 76 ft south of 169th st, for Albert Rothenberg, 764 East 152d st, owner and builder. Projects consist of a 1-sty brick extension. Cost, \$3,500.

SCHOOLS AND COLLEGES.

FIELDSTONE RD.—McKim, Mead & White, 101 Park av, Manhattan, have completed plans for a 1 and 2-sty brick and stone private school, 209x122x114 ft, on the east side of Fieldstone rd, 450 ft south of 253d st, for the Riverdale Country School

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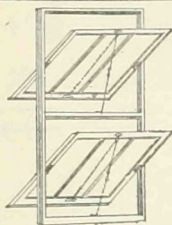
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Realty Corp., 252d st and Fieldstone rd, Frank S. Hackett, principal. Cost, \$60,000.

FIELDSTONE ROAD.—McKim, Mead & White, 101 Park av, Manhattan, have completed plans for a 1 and 2-sty brick and stone private school, 209x122x114 ft, in the east side of Fieldstone road, 450 ft south of 253d st, for the Riverdale County School, Realty Corp., 252d st and Fieldstone rd, Frank S. Hackett, principal, owner. Cost, \$60,000.

STABLES AND GARAGES.

137TH ST.—H. T. Howell, 3d av and 149th st, has completed plans for alterations and extension from shed into a garage, in the north side of 137th st, 451 ft west of Cypress av, for Emil Fleischl, 514 Westchester av, owner and builder. Project consists of a 1-sty brick extension, 25 x54 ft. Cost, \$8,000.

MAPES AV.—M. W. Del Gaudio, 401 Tremont av, has completed plans for three 1-sty brick garages, 22x45 ft, on the west side of Mapes av, 118 ft south of 180th st, for Emilia Fuscaldi, 2139 Prospect av, owner. Total cost, \$6,000.

3D AV.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 1-sty garage, 27x120 ft, on the west side of 3d av, 25 ft south of 170th st, for John Massimino, 16 West 177th st, owner. Cost, \$8,000.

WILLIS AV.—M. Joseph Harrison, 63 Park Row, has plans in progress for alterations and addition to the 6-sty hotel, 40x100 ft, to be made into a garage, at the southeast cor of Willis av and 134th st, consists of a 1-sty addition on part of hotel. Owner's name will be announced later. Cost, \$25,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

ST. JOHNS PL.—William T. McCarthy, 26 Court st, Brooklyn, has completed plans for a 5-sty brick and stone apartment house, 72x113 ft, in the north side of St. Johns pl, 119 ft east of Plaza st, for the Kessan Realty Co., J. Horowitz, pres., 50 Court st, owner and builder. Cost, \$100,000.

SMITH ST.—William Debus, 86 Cedar st, Brooklyn, will draw plans for ten 3-sty brick and limestone flats and stores, 20x55 ft each, on the block front in the west side of Smith st, between Butler and Baltic sts, for Louis Beers Sons, 149 Remsen st, owners and builders. Total cost, \$75,000.

SOUTH 4TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans nearing completion for a 6-sty brick and limestone apartment house, 75x100 ft, in South 4th st, near Driggs av, for the Keap Construction Co., 150 Hart st, owner. Cost, \$60,000.

COLUMBIA HEIGHTS.—John J. Petit, 103 Park av, Manhattan, has completed plans for a 6-sty brick and limestone apartment house, 60x99 ft, in the west side of Columbia Heights, 324 ft north of Pierrepont st, for Jerome H. Pennock, 177 Remsen st, owner. Cost, \$50,000.

SOUTH 4TH ST.—Shampan & Shampan, 772 Broadway, Bklyn, have completed plans for a 6-sty apartment house, in the north side of South 4th st, 80 ft west of Driggs av, for the Keap Construction Co, owner.

54TH ST.—F. W. Eisenla, 186 Remsen st, has completed plans for five 3-sty brick and stone tenements, 25x70 ft, in the south side of 54th st, 100 ft east of 9th av, for Casper Iba, 526 56th st, owner and builder. Total cost, \$37,000.

MADISON ST.—P. Tillion & Son, 391 Fulton st, have plans in progress for a 4-sty brick and stone apartment house, 80x89 ft, in the north side of Madison st, west of Reid av, for Henry Kappes, Inc., 430 Summer av, owner and builder. Cost, \$75,000.

ST. JOHNS PL.—William T. McCarthy, 26 Court st, has completed plans for a 5-sty brick and stone apartment house, 73x114 ft, in the north side of St. Johns pl, 119 ft east of Plaza st, for the Kessan Realty Co., J. Horowitz, pres., 50 Court st, owner and builder. Cost, \$100,000.

SUMPTER ST.—Louis Allmendinger, 20 Palmetto st, has plans in progress for four 4-sty brick and stone apartment houses, 50x90 ft, in the south side of Sumpter st, 190 ft west of Stone av, for A. Mayer, 1015 Hancock st, owner and builder. Cost, \$30,000 each.

EAST 34TH ST.—Louis Schwartz, 4-5 Court sq, has plans in progress for four 3-sty brick and stone tenements, 25x66 ft, in the east side of East 34th st, 100 ft south of Snyder av, for the Muss Construction Co., I. Muss, pres., 993 Dumont av, owner and builder. Cost, \$9,000 each.

CHURCHES.

BAYARD ST.—M. Joseph Harrison, 63 Park Row Manhattan, has plans in prog-

ress for a 2½-sty brick and limestone temple, 40x100 ft, with a seating capacity of 600, in the north side of Bayard st, 111 ft west of Humboldt st, for the Congregation Beni Joseph, owner. Cost, \$30,000.

KENMORE PL.—S. S. Beman, McCormack Bldg., Chicago, Ill., has plans in progress for a brick and stone church, Sunday school and hall, 162x200 ft, in the east side of Kenmore pl, 125 ft north of Albermarle rd, for the Third Church of Christ, Scientist, c/o W. C. Crosier, 50 Court st, Bklyn, owner. Sunday school will seat 700, and church 1,000.

DWELLINGS.

8TH AV.—S. Millman & Son, 1730 Pitkin av, have completed plans for a 3-sty brick and limestone dwelling and store, 25x80 ft, at the northwest cor of 8th av and 63d st, for the Alto Holding Co., L. Levy, pres., 44 Court st, Bklyn, owner. Cost, \$10,000.

WEST 35TH ST.—C. M. Ernest, 74 Van Buren st, has completed plans for five 2-sty frame dwellings, 15x20 ft, in the west side of West 35th st, 160 ft north of Mermaid av, for Max Gluck, 1594 Union st, owner and builder. Total cost, \$7,000.

FORT HAMILTON AV.—Cantor & Dorfman, 373 Fulton st, have completed plans for a 3-sty brick dwelling and store, 24x80 ft, at the northeast cor of Ft. Hamilton av and 53d st, for the 53d St Construction Co., 1542 42d st, owner and builder. Cost, \$10,000.

PITKIN AV.—Abraham Farber, 1715 Park pl, Brooklyn, has completed plans for extension to the 3-sty dwelling and store on the north side of Pitkin av, 20 ft east of Hopkinson av, for Max Robinson, 721 Saratoga av, owner and builder. Cost, \$3,500.

COLES ST.—John Burke, 389 Clinton st, has completed plans for a 3-sty brick dwelling and factory, 27x100 ft, in the south side of Coles st, 156 ft from Hicks st, for Joseph Cavallere, 26 Coles st, owner and builder. Cost, \$10,000.

BROOKLYN, N. Y.—Slee & Bryson, 154 Montague st, have plans in progress for fourteen 3-sty brick and stone dwellings, 18x42 ft each, for F. B. Norris, 19 Midwood st, Brooklyn, owner and builder. Exact location will be announced later. Cost, \$10,000 each.

37TH ST.—R. T. Schaefer, 1526 Flatbush av, has completed plans for two 2½-sty frame dwellings, 16x43 ft, in the east side of 37th st, 97 ft north of Av I, for Gus K. Stevenson, 1039 East 39th st, Bklyn., owner and builder. Total cost, \$5,000.

37TH ST.—R. T. Schaefer, 1526 Flatbush av, has plans in progress for two 2½-sty frame dwellings, 18x41 ft, in the east side of East 37th st, 247 ft north of Av J, for J. E. Reynolds, 1674 Flatbush av, owner and builder. Total cost, \$5,000.

BROOKLYN, N. Y.—N. Dorf, 614 Kosciusko st, will draw plans for two 2-sty brick dwellings, 20x50 ft, for I. & S. Postral, 560 Christopher av, owner and builder. Total cost, \$5,000.

STEBEN ST.—I. A. Crawford, 1095 Lorimer st, has completed plans for an addition to the 3-sty brick dwelling and garage, 50x80 ft, in the east side of Steuben st, 140 ft south of Park av, for Frank Fierio, 1005 Washington av, owner and builder. Cost, \$5,000.

42D ST.—Canella & Gallo, 60 Graham av, have completed plans for an extension to the 3-sty dwelling and store, in the north side of 42d st, 249 ft east of 1st av, for Gerilamo Corras, 131 42d st, owner and builder. Cost, \$5,000.

EAST 16TH ST.—E. J. Ericson, 1077 East 2d st, has completed plans for eight 2-sty frame dwellings, 16x38 ft, in the west side of East 16th st, 140 ft south of Av S, for the Realty Sales Co., 1409 Av J, owner and builder. Total cost, \$20,000.

EAST 32D ST.—R. T. Schaefer, 1526 Flatbush av, has completed plans for two 2-sty frame dwellings, 17x39 ft, in the east side of East 32d st, 380 ft north of Av K, and in the south side of Av I, 35 ft east of East 3d st, for the Homer Stolp Co., 2501 Clarendon rd, owner and builder. Total cost, \$8,000.

21ST AV.—Kallich & Lubroth, 215 Montague st, have completed plans for three 2½-sty frame dwellings, 20x42 ft, and 20x37 ft, at the southeast cor of 21st av and 80th st, and on the east side of 21st av, 67 ft and 35 ft south of 80th st, for the K. & L. Bldg. Corp., 215 Montague st, owner and builder. Total cost, \$16,000.

EAST 54TH ST.—F. P. Imperato, 306 Fulton st, has completed plans for two 2-sty brick dwellings, 20x45 ft, in the east side of East 54th st, 360 ft north of Av K, for Antonio Governall, 1680 East 54th st, owner and builder. Total cost, \$7,000.

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HENRY ST.—Charles N. Brewster, 2725 Henry st, has completed plans for a 2-sty frame dwelling, 20x44 ft, in the east side of Henry st, 345 ft north of Neptune av, for Annie P. Brewster, 2725 Henry st, owner and builder. Cost, \$3,500.

67TH ST.—Angello Adamo, 1526 71st st, has completed plans for a 2-sty brick dwelling, 25x40 ft, in the east side of 67th st, 340 ft east of 12th av, for Carmia Nappa, 1149 67th st, owner and builder. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

NEWELL ST.—P. Tillion & Son, 391 Fulton st, have plans in progress for a 2-sty brick and limestone storage building and cellar, 46x75 ft, in the west side of Newell st, north of Calyer st, for the Wayne County Produce Co., 221 Newell st, owner. Cost, \$10,000.

JEWELL ST.—G. Erda, 826 Manhattan av, has completed plans for a 3-sty brick storage building, 25x100 ft, in the west side of Jewell st, 100 ft south of Calyer st, for the Fidelity Metal Co., L. Musk, 196 Diamond st, owner. Cost, \$6,000.

WATERBURY ST.—Henry Olsen, 1633 57th st, Brooklyn, has completed plans for interior alterations to the brick factory at the southwest cor of Waterbury and Ten Eyck sts, for the Acme Burlap Co., Inc., 335 Cherry st, Manhattan, owner and builder. Cost, \$3,000.

JEWELL ST.—G. Erda, 826 Manhattan av, has completed plans for an extension to the 1-sty brick and stone foundry building in Jewell st, near Calyer st, for the Fidelity Metal Co., L. Musk, 196 Diamond st, owner and builder. Cost, \$5,000.

INGRAHAM ST.—Koch & Wagner, 26 Court st, have completed plans for extension to the 1-sty storehouse in the north side of Ingraham st, 105 ft east of Stewart av, for E. T. Trotter Co., Inc., 576 Johnson av, owner. Cost, \$9,500.

60TH ST.—Angello Adamo, 1526 71st st, has completed plans for a 2-sty brick store bldg, 20x100 ft, in the north side of 60th st, 380 ft west of 15th av, for Dominick Donegan, 5904 14th av, owner and builder. Cost, \$3,000.

HOTELS.

BRIGHTON BEACH.—John J. Petit, 103 Park av, Manhattan, is preparing sketches for alterations to the 4-sty and basement frame and clapboards hotel, about 200x20 ft, to contain 400 rooms, for the Hotel Shelburne, Brighton Beach, owner, and John Reisenweber, Inc., Louis Fischer in charge, 987 8th av, Manhattan, lessee.

STABLES AND GARAGES.

BEDFORD PL.—Shampan & Shampan, 772 Broadway, have plans in progress for a 1-sty brick and steel garage, 125x150 ft, at the northwest cor of Bedford pl and Atlantic av, for Louis Gold, 44 Court st, owner and builder. Cost, \$40,000.

NEW LOTS AV.—S. Millman & Son, 1780 Pitkin av, are revising plans for a 1-sty brick and limestone public garage, 37x100 ft, in the south side of New Lots av, 21 ft east of Powell st, for Samuel Koenig, 687 St. Johns pl, owner and builder. Cost, \$10,000.

OSBORNE ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 1-sty brick garage, 100x100 ft, at the southwest cor of Osborne st and Newport av, for the Newport Building Co., 435 Rockaway av, owner and builder. Cost, \$18,000.

ALABAMA AV.—B. Whinston, 459 Stone av, has completed plans for a 1-sty brick garage, 50x100 ft, on the west side of Alabama av, 175 ft north of Liberty av, for I. Adelstein, 88 Alabama av, owner. Cost \$12,000.

1ST AV.—Neil M. Loney has completed plans for a 1-sty brick garage, 109x140 ft, at the northeast cor of 1st av and 44th st, for the American Can Co., 120 Broadway, Manhattan, owner. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—Helmle & Corbett, 190 Montague st, have completed plans for interior alterations and extension to the 5-sty building in the south side of Broadway, 121 ft west of Havemeyer st, for the Fisher Building Co., Inc., 242 Broadway, Brooklyn, owner. Cost, \$3,000.

HANCOCK ST.—H. A. Weinstein, 165 Remsen st, has plans in progress for a 4-sty brick and stone store, office building and dwelling, at the southwest cor of Hancock st and Broadway, for Isaac Kleinfeld, owner. Cost, \$25,000.

THEATRES.

HALSEY ST.—A syndicate, c/o Louis L. Levine, 215 Montague st, contemplates building a brick and stone vaudeville and moving picture theatre, 75x100 ft, with a seating capacity of about 2,000, in the rear

of the Regent Theatre, at Halsey and Fulton sts. Name of architect and details will be available later.

Queens.

DWELLINGS.

MASPETH, L. I.—Henry Bruckelhauser & Son, 30 Ellery st, have completed plans for a 2-sty brick dwelling and store, 25x60 ft, in the south side of Flushing av, 25 ft west of Martin st, for Paul Von Scheidt, 2142 Flushing av, Maspeth, owner and builder. Cost, \$5,500.

AMITYVILLE, L. I.—Benjamin Driesler, 153 Remsen st, Brooklyn, has plans in progress for a 1-sty frame and stucco dwelling 46x63 ft, at Clark Blvd and Bayview av. Cost, \$8,000.

WOODHAVEN, L. I.—Laspia & Salvati, 525 Grand st, Brooklyn, have completed plans for a 2-sty brick and stone residence, 20x38 ft, on the east side of Bryant av, 260 ft north of Monroe av, for Frank Danzi, 240 East 28th st, Manhattan, owner. Cost, \$4,000.

ELMHURST, L. I.—Plans have been completed privately for a 2-sty frame dwell-

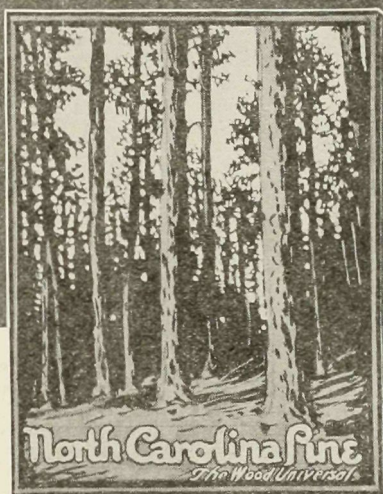
ing, 20x48 ft, in the south side of Court st, 50 ft west of Ivy st, for Joseph Kenyon, Caldwell av, Elmhurst, owner and builder. Cost, \$3,000.

FLUSHING HEIGHTS, L. I.—Charles W. Ross, 347 Benedict av, Woodhaven, has completed plans for a 2½-sty frame dwelling, 20x36 ft, on the south side of Norwood av, 80 ft west of 26th st, for William Gruntorad, 1451 1st av, Manhattan, owner and builder. Cost, \$3,500.

ELMHURST, L. I.—William S. Worrall, Jr., Bridge Plaza, North, L. I. City, has completed plans for two 2½-sty frame dwellings, 19x41 ft, in the east side of Elbertson st, 225 ft north of Lamont av, for George C. Johnston, Elmhurst, owner and builder. Total cost, \$8,500.

FAR ROCKAWAY, L. I.—H. G. Mero, Cedarhurst, L. I., has completed plans for a 2½-sty frame dwelling, 25x43 ft, in the east side of Beach 27th st, 60 ft south of Deerfield rd, for Alvin W. Norton, 301 Edgemere av, Far Rockaway, owner. Cost, \$3,500.

BAYSHORE, L. I.—H. T. Lindeberg, 2 West 47th st, Manhattan, has plans in progress for a 3-sty brick and stone dwell-



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PROPOSALS

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

NOTICE TO CONTRACTORS: Sealed proposals for construction, heating, plumbing and drainage and electric work for Cottages E, F, G and H at Letchworth Village, Thiells, N. Y., will be received by Mr. Frank A. Vanderlip, President of the Board of Managers of Letchworth Village, 7 Wall St., New York City, until 12 o'clock noon on Wednesday, February 14, 1917, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect sealed and addressed and shall be accompanied by a certified check in the sum of five per cent. (5 per cent.) of the amount of proposal. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50 per cent.) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specifications Nos. 2492, 2663, 2665 and 2666. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at Letchworth Village, Thiells, N. Y.; at the office of Secretary, Mr. F. B. Kirkbride, 7 Wall Street, New York City; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.
Dated: January 18, 1917.

NOTICE TO CONTRACTORS: Sealed proposals for Electric Work—Rewiring Buildings at the New York State Reformatory for Women, Bedford Hills, N. Y., will be received by Hon. James Wood, President Board of Managers, New York State Reformatory for Women, Bedford Hills, N. Y., until 10 a. m., on Friday, February 16, 1917, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect sealed and addressed and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification 2640. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the State Reformatory for Women, Bedford Hills, N. Y., at the New York City Offices, Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.
Dated: January 26, 1917.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., January 22, 1917.—Sealed proposals will be opened in this office at 3 p. m., March 6, 1917, for the construction of the United States post office at Madison, S. Dak. Drawings and specifications may be obtained from the custodian of the site at Madison, S. Dak., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

FORT H. G. WRIGHT, N. Y.—Sealed proposals for structural and mechanical alterations in Pumping Plant, Fort Michie, N. Y., will be received until 9 a. m., Feb. 20, 1917. Information on application to Constructing Quartermaster.

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ing and garage, 130x50 ft, for Horace O. Havemeyer, 129 Front st, Manhattan, owner.

WOODHAVEN, L. I.—Morris Rothstein, 1767 Pitkin av, has completed plans for six 2-sty frame dwellings, 16x38 ft, at the southeast cor of Albert st and Whitelaw av, for Morris Foxman (333 Van Siclen av, owner and builder. Total cost, \$15,000.

WOODHAVEN, L. I.—Morris Rothstein, 1767 Pitkin av, has completed plans for four 2-sty frame dwellings, 16x38 ft, in Whitelaw av, northeast cor of Arion st, for Morris Foxman, 333 Van Siclen av, owner and builder. Total cost, \$10,000.

MORRIS PARK, L. I.—Robert Kurz, 324 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 20x30 ft, in the west side of Stoothoff av, 135 ft north of Sutter av, for B. Oscar Olson, Stoothoff av, Morris Park, owner. Cost, \$3,500.

Richmond.

MISCELLANEOUS.

TOTTENVILLE, S. I.—Harry Cossey, Ft. Henry st, Tottenville, has purchased property at Tottenville and contemplates erecting a shipbuilding plant. Details are undecided.

Nassau.

DWELLINGS.

MILL NECK, L. I.—Guy Lowell, 225 5th av, Manhattan, architect, and A. R. Sargent, 225 5th av, landscape architect, have plans in progress for a 2½-sty brick and stucco dwelling, 40x130 ft, for Arthur V. Davis, 120 Broadway, Manhattan, owner.

HALLS AND CLUBS.

GLEN COVE, L. I.—Harrie T. Lindberg, 2 West 47th st, is preparing sketches for a 2 or 3-sty brick clubhouse, for the Tennis and Squash Club, of Glen Cove, c/o Henry C. Martin, 25 Madison av, Manhattan, owner. Details are undecided.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—A. Schule, 360 Av C, Bayonne, N. J., has completed plans for a 4-sty brick apartment house, 27x90 ft, at the northwest cor of Delaware and Goutier avs, for Michael J. Lyons, 66 Goutier av, Jersey City, owner. Cost, \$25,000.

JERSEY CITY, N. J.—Perna & Marangello, 79 River st, Hoboken, N. J., have plans in progress for a 4-sty brick apartment house, 30x68 ft, on the east side of Waldo av, south of Newark av, for Antimo Pedato, 87 Chestnut av, Jersey City, owner and builder. Cost, \$30,000.

WEST NEW YORK, N. J.—A. De Paola, 140 Central av, West Hoboken, N. J., has plans in progress for four 3-sty brick apartment houses, 25x76 ft each, in the south side of 19th st, between Broadway and Park av, for Angelo Venafrà, 894 Pedro pl, North Bergen, N. J., owner and builder. Cost, \$10,000, each.

GARFIELD, N. J.—Frank Pirrone, Jr., 104 Midland av, Garfield, has completed plans for a 2-sty brick tenement, 22x50 ft, in Henry st, bet Harrison av and Grand st, for Andrea & Ciro Graziano, 46 Farnham av, Farfield, owner. Cost, \$4,000.

MONTCLAIR, N. J.—John B. Acocella, Union Bldg, Newark, has plans nearing completion for a 3-sty flat and four stores, 40x61 ft, at the southwest cor of Glen Ridge av and Bay st, for Alfonso & Giuseppe, Strazza, 52 Bay st, Montclair, owner. Total cost, \$14,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, has completed plans for two 4-sty brick apartment houses, 38x85 ft, at 712-714 Ocean av, for the National Corp. of N. J., 714 Ocean av, Jersey City, owner. Total cost, \$60,000.

KEARNY, N. J.—Joseph Kennedy, 6 N. 4th st, Harrison, N. J., has completed plans for a 3-sty frame, flat and store, 22 x67 ft, at 247 Kearny av, for Emiddio & Anna Ferraioli, 259 Kearny av, Kearny, owner. Cost, \$7,000.

IRVINGTON, N. J.—Plans have been completed privately for a 3-sty frame and clapboards flat, 22x48 ft, at 250 South 22d st, for Valentine Shesnesky, 234 South 21st st, Irvington, owner and builder. Cost, \$5,000.

PASSAIC, N. J.—Plans have been completed privately for a 3-sty brick flat and store, 22x66 ft, at 13 State st, for Joseph & Nicola Zangaro, 15 State st, Passaic, owner. Cost, \$9,000.

DWELLINGS.

PERTH AMBOY, N. J.—M. G. Tuzik, Raritan Building, Perth Amboy, has completed plans for two 2-sty frame and stucco dwellings, 18x36 ft each, in Neville st, west of Amboy av, for Christopher Skivesen, 150 Gordon st, Perth Amboy, owner and builder. Cost, \$3,000 each.

PERTH AMBOY, N. J.—M. G. Tuzik, Raritan Building, Perth Amboy, has completed plans for a 2-sty hollow tile and stucco dwelling and store, 18x40 ft, on Chapman av, for Frank Wabash, Perth Amboy, owner. Cost, \$4,000.

GLEN RIDGE, N. J.—Guilbert & Betelle, 665 Broad st, Newark, N. J., have completed plans for alterations and additions to the 2½-sty dwelling at 138 Ridgewood av, for Henry Blank, 17 Liberty st, Newark, N. J., owner. Addition will be 30x40 ft, and will contain a dining room, servants' hall and two bedrooms. Cost, \$20,000.

WEST HOBOKEN, N. J.—Edward McDermott, 582 Spring st, West Hoboken, has revised plans in progress for a 2½-sty brick and stone residence, 26x35 ft, at the southeast cor of Charles st and Central av, for Peter Papalia, 827 Sip st, West Hoboken, N. J., owner. Cost, \$8,000.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, has completed plans for a 2½-sty frame residence, 35x45 ft, on Scotland road, for Alden D. Groff, 748 Newark av, Elizabeth, owner. Cost, \$7,000.

WOODBRIDGE, N. J.—Plans are being prepared privately for fifteen 2½-sty dwellings, 26x30 ft, at Green st and Tisdale pl, for J. K. Jensen, 196 Smith st, Perth Amboy, N. J., owner and builder. Cost, \$3,500 each.

MONTCLAIR, N. J.—D. S. Van Antwerp, 44 Church st, Montclair, has plans in progress for a 2½-sty frame and shingle dwelling, 28x50 ft, in Bradford pl, for T. A. Titus, Main st, Montclair, owner. Cost, \$10,000.

TENAFLY, N. J.—W. P. R. Pember, 24 James st, Albany, N. Y., has been retained to prepare plans for the construction of a residence. Owner's name and other details will be available later. F. De P. Townsend, Cooperstown, N. Y., is the landscape architect.

NEW BRUNSWICK, N. J.—W. H. Boylan, 390 George st, New Brunswick, has completed plans for interior alterations and addition to the 2½-sty brick and frame dwelling, at 50 College av, for George F. McCormick, Neverslip Mfg. Co., treas., Hamilton st, New Brunswick, owner. Cost, \$5,000.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has plans in progress for a 2½-sty frame dwelling, 22x52 ft, on 12th av, for Barnet Bass, 37 Lucille pl, Passaic, owner and builder. Cost, \$5,000.

NEWARK, N. J.—Plans have been completed privately for a 2½-sty frame and clapboards dwelling 26x35 ft, at 35-37 Scheerer av, for Louis C. Mersfelder, 288 Seymour av, Newark, owner and builder. Cost, \$4,500.

NEWARK, N. J.—Joseph B. Allen, 1091 Sanford av, Irvington, N. J., has about completed plans for a 2½-sty brick and stone dwelling, 30x65 ft, at the cor of Berkeley av and Parker st, for James T. Clarke, 317 Sumner av, Newark, owner. Cost, \$18,000.

PLAINFIELD, N. J.—Plans have been completed privately for a 2½-sty frame dwelling, 26x26 ft, in the south side of Lorraine rd, 300 ft west of Park av, for M. B. Madsen, 1236 Arlington av, Plainfield, owner. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, has completed plans for a 3-sty brick factory building, 31x100 ft; also a 1-sty building, 53x90 ft, in Spring st, for Alexander Kaufman & Sons, 2d st and Port av, Elizabeth, owner. Will consist of general alterations and repairs.

NEWARK, N. J.—Plans will be prepared privately for additions to the manufacturing plant in the meadows between Avs P & R, for Butterworth Judson Co., owner and builder. Total cost, \$23,000.

ELIZABETH, N. J.—Oakley & Son, 280 North Broad st, Elizabeth, have completed plans for a 4-sty brick and terra cotta warehouse, 60x125 ft, in East Jersey st, for McManus Bros., 109 1st st, Elizabeth, owner.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has completed plans for a 1-sty brick mill building, 46x100 ft, for Max Solomon, owner. Exact location will be announced later. Cost, \$5,000.

KEARNY, N. J.—Plans have been prepared privately for an addition to the 2-sty frame plant and 20 tanks, 50x100 ft, along the Passaic River, north of Lincoln Highway, for the Indian Refining Co., R. A. Cortright, supt., in charge, owner. Cost, \$20,000.

NEWARK, N. J.—Henry Baechlin, 605 Broad st, Newark, has completed plans for addition to the 4-sty factory building,

36x44 ft, at Mulberry and Centre sts, for the Art Metal Works, Louis V. Aronson, pres., 7 Mulberry st, Newark, owner. Cost, \$10,000.

HARRISON, N. J.—Henry D. Scudder, Jr., architect and engineer, has plans in progress for a 1-sty brick foundry building, 60 x200 ft, on Manor av, for Reuther Bros., on premises, owner.

NEWARK, N. J.—Plans have been prepared privately for a 1-sty concrete warehouse, 30x40 ft, and a 1-sty frame and corrugated iron garage, 30x62 ft, on Plum Point lane, for the Gulf Refining Co., J. M. Mulliken, civil engineer, on premises, owner. Total cost, \$5,000.

IRVINGTON, N. J.—Alfonso Del Guercio, 222 Washington st, Newark, has completed plans for an addition to the factory building in South 21st st, near Clinton av, for the Lionel Mfg. Co., 48 East 21st st, Manhattan, owner. Consists of 2-sty brick addition, 77x78 ft, and a 1-sty brick addition 39x53 ft. Cost, \$20,000.

NEWARK, N. J.—E. F. Fickes, c/o Aluminum Co. of America, Oliver Building, Pittsburgh, Pa., architect, and the Lockwood-Greene Co., 38 South Dearborn st, Chicago, Ill., engineer, have plans nearing completion for a 6-sty reinforced concrete and brick factory, 60x350 ft, on Belmont av, for the Aluminum Goods Mfg. Co., Manitowac, Wis., and 699 Springfield av, Newark, N. J., owner. Cost, \$250,000.

NEWARK, N. J.—Jordan Green, 27 Clinton st, Newark, has completed plans for addition to the 4-sty brick factory, 52x100 ft, at the cor of St. Francis st and East Ferry st, for R. Neuman Hardware Co., 9 St. Francis st, Newark, owner. Consists of additional 4 stys, 82x136 ft.

KINGSLAND, N. J.—Bridgman Smith Co., 487 Kent av, Brklyn, has purchased two acres at Kingsland, N. J., and contemplates erecting a factory. Details will be available later.

NEWARK, N. J.—Plans have been completed privately for a 1-sty frame and corrugated iron caustic recovery and storage bldg, 40x128 ft, on Av R, 1,200 ft south of Lincoln Highway, for Marden, Orth & Hastings Co., owner and builder. Cost, 4,000.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, New Brunswick, has plans in progress for addition to the 3-sty factory, 30x60 ft, at 19-21 Water st, for the Loyal T. Ives Co., 334 George st, New Brunswick, owner. Cost, \$8,000.

HALLS AND CLUBS.

RAHWAY, N. J.—John A. Overton, secretary, Irving st, Rahway, is raising funds for the construction of a Y. M. C. A. building in Irving st, to cost \$100,000. Details will be available later.

HOTELS.

SAYREVILLE, N. J.—William H. Boylan, 390 George st, New Brunswick, N. J., has plans nearing completion for a 3-sty frame cafe and hotel, 22x56 ft, to contain 10 rooms, for Edward Clark, Sayreville, owner. Cost, \$5,000.

JERSEY CITY, N. J.—Charles Stegmayer, 168 East 91st st, Manhattan, will draw plans for a 10-sty brick and limestone hotel, 123x37x87 ft, on the Boulevard, Bergen st and Journal sq, for the Peter Doelger Brewing Co., P. Doelger, pres., 407 East 55th st, Manhattan, owner.

SCHOOLS AND COLLEGES.

ENGLEWOOD, N. J.—Guilbert & Etelle, 665 Broad st, Newark, architect, and R. D. Kimball, 15 West 38th st, Manhattan, steam and electrical engineer, are preparing plans for a 2-sty and basement "Lincoln" public school, to contain 16 classrooms, auditorium and gymnasium, on Englewood av, Bergen County, for the Board of Education of Englewood, Miss Alice Cole, secretary, Englewood, owner. Cost, \$125,000.

JERSEY CITY, N. J.—Charles Edward Paterson Savings Institution, Paterson, N. J., has preliminary plans in progress for a brick parochial school at 691 Westside av, for St. Aloysius Roman Catholic Church, Rev. Father James J. Hall, pastor, 691 West Side av, Jersey City, N. J., owner.

MINE HILL, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, will draw plans for a public school to contain four classrooms, with a seating capacity of 160, near Dover, N. J., for the Board of Education of Randolph Township, William T. Jenkins, pres., Mine Hill, N. J., owner. Cost, \$12,000.

LODI, N. J.—Anton Vegliante, 42 Pas-saic st, Garfield, N. J., has plans in progress for a 2-sty brick and limestone public school, to contain 15 classrooms, to seat 40 pupils each, in Westervelt pl, for the Board of Education of Lodi, John Butler, pres., Lodi, N. J., owner. Cost, \$75,000.

KINGSLAND, N. J.—Frederick J. Schwarz, Colt Bldg., Paterson, N. J., has plans in progress for an addition to the 2-sty brick parochial school, 50x114 ft, on Page av, for St. Michael's Roman Catholic Church, Rev. Father S. Kruczek, pastor, on premises, owner. Cost, \$25,000.

STABLES AND GARAGES.

OXFORD, N. J.—C. W. Eilenberger, Hampton, N. J., has plans nearing completion for rebuilding a 1-sty stone stable, 36x50 ft, and the erection of a 1-sty frame garage, 38x42 ft, in Warren County, Oxford, N. J., for Harry Miller, Oxford, owner. Cost, \$3,000.

SHREWSBURY, N. J.—Leon Cubberley, 192 Broadway, Long Branch, N. J., has plans in progress for a 1½-sty frame, shingle, hollow tile and concrete private stable, 60x220 ft, on Sycamore av, for Mrs. C. C. Peck, owner. Will consist of a large training ring, 8 box stalls, cleaning room, office, feed room, boiler room, carriage room, harness room, toilet rooms and living quarters. Cost, \$20,000.

NEWARK, N. J.—George E. Jones, Union Building, Newark, has completed plans for a 1-sty garage, 50x67 ft, at 78 and 80 Lock st, for William H. A. Reilly, of Reilly Contracting & Trucking Co., on premises, owner. Cost, \$5,000.

CHATHAM, N. J.—John F. Capen, 207 Market st, Newark, is preparing plans for a garage, 30x32 ft, and a greenhouse, 30x20 ft, for G. E. Diefenthaler, owner. Cost, \$4,000.

NEWARK, N. J.—John B. Acocella, Union Bldg., Newark, has plans nearing completion for a 2-sty brick stable and storehouse, 40x55 ft, at the northwest cor of Malvern and Adams sts, for Aniello Giordano, 95 Malvern st, and Antonio Giordano, 65 Malvern st, Newark, owners. Cost \$4,000.

NEWARK, N. J.—Joseph Kennedy, 6 North 4th st, Harrison, N. J., has completed plans for a 1-sty brick public garage, 33x50 ft, and extension, 25x17 ft, in the rear at the southeast cor of Central av and Plane st, for George C. Halderman, 148 Plane st, Newark, owner. Cost, \$5,000.

NEWARK, N. J.—Plans have been completed privately for a 2-sty stable, 30x56 ft, on Plum Point Lane, for the Gulf Refining Co., Plum Point Lane, Newark, owner and builder. Cost, \$3,500.

STORES, OFFICES AND LOFTS.

EAST NEWARK, N. J.—J. B. Warren, 31 Clinton st, Newark, has completed plans for a 2-sty store and apartment, 25 x25 ft, at 112 Central av, for N. Bitterman, 114 Central av, East Newark, owner. Cost, \$4,000.

MISCELLANEOUS.

RED BANK, N. J.—J. C. & G. A. Dela-tush, Broad and Monmouth sts, Red Bank, have plans nearing completion for a laboratory, 35x75 ft, in White st. Owner's name will be announced later. Cost, \$10,000.

Other Cities.

BANKS.

JAMESTOWN, N. Y.—Mowbray & Uffinger, 56 Liberty st, Manhattan, have preliminary plans in progress for a 6-sty brick and limestone bank building, 20x120 ft, in Main st, cor of 2d st, for The Bank of Jamestown, Brewer D. Phillips, pres., 501 Lakeview av, Jamestown, owner.

CHURCHES.

JAMESTOWN, N. Y.—Phillips, Fidler & Beck, Jamestown, N. Y., are completing plans for a 1-sty brick veneer on frame church, 36x56 ft, with a seating capacity of 250, at Foote and Victoria sts, for the Italian Mission, owner. Cost, \$10,000.

BUFFALO, N. Y.—Green & Wicks, 110 Franklin st, Buffalo, will draw plans for a 2 or 3-sty brick parish house on Delaware av, near Summer st, for the Westminster Presbyterian Church, 726 Delaware av, owner. Cost, \$50,000.

DWELLINGS.

GREENWICH, CONN.—Aymar Embury 2d, 132 Madison av, Manhattan, has been retained to prepare plans for the erection of a residence at Putnam Manor for H. C. Silleck, 882 West End av, Manhattan, owner. Details are undecided.

FACTORIES AND WAREHOUSES.

SCHENECTADY, N. Y.—The General Electric Co., Schenectady, N. Y., has had plans completed privately for a 1 and 2-sty brick and steel foundry, 125x525 ft, with a 1-sty wing, 36x260 ft. Cost, \$400,000.

KINGSTON, N. Y.—Myron S. Teller, Wall st, Kingston, is preparing sketches for a 1-sty brick storehouse, 30x150 ft, in Cornell st, for F. Jacobson & Son, 77 Cornell st, owner. Cost, \$10,000

SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—Sacket & Park, 34 Syracuse Savings Bank Building, Syra-

cuse, architect, and Henry C. Allen, City Hall, Syracuse, City Engineer, have completed plans for a 2-sty and basement brick, terra cotta, block or steel and reinforced concrete senior school, 225x117 ft, to contain 28 rooms, in Onondaga County, Franklin School, for the City of Syracuse, Board of Education, Albert E. Darkin, pres., West Genesee st, Syracuse, owner. Cost, \$250,000.

THEATRES.

KINGSTON, N. Y.—Gerard W. Betz, 61 John st, Kingston, is completing plans for the 1 and 2-sty brick and steel theater, with a seating capacity of 1,800, in the east side of Wall st, north of Front st, for George Cohen, Kingston Theatre Corp., 280 Main st, Poughkeepsie, owner. Cost, \$60,000.

KINGSTON, N. Y.—Gerard W. Betz, 61 John st, Kingston, will draw plans for the alteration and addition to the Opera House, at the southeast cor of John and Fair sts, for the Kingston Opera House, owner, and O. S. Hathaway, lessee, on premises. Cost, \$35,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—The Eastern Construction Co., 110 West 40th st, Manhattan, has the general contract for remodeling into studio apartments the 5-sty brick and stone residence, 25x93 ft, at 17 East 9th st, for Henry M. Hoyt, Jr., 12 West 8th st, Manhattan, owner, from plans by H. E. Laubinger, 32 South 7th av, Mt. Vernon, N. Y., architect. Project consists of general interior alterations and a 5-sty brick extension. Cost, \$10,000.

MANHATTAN.—B. & C. Building Co., 101 Park av, has the general contract for alterations to the 3-sty brick apartment and studio, 24x103 ft, at 152 East 40th st, for Charles C. Tegethoff, 161 Madison av, owner, from plans by Robert D. Bowler, 101 Park av. Cost, \$7,500.

DWELLINGS.

LEONIA, N. J.—Ferdinand Johnson, Teaneck, N. J., has the general contract for a 2½-sty frame dwelling on the north side of Central av, 200 ft east of Broad av, for Holtie A. White, Leonia, owner, from privately prepared plans. Cost, \$5,500.

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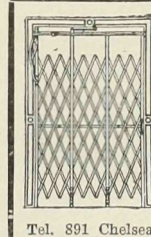
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EAST RUTHERFORD, N. J.—Vincent Mariano, 4 Sidney av, Rutherford, N. J., has the general contract for a 2½-sty frame and stucco residence at the northeast cor of Grove and Mozart st, for A. Carucci, East Rutherford, owner, from privately prepared plans. Cost, \$4,000.

SCARSDALE, N. Y.—Joseph Mulholland, 37 Lawton st, New Rochelle, N. Y., has the general contract for interior alterations to the 2½-sty frame dwelling on Heathcote rd, for George A. Harris, Sherbrooke rd, Scarsdale, owner, from plans by Edward I. Shire & Ely Jacques Kahn, 573 4th av, Manhattan, architects.

NEW BRUNSWICK, N. J.—James Morrell, Deans, N. J., has the general contract for two 2½-sty frame and stucco dwellings, 28x45 ft, in Powers st, near Codwise av, for E. R. Alexander, owner, from privately prepared plans. Cost, \$4,500 each.

NEWARK, N. J.—J. Sylvester & Son, 20 Eckert av, Newark, have the general contract for a 2½-sty frame and clapboards dwelling, 24x48 ft, at 1055 Hunterdon st, for Carl W. Bush, 1053 Hunterdon st, owner, from privately prepared plans. Cost, \$6,000.

LOCUST VALLEY, L. I.—The North Eastern Construction Co., 225 5th av, Manhattan, has the general contract for interior alteration and addition to the 2½-sty frame dwelling and shingle dwelling, 50x60 ft, on Edge Hill rd, for Lyman N. Hine, 27 Beaver st, Manhattan, owner, from plans by Montague Flagg, 2d, 109 Broad st, Manhattan, architect.

GLEN COVE, L. I.—Hinchman Hazzard Co., 437 5th av, Manhattan, has the general contract for alterations and addition to the 2½-sty dwelling, for W. D. N. Perrine, owner, from plans by Henry Otis Chapman, 334 5th av, Manhattan, architect.

WESTFIELD, N. J.—The Modern Service Co., 15 Prospect st, Westfield, has the general contract for a 2½-sty frame residence, 34x36 ft, on Highland av, for Anna B. Russel, 15 Prospect st, Westfield, owner, from privately prepared plans. Cost, \$7,500.

CRANFORD, N. J.—John Onslow, He.en st., Linden, N. J., has the general contract for a 2½-sty frame dwelling, 24x28 ft, on Orange av, cor of Claremont pl, for Harold Depew, St. George av, Linden, N. J., owner, from privately prepared plans. Cost, \$3,000.

BROOKLYN, N. Y.—A. B. Dietrich, 574 Argyle rd, Bklyn, has the general contract for a 2½-sty brick and stucco residence at Manhattan Beach, for Benjamin Bimberg, owner, from plans by Slee & Bryson, 154 Montague st, architects. Cost, \$14,000.

RYE, N. Y.—Peter Cameron, 21 Morris st, New Rochelle, N. Y., has the general contract for a 2½-sty frame dwelling and garage, on Manursing Island, for Dr. Oscar J. Chase, Jr., 17 East 38th st, Manhattan owner, from plans by Lewis Coffin, 15 East 40th st, Manhattan, architect. Cost, \$35,000.

FACTORIES AND WAREHOUSES.

ELM PARK, S. I.—John W. Ferguson Co., United Bank Building, Paterson, N. J., has the general contract for two 2-sty brick factory buildings, 129x56 ft, on Bay and Granite avs, for the Lincrusta Works "Pallas," 121 East 24th st, Manhattan, owner, from privately prepared plans. Total cost, \$17,500.

HARRISON, N. J.—Frederick Kilgus, 130 South 6th st, Newark, N. J., has the general contract for a 1-sty brick foundry building, 35 ft high, 50x100 ft, at the southeast cor of 6th and Bergen sts, for A. Allan & Son, 486 Greenwich st, Manhattan, owner, from plans by Frederick A. Phelps, Union Building, Newark, architect and engineer. Cost, \$15,500.

STAMFORD, CONN.—F. J. McRedmond, 558 Main st, Stamford, has the general contract for a 2-sty dry kilns and storehouse building, 150x200 ft, at Pacific and Dock sts, for Erskine Danforth Co., Pacific st, Stamford, Conn., owner, from privately prepared plans. Cost, \$25,000.

NEWARK, N. J.—Essex Construction Co., 87 Academy st, Newark, has the general contract for a 4-sty brick and concrete warehouse, 75x129 ft, on Plum Point Lane, near Central R. R., for the Central Dye Stuff & Chemical Co., George S. Prochazka, pres., owner, from plans by Marshall N. Shoemaker, 810 Broad st, Newark, architect and engineer. Cost \$80,000.

ROCHESTER, N. Y.—Turner Construction Co., Prudential Building, Buffalo, N. Y., has the general contract for addition to the 3-sty factory, 140x145 ft, and 3-sty case shop, 80x100 ft, in Exchange st, for the Vacuum Oil Co., Winfield C. Brower, Exchange st, Rochester, owner, from privately prepared plans. Cost, \$135,000.

MT. VERNON, N. Y.—A. Barbaresi & Co., East 4th st, Mt. Vernon, have the general contract for interior alterations to the 1-sty brick factory building, 232x248 ft, in Washington st, for the Mt. Vernon Chamber of Commerce, Mt. Vernon, N. Y., owner, and the General Optical Co., 538 1st av, Manhattan, lessee, from plans by Woodwell, Bulkeley & Woodman, 8 West 40th st, Manhattan, architects and consulting engineers. Cost, \$10,000.

TONAWANDA, N. Y.—The Turner Construction Co., Prudential Building, Buffalo, N. Y., has the general contract for a 3 and 1-sty reinforced concrete factory for the Rudolph Wurlitzer Mfg. Co., 701 Main st, Buffalo, owner, from privately prepared plans.

PATERSON, N. J.—John W. Ferguson, 152 Market st, Paterson, has the general contract for addition to the 4-sty factory building, 60x100 ft, at 188 River st, for Jacob Walder Co., owner, from privately prepared plans.

JERSEY CITY, N. J.—The Industrial Engineering Co., 30 Church st, Manhattan, has the general contract for a 7-sty reinforced concrete cold storage building, 100 x100 ft, at 12th and Henderson sts, for the Union Terminal Cold Storage Co., 12th st, near Provost st, Jersey City, owner, from plans by J. G. Glover, 222 Navy st, Brooklyn, architect, and the Starr Engineering Co., 90 West st, Manhattan, refrigerating engineers.

HALLS AND CLUBS.

PASSAIC, N. J.—John Tabner, 9th and Passaic sts, Passaic, has the general contract for a 3-sty clubhouse, 150-47 ft, with wing, 45x47 ft, at the cor of 5th av and Monroe st, for the Polish Peoples Home Club, 1 Monroe st, Garfield, N. J., owner, from plans by Frank Pirrone, 104 Midland av, Garfield, architect. Cost \$50,000.

MUNICIPAL.

POUGHKEEPSIE, N. Y.—Edgar V. Anderson, 39 Market st, Poughkeepsie, has the general contract, Edward P. Burns, 10 Winnikee av, Poughkeepsie, the plumbing work, and Charles P. Raymond, 79 Carroll st, Poughkeepsie, the electrical work, for alterations to the 2-sty brick City Hall, in Main st, for the City of Poughkeepsie, D. F. Wilbur, Mayor, City Hall, Poughkeepsie, owner, from plans by William J. Beardsley, 49 Market st, Poughkeepsie, architect. Project consists of general interior alterations, new cells for police station and new stairways. Cost, \$25,000.

SCHOOLS AND COLLEGES.

BROOKLYN, N. Y.—John Kennedy & Co., 1133 Broadway, Manhattan, have the general contract for interior alterations to the 4-sty brick and stone high school, on the south side of Irving av, 255 ft west of Putnam av, for the City of New York, Board of Education, William G. Willcox, pres., Park av and 59th st, Manhattan, owner, from plans by C. B. J. Snyder, 500 Park av, Manhattan, architect.

STABLES AND GARAGES.

HOBOKEN, N. J.—Stone & Reydel, 1370 Dean st, Brooklyn, have the general contract for addition to the 1-sty brick garage, 71x88 ft, at 720-724 Clinton st, for Shult's Bread Co., owner, from privately prepared plans. Cost, \$10,000.

GUTTENBERG, N. J.—F. Zucchi, 406 25th st, Guttenberg, has the general contract for a 1 and 2-sty brick stable and feed storage room, 14x24x98 ft, in the south side of 26th st, for Charles Wegel, 50 Bergenline av, Guttenberg, owner, from plans by Joseph Turk, 770 Bergenline av, West New York, N. J., architect. Cost, \$4,000.

JERSEY CITY, N. J.—James H. Verran, 137 Central av, Jersey City, has the general contract for a 1-sty brick garage, 20x96 ft, at 132 Charles st, for Herman M. Stockfish, 130 Charles st, Jersey City, owner, from plans by William Neumann, 314 Palisade av, Jersey City, architect. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—W. J. Yennie, 45 East 42d st, has the general contract for interior alterations from residence to a 4-sty brick restaurant, 22x94 ft, at 35 West 43d st, for Bernard W. Webel, 140 Park av, Mt. Vernon, owner, and Jacques Bonandi and A. Markzolf, 72 Seaman av, Manhattan, lessees, from plans by William J. Russell, 25 West 42d st, architect. Cost, \$10,000.

MANHATTAN.—F. J. Carew Co., 101 Park av, has the general contract for alterations to the brick and stone branch banking offices in the Lincoln Building, at the northwest cor of Union sq and 14th st, from plans by A. Wallace McCrea & Co., 23 East 15th st, architects. The lessee of the 1st and 2d floors is the Morris Plan

Co., of New York, 120 Broadway, Henry R. Towne, pres.

BROOKLYN, N. Y.—McGough & Hoey, 16 Court st, Brooklyn, have the general contract for a 3-sty brick and stone office building, 30x70 ft, in the west side of Steuben st, 87 ft south of De Kalb av, for the Julius Grossman Realty Co., 372 De Kalb av, owner, from plans by Benjamin Driesler, 153 Remsen st, architect. Cost, \$10,000.

NEWARK, N. J.—William B. Gordon, 1015 N. Broad st, Elizabeth, N. J., has the general contract for a 1-sty restaurant, 12x80 ft, at the northeast cor of Washington st and Branford pl, for Marsac & Co., 810 Broad st, Newark, owner, from plans by George E. Jones, Union Bldg., Newark, architect. Cost, \$3,000.

THEATRES.

MANHATTAN.—M. Levin, 1238 3d av, has the general contract for alteration and addition to the 2-sty brick moving picture theatre and loft building, 25x96 ft, at 1556 av, for Samuel Wohfeld, 1537 1st av, owner, and the Treasure Palace, Inc., 1556 1st av, lessee, from plans by Samuel Livingston, 101 West 42d st, architect. Cost, \$6,000.

MISCELLANEOUS.

ENDICOTT, N. Y.—The Turner Construction Co., Prudential Building, Buffalo, N. Y., has the general contract for a 6-sty reinforced concrete tannery building, 100 x125 ft, for the Endicott Johnson Co., Clark st, Endicott, owner, from privately prepared plans.

CROTON FALLS, N. Y.—C. J. Stagg, Highwood, N. J., has the general contract for a 1½-sty brick passenger station, 40x61 ft, for the N. Y. C. & H. R. R. Co., A. H. Smith, pres., East 45th st, Manhattan, 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.

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.

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

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

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.

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, Huntingdon, 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.
- *Stp.....Standpipes.
- SA.....Structural Alterations.
- *Tel.....Telegraphic Communication with Headquarters.
- TD.....Time Detector for Watchman.
- Vac.....Vacate Order (Discontinue use of)
- *WSS.....Windows, Skylights and Shutters.
- CF.....Certificates of Fitness.
- D & R.....Discontinuances or Removals.
- *FilSy.....Approved Filtering and Distilling Systems.
- *OS.....Oil Separator.
- RO.....Reduce Quantities.
- *St Sys.....Storage System.

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

Week Ending Jan. 27.

MANHATTAN ORDERS SERVED.

- Amsterdam av, 846—Philip Ohl, RefSys(R)-FP(R)-FD
- Battery pl, 17—U S Rlty & Imp Co, 111 Bway, RefSys(R)-FP(R)-FD-CF
- Broadway, 26—Standard Oil Co, RefSys(R)-FP(R)-FD-CF
- Broadway, 128—Am Exch Natl Bank Bldg, RefSys(R)-FP(R)-FD
- Broadway, 275—German Restaurant Co, 277 Bway, RefSys(R)-FP(R)-FD-CF
- Broadway, 815—Childs Co, 200 5 av, RefSys(R)-FP(R)-FD-CF
- Broadway, 1441—Horn & Hardart Co, 600 W 50, RefSys(R)-FP(R)-FD-CF-El
- Cannon st, 7-9—Manhattan Pie Baking Co, RefSys(R)-FP(R)-FD-CF
- 4 st, 59 E—Paul Grabois, Rec
- 4 st, 220 E—St Joseph's Asylum, 89 st & Av A, RefSys(R)-FD-CF-FP(R)
- 28 st, 4 E—Hctal Latham, RefSys(R)-FP(R)-CF-FD
- 40 st, 25 E—Frederic S Lee, FP-WSS(R)-D&R
- 42 st, 47 E—Childs Co, 200 5 av, RefSys(R)-FP-CF-FD
- 48 st 316-8 E—Imperial Motion Picture Co, O-El-Spr(R)
- 49 st, 31 E—New Weston Co, RefSys(R)-Rec-FP(R)-FD
- 57th st, 339 E—Louis Evans, FA-NoS-Rec-D&R
- 57 st, 160 E—United Tire & Rubber Wks, RQ-D&R
- 63 st, 123 E—C Ledyard Blair, 24 Broad, CF
- 73 st, 353 E—Rosenthal Bros, RefSys(R)-D&R-FD-CF
- 77 st, 159-65 E—Ardley Garage Co, CF
- 105 st, 243 E—S Milone, D&R
- 115 st, 187 E—Feigelson & Weprin, FA-Rec-D&R
- 118 st 232 E—O & W Storage Whse Inc, FA-Rec
- 8 av, 2165—Martin Cushman, RefSys(R)-FP(R)-D&R-FD-CF
- 11 av, 210-6—Simon Zinn Inc, Rec-FA
- 5 av, 225—Park & Tilford, 529 W 42, RefSys(R)-FP(R)-FD
- 5 av, 386—Gorham Co, FP(R)-RefSys(R)-D&R-FD
- 5 av, 1231—Isaac Jaffess, RQ
- 1 st, 3-5 E—N Rosenblatt, D&R
- Fulton st, 86—Public Service Com, Rec-FA
- Greenwich st, 38—Kramer Bros, RefSys(R)-FP(R)-FD-CF-O
- Horatio st, 21-5—Adams Exp Co, 53 Bway, RQ
- Hudson st, 67—Hudson St Hosp, RefSys(R)-FP(R)-FD-CF
- Lexington av, 608—Y W C A, 600 Lexington av, RefSys(R)-FP(R)-FD
- Leroy st, 114—F M Gabler Inc, App
- Liberty st, 197-9—Stillman & Van Sicken, FA-D&R-NoS
- Madison av, 1—N Y Pneumatic Service Co, 15 W 41, RefSys(R)-FP-FD-CF
- Madison av, 1679—Joseph Rosenstreich, Rub-Rec-El-O-D&R-Ex(R)
- 9 av, 114—H Leibmann, RQ
- 9 av, 252—Jacob Lowenstein & Son, RefSys(R)-D&R-FP(R)-CF-FD
- Beaver st, 87—John Stefanko, DC
- Beaver st, 87—Morris Schneider, GE
- Broadway, 302-4—Jas R Roosevelt, 23 W 26, WSS-Stp(R)-WSS(R)-FP-Ex(R)-O
- Broadway, 392—Chas Baum, Rub
- Broadway, 404—Sportman's Apparel Co, FA-El-Rec
- Broadway, 693-7—Bway Corp, Ex(R)

BRONX ORDERS SERVED.

- Bergen av, 601—Harry Katzenstein, RQ
- Dawson st, 882—Lerner & Levin, FA-Rec-NoS
- 132 st, 599-601 E—Thomas Davies, NoS-FA
- 149 st, 293 E—Crescenzo Carfora, RQ
- German pl, 626—Chas Lauria, FA
- Home st, 856—Kuflik & Heller, D&R
- Washington av, 1893—David Jacobson, Rub
- 134 st, 496-8 E—Artee Realty Corp, FD-A
- 139 st, 240-6 E—Edw Gustaveson, FD-A
- Tremont av, 459—Clement H Smith, DC

BROOKLYN ORDERS SERVED.

- Atlantic av, 1305—William Lowery Smith, FP
- Bedford av, 1996—A E Lethbridge, NoS-FA
- Bedford av, 1070—Chas E Thomson, Rec
- Boerum st, 184—Louis Hockman, RQ
- Bushwick av, 293—G Giambalvo, FP
- Eush Terminal, Bldg No. 58—All Package Grocery Stores, foot 51st, NoS-FA
- Clymer st, 71—W & S Mfg Co, 63 Clymer, FA
- Covert st, 135—Geo Walker, NoS-CF-FP
- Carroll st, 1266—Carolyn Kiechlin, StSys(R)
- Crescent st, 194-200—Edw W M Bieg-FA-Rec-CF
- Columbia st, Foot—Theo A Crane's Sons Co, NoS-FA-D&R
- Dumont av, 573—Harry Witriol, Inc, D&R
- Evergreen av, 405—Kuritzky Bros, CF
- Flatbush av, 1122—Harry Sobel, NoS-FA-Rec
- 14 st and Governor pl—Kozak & McLoughlin, FA-DC-El(R)

- Greenpoint av, 108—Joseph Fisher, D&R
- Greene av, 767—Mrs O E von Au, NoS-Rec
- Gravesend av, 780—M Gononsky, EI

QUEENS ORDERS SERVED.

- Broadway and Clinton av (Little Neck)—A P Wright & Son, D&R-FA-StSys(R)-CF-Rec
- Broad Channel—Otto Seidenspinner, NoS-FA-Rec
- Fulton st, 1000 (Jamaica)—Doscher Tetamore Co, NoS-Rec-StSys(R)
- Fulton av, 54 (L I City)—Ward & Co, Rec-NoS-FA
- Lynn and Fulton sts (Queens Village)—Bruckner & Zweggart, NoS-Rec-FA
- Myrtle av, 2432-4 (Evergreen)—Ridgewood Automobile Co, El-D&R-DC-FP-SA
- Myrtle av, 2360-8 (Evergreen)—Chas Strebel & Sons, NoS-Rec-StSys(R)-CF
- 10 st, 81 (L I City)—Humboldt Machine & Stamping Co, FP-Rec-Rec(R)


RICHMOND ORDERS SERVED.

- Castleton av, 1112—James Butler, Inc, RefSys(R)-D&R-FD-CF
- Jersey st, 474 (New Brighton)—I Sobel, NoS-FA-Rec
- Shore rd (Rossville)—Oakland Chemical Co, CF
- Broadway, 89 (W New Brighton)—Cosimo Paone, DC
- Richmond Terrace, 1918—Joseph Silks & Son, DC

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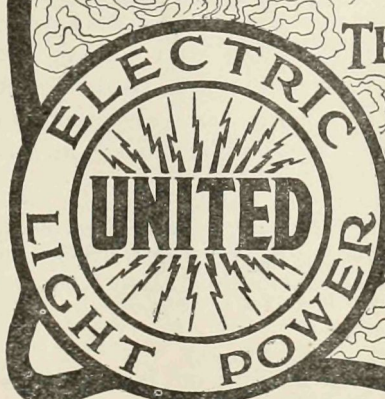
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