

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 10, 1917

PRESENT-DAY EVENTS INSPIRE PATRIOTISM

Hon. Martin W. Littleton, In His Address at the Annual Banquet of The Real Estate Board, Arouses Enthusiasm*

THERE is no subject at this hour upon which it is needful that I should detain you more than a moment. Your city, your State and your Nation have been presented with clearness, with emphasis and with patriotic fervor. There has never been a time and hour when we should feel more inclined to solemn reflection. The mingled sensations of the day have served to remind us of things which have been long forgotten. The thrills have brought to us memories that had almost passed away. We can remember to-night what yesterday we had almost forgotten. We think now of the things which we read in our school books of years gone by.

By the rude bridge that arched the flood
Their flag to April's breeze unfurled;
Here the embattled farmers stood
And fired a shot heard round the world.

We can remember now the majestic Declaration of Independence which of late we have too indifferently considered. To-night we can repeat with veneration and respect the philosophy of that Declaration which set on fire the political literature of the world, and by which nation after nation, and people after people, have been inspired to learn its philosophy and to march with the blazing light of its advancing civilization.

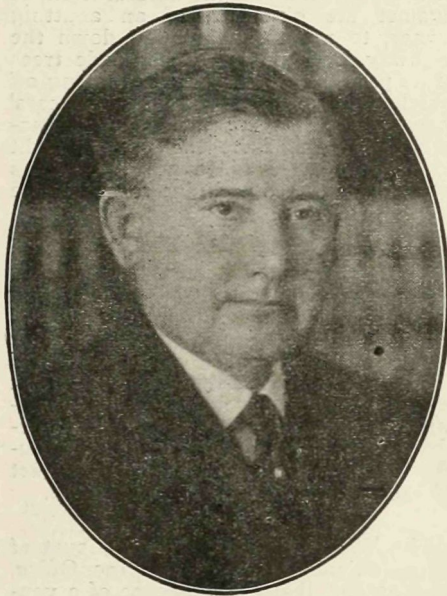
"We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain inalienable rights, that among these are life, liberty and the pursuit of happiness. That to secure these rights, governments are instituted among men, deriving their just powers from the consent of the governed."

To-night we are willing to dwell upon the deep significance of this proclamation of our political philosophy. To-night we are willing to hear retold the story which is written imperishably in our history of the heroism and conduct of those who went before us, and before the week is past man after man in this community will be cherishing the memories of Washington and his gallant men. They will recall the Battle of Long Island and of Harlem Heights, and the retreat up the beautiful Hudson. They will be able to see through the cold and bitter winter scenes the track of the blood-stained march of the first American soldiers. Our memory will burn with the recollection of events that tried men's souls, because we are called upon now to contemplate and may be to confront an epoch, a crisis, an era surpassing in danger, if not in results, any era within the history of the Anglo-Saxon race.

It has been said tonight that Democracy is a matter of spirit and of the soul. Let me add this definite thing—that ours is a definitive country, with a definitive ideal and definitive purpose springing from a definitive philosophy.

It was the neglect of that ideal and the ignorance of that philosophy, and the disregard of that purpose, that brought the cataclysm in Europe. It was the age-old blunder that civilization continues to make that created the situation in which the world finds itself today. It was the absolutism of government. It was the

*It must be remembered that on the day of the evening on which this address was delivered President Wilson handed Count Von Bernstorff his passport.



HON. MARTIN W. LITTLETON.

abolition of all restraints upon government as an agency. It was the deposit of all sovereignty in the government without a fixed limitation. It was the failure to preserve and protect by some great organic instrument the individuality and its attributes of life, of person, of liberty and the pursuit of happiness. It is the final and full fruition of uncontrolled and uncontrollable and sublimated force.

We have neglected our own ideal; we have forgotten to impress and reimpress the definitive character of our own institutions, that ideal our fathers wrought from all the knowledge of the imperious and dangerous ways of the absolutism of the past, the absolutism which was the curse of the Caesars, the fault of the Athenian democracy, the rage of the French revolution and which is embodied in the Kaiserism of Germany.

It was to avoid these errors, to escape from this doctrine of force, to emancipate the government from the curse of unrestrained power that our fathers set down in the philosophy of our nation the doctrine that the right to life, liberty and the pursuit of happiness was an inalienable right. It belonged to man before there was a government. It was twin-born with him, and it is his and will remain his after there ceases to be a government. These are the attributes of the individual which no government could encroach upon. These are the objects to protect and secure which government was necessary, and the only way in which a government could protect these sacred objects of its care and solicitude was that that government should be a definitely limited one, ordained and established by the Constitution of the United States.

This Constitution was adopted in all the magnificent measure of its power; this Declaration of Independence was uttered in all the flaming glory of a new found liberty in order that we might possess here on this continent what other nations had failed to achieve. Here we have attempted to set up under this flag an equipoise between authority and liberty; here we have attempted what Professor Burgess has so happily called "The Reconciliation of Government with

Liberty," and we have proclaimed to all the world that no government is fit to govern if in it is reposed absolute sovereignty, and that no government is fit to govern except as the limited agency of man.

It was the passionate philosophy of the Declaration of Independence, it was the cool distribution of adjusted power in the Constitution that life, liberty and the pursuit of happiness was the end and that government was the means. Individualism in the full exercise of its genius for invention, in its liberty of action, in its quest for wealth, in its dominion over property was the end; Government, the limited restrained agency and means to that end. This is the definitive ideal in our country.

Over against such an ideal what has Germany done? She created modern municipalities, she abolished poverty, she provided the old age pension, she organized her workmen's exchanges, she built an empire that resembles nothing so much as a great Corliss engine; but in doing this she destroyed the priceless attribute of the individual. She submerged the three great civilizing sacred things which constitute the very foundation stones of our Republic—life, liberty and the pursuit of happiness. And then hurling herself as the embodiment of unrestrained force into a war, led by the mailed hands of her ruthless warriors, stimulated by the cruel doctrine of her ruthless philosophers, she has forced upon the aspiring Republic of France, in which the blazing light of democracy was burning, an era of disorder in which France must imitate her example by dismantling, at least for a time, her own Republic. She caused a parliamentary democracy like England to substitute the power of government in place of the rights of individuals. And whatever of hope was rising in the dark regions of Russia for the liberty of the individual has been for the time eclipsed.

It is unrestrained power of Kaisers, Czars and Kings that makes war. It was to destroy that unrestrained power that limited agency of a constitutional government was erected on our shores.

This is the ideal which we should be prepared to defend. The hour may come and we may be put to the test. But ours is not only an obligation—it is a promise, and the fulfilment of that promise will be to preserve for all ages to come this definitive ideal of a great Republic whose chiefest attribute is a Constitution limiting the power of the government in favor of the liberty of the individual.

With this as our mission, and with such a history; with this as our object and with such a past; and with this as our obligation and with such a future, and with one hundred millions of people here whom we cannot doubt and who will not permit us to doubt them, surely the trial of civilization for all ages is upon us. That obligation and that duty has been beautifully expressed in the sweet and simple felicity of the old Greek poet:

Defend this land your common parent
and dearest nurse,
Who on her fostering soil,
Upheld with bounteous care your infant steps,
And trained you to this service
That your hand in her defense
Might lift the faithful shield.

LEGAL NOTES AFFECTING REALTY

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

Brokers' Commissions.

CONTRACTS between real estate agents and owners of real estate by which the former are given authority to engage in activities having for their object the sale of the latter's property are entered into for the mutual material benefit of the parties, and are to be so construed as not to defeat such objects, when such construction is reasonably deducible from their terms. Where the written authorization to sell, of a realty broker, read that the owner authorized the broker to sell for \$11,700 net and agreed "to pay you no per cent. as a commission on said sale when made," it was held that the trial court properly permitted the broker, suing for commission, to introduce evidence of the oral agreement between the parties that he was to receive all over the net sum stated in the writing as the price of the property, since the oral agreement did not vary the terms of the writing, but only amplified it to effectuate the material interests of the parties. The broker was authorized to sell for \$11,700. He found a purchaser ready and willing to buy for more than that sum, but the lowest price quoted to him by the broker was \$12,500. The purchaser went to the owner himself and bought it for \$12,000. It was held that the broker was entitled to commission. The contract implied that the broker would fulfill its terms if he found a purchaser who was ready and willing and able to buy the property for any sum up to or in excess of the net amount specified in the written authorization; and if such purchaser when found saw fit to deal directly with the owner, and the owner with him, within the life of the broker's agency, and to consummate a sale of the property for a sum equal to or in excess of the owner's net figure, the agent would be none the less the procuring cause of such sale, and would under the authorities be entitled to his reward. Judgment in the broker's favor for \$300 was affirmed. *Daniel v. Calkins* (Cal.) 160 Pac. 1082.

Contracts to Make Leases.

There is a distinction between a present lease and an executory contract to make a lease in the future. Whether a contract contained in a written instrument, or in letters between the parties is of the one character or the other depends upon the intention of the parties. This intention is primarily to be drawn from the writing itself; and if the written contract clearly and unambiguously shows the intention of the parties to be of the one character or of the other, it is conclusive. But if the written contract is ambiguous or so lacking in clearness as to be open to construction by the aid of circumstances, such circumstances, including the construction placed upon such contract by the parties very shortly after it was made, may be proved to aid in its correct interpretation, but not to add to or take from the writing, if the latter is in itself complete. *Andrews v. Stule & Vorhauer*, Georgia Supreme Court, 99 S. E. 59.

Liability for Alterations.

The New York Appellate Division holds. *Deutsch v. Robert Hoe Estate Co.*, 161 N. Y. Supp. 968, that under a lease, providing in terms that the tenant should conform to and fulfill and perform all present and future obligations and all requirements of law, and all present and future ordinances, regulations, and lawful requirements of state, municipal, and other legal and public authorities, then or thereafter existing, the landlord was not liable to the tenant for the cost of complying with items in an order of the State Department of Labor directing the tenant to maintain in the demised premises a fireproof passageway, which involved construction work; the order being issued by the Commissioner of Labor under Laws 1913, c. 461, repealing Labor Law (Laws 1909, c. 36 [Consol. Laws, c. 31]) § 83, which was a re-enact-

ment of Laws 1897, c. 415, § 83, in force when the lease was executed, except that Commissioner of Labor was substituted for factory inspector, since the order was within the contemplation of the parties when the lease was executed.

Moving Buildings.

The New York Supreme Court, Special Term, Kings County, holds, *Richards v. Dauch*, 162 N. Y. Supp. 193, that the owners of a double building, 28 feet or more in width, had no natural right, as against the objection of an abutting owner, to move the building down the highway, destroying all the shade trees in its path by crushing off or lopping off overhanging branches of many years' growth, and leaving the street permanently marred, since the natural right to use the highway to move buildings must be exercised with due regard to the rights of others.

Authorization to Brokers.

The California Supreme Court holds, *Holland v. McCarthy*, 160 Pac. 1069, that a writing, addressed to a firm of real estate brokers, agreeing to sell a lot for \$3,000, was not a valid contract to sell. It merely authorized the brokers at most to find a suitable purchaser, without binding the owner to make a sale if a purchaser were found; and it did not authorize the brokers to make a contract of sale for the owner to any person.

Warranty of Ownership.

The West Virginia Supreme Court of Appeals holds, *Pauley v. Sun Ins. Office*, 99 S. E. 552, that the existence of a vendor's lien upon a house insured against loss by fire does not constitute a breach of a warranty that the insured is the sole and conditional owner thereof. Title was vested in him, and a mere lien, whether a vendor's lien, mortgage, deed of trust or judgment lien, does not constitute a condition affecting the title.

Satisfactory Title.

An executory contract for the purchase of land was conditioned upon "the title being satisfactory," and the contract further provided, "if titles within thirty days are found unsatisfactory and owner or agents so notified, the money paid to be returned to the purchaser." Under a contract so conditioned, a purchaser is entitled to receive a title enabling him to hold the land free from probable claim by another and one that, if he wishes to sell, would be reasonably free from any doubt which would interfere with its market value; and where the question of whether such a title is tendered him is fairly debatable, equity will not force the vendee to perform. *Horowitz v. Mendel Real Estate & Imp. Co.*, Georgia Supreme Court, 99 S. E. 57.

Commissions Due.

The Missouri Supreme Court, *Stone v. McConnell*, 187 S. W. 884, holds that real estate commissions become due, when no other time is specified, upon the intending purchaser and vendor executing a contract of purchase, although the vendor's defective title prevents him from completing the transaction.

Damages for Breach of Contract.

The Iowa Supreme Court holds, *Kirkwood v. Perry Town Lot & Imp Co.*, 159 N. W. 774, that the measure of damages for breach of a contract for the sale of land by failure of the vendor's guaranty that a street car line, steel plant, and college would be constructed in the vicinity within a certain time, is the difference between the value of the land had they been built, and as it was without them.

Seventy years ago when Coventry Waddell built his suburban villa on Fifth avenue, amid grounds which covered the whole square between 37th and 38th streets, the avenue was little more than a common road, with old farm fences visible on every side. Upon its site was subsequently erected the Brick Church,

ARCHITECTURAL LEAGUE.

Exhibition Opened Last Week—Interesting and Instructive.

THE thirty-second annual exhibition of the Architectural League of New York was formally opened in the American Fine Arts Building, 215 West 57th street, last Saturday afternoon, with the usual reception to the members of the league and their friends. This exhibit bids fair to become one of the most noteworthy and successful events in the history of the organization on account of the diversity of subjects and the interesting manner in which they are displayed. The 1917 exhibition differs somewhat from those of previous years in that the various exhibits are not segregated in separate galleries as heretofore. Architecture, sculpture, painting and craftsmanship are, in the current exhibition, to be found in harmonious groups in all galleries. The innovation is an excellent one and has done much to create a greater interest in the event than has ever before been evidenced in a function of the Architectural League.

The decorative scheme of this exhibition takes the form of a formal garden, complete with walks and growing hedges, fountains and waterfalls. The landscape effects are of high merit and add much to the setting of this important event in the art year. The decorations were designed and installed under the direction and supervision of H. Van Buren Magonigle. The Medal of Honor for architecture for this year was awarded to John Russell Pope for his design of the Temple of Scottish Rite, which was recently completed at Washington, D. C. This beautiful structure must be actually seen to be thoroughly appreciated, although the painting and drawings on view demonstrate that the judges of the exhibition made the only possible choice. Maxfield Parish obtained the medal for painting for his murals designed for the Curtis Building at Philadelphia and the medal for general work was awarded to H. A. McNeil for his bas-relief, "Washington, Commander-in-Chief," which was recently added to the Washington Arch in Washington Square.

The league exhibition for this year is rich in drawings and paintings, showing the recent representative work of many of the most prominent architects and artists of this city, and as a whole is one of wide interest and attainment. The exhibition will be open to the public until Saturday, February 24.

New Members for Brooklyn Board.

At a special meeting of the Brooklyn Board of Real Estate Brokers, held at 189 Montague street, on February 2, the following new active members were elected: The Desmond Dunne Company, 30 East 42nd street, Manhattan; H. Elliott Esterbrook, 1463 Fulton street, Brooklyn, and Gustave Girard, 215 Montague street.

The following were elected associate members: William B. Greves of the Realty Associates, 162 Remsen street; Frank Bailey, 175 Remsen street; H. B. Davenport, of the Home Title Insurance Company, 383 Jay street; C. H. Boody, of the Peoples' Trust Company, 183 Montague street; George W. Gair, foot of Washington street; H. F. H. Reid of the Bush Terminal Company, 100 Broad street, Manhattan; Oliver E. Yale, 203 Montague street; Alexander C. Snyder, of the Broadway Trust Company; Charles H. Ebbets, Ebbets Field; J. Byron Creamer, of the Frank Byron Company, 186 Remsen street; William F. Donovan of the Utica Avenue Realty Company, 186 Remsen street; E. E. Friou, of T. J. Dyson & Son, 258 Washington street; The Estate of Charles A. Silver, 276 Madison avenue, Manhattan; Walter Dewnap, 203 Broadway, Manhattan; Benjamin T. Van Nostrand, 397 Bridge street; Frances L. Maher, 122 Livingston street; Charles W. Noyes, Jr., 162 Montague street; Louis L. Firuski, 41 Flatbush avenue, Michael F. Gleason, 772 St. Johns place, and Sidney F. Strongin, 189 Montague street.

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, Feb. 9.—Home Rule legislation has been put to rest and the taxpayers of New York City will not receive any relief from taxation or be freed from supervision of rural legislators this year. Senator Ogden L. Mills was expected to introduce measures giving New York City self-government, but this week he expressed the view that this is no time to ask for Home Rule legislation, as it would not be possible to submit the question to a referendum this year. The Constitution requires that two separate Legislatures must pass upon a Home Rule bill before it can be submitted to the electors, and as the same Senate will be in office next year there would be nothing in particular gained by pressing the proposition at this time.

The Mayor's Conference and other civic organizations which appeared before the Legislature last year asking for Home Rule legislation have not been heard from to date. Senator Elon R. Brown has introduced an amendment to the Constitution which he is pleased to call "Home Rule Bill," but the advocates of Home Rule, particularly those from New York City, declare that it is not designed to tender autonomy to the municipalities. It is an amendment, they say, with a string attachment inasmuch as the Legislature will be permitted to pass upon acts and enactments of the city authorities. Senator Wagner intends to introduce later on a bill similar to the one he proposed last year amending Article XII of the Constitution by providing for Home Rule for cities and villages. This measure would prohibit the Legislature from passing any special or local bill affecting the municipal government of a city or village. Senator Wagner has good intentions, but is not in a position to compel favorable action for his measure.

There was a conference held this week between Rudolph P. Miller, Chairman of the Board of Standards and Appeals, Edward J. McGoldrick, representing the city, Minority Leader Robert F. Wagner, who is responsible for the recent factory legislation, and Edward P. Doyle, representative of the Real Estate Board of New York. At the conference it was decided to introduce and pass immediately legislation defining a factory building as "a building devoted principally to manufacturing and having twenty-five or more persons above the first floor engaged in manufacturing." Only in such buildings will the labor laws affecting structural changes or fire alarm systems be operative.

Senator Dunnigan of the Bronx has introduced a bill on behalf of Real Estate Board to abolish the Bronx Parkway Commission. That part of the Bronx Parkway located in Westchester County shall be placed under the jurisdiction of a board to be created by the Westchester County Board of Supervisors. That part of the Parkway located in New York shall be placed under the supervision of a city department to be created for the purpose by the Board of Estimate.

Senator Dunnigan also introduced a bill to provide for the payment of all city taxes in the Comptroller's office. This bill provides that the Water Registrar, instead of certifying arrears for water taxes as at present to the Comptroller, shall certify all water taxes when due.

Mr. Doyle of the Real Estate Board also has asked for the introduction of a bill which provides that all leases of real property to hold for more than one month shall be in writing. The great difficulty under the present law, he contends, is that tenants who hold over May 1 often establish the right to hold over for another year, which leads to complications and often prevents the sale of the property in question.

The Real Estate Board also supports a bill introduced by Senator Boylan de-

fining the liability of agents for non-compliance with orders from the Labor Department, the Fire Prevention Bureau or other boards charged with the enforcement of protective measures. In the past the agents have been held responsible for the non-compliance of orders issued by the authorities, and although the owners refused to obey these orders, the courts decided that the agents are liable.

Lawrence B. Elliman, of the firm of Pease & Elliman, was recently fined by the courts for not complying with an order of the Labor Department. Mr. Elliman appealed on the ground that they were only the renting agents, nevertheless the Court of Appeals decided against the firm, and to prevent a recurrence of similar cases the Legislature has been asked to amend the law accordingly.

A bill introduced by Senator Charles F. Murphy of Brooklyn, to saddle the expense of widening Flatbush avenue in Brooklyn upon the entire community has aroused opposition on the part of many taxpayers, and the Citizens' Union has asked the Legislature to defeat this proposition. The bill would make local assessments inoperative. The statement of the Citizens' Union in part reads:

"Regardless of the merits of such a change in the plan for financing this improvement, it should not be made the subject of special legislation. The Legislature should not decide how this work should be paid for. That should be left to the discretion of the local authorities, and if any assessments have been made which should be annulled the opportunity for re-consideration should be granted by general law so that other persons similarly situated may have a like remedy. S. L. S.

The following bills affecting real estate were introduced this week:

IN THE ASSEMBLY.

497. By Everett. Amending the Tax Law generally, in relation to the taxation of debts secured by mortgages.

523. By Davis, G. T. Amending the Real Property Law (Sec. 203), by providing that

where a wife refuses to release her contingent right of dower, the Surrogate Court of the County in which the real property is located, may order the release of such contingent right of dower upon payment to the wife of its value.

528. By Levy. Amending the Real Property Law (Sec. 259), by providing that when real property is sold at public auction, unless a deed or conveyance is immediately executed by the owner or his lawful agent to the purchaser, the auctioneer shall execute and deliver to such purchaser a written memorandum of the sale, which memorandum shall be equivalent to a contract of sale. An auctioneer who fails to announce the terms of sale, or to deliver such memorandum of sale, shall be personally liable to any person damaged by such failure. No person shall offer real property for sale at public auction without written authority from the owner in fee.

529. By Levy. Amending the Personal Property Law (New Sec. 64-a), by providing that the lien upon real property of a contract for the conditional sale of goods and chattels, attached or to be attached to a building, filed in the office of a Registrar of Deeds or a County Clerk, may be discharged either before or after the beginning of an action to enforce the lien, by the owner of such real property executing an undertaking with two or more sufficient sureties, in such sum as a Justice of the Supreme Court or the County Judge may direct, not less than the amount due upon such contract, conditioned for the payment of any judgment which may be rendered.

534. By Shapiro. Amending the Greater New York Charter (Sec. 249), by directing the Board of Aldermen, in fixing the rate of taxation on real estate for 1918, exclusive of special franchises, to so apportion the rate that the rate on the difference between the value of improved and unimproved real estate shall be 90 per cent. of the rate on the value of the unimproved property. Thereafter improved real estate shall pay 10 per cent. more of taxes each year, except that in the ninth year, it shall pay 9 per cent. more. So that in the end improved property shall pay 99 per cent. of taxes and unimproved property 1 per cent.

578. By Ahern. Amending the Penal Law (Secs. 270, 271, 272 and New Sec. 271-a), by making it illegal for any person who has not been regularly admitted to the practice of law to convey the impression, by advertisement or otherwise, that he is competent to give legal advice. No person who is not an attorney may draw any instrument relating to real or personal property, any will, any petition, any pleading, any pleading process, examine any abstract, or draw any other paper required by law to be filed or reported in the office of any officer of the State, or in the office of the clerk of any political subdivision of the State unless specially authorized by law. This section is not construed to prevent a person from drawing any instrument pertaining to his own property, or to pass upon the validity of any title to real estate for which he has a contract of purchase.

REALTY BOARD STARTS CAMPAIGN

Membership of Organization to be Increased as Protest Against Excessive Cost of Government

THE Real Estate Board of New York has launched the campaign for the increase in its membership, as already announced in the Record and Guide. The campaign is the result of a growing protest from property owners and others identified with the real estate field against the increasing expenditures of the city and State administration.

At a meeting of the Real Estate Board an active-associate membership was established for property owners and those not engaged as real estate brokers. An active-associate member is eligible to serve on the Board of Governors and to vote at the annual meeting. The active-associate members will be represented by six men on the Board of Governors.

Four thousand firms and individuals will be offered membership in the Real Estate Board next week in the campaign which will cover the entire city.

Joseph P. Day is chairman of the Campaign Committee, which is composed of William C. Breed, Warren Cruikshank, Lawrence B. Elliman, George T. Mortimer and Robert E. Simon. One hundred and fifty business men are giving their personal time to visit the property owners. These men each will give two hours on Tuesday, Wednesday, Thursday and Friday mornings of next week in the interests of the membership campaign.

The scheme of the campaign was outlined at luncheons held this week by leading members of the Real Estate Board,

Lawrence McGuire, president of the Board, who entertained a number of men Thursday at the Bankers' Club, told of the thousands of dollars saved New York by defeating in the Legislature bills detrimental to property rights and by aiding in the passage of others helpful to them.

As illustrating the latter point, Mr. McGuire mentioned particularly the Lockwood-Ellenbogen bill creating the Board of Standards and Appeals. One-time Senator William M. Bennett said that organized efforts among property owners could accomplish anything in the State Legislature provided the legislation sought was good, and that organization was the only solution to the taxation problem.

Yesterday Joseph P. Day gave a luncheon at the Lawyers Club, at which the entire plan of action was outlined. Other gatherings will follow.

Government by Commission.

Mayor Mitchel told a delegation of visiting city managers under the commission form of government that New York is not ready for a single manager. It would indeed be too big a job for one man unless he were provided with a cabinet of assistants. However, the commission form of government is susceptible of further elaboration to meet the requirements of great cities. And when New York is freed from the shackles of mandatory government conditions may be perfect for applying the system here.

MEASURES AFFECTING REAL ESTATE

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

ONE of the bills opposed by the Joint Committee on Legislation and Taxation and Real Estate Laws is a radical amendment in the Tenement House Law prescribing conditions under which tenement houses may be vacated. If the bill were enacted it would make it possible for the Department to order the vacation of a tenement on "the mere certificate of an inspector or officer of the Department that there is defective lighting or defective means of escape in case of fire."

Approval was given to a number of bills, chief among which Senator Emerson's providing that the State Board of Equalization shall consist of the members of the Tax Commission eliminating the Commissioners of the Land Office. The passage of this bill would result in better equalization as between various localities of the State. It has the approval of the Comptroller.

Approval is given to the principle of Senator Emerson's bill to impose a tax on the sale of admission tickets to theatres, baseball games, automobile races, etc., but certain defects are pointed out in the drafting of the bill.

Assemblyman Evans' bill, which aims to protect the water sheds from pollution is approved.

The Board will make a special effort to procure the passage of Assemblyman Bell's Bill Int. No. 415, which would amend the Real Property Law by requiring that all leases or interest in real property exceeding one month shall be in writing. This bill is introduced at the request of the Real Estate Board. While it is designed to correct a common practice of unfair breaking of verbal leases, it is also of advantage to the tenant.

The committee's action in detail on these and other bills is as follows:

Senate Int. 180, Emerson (Same as Assembly Int. 201, Judson).—An act amending section 174 of the Tax Law, by providing that the Board of Equalization shall consist of the members of the Tax Commission, eliminating the Commissioners of Land Office.

A board whose duty it is to correct the inequalities in the assessed valuations of real estate in the several counties in the State should be removed from any possible political influence. This is accomplished by eliminating from the Board the seven elective members comprising the Commissioners of Land Office. Past experience has shown that this step is advisable and will go a long way toward establishing a more just and equitable basis of assessment as between the various localities of the State. The bill has the hearty endorsement of the Real Estate Board.

Senate Int. 234, Daly (Same as Assembly Int. 137, O'Hare).—An act to empower the City of New York to widen Kills Path, a highway situate in the boroughs of Brooklyn and Queens, in said city, by acquiring through purchase or condemnation the lands of the various cemetery corporations or of others, abutting along said highway, from Jamaica avenue in the Borough of Brooklyn to Myrtle avenue in the Borough of Queens.

In the opinion of this Board the widening of this road is unnecessary. It will prove to be a very expensive undertaking not at all warranted by conditions. The Real Estate Board opposes this bill.

Senate Int. 282, Mills (Assembly Int. 437, Marsh).—An act to amend the Penal Law, fixing penalty for misdemeanors by providing that persons convicted under section 1146 for keeping disorderly houses, or under section 1148, for living on proceeds of prostitution, or under subdivision 4, section 887, Criminal Code, for offering to commit prostitution, shall not be punished by a fine, but by imprisonment.

This bill is disapproved as the Real Estate Board believes that in such cases discretion as to whether penalty of fine or imprisonment or both should be imposed, should be left to the presiding judge.

Senate Int. 291, Emerson (Same as Assembly Int. 414, Coffey).—An act to amend the Tax Law, imposing a tax on the sale of admission tickets to theatres, baseball games, automobile races, dancing, and other places of amusement. The amount of the tax varies with the price of the ticket and payment is to be indicated by a tax stamp attached to the ticket.

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

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

The principle of this bill is approved. The Real Estate Board believes that a tax on amusements would be a very proper source of revenue to the State. However, the bill seems to be badly drawn in some particulars. There is no statement anywhere as to who shall pay the tax. Further the section as to the recovering of penalties seems to be rather unfair, in that it provides that failure on the part of the amusement company to produce the surrendered ticket on which the tax stamp is to be placed shall constitute prima facie proof of the non-payment of the tax. The ticket will have been issued and passed out of the control of the person issuing it.

Senate Int. 292, Wagner.—An act to amend the Tax Law by exempting all State property from taxation.

Under the present law the State pays taxes to up-State communities on the wild and forest lands owned by the State in those localities. New York City pays about 75 per cent. of the State tax and thus pays a large amount toward the support of such up-state communities which have wild or forest lands within their bounds. All other State property is exempt from taxation. This bill removes the present discrimination and is approved by the Real Estate Board.

Assembly Int. 257, Green.—An act authorizing the Commissioners of the Land Office to convey to New York City for a nominal consideration the State's interest in lands under water, between high and low water mark, adjacent to the Coney Island shore between the extension of West 37th street and the extension of West 8th street, for the construction of a promenade, recreation piers, and for other public purposes.

The bill provides further that if within three years the City of New York shall not have constructed on this land such a promenade, recreation piers, etc., and if such improvements are not forever open to the public free of charge, the land shall revert back to the State. By this provision large expenditures by the city are called for, which, in the present state of its finances, the city most certainly cannot afford. The Real Estate Board opposes this measure.

Assembly Int. 379, Green.—An act adding another subdivision to section 301 of the Real Property Law, regulating the form of acknowledgments and proofs in Russia and the Grand Duchy of Finland.

This addition is in the same form as the other subdivisions of the section and is approved.

Assembly Int. 392, Evans.—An act to amend the Public Health Law, in relation to protecting from pollution the watersheds used for the water supply of New York City.

Inasmuch as the provisions of the bill apply only to institutions hereafter to be built and is a proper protective measure for the health of New York City, the bill is approved.

Assembly Int. 403, Shiplacoff.—An act to establish a milk commission; defining the powers and duties of the commission, providing for the purchase of lands and necessary machinery for the collection, pasteurization and distribution of milk; making provision for the issuance of bonds to the amount not to exceed twenty millions of dollars for the purposes; and providing

for a submission of this proposition to the people of the State to be voted upon at the general election to be held in 1917.

This bill is opposed. It is an ill-advised, impossible measure.

Assembly Int. 415, Bell.—An act to amend the Real Property Law by requiring all leases or interest in real property exceeding one month to be in writing.

This bill was introduced at the request of the Real Estate Board. It is unquestionably to the best interests of all parties concerned to have leases written and leaves no room for doubt and resulting disputes.

Assembly Int. 416 Bourke.—An act amending the Lien Law by providing that notice of lien for work or materials must be filed within ninety days, instead of four months, that where the amount exceeds \$100 the notice must be accompanied by an undertaking, and prescribing the amounts and conditions of such undertaking.

The Real Estate Board approves this bill. Its provisions are fair to both parties. It provides protection against the filing of an unjust lien merely for the purpose of embarrassing the builder, while it imposes no hardship or unjust burden on the man who has good and valid reasons for filing a lien. It also protects the laborer by making it unnecessary for the filing of an undertaking when the amount is less than \$100.

Assembly Int. 417, Bush.—An act adding a new section to the Public Health Law, providing that in cities and villages with a population of 10,000 or more, the wall or ceiling of any building used by human beings for working purposes shall not be repapered or recalimined until all the old paper or calcimine has been removed and the wall thoroughly cleaned. Violation is a misdemeanor.

While this bill imposes another obligation upon real estate owners, it is a proper obligation and is approved by the Real Estate Board.

Assembly Int. 434, Marsh.—An act amending the Greater New York charter, by including defects in lighting and means of escape in case of fire, among the causes for which the Tenement House Department may order a tenement vacated.

The bill is opposed by the Real Estate Board. It provides that upon the mere certificate of an inspector or officer of the department that there is defective lighting or defective means of escape in case of fire, the department may direct the house to be vacated. This is an exceedingly dangerous bill for owners of property. If it should become a law, even if an apartment house should be equipped to the smallest detail with the very best fire escape facilities now demanded by the law, yet if an inspector made a certificate that they were not sufficient or that the lighting was not sufficient, the department could order a building to be vacated. The Tenement House Department should not be vested with such imperial power over buildings coming within its jurisdiction. In the case of a house where there was perhaps a substantial but not an absolutely technical compliance with the law in its numerous details—and there are hundreds of such cases today—a vacating order could be issued and an appeal to the courts would be absolutely useless.

Assembly Int. 447, Shiplacoff.—An act to amend the Code of Civil Procedure relative to summary proceedings to evict employees from premises owned by the employer, by providing that a janitor or superintendent of an apartment or boarding house shall not be removed from premises occupied by him until notice requiring him to vacate has been served on him at least ten days, notwithstanding termination of his employment or expiration of time agreed upon for his occupancy, and making other changes.

This bill is opposed. Its provisions are so absurd and impossible as not to require comment.

Assembly Int. 453, Farrell.—An act adding a new section to the Penal Law, prohibiting black-listing. It makes it a misdemeanor for a person or corporation to attempt to prevent former employees from securing employment elsewhere, by making misrepresentations. A statement of the reason for the discharge of an employee may be given on special request, but without any mark, sign or other means of conveying information different from that expressed by the words.

No employer should falsely, by black-listing or any other way, prevent an employee getting employment. On the

(Continued on page 200.)

THE RENTING DEMAND IN WASHINGTON SQUARE

Structural Alterations to Old Buildings are Being Made—
Owners Receive Splendid Returns on Added Investments

IN order to meet in part the present demand for apartments in the Washington Square section, the owners of No. 146 West 4th street and 77 Washington place decided to modernize their premises. The former building was recently sold to Vincent C. Pepe, for about \$18,000. It is a four-story Colonial house, erected in 1823 as a private dwelling, the lot measuring 21x109 feet. The premises were altered about three years ago by extending the building and arranging the floors into suites. About four extra rooms were added to each floor. For a long time the building was neglected and modern improvements were not installed, and it was for this reason that tenants were difficult to obtain. The rentals obtained averaged about \$32 a month for eight rooms, bringing the total rental obtained for the building to \$125 a month or \$1,500 a year.

The building is well constructed and wood work and trim is in a fine state of preservation. It is of the Heavy English Colonial style of the Georgian. There are some splendid examples of mantles of black marble with green stripes which, with the rounded columns, make a charming effect.

Before purchasing the property, Mr. Pepe tried for a period of two years to convince the former owner as to the advisability of altering and restoring the structure, but to no avail. He has shown that with the expenditure of about \$6,000, the rentals could be more than doubled. The final upshot was that he sold at a low figure. As soon as the plans were ready, and were shown to prospective tenants, there was no difficulty in securing occupants on the new rental basis.

Tenants have expressed their willingness to lease suites from the first of May at the following rentals: First floor, \$900 a year; second floor, \$1,000 a year; third floor, \$1,000; fourth floor, \$1,100 a year and the basement, \$400 a year, making a total of \$4,400 a year. Each suite will contain seven rooms and bath.

Two of these apartments already have refusals on them, though the building will not be ready until next May. The architect is Frank E. Vitolo. The amount that will be expended on these improvements will be paid in rentals in about three years, besides giving about 20 per cent on an investment, approximating \$25,000.

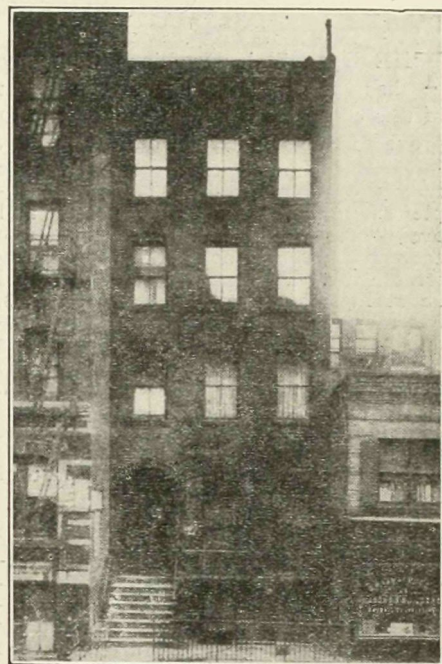
Pepe & Brother recently sold 77 Washington place to the Pequabuck Realty Corporation. The structure is four stories and basement on a lot, 22.6x97, and is

occupied as a rooming house. The rental paid was about \$1,500 a year. It is a Colonial type of structure and was erected in 1835. The sale price was about \$24,000.

The house will be altered into suites of two rooms and bath with studio. There will be two studio apartments on each floor, making nine suites in all, in addition to which there will be quarters for the janitor. All modern improvements will be installed. There will also be a duplex studio in the rear containing four rooms and kitchen. The cost of the alteration will be about \$12,000. The rentals will be as follows:

First floor (doctor's apartment), \$600 a year; rear studio, four rooms, \$1,500; second floor, studio front, \$720; second floor, studio rear, \$720; third floor, studio front, \$720; third floor, studio rear, \$780; fourth floor, studio front, \$720; fourth floor, studio rear, \$780; fifth floor, studio front, \$780; fifth floor, studio rear, \$900, making a total rent roll of \$8,220 a year, which shows a splendid investment return on about \$36,000.

There is no abatement in the demand for apartments in this section. The



NO. 146 WEST 4TH STREET.
(Before Alterations.)

trance. The upper part will be of red Harvard brick with white joints with the top finished off with white marble pilasters and cornices. The sides and court walls will be finished with light-faced brick. The apartments will consist of two, three and four-room suites. All of the living rooms have large properly ventilated practical fire-places, in which wood, coal or gas logs may be burned. The rear compartments having north light will be laid out for studio purposes, and so divided that five, six and seven room suites can be arranged. Decorations can be arranged for when leased. There will be a high class electric elevator and dumbwaiter service in the building, with servants' rooms on the roof.

This property was part of the original Sir Peter Warren farm in old Greenwich Village, which was given under a grant from the English Crown in 1731 and the present owners have held title of record for more than fifty years. H. B. Welsh, the president of the company which is erecting the building, was born on the premises.

The property has only brought a meager return on the assessed valuation for a number of years, but owing to the unsettled condition of real estate values it has been impossible to decide what development could be made for permanent betterment. Now that the Zoning Resolution has come into existence the matter is settled for all time and already the best class of tenants are flocking to this neighborhood. The demand for apartments is unprecedented and more than equal to the demand in any part of New York City at any time, owing to the assurance that this part of New York is restricted against the erection of any sort of building but those to be devoted to residential purposes. This example is cited as an illustration of the ready response that the New York realty owners are willing to make whenever any opportunity is offered for their benefit and is directly due to conditions created by the Zone Resolution passed by the Board of Estimate.

Mayor Mitchel said in his speech at the annual banquet of the Real Estate Board of New York, at the Waldorf-Astoria last Saturday, "Had this regulation existed some fifteen years ago, all of that part of the city south of 23d street, which is considered by many to be one of the most beautiful and most desirable residential districts, might have been saved for New York." The Mayor stated an indisputable fact.

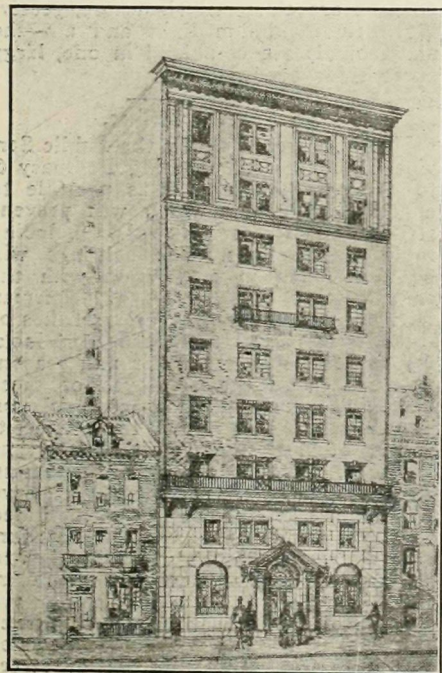


NO. 146 WEST 4TH STREET.
(After Alterations.)

only apartment houses now under construction in the district include the John Alden apartments at 44 West 10th street, which will be ready about October 1, 1917, the new house in West 12th street and No. 125 West 16th street, the latter two being owned by William Lustgarten & Co.

Another addition is about to be made to the reconstruction development in the Washington Square Section which may be taken as a result of the "Save New York Legislation." A nine-story fire-proof building is to be erected at 123 and 125 Waverly Place. The main idea and intention of the owners and architect in the conception of this building is that one would be erected in harmony with the general architecture of Washington Square and so arranged as to meet the requirements demanded by those living in one of New York's most exclusive residential districts. As Washington Square is historically known, back to the days of the Revolution, there was only one style of architecture to adopt, "The Colonial Period."

The lower two stories of the building will be of white marble with portico en-



NO. 123 WAVERLY PLACE.

ECONOMIC OPEN STAIR COMMUNAL DWELLINGS

Existing Law Prohibits Toilets Opening on Open Air Stairs—Were Change Made Fireproof Buildings Could Be Erected Profitably

By HENRY ATTERBURY SMITH

THE Open Stair Dwellings Company has upon its letter-head, "The object of this company is educational. It is to prove to the commercial builder in city, town and country that the open stair type is preferable to other types of multiple dwellings, both as to health and profit." It would like to say that the economic fireproof open stair type is preferable, etc. This latter statement would be of little avail with our law as it is, for there is no encouragement to produce a fireproof building that warrants the extra expense, nor are economic open stair tenements allowed at present. In the face of the ever increasing cost of commodities it is well to review the cost of shelter along with food and other things that make up the major part of the low wage earner's budget.

Plan "A" is being built. Borough President Marks, Health Commissioner Emerson and George F. Canfield but recently officiated at the corner stone ceremonies of the second unit. The buildings are non-fireproof. The company prefers to build Plan "B" fireproof, but it cannot do so. Plan "B" is a pure economic open stair tenement, as defined in July 28, 1900, when the name came into existence by being filed in the Library of Congress thus, "having stairs which open directly upon an interior court, which stairs themselves are made of fireproof material being roofed over at the top to shed water from the stairs. The stairs therefore being part of the court allow the toilets to be placed adjacent, and to ventilate upon and to derive their light from the stair well and court." It is "economic" because it has its toilets upon a zone of secondary value, the zone of primary value—the periphery of the plan being reserved for more pressing uses.

A tenant pays for light, air, convenience, security, agreeable surroundings—the landlord charges for capital invested, management, taxes and insurance. The aim and motive of this company is such that should Plan "B" be allowed without the intercommunicating theft inviting window darkening, disfiguring fire escapes it would be built fireproof at once on its remaining properties. Nor would it be anybody's loss financially; there is sufficient additional rentable area in Plan "B" over Plan "A" to make up for the extra cost, and so there would accrue an obvious gain to the tenant, the owner and the city.

Let us compare the two plans. The tenant prefers to enter a toilet from a vestibule than from a kitchen, a dining-room or a living-room. He also prefers to have as much outside wall space for his principal rooms, with his bathroom elsewhere, as is the practice in private

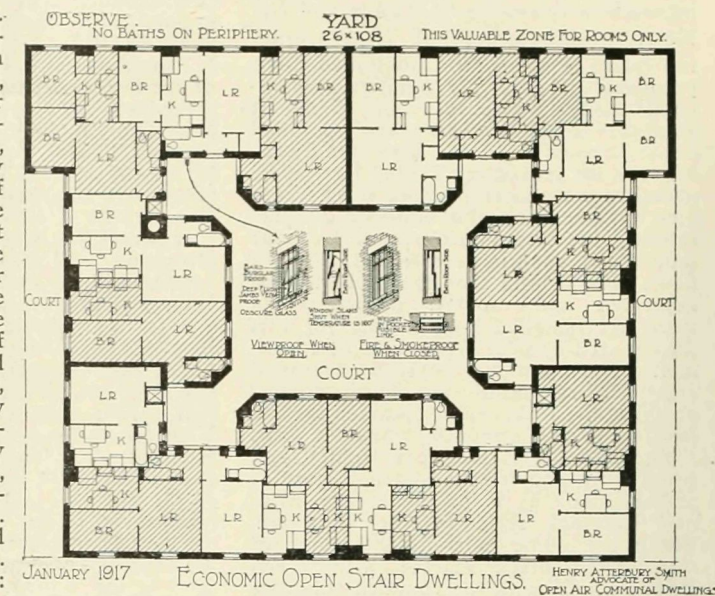
houses and hotels. He feels that a modern bathroom, with modern fixtures, moisture proof floor and wall is not subject to much abuse, and is properly placed in a zone of secondary value. He surely prefers that what little space he can afford to pay for should be in the light, on the outside wall in the zone of primary value. And in this he is right, he is endorsed by the New York Academy of Medicine by resolution of May 4, 1911, which was introduced by Dr. A. Jacobi and seconded by Dr. Hermann M. Biggs. It reads thus:

"It is better to locate and ventilate the bathrooms on the open stairs rather than to locate them on the outside walls of the building, as this space is better utilized for bedrooms, living rooms and kitchens."

The open stair is in both plans and it is the vital dominating feature. Its forerunner, the "tower type," built in Manhattan in 1879 at 318 Monroe street, by the Chichester Estate, and also in Brooklyn, was not popular here, although it exists by the mile in London. This is perhaps due to its uneconomic use of space—it has long halls—all the tenants pass by the bedroom windows of other tenants.

The open stair type, on the other hand, is popular here. Thus we see it introduced in the Vanderbilt East River Homes, housing 380 families, followed by the John Jay Dwellings, housing 280 families, then the Hartley Dwellings, housing 96, later the Cutting Memorial Dwellings, housing 96, and the North River Homes, housing 60, and The Parkway Apartments, of Cincinnati, housing 84—there may be others I know not of—and now finally the Open Stair Dwellings in 146th and 147th streets, housing when complete 648 families.

Plan B is virtually a reproduction of one designed in February, 1900, about which a letter was written to me under date of June 21, 1900, by Lawrence Vieller, secretary of the Tenement House Committee of the Charity Organization Society. Among those actively interested in the committee at that time were W. F. Hollis, chairman; Robert W. De Forest, George B. Post, Richard Watson Gilder, Felix Adler,



JANUARY 1917 ECONOMIC OPEN STAIR DWELLINGS. HENRY ATTERBURY SMITH ARCHITECT OF OPEN AIR COMMUNAL DWELLINGS.

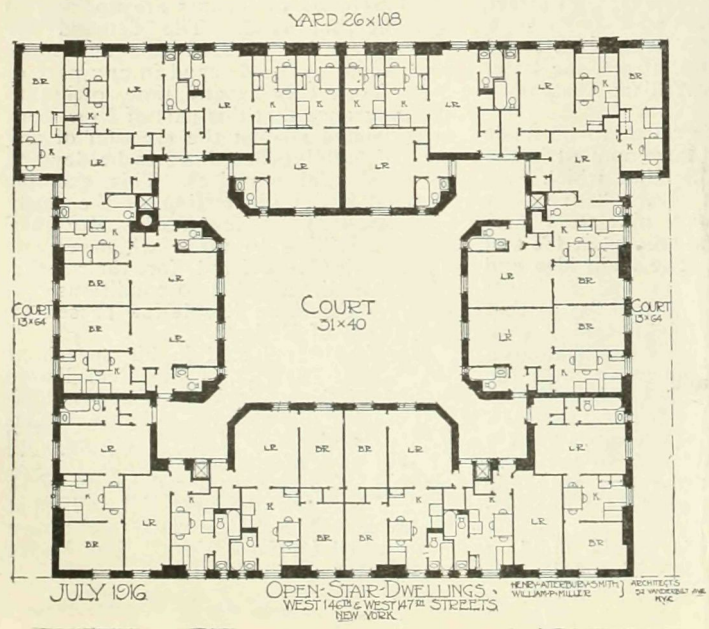
their decision; several propositions, however, have been before them since the exhibition looking toward the erection of model tenements, and it was their hope that they might be able to come to some definite conclusion by which they might use your plans or those of the other architects to whom awards were made, and that under such circumstances the execution of the work would be to you preferable to the award of a cash prize."

There is no doubt the communal dwelling, in contradistinction to the single house, has come to stay. Rich and poor alike accept a multi-family house regardless of its drawbacks, because of its obvious advantages. Rid such buildings of their main objection, intercommunication, by introducing open stairs, and cottage independence is again approached. Where the laws favor the fireproof economic open stair such a house becomes the ultimate design it affords the most efficient use of the space to produce the maximum health, comfort and profit.

Such a type but two or three stories high, with its quadrants separated and expanded, is the solution for the industrial town now clamoring for housing. No more families need be allotted to the acre than by the single cottage scheme. The housing by this means is clustered, accruing to itself its advantages—the gardens are clustered elsewhere, receiving their maximum light and air—the playgrounds are combined in one, large enough for group games.

To Prevent Strikes.

Hearings were held by the Public Service Commission, beginning February 6, to determine whether it is possible to enact a State law which will prevent strikes on street railroads, including rapid transit lines. The hearings will be undertaken in connection with the consideration of the plan of Chairman Oscar S. Straus for preventing strikes or lockouts upon street railroads, and looking to the payment of fair and reasonable wages to the employes of these lines. The proposal to enact legislation of this sort grows out of the strike situation of last summer at which time there were street car strikes affecting all boroughs of Greater New York save Brooklyn. In the hearings instituted at that time it became apparent that further efforts should be made looking to a constructive effort to prevent recurrence of such a situation. Before the measures proposed by Chairman Straus are submitted to the Legislature views of the managers and operators of street railroads, of the employes and labor organizations and of various civic organizations and the general public will be sought.



JULY 1916 OPEN STAIR DWELLINGS, WEST 146th & WEST 147th STREETS, NEW YORK. HENRY ATTERBURY SMITH ARCHITECT OF OPEN AIR COMMUNAL DWELLINGS.

NEW AND USEFUL APPLIANCES

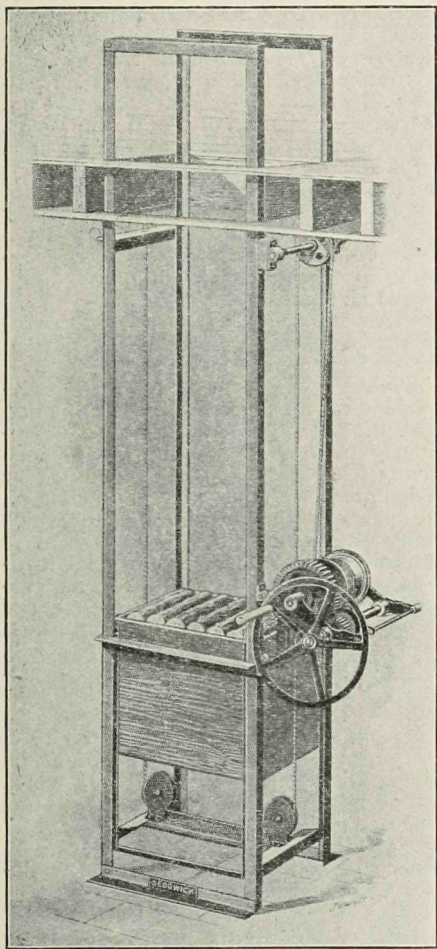
Novelties and New Applications of Familiar Devices,
of Aid to Architects, Builders and Building Managers

Described without regard to advertising consideration

Desirable Fuel Lift.

ONE of the principal objections to the more general use of the open fireplace is the inconvenience and untidiness of supplying the fuel and removing the ashes. An ash chute direct from the hearth to an ash receptacle below dispenses with one of these difficulties. A fuel lift now being marketed is stated to remove the other remaining objection to the open fire.

The fuel lift consists of a box traveling in vertical guides, raised and lowered by means of a rope and drum manipulated by hand. The entire equipment is in the basement, and so disposed that the box, at the top of its



lift, rests inside a fixed wood box beside the fireplace, or in a convenient window seat, or in the bottom of a near-by closet. These latter details can be arranged to suit the convenience of the home owner.

This fuel lift may be built in any size, and of wood or metal or both, as required. The machine parts are fitted with anti-friction roller bearings and with every feature making for quiet, easy operation. An automatic brake is used, which holds the box in any position and prevents accidental movement either up or down.

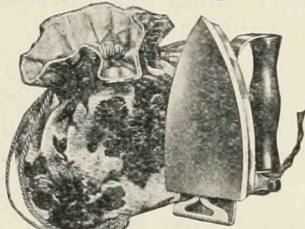
The arrangement is susceptible of many variations, to meet various conditions. The box or car may be devised to carry coal, or wood, or both. If an ash chute is not provided, a metal receptacle in one corner of the box will receive the ashes and obviate the necessity of carrying them through the rooms.

In some homes it is possible to locate the fuel lift so that it may conveniently serve more than one fire-place. Some-

times an outfit of this kind is installed for supplying fuel to the kitchen range. Wherever installed, the fuel lift, in the opinion of its manufacturer, saves the stair climbing, the effort of carrying coal and wood up from the basement, it eliminates wear and tear on furniture, floors, trim and floor coverings.

Boudoir Heating Irons.

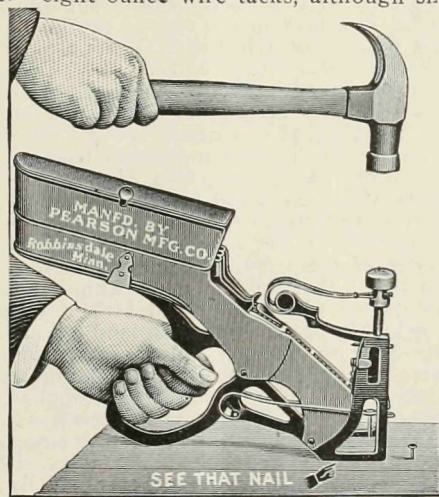
HEATING irons of both practical and dainty design are being manufactured which are stated to be most convenient and desirable for use in the boudoir, the nursery, the sewing room, for the college girl and for the traveler. It weighs three pounds and is finished in polished nickel. According to its makers,



it provides a handy way to press or iron lingerie waists and gowns, handkerchiefs and laces. The soleplate has a beveled edge permitting the user to iron under and between ruffles, plaits and tucks. It is encased in a bag of Franconia Art Fabric, providing a container for the iron when it is not in use. It is also stated to be a most desirable product for the equipment of the modern high class apartment house or dwelling.

Automatic Nailer and Tacker.

UTOMATIC nailers and tackers, especially designed to facilitate work of this kind, are being marketed. It is claimed that with this nailer, nails may be driven accurately as fast as the hammer is used, with both ease and comfort. The illustration on this page shows the tacking machine. The tackers are for eight ounce wire tacks, although six



or four-ounce ones may also be used. As shown in the cut, the tacks are driven not only in tags or other soft material, but also through quite heavy sheet iron. The nailers are made in both red and blue colors.

Electric Faucet.

SPECIAL advantages are claimed for a new electric faucet which is stated by the manufacturer to operate at a cost that does not exceed the amount in-

volved by the operation of an electric lamp. It is made of nickel-plated brass and porcelain, weighs only one and one-half pounds, and may be easily attached to any light socket. Its manufacturer states that its installation will result in an immediate and continuous supply of pure and running hot water at all times of the day and night.

Hoist for Ash Removal.

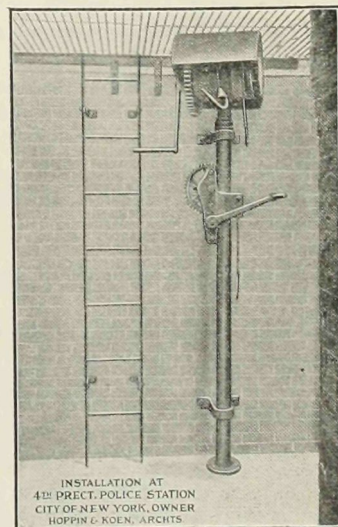
DESIGNED for the removal of ashes, a telescopic hoist is being marketed which is recommended for use in all buildings where there is an opening in the sidewalk, or a grade through which cans may be raised and lowered. There are five convenient models of the telescopic hoist to meet varying conditions. Two of these models are operated by hand power, and the other three models by means of electric motor.

Model A, hoist, illustrated on this page, is operated by hand power, and is



especially desirable for buildings where only one man is available for the removal of ashes. It is known as a "one man hoist," and the operator standing on the sidewalk can raise and lower four or five cans without leaving his position. This hoist is fitted with an automatic gear shifting brake device and silencer. The load is always under absolute control, whether the cans are being raised or lowered. The hoist is extremely sturdy in construction. The hoist operates at a speed of thirty feet per minute. The manufacturer states that it is subjected to a working test before shipment, and is shipped assembled ready to place in position for immediate operation.

When not in use the model A hoist telescopes, as illustrated on this page,



INSTALLATION AT
412 PRECT. POLICE STATION
CITY OF NEW YORK, OWNER
HOPPIN & KOEN, ARCHTS

and no part shows above the street level. Sidewalk doors may be closed down flush with the pavement. After the load is raised to a proper point, the hoisting head revolves on ball bearings, and the can is deposited on the sidewalk without lifting.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

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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 heretofore 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.

The New Seventh Avenue.

What the future improvement will be of the territory fronting on and adjacent to the new Seventh avenue subway is problematical. The remarkable access to all boroughs, except Richmond, afforded by the subway, will naturally result in a large amount of new construction. What the nature of this upbuilding will be will be determined partly by the present improvements, and partly by a demand for other types of buildings created by the newly made and splendid accessibility.

The region below Franklin street, where the subway runs into West Broadway and south to the Battery, has been built up solidly for years. Very few of the buildings, except some antiquated tenements on West Broadway and lower Greenwich and Washington streets, have outlived their usefulness, but are producing incomes sufficient to warrant their continuance in their present state. In the firmly established wholesale grocery district the age or condition of a building, or the lack of conveniences deemed a necessity in other sections, is no bar to their renting at excellent figures.

In the wholesale dry goods and shoe districts, the modernizing of the well built, high storied structures of the Civil War era, has resulted in a new lease of life in these sections. The rentability and fair income of these properties and their ownership in strong hands precludes the probability of but little speculative building south of Franklin street. The difficulty of obtaining plottage and possession is also a bar to improvement. It is, however, an inviting field, for the reason that when plottage is occasionally obtainable the land values are lower than in certain favored uptown sections, although the rents are fully as high and excellent tenants can be secured. Buildings for a special purpose like that of the service building of the Underwood Typewriter Company at Greenwich and Vesey streets will now and then be erected.

From Franklin street north to 31st street the subway will run through what is virtually virgin territory. In Varick street, between Franklin and Canal streets, there are a few permanent buildings, but between Canal and Clarkson streets it is practically vacant. The major portion of the Varick street frontage is owned by Trinity Corporation, which augurs well for its future, as the mercantile buildings erected by the Corporation are of the very highest class. One feature which will retard the growth of this portion of Manhattan served by the new subway is the senseless attempt to create a fictitious residential and "business" district, south of Christopher street, involved in the Zoning Resolution. The folly of this move is fully apparent and it is a tack in the tire of the manifest destiny of Greenwich Village as a great manufacturing centre. The extension of Seventh avenue, between 11th and Clarkson streets, runs at such an acute angle that this newly created thoroughfare has formed numerous triangular corner plots, composed of the remnants of lots acquired for the extension. This will probably prevent the quick development of the new avenue, as each owner of the left-over slivers cherishes the belief that he holds the whip-hand.

Between Christopher and 14th streets it is highly probable that on land adjoining Seventh avenue and its extension there will be considerable building of walk-up flats, for which an unsupplied demand exists. The rents in such houses are most excellent. From 14th street north to the Pennsylvania Station, it seems reasonably certain that a goodly amount of building will ensue for manufacturing purposes. The recession in land values attained in the boom period, and by the coming of the Pennsylvania Depot (which latter failed to fulfill the hopes of the purchasers) to a much lower range, will admit of such construction, to the mutual advantage of builder, tenant and lender. The exclusion of factories, by the zoning plan, between 23rd and 34th streets, between Second and Sixth avenues, will result in the erection of this class of building, between

Sixth and Ninth avenues, in the same streets, in which there is considerable available land.

North of the Pennsylvania Station north to 42nd street, there will most likely be a diversified class of improvements, such as are needful and in keeping with the extreme centrality and convenience of the location. Printers and publishers have sought quarters in the new structures especially built for these and kindred trades in this district, but there is not much further room for expansion for this purpose.

The chances are that the 100-foot wide streets, such as 14th and 23rd streets, which are not penalized in the matter of height like the average 60 foot wide street, will be among the first to be improved with industrial buildings.

Seventh avenue, its extension and Varick street, from Franklin street to 42nd street, is a forlorn looking thoroughfare. While Sixth avenue blossomed into a good retail street and a department store centre, and Eighth avenue was always a fairly good retail avenue, Seventh avenue was a Cinderella, with a Cinderella's portion. The few good buildings now existing are prominent. For the reason that Seventh avenue is to all intents and purposes largely vacant land, its future is big with promise. Its upbuilding must necessarily be with the type of structure which represents the acme of fireproof construction, light, ventilation, business economy and saving. It will rival Fourth avenue with this difference, that the lower land values will permit lower rents and will not necessitate abnormally tall buildings.

One can picture this central, new born avenue, lined with the type of high class buildings which will appeal strongly to the ever-growing industrial lines of our great city. With higher wages prevailing, the old time necessity of close proximity to the place of labor has disappeared and the employes in these superb new structures will be enabled to reach by the subway the outlying districts of the city with speed and economy.

Almost every form of building is dependent on its financing by the loaning institutions. These latter have unanimously favored the zoning plan, which has restricted the height, area and use of buildings. If this plan is, as claimed, the panacea for all the ills to which realty has been heir, it would seem to naturally follow that the financial institutions, largely responsible for its passage, will gladly and willingly finance buildings erected under the new cure-all dispensation. Certainly no better field exists in Manhattan for mortgage investments than in such buildings along the route of the subway.

One of the great needs of our city is for modern manufacturing buildings on comparatively low priced land, which will permit much lower rents in the same type of building than are necessitated by the \$50,000 to \$100,000 lot values on which lots so many manufacturing buildings were erected in the last ten years. This need can be supplied by the fairly low-priced land along the subway route below 31st street.

West Side Improvement.

"Men are never so likely to settle a question rightly as when they discuss it freely," said Lord Macaulay. There is every probability, therefore, that the ultimate solution of the West Side difficulty will be adjusted, because it has been discussed freely, pro and con, for several years. When the city officials and the New York Central Railroad Company finally did agree upon a form of agreement and the form of deed was submitted to the public, such a storm of opposition arose that it has even reached the legislative halls in Albany, where a bill has been introduced to transfer the jurisdiction of the Board of Estimate in the matter to the Public Service Commission.

Mass meetings are being held, city officials are being made the subjects of considerable vituperation, and charges and counter-charges of all shades and descriptions are being hurled back and

forth by the interested parties. All this is encouraging as an indication of the great interest which citizens are taking in public affairs.

There is no doubt even in the minds of the most fanatic opponents of the present form of contract as to the general desirability of the West Side improvement. Most people believe that the logical development of the city depends upon the installation of the adequate transportation facilities that will be provided under the proposed arrangement. The particular storm centers around which the controversy is raging affect the terms.

Let there be a legislative investigation, if necessary, to sift out the matter from its very beginning; let testimony be given by all interested parties and by representative citizens selected to express the opinions of the various elements which have financial, social and aesthetic interests in the proposed improvement. Let there be one final centralized attempt toward the solution of the problem and let all the petty bickerings and personal antagonisms which have characterized the recent consideration of the matter be eliminated in a sane survey of the situation.

Millions for New York Harbor.

Those persistent and hard-working advocates of better harbor facilities for New York will receive much encouragement when they learn that \$6,000,000 has been appropriated to improve conditions at Hell Gate. The plan is to expend \$1,000,000 a year for six years, at which time the project will be completed. A channel is contemplated through the East River from the entrance at Diamond Shoal to Hell Gate, to be 40 feet deep at the former point, which will gradually decrease to 35 feet at the northern barrier. The improvement has both economic and military significance, because it will not only aid the ocean-bound traffic that disposes annually of 51 per cent. of the total foreign trade of the United States, but also enable large battleships to come and go from the Navy Yard.

Zone Law Upheld.

Editor of the RECORD AND GUIDE:

An interesting decision was handed down recently by Justice Greenbaum of the Supreme Court, First Department, because of its relation to the new Zoning Law. Steinway & Sons, piano manufacturers, had contracted to buy certain land between 57th and 58th streets, west of Sixth avenue, for a warehouse. Before the time for taking the deed arrived, the Zoning Law went into effect on July 25, 1916, and the zone map provided that that particular block of 58th street, which is now residential, should remain so. On the ground that they could not erect their proposed warehouse if they took the deed, Steinway & Sons refused to fulfill their contract, and one of the sellers named Anderson brought an action for specific performance, claiming, among other things, that the Zoning Law was unconstitutional.

Although the case was between private parties, Corporation Counsel Hardy immediately asked permission of the court to intervene, because of the possible importance of the case if the court considered the Zoning Law, and several associations and interested real estate owners also filed briefs. The informed real estate world has awaited the decision of this case with great interest.

Justice Greenbaum decided that Steinway & Sons would have to take their deed and pay the agreed consideration on the ground that the new law did not create such restrictions as would allow the purchaser to refuse to fulfill his contract. The court says that a law duly passed, even if it alters the status of a piece of land, must be considered within the contemplation of the contracting parties, and that in this case it was especially true because the Zoning Law passed by the State Legislature as an amendment to the Charter was in existence when the contract of sale was made. Justice Greenbaum does not discuss the

constitutionality of the new law, considering that such a discussion is not necessarily germane to the decision of the case.

Edward M. Bassett, chairman of the commission that framed the amendment to the Charter and the Zoning Law and maps, stated that the widespread attention attracted by this case, the fact that the City was alert to defend the new law from any possible weakening and that so many private parties and associations appeared in court to protest against its violation, showed that there is a widespread determination to watch for and prevent any possible attempts to undermine the Zoning Law. Mr. Bassett said that evidence is accumulating from every locality in the city in favor of the general benefits of the new law. It is quietly operating to keep public garages and factories out of business streets, to keep stores out of new residential localities, and to stabilize the uses and values of real estate generally throughout all parts of the city. The method pointed out in the law itself to accomplish needed changes and cure possible mistakes is being worked out satisfactorily by the Board of Estimate and Board of Appeals. Property owners show an inclination to place their grievances before one or the other of these bodies, who are empowered to afford relief without appealing to the courts. PROPERTY OWNER.

An Owner's Standpoint.

Editor of the RECORD AND GUIDE:

In your editorial in the issue of January 6, you mentioned four great deterrents that have retarded real estate activity during the last year, some of which have been eliminated and others of which will soon be eliminated. May I venture the suggestion that you have forgotten to mention what is in my opinion another very great important deterrent, and that is the attitude of the owners themselves toward their properties.

I am a property owner myself, and have experienced all the inconveniences and annoyances that have attended real estate ownership in this city within recent years, but I have made it my business under any and all circumstances to make known my confidence in real estate as an investment. In my experience as a member of real estate and taxpayer organizations, I have had occasion to encounter the worst kind of pessimism openly expressed, in a commodity which returns to a great many people their chief source of income and represents all their wealth.

I do not mean to infer from this that ownership of property may be likened to a bed of roses, but I do wish to protest against this almost senseless "knocking" which so many real estate owners have been spreading broadcast against real estate.

A salesman can never hope to sell a product in which he himself has no confidence, and which he is "roasting instead of boosting." If the owner preached optimism instead of pessimism, he might be able to find a better market for his real estate. FAIR PLAY.

Patriotism Shown.

Editor of the RECORD AND GUIDE:

I think something should be said with reference to the remarkable spirit of patriotism that has been displayed this week by the manufacturers throughout the country, who have demonstrated that they are ready to support the administration with all their resources at this critical time. The great mass of letters and telegrams that have been flowing into the offices of the Secretary of War and the Secretary of the Navy should refute the so-often-repeated criticism that American manufacturers are so material and grasping that all their finer instincts have been crushed in the mad stampede for war profits.

The attitude of these business men means more than the offering of their huge organizations, plants and machinery. It means the placing at the disposal of the Government probably the most remarkable array of business gen-

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. 184.—Will you kindly give us your opinion as to whether a person is entitled to a commission with following cases: Real Estate Agent "A" in charge of building makes lease for one year from February 1st of lot to tenant who subsequently sells out his business, and sub-lets lot with consent of owner, lease not being assigned. New tenant, however, pays rent directly to owner, through Agent "A" for a period of more than six months. One month before termination of lease Agent "A" notifies tenant in writing that lease will expire February 1st, and asked if tenant wished to renew same, naming an advance in rental. No written reply was received from tenant by Agent "A"; but a telephone communication was had with some one, stating "the speaker represents tenant, and wishes to discuss the question of renewal of lease." After several telephone conversations, terms are agreed upon and leases sent to the speaker who has same executed and returned to Agent "A." At no time during the several conversations had commission been mentioned. The tenant's representative's name does not appear in the telephone book, and nothing was said to indicate he was a real estate broker. After the negotiations are closed tenant's representative makes claim on owner for commission as a real estate broker. AGENT.

Answer No. 184.—The "tenant's representative" in the case submitted appears not to be entitled to a commission from the agent or owner of the building as he did not before the execution of the lease claim to be a broker or that he was acting as the tenant's broker.

Question No. 185.—Is it necessary for a fire insurance broker to take out a certificate with the State Department? What are the requirements in the State of New Jersey? F. A.

Answer No. 185.—Anyone who engages in the insurance brokerage business must get a license from the State Insurance Department. The first brokers' license law was held unconstitutional because it provided "that only those whose principal business was insurance" could be licensed. This barred out lawyers and others who were not "principally in the insurance business." The Court of Appeals declared this law unconstitutional, but subsequently amendments were enacted making the qualifications "competency and trustworthiness," which the Court of Appeals held were the only ones that could be required. The laws of New Jersey, in regard to brokers' licenses, are practically the same as New York.

Question No. 186.—Under Zoning Resolution, can a private residence or a multi-family house be built in a business district? OWNER.

Answer No. 186.—Article 2, Section 3, of the Zoning Resolution contains provisions for residence districts. In Section 4, paragraph (c), applying to business districts, the last two lines prescribe "No use permitted in a residence district by Section 3 shall be excluded from a business district."

Question No. 187.—In a case where an owner has a lot in a residence district fronting on two streets, can he erect a residence on one street frontage and have his garage occupy the other frontage of the lot, provided this garage is not for more than five motor vehicles? C. O.

Answer No. 187.—There is no restriction upon the location of a private garage so long as it is on the same lot with the residence that it serves. In the case in point the private garage could be built on the street frontage.

ius and enterprise ever before concentrated on any given purpose.

While we all fervently hope that hostilities will be averted, if the worst does come, the American people may console themselves in the knowledge that the greatest minds, the most powerful influences and resources of the nation have consolidated into one gigantic organization of defence. F. L. K.

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REAL ESTATE NEWS OF THE WEEK

Out-of-Town Capital Continues to be Attracted to
New York—Various Sections Figure in Trading

ASSERTIONS made recently to the effect that the present market was concerning itself with big buyers was exemplified to some degree this week by the consummation of several large transactions involving prominent properties and considerable outlays of capital. It is interesting to note that out-of-town buyers who have been figuring more or less actively within recent weeks in the acquisition of desirable income producing properties continued to figure in the trading.

One of the largest deals of the year concerned the twenty-story Croisic Building, at the northeast corner of Fifth avenue and 26th street, which passed into the hands of a banker from Allentown, Pa. In addition to a large cash payment the buyer gave his interest in Glen Island, opposite New Rochelle, which was developed a number of years ago by the late John H. Starin as a pleasure resort. In another big investment transaction involving a costly Riverside Drive apartment house the buyers were residents of London, who gave as part payment a large corner in the Bronx.

Last week a syndicate in which Washington, D. C., capital was interested acquired under a long-term lease a new fourteen-story apartment hotel to be built on New York Central Railroad Company land by George Backer, and two weeks ago California investors bought from C. Grayson Martin the Hotel Renaissance property at Fifth avenue and 43rd street, for \$2,550,000. Other out-of-town capital was placed in the India House at Hanover square by Washington interests, about the same time.

In addition to these transactions reflecting the out-of-town element in the buying, several other important transaction were closed involving invest-

ment properties. Among them was a nine-story apartment house in East 49th street, a \$500,000 Fifth avenue residence, and a plot of about thirteen lots on the Grand Boulevard and Concourse in the Bronx, which will be improved with two tall apartment houses. On the lower East Side, operators acquired a group of old buildings which have been in the same ownership for more than a hundred years.

The leasing branch of the market continued active. Two of the largest building operations of the year are scheduled for projection as a result of big leases closed this week affecting choice sites in the Grand Central Terminal zone, and on Broadway in the center of the former theatrical district. At a rental which will aggregate for the term about \$3,000,000, a new corporation leased from August Heckscher the old Tiffany Studio property at the southeast corner of Madison avenue and 45th street, and will erect on this site a twenty-story office building. The Weber Theatre property, the famous landmark at the northwest corner of Broadway and 29th street, also passed into the hands of a building company which will demolish the present old building on the site, and erect a tall commercial structure that will represent an investment in land and building of more than \$1,000,000.

Auction room conditions remained practically unchanged and nearly all of the properties offered passed into the hands of parties in interest. The three properties that were offered at voluntary sale by Bryan L. Kennelly on Wednesday were bid in by interested parties, the four-story studio and store building at 47 to 51 East 59th street being knocked down at \$143,000. The five-story flat at 171 West 64th street was bid in at \$25,750, and the two four-story dwellings at 62 and 63 Riverside Drive at \$65,000.

DEPUTY TAX COMMISSIONERS HELD ANNUAL BANQUET LAST THURSDAY

THE tenth annual banquet of the Association of the Deputy Tax Commissioners of the City of New York was held at "Murray's" last Thursday evening. About 125 people were in attendance including all the Commissioners of Taxes and Assessments, with the exception of Collin H. Woodward who was unable to be present owing to a previous engagement. The speakers of the occasion were the Hon. Lawson Purdy, president of the Association, Hon. George McAneny, Judge J. Harry Tierman and Alfred E. Marling. In addition to these gentlemen, the guests of honor included Hon. George D. Mullan and Laurence McGuire.

Mr. McAneny spoke in favor of the Zone Laws, and their relation to rapid transit. He showed how closely they were allied and that, when they both were in active operation, enhancement and stability of real estate values would follow. It was Mr. McAneny's opinion that the effect of the Zone Law would be a spreading out of improvements over a greater area rather than congestion at the present time. Through this movement the city would benefit by the natural increase in income from many properties rather than from a few.

Mr. Marling drew attention to the fact that in 1918 he will celebrate his fortieth year of active engagement in the real estate field in New York City. He spoke of changes which have occurred during that period, and the growth of the city. He brought attention to the fact that the assessors were not the only ones to excite the wrath of the property owners, for the appraisers were equally in disfavor. The former aroused opposition because in the opinion of the property owner they appraised properties too high, while on the other hand the ap-

praiser was equally unpopular because not high enough valuations were placed upon holdings. The long sought but never found goal is reached when all factions can agree, but in Mr. Marling's opinion, this millennium is far distant.

Judge Tierman spoke on Staten Island; how this Borough is necessary to the city at large and to Manhattan in particular, and how they could be of mutual benefit to each other. Judge Tierman contended that Richmond was discriminated against. He spoke of the decline in values in some sections of Lower Manhattan and claimed that the rehabilitation of this section is largely predicated upon the development of Staten Island. This will only come about, should rapid transit be extended to Richmond Borough. He contended that the ferry rates are too high, and that but little has been done to bring the section within closer touch of Manhattan.

Mr. Purdy explained some of the difficulties which confronted the Department, and explained how these, through legislation, might be lessened.

Annual Statement.

The statement of the United States Branch of the Liverpool and London and Globe Insurance Company, Ltd., a stock company that has been doing business in the United States for sixty-nine years, as of December 31, 1916, shows total assets of \$15,827,439.35, with unearned premiums and other liabilities of \$10,366,693.76, leaving a surplus of \$5,460,745.59. The assets include \$1,709,100.00 in real estate, \$2,665,200.00 in first mortgages on real estate, \$895,655.00 in U. S. Government and State Bonds, \$1,102,740.00 in municipal and county bonds, \$3,105,420.00 in railroad bonds, \$1,138,900.00 in rail-

road stocks, besides \$2,152,855.62 in cash in banks.

A notable fact in connection with the company is that its securities are placed in trust with influential American citizens for the satisfaction of the company's claimants in the United States. The trustees of the United States branch are: John A. Stewart of the United States Trust Company of New York, Edmund D. Randolph of the New York Life Insurance Company, and Walter C. Hubbard, of Hubbard Brothers & Co., of New York. The assets of the United States Branch of the company are largely in excess of the liabilities.

Attention is called to the fact that of the railroad stocks owned, all are preferred issues, except the common stock of the Chicago & Northwestern Railway Company amounting to \$126,000.00. Walter C. Hubbard is now chairman of the company and the directors in New York include in addition John A. Stewart, Edmund D. Randolph, Thatcher M. Brown and William H. Wheelock.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 28, against 28 last week and 41 a year ago.

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

The sales north of 59th street aggregated 14, as compared with 14 last week and 24 a year ago.

From the Bronx 8 sales at private contract were reported, as against 4 last week and 20 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 196 of this issue.

Exchange Involves \$2,500,000.

Martin E. Kern, a banker from Allentown, Pa., purchased the twenty-story Croisic building at the northeast corner

of Fifth avenue and 26th street, from the Nolava Realty Company. The Croisic building carries a mortgage of \$1,400,000 and is a modern office structure covering a plot 56.8x127.6, opposite the Brunswick building, Madison Square, and the twenty-story office building which was erected by George F. Johnson's Sons, on the site of old Delmonico's. The building was erected a few years ago by Louis M. and Thomas W. Jones, said to be the actual sellers in the present transaction. In 1914 the bondholders brought a suit to recover \$200,000 as a second mortgage to the Lawyers' Title Insurance Company as trustees, this lien being subordinate to a mortgage of \$1,200,000 held by the Metropolitan Life Insurance Company. The building replaced an old apartment house which carried that name and was sold to the Joneses in 1910 by Mrs. Bernard P. Steinman, who inherited the realty from her former husband, the late Addison Cammack. Recently, the title was transferred by the Croisic Realty Company to the Nolava Realty Corporation, formed by the late Colonel Francis Leland, former president of the New York County National Bank. This concern had a small financial interest in the Croisic property, which is abutted by a sixteen-story office structure recently completed on the Broadway corner by Frederick Ayer of Boston. That property in turn is flanked by the twenty-story Victoria building, which the Johnsons built on the site of the former Victoria Hotel, which they purchased a few years ago from Lady Paget, giving in exchange the Chatsworth apartment house in 72nd street, facing Riverside Drive. Mr. Kern gave \$100,000 in cash and also conveyed his equity in Glen Islands, which the late John H. Starin developed more than a quarter of a century ago into a resort for pleasure seekers. The islands, five in number, and comprising more than 100 acres, were sold in March, 1915, by the Starin heirs, including the late General Howard Carroll, to the Peerless Picture Corporation, which at that time was said to have agreed to

pay \$1,000,000 for the island, including the exhibits and personal property. Island Wild, the most southerly one of the group, was to have been developed into a picture studio and the others continued for amusement purposes. The islands, however, reverted to Mr. Kern, who was financially interested in the picture production scheme.

Estate Buys Apartment.

The Estate of the late Supreme Court Justice Frederick W. Loewe purchased the Shore View apartment, a twelve-story structure at 448 Riverside Drive, just north of the Paterno apartments at 116th street. The property measures 58.9x135.8, is completely tenanted, and was held at \$360,000. In part payment the Loewe Estate gave the free and clear plot of lots, 286x117, at the northwest corner of Cauldwell avenue and 156th street, Bronx. Anthony Campagna, the seller of the Shore View, resold the seventeen-foot strip at the rear of the plot and the two northerly lots on Cauldwell avenue, to the Ebling Brewing Company. The remainder of the plot, about 236x100, will be resold either to builders or improved by Mr. Campagna with modern apartments. E. Francis Hillenbrand, who negotiated the exchange, has been appointed agent for the Shore View apartments.

Buys \$500,000 Residence.

Francis P. Garvan, who was an assistant district attorney under William T. Jerome and is a son-in-law of the late Anthony N. Brady, bought through Douglas Robinson, Charles S. Brown Company and Frederick Winant, the one-time residence of the late Nathalie E. Baylies, at the north corner of Fifth avenue and 71st street, opposite the library wing of the new residence of Henry K. Frick. It is understood that Henry A. C. Taylor, the seller, received about \$500,000 for the property. He acquired it in February, 1916, as a protective measure to safeguard his adjoining home at 3 East 71st

An Old Story Will Always Stand Repetition

THIS HOWEVER is a new letter on a subject to which Architects and Owners have given serious thought, that all "Buildings Should Be Piped for Gas." Without any cost to you the services of our Architectural Bureau are always at your disposal. Put the "Gas Pipes" in while you are building.

BENJAMIN W. LEVITAN
ARCHITECT
20 WEST 31ST STREET
NEW YORK

November 13th, 1916.

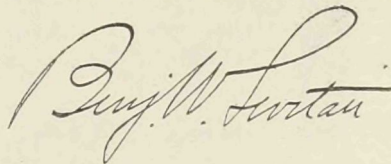
Mr. Oscar H. Fogg,
Department of Utilization, Consolidated Gas Company,
130 East 15th Street, New York.

Dear Sir:—I have considered your Architectural Service Bureau's suggestion and am piping throughout for gas the ten-story "Elevator Storehouse" being erected on Blackwell's Island, for the City of New York, the Department of Public Charities. This Bureau has clearly proven to me the value of gas for lighting—especially with the new design lighting units. Any further suggestions made to me by the Bureau, for the various gas fuel appliances, for the laboratories, dispensary, etc., will be appreciated.

The new standard type, Model B, Public Comfort Stations will be piped according to your Bureau's recommendations—in which will be installed the No. 8 Reflex Lights and the "Economic" gas steam radiators.

Comment upon the value of this Bureau is hardly necessary from me, as from the very beginning its ready assistance has been of value to me and its suggestions have been followed out to great advantage, of which, no doubt, you are already aware.

Yours very truly,



CONSOLIDATED GAS COMPANY OF NEW YORK

GEO. B. CORTELYOU, President

Telephone
Stuyvesant 4900

"The Right Way Is The Gas Way"

street, from an apartment house neighbor. Mr. Garvan has not determined whether to remodel the present residence or erect a new one. He resides at the present time at 903 Park avenue.

Tall Apartments for the Bronx.

Samuel Williams bought the plot of more than thirteen lots at the northwest corner of Grand Boulevard and Concourse and 165th street, extending to Walton avenue, from the William E. Diller Realty Company. The buyer will improve the lots with three ten-story apartment houses. The property fronts 209.3 feet on the Concourse, 242.2 feet in 165th street and 32.6 feet on Walton avenue. This property, together with four three-story dwellings adjoining on Walton avenue, was scheduled to be sold at auction.

Operators Buy on East Side.

Harris & Maurice Mandelbaum purchased the group of old buildings at 47 to 53 Chrystie street, and at 145 to 147 Canal street, from the Estate of Smith Ely, one of the early mayors of this city, in whose family title has been vested for more than one hundred years. The Watson Estate, which is a branch of the Ely family, was also a seller in the transaction, which was negotiated by Peter Cappel.

Buyer for East Side Apartments.

Slawson & Hobbs sold for Goldberg & Kramer, to the Wellesley Realty Company, Robert A. Scott, president, the new nine-story apartment house, 56.7x100, at 145 East 49th street. The buying company is a large investor in apartment properties. Its latest acquisitions

include the nine-story house at 153 West 81st street, and also the northwest corner of West End avenue and 83rd street.

Interboro Company Buys.

Manning & Trunk sold for the Trinity Church Corporation 77 Murray street, to the Interboro Rapid Transit Co., who are also the purchasers of 79 Murray street, the sale of which was recently announced by the same brokers. The two properties, making a plot 50x100 feet, will be improved with a two-story and basement building, which will be used jointly by the purchasers and the Brooklyn Rapid Transit Company as a sub-station power plant for the operation of the new subway lines and the present elevated roads.

Bronx-Heights Exchange.

The Freeman Street Construction Company, William Mulligan, president, has sold the four five-story apartment houses, occupying the block front on the west side of Prospect avenue, from 169th to Freeman streets, having a combined avenue frontage of 245.7 feet, and frontages in each street of 90 feet. As part payment, the Henry Morgenthau Company gave the vacant parcel, 87.7x112, at the southwest corner of the Plaza Lafayette and Haven avenue, on Washington Heights overlooking Fort Washington Park. On this site a high class apartment house operation is contemplated.

Yorkville Purchase.

Leon S. Altmayer and Chr. Volzing & Son, Inc., sold for the 147 East 86th Street Corporation to an investor the two-story and basement taxpayer at 1283 to 1289 Lexington avenue and 147 and 149 East 86th street, being the northeast corners of those thoroughfares. The building is unique in its construction, as it has two separate entrances inside the building proper to the express station of the subway which is located on this corner. It is the only one of the four Lexington avenue corners with inside entrances to the station. The building has a frontage of 100.8 feet on Lexington avenue and 62.2 in East 86th street. The corner store and the two small stores adjoining in 86th street have been leased to the United Cigar Stores Company. The Chatham & Phenix Bank has leased the large store and basement in the 86th street side as a branch for one of its banks and safe deposit vaults. The main banking room will have a mezzanine balcony. The steel banking vaults being installed are thoroughly modern and up-to-date.

Site for Storage Building.

De Selding Brothers have sold for Henry Leerburger, 403 Greenwich street, a five-story building, on a lot 24.9x100. The same brokers, in conjunction with Cammann, Voorhees & Floyd, sold for the Estate of Newbold Edgar the adjoining building at No. 401, a five-story structure on lot 25x100, adjoining the northeast corner of Beach street. It is understood that the combined plottages will be improved with a six-story cold storage warehouse.

Manhattan.

South—of 59th Street.

FRONT ST.—Cammann, Voorhees & Floyd have sold for Thomas S. Gladding the northeast corner of Front st and Burling slip, a 5-sty building, on lot 33x75xirreg, to Frederick H. Cone. This is the second purchase of property on Burling slip that he has made through the same brokers during the past few weeks. Out of 31 properties on Burling slip, 13 have been sold during the past year and some resold.

MURRAY ST.—Manning & Trunk have sold for Robert R. Rainey, as agent for Charles C. Bull and James Edgar Bull, trustees of the Richard Harrison Bull estate, the 5-sty building at 79 Murray st, 25x100, which has been held at about \$60,000.

TENTH ST.—Duross Co. sold 27 West 10th st, a 4-sty dwelling, on lot 25.4x94.10, to Bartlett Arkel for the Countess Gasten D'Arsohof estate, Johnson De Forest and J. DeT. Lentilhou, executors, represented by Douglas Robinson, Charles S. Brown Co. The Duross Co., which has been appointed agent, is having plans prepared for altering the residence to studios and apartments. The property has been held at \$35,000.

5TH ST.—The building at 806 5th st, on lot 25x96, has been sold to Louis Schelmholtz by Edwin Epstein and others through their attor-

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neys, Maurice B. and Daniel W. Blumenthal. The premises will be used by the purchaser for the manufacture of feathers.

50TH ST.—Trustees of Columbia University have sold to a client of John N. Golding, the 4-sty dwelling at 54 West 50th st, on a lot 20x100.5, Columbia leasehold. The buyer will make extensive interior alterations for residential and semi-business purposes.

52D ST.—The Parkside Realty Co., Isadore Reis president, is reported to have sold 29 West 52d st, a 4-sty dwelling, on lot 17x100.5.

GRAMERCY PARK.—C. W. Sherwood, the tenant, has purchased from the Mary E. Pinchot estate the 4-sty residence at 2 Gramercy Park, on plot 26.3x110, adjoining the south corner of 21st st, formerly held at \$115,000.

9TH AV.—O'Reilly & Dahn sold to the West 40th St Realty Co., 455 9th av, a 5-sty tenement, on lot 25x100.

North—of 59th Street.

65TH ST.—Frederick Brown bought from the Belle Hazen Realty Co., 13 East 65th st, a 6-sty bachelor apartment house, known as the Hever Chambers, on lot 22x100, 250 ft. east of 5th av. The building, which was recently completed, contains two and three room suites and was held at \$140,000. The property is within a few doors of the Astor mansion, at the corner of 5th av. The sellers bought the house from the late John Jacob Astor a few years ago and altered it for apartment use.

80TH ST.—Mrs. H. L. Bragg, of East Holliston, Mass., has purchased through S. Pulver, 114 West 80th st, a 4-sty dwelling, 20x102.2, from the Douglas Realty Co. The property was sold at auction last September for \$17,250.

107TH ST.—Quinlan & Leland have sold to a client of Myers & Sherwin, 56 East 107th st, a 5-sty tenement, size 25x100.11.

118TH ST.—Samuel Cowen Agency sold to J. Albrech, 39 West 118th st, a 5-sty flat, on lot 25x100.

124TH ST.—M. M. Hayward & Co. sold for John Jardin and Margaret A. Pike the three dwellings as 116-118-120 West 124th st, on plot 63.3x100, to Louis Kullman, who will erect upon this site a modern 6-sty and basement garage. The entire transaction will involve an expenditure of about \$125,000.

131ST ST.—Morris Moore sold to a client of Myron Sulzberger, the two tenements at 63-69 West 131st st.

156TH ST.—A. H. Levy and B. Harris have sold for the Natsin Realty Co. to a client for the Friedus Co., the 6-sty apartment house on plot, 50x100, at 546 and 548 West 156th st.

164TH ST.—Kick & Sharrott have sold for the Reliant Leasing Co., to Mrs. A. E. McIntire of New Hampshire, the plot 50x104 in the north side of 164th st, 300 ft. east of Amsterdam av.

179TH ST.—Frederick Brown bought from Gertrude Mendelson 835 West 179th st, a 5-sty apartment, on plot 50x100, arranged for 20 families.

Bronx.

BASSFORD AV.—Kurz & Uren (Inc.) sold for Kane Construction Co. the northeast corner of Bassford av and 184th st, a 5-sty apartment house, on plot 55x100.

BROOK AV.—L. Sigel purchased, through the Samuel Cowen Agency, the 4-sty flat at 1474 Brook av, on lot 25x100.

MOTT AV.—Alexander Selkin and Walter Wilkens have sold for Theodore Sutro, 569 and 571 Mott av, two 4-sty dwellings, on plot 50x90. The property was held at \$35,000.

VYSE AV.—H. M. Fischer sold for Tonne Construction Co., William Sinnott president, for cash, 1226 Vyse av, an apartment house on plot 50x100.

VYSE AV.—William J. Gabel has sold for Henry R. Sutphen, as trustee, to Pietro Arcaro the 3-sty house 1447 Vyse av, on lot 25x100.

Brooklyn.

GLENWOOD RD.—William H. Goldey has sold the detached dwelling at 1309 Glenwood rd on a plot 60x100 for Mrs. Hannah M. Burke. The property was held at \$12,000.

PARK PL, ETC.—Nicolson-Johnson Co. sold 1040 Park pl, a 4-sty apartment house, on plot 70x150; also a vacant plot, 70x105, in Sterling pl, abutting the Park pl parcel. The buyer gave in part payment 1198 Carroll st, a 16-fam. apartment house. The deal involved about \$113,000.

PARK PL.—A. Peace & Son sold 393 Park pl for B. F. Underhill.

69TH ST.—Frank A. Seaver & Co. sold for the Tecey estate the plot, 40x100, in the south side of 69th st, 150 ft. west of 20th av; also two lots in the south side of 91st st, 100 ft. west of Colonial rd, for John Driscoll.

CLASSON AV.—Nicholas J. Occhifinto sold for Gerardo Occhifinto, premises at 648 Classon av, a 3-sty tenement, 19.8x100, to Frank Martone et al.

WOODRUFF AV.—Charles K. Volchening has bought the Roman Court Apartments, at the southwest corner of Woodruff av and St. Paul's pl, from the Montague Mortgage Co. Robert Ward and Clarence E. Gilmore and Waldo R. Blackwell negotiated the deal.

5TH AV.—Tutino & Cerny have sold for Simon J. Harding the 4-sty store and dwelling, on plot 25x75, at 4724 5th av.

Queens.

ARVERNE, L. I.—Lewis H. May Co. sold for Mrs. R. N. Hinckley the hotel property on the west side of Storm av, on a plot 100x75, to Schildkraut & Lewy.

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

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Richmond.

STAPLETON.—The Cornell Real Estate Co. sold for Louis Bernstein to the Brader Pure Food Co. a large tract of land on Van Duzer st, as a site for a factory.

Nearby Cities.

JERSEY CITY, N. J.—Edward A. Daly sold for Abram Gorlin to Patrick J. McNulty, proprietor of the Grand Hotel, the three flats at 9, 15 and 16 Lexington av, who gave in part payment 501 Eergen av, a 6-fam. brick flat. The trade involved about \$150,000.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for the estate of Carrie S. Stern the 8-fam. apartment house at 29 Pennington st, southwest corner of Orchard st, known as the "Van Rensselaer Apartments." The purchaser is Harry R. Coffin, of Athens, N. Y.

Rural and Suburban.

BRONXVILLE, N. Y.—Fish & Marvin sold for John E. R. Mudgett a property at Lawrence Park to Edward W. Beattie, of the New York Telephone Co. The property was held at \$15,000.

DIX HILLS, L. I.—Shields Brothers Inc. sold for George Woodhull Conklin and Phebe Bush a tract of 43 acres located in the Dix Hills and fronting on Old Country rd. The property is in the vicinity of the country estates of Charles A. Gould and Otto Kahn and Sumner Gerard.

GREAT NECK, L. I.—Mrs. C. P. R. Dugmore has sold Sunshine, her estate at Great Neck, L. I., to H. F. Sinclair. It comprises over 30 acres and has a frontage on Long Island Sound of about half a mile. A large residence, garage, stable, gardener's cottage, green house and private dock are on the property. Adjoining is the estate of Dr. Preston P. Satterwhite. Pease & Elliman negotiated the sale.

LARCHMONT, N. Y.—William A. Kennedy, of Manhattan, has purchased from C. M. Curren the former Singer estate, consisting of a large dwelling and about one acre of land, on the corner of Prospect and Chestnut avs. E. C. Griffin and P. H. Collins negotiated the sale.

LARCHMONT, N. Y.—George Howe has sold at Larchmont Gardens, N. Y., the home of Mr. Deitrich, and plots to Mrs. Elia C. Brennan and Alexander Clark.

PHILIPSE MANOR, N. Y.—The Robert E. Farley Organization sold a plot on Keelbourne av to Charles Lange.

RYE, N. Y.—J. Lawrence Pool has purchased from Waldron Williams for his wife, Mrs. Maud G. Pool, through Heckscher & De Saulles, a plot of about two acres on the corner of Locust av and Private Way, Rye, N. Y. Mr. Pool will build a fireproof residence and garage to cost about \$25,000.

RYE, N. Y.—Herbert A. Sherman has sold for Mrs. J. Howard Wainwright the property known as "The Gables," at Milton Point, consisting of a large house, grounds and garage, to J. W. Lee, Jr. Mr. Sherman sold this property about ten years ago to Mrs. Wainwright.

SMITHTOWN, L. I.—Edwin N. Rowley has sold for S. LeRoy Ackery his farm, consisting of 40 acres, to R. Lawrence Smith, who is a large property holder in that section, and this purchase adjoins his property.

TARRYTOWN-ON-HUDSON.—Fish & Marvin have sold the "Ullmann Estate," at Wilson Park, to Mrs. Stanley McCormick of Chicago. The property consists of about 13 acres, large brick Colonial house and numerous outbuildings. The place was held at \$175,000.

WESTBURY, L. I.—Henry A. Rogers, of Worthington Whitehouse, Inc., sold for Catherine J. Hogan a tract of woodland in Broad Hollow Woods, west of and adjoining the estate of Middleton S. Burrill, to a client, who will improve for his own occupancy.

YONKERS, N. Y.—M. A. Broderick has sold at Wakefield Park, the residence at 45 Glover av, corner of Scott av, to John J. Weston for the People's Savings Bank, and also for the latter the 2-fam. house at 48 Caroline av.

YONKERS, N. Y.—The Robert E. Farley Organization sold to Joseph M. Joyce, of New York City, a house now being erected on Fairview av, in the Nepperhan Heights section, by William Watson.

YONKERS, N. Y.—The Robert E. Farley Organization sold a house on Myrtle av, in the Nepperhan Heights section, to Joseph M. Hobbs.

LEASES.

Tiffany Studios Leased.

August Heckscher has leased through Frank D. Veiller and J. L. Robertson, associated, the Tiffany Studios property at the southeast corner of Madison avenue and 45th street, which has a frontage on Madison avenue of 125.5 and in 45th street of 125 feet, to Todd & Robertson, Inc., a new corporation formed by James M. Todd and Hugh S. Robertson. The lease is for twenty-one years with three renewals of twenty-one years each. The property will be improved with a twenty-story store and office building, estimated to cost \$1,500,000, and the aggregate rental for the first term of the lease will amount to over \$3,000,000. Todd & Robertson have had plans prepared by Warren & Wetmore, architects, and will start building operations June 1, 1917, having the building ready for occupancy May 1, 1918. This building will be the first office building built under the new zone restrictions, thereby furnishing particularly good light on all floors. Mr. Heckscher recently purchased, through the same brokers the twenty-story Vanderbilt Concourse Office building, which adjoins this plot and the new building will open into the Vanderbilt Concourse building, making an entrance from Madison avenue to Vanderbilt avenue, forming an arcade through the center of the block, together with an entrance to the Grand Central Concourse, which will give access direct to the Grand Central terminal, subway, Biltmore, Belmont and Manhattan Hotels. The Vanderbilt Concourse building was finished May 1, 1915, and its offices are 100 per cent. rented, with a waiting list. With the new building about to be put up, these two combined properties in which Mr. Heckscher is interested will make the largest office building operation in the Grand Central district, having a ground area of more than 24,000 square feet.

Theatrical Landmark for Lofts.

The old theatrical landmark established by Weber & Fields many years ago at the northeast corner of Broadway and 29th street has been leased by the heirs of the John G. White Estate of California to the Altman Estates, Inc., Frederick Altman, president, for im-

provement with a sixteen-story fireproof commercial structure. The property has been owned by the White family for upwards of fifty years. Julian Benedict as broker leased the property for a term of twenty-one years with two renewals. Judge Edward S. Clinch represented the Estate as attorney. The property has a frontage of 110.9 feet on Broadway, adjoining Daly's theatre on the south and measures 140.5 feet in 29th street. Eugene de Rosa is designing the building. The operation involves upwards of \$1,500,000. One of the features of the new structure is an arcade in the basement which will connect with the new Broadway subway station.

Machinery Company Moves Uptown.

Manning & Trunk leased for the Alan Realty Company, Louis Haas, president, the ground floor and basement in the building, 132 to 144 West 37th street, containing an area of 18,000 square feet. The tenant is the American Laundry Machinery Company, of Cincinnati, O., who are among the largest manufacturers in the country of laundry machinery and will use the premises for their New York offices and showrooms, which have been located for a number of years in West 27th street. The lease is for a term of ten years at an aggregate rental of \$100,000. Extensive alterations will

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be made to the premises by the tenants who expect to be in occupancy about the middle of March.

Lease in Brooklyn.

Negotiations are pending for the leasing of the old Matthews Department Store property in Fulton street, Brooklyn, to theatrical interests, said to be closely identified with Marcus Loew, who controls a chain of playhouses throughout the Metropolitan district. The French and the Horton Estates own the property and while exact details are lacking, the transaction is said to involve about \$1,500,000. According to the tentative plans, it is proposed to build a theatre backing up in Livingston street and Gallatin place, measuring 74.10x305x irregular, with entrances in Fulton and Smith streets, respectively. The immediate corner at Fulton street and Gallatin place will be altered into stores.

West Side Lease.

M. & L. Hess, Inc., leased for William H. Callanan five-story building in course of construction at 519 to 523 West 38th street, containing 45,000 square feet, for a term of years, at an aggregate rental of \$150,000. The lessee is the Morgan Crucible Co., Ltd., of London, England, manufacturers of carbon brushes. The lessee will use this plant for assembling purposes, which will take care of their requirements for the United States and Canada. In addition to the above they also have plants in Petrograd, Russia; Buenos Aires, Brazil, and Cape Town, South Africa. The company is at present located in the Bush Terminal, Brooklyn, where they are occupying smaller quarters.

Lessee Buys Apartment.

The Hurtra Realty Company, acting for Louis Schlechter, has purchased from the Dorothy Property Company the six-story elevator apartment house, known as the Criterion Arms, at 526 West 111th street, on a plot 108x100, between Broadway and Amsterdam avenue. The property has been under lease to Mr. Schlechter for some time. He has for many years been operating in the renting of large apartment houses, but has recently been making important purchases of similar properties.

Manhattan.

THE BRETT & GOODE CO. leased for the Equitable Life Assurance Society two entire floors in the building at 33-37 Bleecker st to the Monroe Belt Co.; also at 202-204 Centre st the top floor to Douglas Taylor & Co, printers and stationers; and at 120 Walker st a floor to the Phonograph Supply Manufacturing Co.

DANIEL BIRDSALL & CO. rented at 77 Warren st the entire upper portion of the building to T. W. Langstroth, Inc.; at 112 Franklin st the 1st loft to H. Maryanov; at 81 Greene st the 3d loft to J. Weisbarth; at 198 Broadway space to J. B. Ollidort and George F. Sweeney; at 454 Broadway the 4th loft to the Ornamental Casting Co., and at 97 Chambers st the store, basement and sub-basement to Louis A. Weinstein.

DANIEL BIRDSALL & CO. rented at 489 Broome st a store to Columbia Smelting & Refining Works; at 50 Greene st a store to N. Hutkoff; at 26 Lispenard st the building to H. B. Claffin Corporation, in connection with Cross & Brown; at 60 East 11th st the 6th loft to United Trimming Co.; at 58 East 11th st the 3d loft to Max Cohen; and at 425 5th av space to Roger P. Stewart.

CAMMANN, VOORHEES & FLOYD have leased for Harry K. Grigg the 5-sty building at 75 Front st, corner Old Slip, to T. P. Jones & Co., coffee merchants, for many years located in this neighborhood.

CLINTON H. BOOTH leased to Jung & Klitz the 6th floor at the northwest corner of Church and Liberty sts for a factory.

CROSS & BROWN CO. leased the building at 12 Lispenard st to S. Rawitzer & Co.; the building at 26 Lispenard st, in conjunction with Daniel Birdsall & Co., to the H. B. Claffin Co.; 1st loft at 47 Great Jones st to H. M. Elist & Co.; at 15-17 East 32d st 9th floor to J. L. Friedman; at 100 5th av, space on the 14th floor to John W. H. Hamilton, Miles V. Hansell and Xray Tube Co.; space on the 12th floor to John E. Ferdinand; space at 729 7th av to N. Y. Metro Co.; at 11 West 25th st space to Padel Bros.; and at 47-49 Green st 5th loft to Henry Asher and Joseph Arzt, in conjunction with William A. White & Sons.

CROSS & BROWN CO. has leased the store and basement at 22 East 41st st, for the Rothschild Realty Co., space on the 17th floor at 79 Fifth av to I. Rosenthal, and Marmiamson & Horowitz; space on the 15th floor to J. F. Cohen; on the 16th floor to M. Gerston; on the 14th floor to G. B. Cloak; on the 16th floor to H. Alt.

L. W. ELBERSON leased, furnished, apartments at 55 West 95th st to Julian Ward, at 57 West 58th st to Ronald C. Lee, at 423 West 120th st to Harry Lovelass, at 544 West 157th st to Henry C. Wagner, at 347 West 55th st to Alice Chapman, at 38 West 50th st to Otto Sehestert; also unfurnished apartments at 305 West 72d st to Ada Waxham, at 158 West 58th st to Marjory Bigelow, at 34 West 51st st to Phyllis Prince, at 40 West 56th st to William Thomson, at 333 West 57th st to Maude LeRoy, at 35 West 82d st to S. Stern, at 5 East 53d st to Emily Goodwin, Belle Calisher and Adele Leuhrman.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment in the building being erected by the Vanderbilt Av Realty Corporation, Dr. C. V. Paterno, pres., at 270 Park av, covering the block from 47th to 48th sts and Park and Madison avs, to Mrs. Levi C. Weir from October 1, 1917; an apartment at 125 East 72d st, from the same date, for Julius Tishman & Sons to Ansell H. Ball, president of Best & Co.; also an apartment at 64 East 86th st for S. A. Herzog to William W. Phillips, and in conjunction with Douglas Robinson, Charles S. Brown Co., an apartment at 417 Park av, for the Gresham Realty Co. to Miss Angelica Livingston.

DOUGLAS L. ELLIMAN & CO. have leased apartments in the new building under construction at 125 East 72d st for Julius Tishman & Sons to Mrs. William S. Sloan and Hiram E. Manville, of the H. W. Johns-Manville Co., and in conjunction with Payson Mc L. Merrill Co. to Harvey S. Chatfield; an apartment at 747 5th av for the Cruikshank Co., agents, to Roaul Tolentino; at 840 Park av for Frederick Johnson to Mrs. Benjamin C. Riggs and have renewed leases at 830 Park av, for the same owner, to Philip B. Thompson and Raymond B. Price.

DOUGLAS L. ELLIMAN & CO. have leased a furnished apartment at 993 Park av for Henry K. Brent to Mrs. Willard D. Straight; also from October 1, 1917, an apartment in the new building at 125 East 72d st for Julius Tishman & Sons to Miss Florence L. Pond; from the same date at 137 East 66th st to H. L. Daingerfield Lewis; and at 103 East 86th st to Miss Anna Lapsley; renewed leases at 830 Park av to E. E. Meachman, and at 114 East 84th st to Connor Lawrence.

DOUGLAS L. ELLIMAN & CO. have leased the last remaining floor in the new building which they recently sold to Charles H. Hopkins at 5 East 47th st, to William Coleman, the tailor, for many years at 581 5th av.

DOUGLAS L. ELLIMAN & CO. have leased a specially constructed apartment in the new building being erected at 876 Park av, by Edgar A. Levy, to Clinton H. Crane, president of the St. Joseph Lead Co. This apartment comprises 14 rooms and 4 baths in duplex form, including several rooms on the roof with roof garden connected.

DOUGLAS L. ELLIMAN & CO. have leased the parlor floor store at 747 5th av for Cruikshank Co., agents, to Roaul Tolentino.

FIFTH AVENUE BUILDING CO. has leased in the Fifth Av. Building space to the MacAndrews & Forbes Co., Camden, N. J.; E. Gross & Co., Hartford, Conn.; H. N. Sameth, the A. E. Hull Pottery Co., Crooksville, Ohio; the Lithuanian War Relief Committee; Kalamazoo Vegetable Parchment Co., Kalamazoo, Mich.; the T. W. Cole Paper Co., Frederick Skelton, Selmar Hess, the Jennings Silver Co., Irvington, N. J.; E. S. Parkhurst & Co., the Leopold Morse Co., Boston, Mass.; with the Rowantree-Schley Co., to Townsend-Grace Co., of Baltimore, and with Louis Schrag, to the Lutheran Society.

J. ARTHUR FISCHER has leased the 1st loft at the northwest corner of 29th st and 7th av to Thomas Tirlems, furrier, and the 1st loft at 709 6th av to the Congreve Employment Agency; and to S. Soloway an apartment at 765 6th av, and to G. Condis an apartment at 108 West 39th st.

JOHN N. GOLDING rented, in the Dyckman tract, to the Great Atlantic and Pacific Tea Co. the store at 161 Sherman av; also the store at 3857 10th av, and the store at 5224 Broadway.

GOODWIN & GOODWIN rented for Mary H. Earle to Otto Olsen, the 3-sty dwelling at 139 West 122nd st.

HERBERT GULICK CO., with Thomas A. Weatherley, leased the 1st loft at 16 West 39th st to the John Ruszits Fur Co.

A. A. HAGEMAN has leased the 1st floor at 688 6th av to John Opitz.

HERBERT HECHT & CO. have leased for Aaron Adler to Misel & Warshaw, jewelers, store at 28 East 14th st, and for the United Cigar Stores Co. store at 78 Nassau st to the Times Square Auto Co.

HERBERT HECHT & CO. have leased to the Terminal Lunch Co., for a long term, the store and basement at 517 Sixth av, which they will open as a branch establishment after alterations.

HECKSCHER & DE SAULLES negotiated the lease for the newly organized Scandinavian Trust Co. of America of quarters in the Exchange Court Building, Broadway and Exchange Place.

M. & L. HESS (INC.) have leased at 49-53 East 21st st the front half of the 4th floor to David Mack & Co., the rear to S. Solarz & Co. and L. Dommenget; also leased space to Corey & Zgaib, H. & J. Cubman, Sass Laugoff & Co., Fouilly, Raoul & Pils and Lubin & Cranfield. The building is now entirely rented for a number of years. Also leased for the Roger Silver Plate Co. the 11th floor at 10 East 33d st to the Animated Picture Products Co. for office and studio purposes.

M. & L. HESS (INC.) have leased for Sailors' Snug Harbor the south part of the 4th floor at 24-34 University pl to the Rouden Manufacturing Co.; for Fred Smith Johnson, Jr., the 3d floor at 30 East 23d st to Greenwald & Bodie, and for Miles Tierney the 3d floor at 55 East 11th st to The Meisel Co.

M. & L. HESS (INC.) leased to the Hasco Building Co., space on the 11th floor in the new building being completed at 404 4th av, north-west corner of 28th st, to Klein Cloak Co., and also offices on the same floor to Friend & Baruchson, and the 7th floor at 352 4th av, to Aaron Newmark (Inc.).

EDWARD J. HOGAN leased to the 3d Av Railway Co. part of the Broadway front of the 25th floor of the Woolworth Building for its legal department.

HUBERTH & HUBERTH have rented for the International Film Service Co. the entire 15th floor in the Godfrey Building, at the southeast corner of 7th av and 49th st, to the Art Craft Co., who represent the Mary Pickford and George M. Cohen Film Companies.

A. KANE CO. leased for William R. Willcox the 3-sty dwelling at 222 West 121st st to Otto Steininger.

R. H. MACY & CO. rented, for a term of 21 years, to a client of John N. Golding, the 2-sty building, 234-40 West 148th st, on plot 100x100. After extensive alterations the property will be used for store and garage purposes.

WILLIAM H. McDONALD and F. & G. Pfomm leased to the Keystone Tire Co., the building at 1877 Broadway, southwest corner of 62d st. The lease is for a term of years at an aggregate rental of \$300,000. This building formerly was occupied by the White Co., which recently moved to Park av and 57th st.

PAYSON McL. MERRILL CO. leased for a long term of years for Frank A. Wright to Jesse Metcalfe a large duplex apartment at 130 East 67th st.

SAMUEL H. MARTIN leased for the 159 West 25th St. Co. the salesroom at 1916 Broadway to the Esta Water Auxiliator Co.

SAMUEL H. MARTIN has leased for Bolton Hall the 3-sty dwelling 139 West 63d st to Anna Lenz and Alfred Patenaude.

SAMUEL H. MARTIN has leased the store at 150 Columbus av to the Little Campus for five years.

NEHRING BROTHERS have leased the store at the northwest corner of 173d st and St. Nicholas av to John J. Browne.

NEHRING BROTHERS have leased the store 1263 St. Nicholas av to Shapiro & Taxin.

CHARLES F. NOYES CO. has leased, in conjunction with A. H. Mathews, the 1st loft of the Wilson Building, 73-79 Fulton st, to Robert S. Dennison Co.; space at 70 Wall st for Index Realty Co. to Jacob Gabel; and a portion of the 11th floor of the Masonic Building, 23d st and 6th av, to Joseph Hyman & Co.

CHARLES F. NOYES CO. has leased for Elias A. Cohen the 2d floor at 10 John st to J. Bullowa (Inc.); a loft at 80-82 Wooster st to the Gold Seal Battery & Electric Co.; two floors at 206 Pearl st to A. H. Kane; space at 72-74 Beaver st to Harrington, Bigham & Englar, and at 284-6 Pearl st to Jacob Putz.

CHARLES F. NOYES CO. has leased the store at 135 Park Row for 3 years to Harry Rosenthal; a portion of the 1st floor at 102-104 Fulton st to the Eagle Bookbinding Co., space on the 4th floor to Max Spiegel, and a portion of the 2d floor at 61 Beekman st to Frank P. Morgen.

CHARLES F. NOYES CO. has leased part of the 5th loft at 410-412 Pearl st and 46-48 New Chambers st to the Colo-Litho Process Co.; a floor in the Schieren Building, 30-38 Ferry st, to Montross & Clarke Co., and space in the Fahys Building, 29-31 Liberty st, to Oasis Diamond.

CHARLES F. NOYES CO. has leased additional store space at 1587 Broadway for the Silk Realty Co. to the Ross of Lunch Co. for a long term at an aggregate rental of about \$50,000.

PEASE & ELLIMAN have leased for Minton Post Collins to John J. Nelson the 4-sty dwelling at 178 East 72d st; for Potter Bros., a large apartment in the "Wyoming," at the southeast corner of 7th av and 5th st, to Dr. H. Holbrook Curtis, who recently sold his former residence at the northwest corner of Madison av and 30th st; furnished, for Charles Spooner his apartment at 930 Park av, a house belonging to Edgar A. Levy, to F. H. Bugher; from October 1, 1917, for Julius Tishman & Sons, two large apartments in their house now under construction at 125 East 72d st; one to Henry L. Schilling, and the other to Holcombe Ward, and for Charles B. Halsey and T. J. S. Flint an apartment at 30 East 64th st, the old residence of Seth Low at the southwest corner of Madison av, to Lloyd P. Sterrett.

PEASE & ELLIMAN have leased for Bashford Dean, of the Metropolitan Museum of Art, to Dr. W. K. Gregory, of the Museum of Natural History, the 4-sty dwelling at 20 West 82d st; for the Lane Bryant Co. a loft, 40x100 ft., in the building recently completed by Arthur Brisbane at 21-23 West 38th st to the American Piano Co.; renewed for T. J. Oakley Rhineland and Philip Rhineland the lease held by J. Macy Willets of the 5-sty dwelling at 30 West 52d st; and sub-rented, furnished, for S. M. Lowerre his apartment at 178 East 70th st to Mrs. James L. Banks.

PEASE & ELLIMAN have rented, furnished, the house at 2 East 80th st to Mrs. Mortimer L. Schiff, who is taking the house while 931 and 932 Fifth av, one of which Mr. & Mrs. Schiff have occupied for many years, are being replaced by a modern house for their occupancy. These houses adjoin the north corner of 74th st. No. 2 East 80th st is a costly 5-sty dwelling, and belongs to Mrs. E. F. Hutton, a daughter of F. W. Woolworth, whose residence at the south corner of Fifth av it adjoins.

PEASE & ELLIMAN have leased for Dr. Thomas T. Gaunt to Dr. D. S. Dougherty the 4-sty dwelling at 156 West 73d st; sublet, furnished, for S. A. Finley an apartment at 145 East 49th st, recently sold for Goldberg & Kramer, to Major Clement E. Vines, of Calcutta, India; sublet, furnished, for Mrs. H.

Slinn her apartment at 146 East 49th st to Mrs. K. Van Peutreux; and renewed the lease of the 4-sty dwelling at 26 East 55th st for Louis J. Pooler to Mrs. M. Purcell.

PEASE & ELLIMAN have leased a store at 1190 Madison av, to Adolph Spielberg; and an apartment at 44 Gramercy Park to Mrs. H. D. Mosher.

PEASE & ELLIMAN have leased for J. H. De Witt the 4-sty dwelling at 40 West 51st st to Henry Steers, engineer and contractor.

PREVILLE & ROSENBERG leased for the Freind-Lewi Co. 5th loft at 18-20 West 21st st to Cohen & Weinstein; also for Carstein & Linnekin the 4th and 5th lofts to the S. & S. Embry. Co. and Samuel Levine, and space at 27-35 West 24th st for the Jeffrey Realty Co.

JACOB RABINOWITZ has rented for the Congold Realty Co., to the West Side Paper Stock Co., the entire building, at 80-2 Carmine st.

GEO. R. READ & CO. leased for the receivers of the American Real Estate Co. space at 114 5th av to Ru-Ro Art Decorating Co.; at 38 and 40 West 32d st to L. Fischman and Albertson, Beckhart & Allen; also for Cross & Brown space at 104 5th av to Victor Co., jewelers.

GEO. R. READ & CO. leased for William Wiese & Co., the building at 234 West 55th st to the Rutherford Rubber Co.

GEO. R. REED & CO. rented offices in the Singer Building to Abraham Benedict for a term of years.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. and the Cruikshank Co. leased the Home Insurance Co. the 3d, 4th and 5th floors at 30 Pine st. The space aggregates about 9,000 sq. ft., and will be connected by a bridge with the building of the insurance company directly in the rear, at 56 Cedar st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the Jessie Mitchell estate, 62 West 48th st to Henry Janssen; also, for the Trowbridge estate 125 East 39th st to Ellen Curran.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to Keyes Winter offices in the Johnson Building, 30 Broad st.

A. D. ROCKWELL has leased for I. Wit store at 2252 3d av to Alexander Farkas, to be occupied as a cloak and suit house.

ROWANTREE-SCHLEY CO. leased for Edward H. Landon, the 5-sty stable and warehouse building, at 335-341 West 16th st, containing about 60,000 sq. ft., to the American Express Co., for a long term. Frederick Winant represented the owner. Extensive alterations are to be made to meet the requirements of their business. The property was formerly occupied by the 14th Street Store, at an annual rental of \$12,000.

LEONARD SANDERS leased a loft at 401 Lafayette st to Sandor A. Molnar; at 141 to 145 West 36th st to Fauerlicht & Foder; space at 21 and 23 West 28th st to C. & J. Colmar, and at 170 5th av to Sanderegger & Zuber, and to Ludwig Khoubesserian.

SCHINDLER & LIEBLER have leased for I. Goldberg the store at 1366 3d av to James Butler (Inc.); for the estate of C. Wymen the corner store on Amsterdam av and 150th st to M. Elser (Inc.); for Susan Reynolds Cherrie the building at 1548 2d av to Charles Fillman.

SCHINDLER & LIEBLER have leased the 3-sty dwelling 238 East 74th st for the Melrah Realty Co. to Clara Theulecke and the 3-sty dwelling 325 East 82d st for Samson H. Schwartz to John Mohl.

LOUIS SCHLIEP FACTORY BUREAU has leased the street floor of 10,000 sq. ft. at 338 to 342 West 44th st to the Crown Cork and Seal Co.

JOSEPH F. SEITZ has leased 859 Lexington av for Dr. T. Parodi; 127 East 54th st for Edward S. Hall; also 216 East 61st st for Dr. John A. Price.

SHAW & CO. have leased for Bertha Spingarn the 4-sty dwelling at 253 Lenox av to Mina Heydt.

LOTON H. SLAWSON CO. leased space in the Cuyler Building, 116-120 West 32d st, to J. E. Fidler, Charles Weill, the Dry Goods Publishing Co., Arthur Mincer, the Sweetser Co. and to Mrs. E. Cutts Tobey; also at 21 West 17th st a loft to Henry R. Daversa; and at 527 West 26th st two lofts to the Conley Tin Foil Co.

LOTON H. SLAWSON CO. have leased space at 116-120 West 32d st to Alkahn Silk Label Co., the Walter Whitehead Studios, F. J. Dever and Irwin J. Rose Advertising Agency; also at 171 Madison av offices to J. F. & M. B. Construction Co., and additional space to the United Paperboard Co.

SLAWSON & HOBBS leased a furnished apartment at 116 Riverside dr to Sir William D. Reid, of the Canadian Government; also subleased, furnished, for John Pincus to James R. Brown an apartment at 162 West 54th st.

CHARLES B. VAN VALEN leased space at 51 Maiden lane to Pines & Cohen and H. E. Schoenweg; additional space in the same building to Fisher & Fisher and Warneke, Hoening & Hay.

E. K. VAN WINKLE has leased an apartment at 723 St. Nicholas av to Mrs. Hermine H. Quick; also a furnished apartment for M. Bowman at 45 West 74th st to G. Willanoir.

SIDNEY L. WARSAWER has leased for Hyman Vogel the store at 653 8th av to the Berlin Waist Shop, Inc., and also leased the loft at 348 West 42d st to Menger & Ring (Inc.) for Franklin Dunseith.

SIDNEY L. WARSAWER has leased for Hyman Vogel the store at 655 8th av to Joseph Fink.

WM. A. WHITE & SONS have leased the 5th loft at 127-129 Bleecker st to Tanenbaum Brothers & Galler; the 5th loft at 47-49 Greene st to Argt & Asher; the 4th loft at 124 West 23d st

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WM. A. WHITE & SONS have leased an apartment at 715 Madison av to General Stillman F. Kneeland.

E. K. VAN WINKLE leased for Mrs. Helene Williams her furnished apartment at 336 West 95th st to W. D. Smith.

F. R. WOOD, W. H. DOLSON CO, leased apartments to Bernard F. Martin, at 43 West 93d st; to Elsa Tennhardt and Genevieve Camin, at 55 Central Park West; Mary C. Wheeler and Mrs. Mildred Gregory, at 203 West 81st st; Rocco Galasso, at 326 East 117th st; Rasmus Hansen and Mrs. Arethusa Wilder Pond at 225 West 86th st; Miss Grace Carmalt at 1 West 92d st; Arnold J. Post at 280 Manhattan av; Mrs. Taunt Dyett at 5-7 West 91st st; Thomas D. Conroy at 817 West End av, and to Jessie T. Crooks at 77 West 92d st.

Bronx.

HARRIS & VAUGHAN and Herbert Hecht & Co. leased for Williamson & Bryan to the Regal Shoe Company for ten years the store at 991 Southern blvd.

Brooklyn.

BULKLEY & HORTON CO, leased for 5 years 34 Clifton pl, a 3-sty dwelling, to Arnold Schramm.

PREVILLE & ROSENBERG leased for the Fleishman Yeast Co. two buildings, having a total of 50,000 sq. ft. of space, at 223-231 Walabout st, at the corner of Marcy av, formerly used by the Hays Vinegar Co. The new tenant is Jacobs Brothers Co. (Inc.), manufacturer of scales and general hardware, having main offices at 78 Warren st, Manhattan. This lease is for a long term of years and contains an option to purchase at any time.

WALTER T. SCOTT leased the building at the corner of Park av and Sanford st for Dunlap & Co. to a client for manufacturing cotton felt; the garage at 74 Rutledge st to B. Keenan & Sons, Inc.; additional garage space at 66 Rutledge st to Maxwell Motor Sales Corporation and the building at the corner of Liberty and Van Siclen av to W. & M. Schion.

REAL ESTATE NOTES.

A. KANE CO. has been appointed agents for 222 West 121st st, 229-31-33 West 129th st and 228-30 West 130th st.

NEHRING BROTHERS have been appointed agents of the elevator apartment house, "Blenheim Court," at 601-603 West 177th st.

SCHROEDER BROTHERS, real estate and insurance, have moved their offices from 511 5th av to 315 9th st, Brooklyn.

NEHRING BROTHERS have been appointed agents of the "Seco Arms," at the northwest corner of St. Nicholas av and 173d st, and also of 85-87 Orchard st.

UPPER MANHATTAN PROPERTY OWNERS' ASSOCIATION will hold its fourth annual banquet at the Hotel Astor on Saturday evening, March 24.

GOODWIN & GOODWIN have been appointed managerial representatives of the 12-sty "St. Urban," at the southwest corner of 89th st and Central Park West.

CHARLES F. NOYES CO. has arranged a ten year loan of \$50,000 on the property of the Richland Drug Co., covering its building at the northwest corner of Main and Lady sts, Columbia, S. C.

CHARLES F. NOYES CO. has arranged a loan of \$44,000 at 4 1/2 per cent for 3 years on the property at the northeast corner of Park av and 92d st, with the Leake & Watts Orphan House.

SHAW & CO. have been appointed agents of the following properties: 483 East 134th st, 487 East 134th st, 317 East 135th st, 361-363 East 136th st, 511 East 157th st, 622 Coster st, and 342 East 141st st.

EDWARD C. MARTIN announces that he has severed his connection with the James L. Wells Co. and has opened an office at 149 Broadway, where he will transact a general agency, auction and appraisal business.

IRVING BACHRACH REALTY CO. has opened an office at 277 Broadway, where it is transacting a general real estate operating business. The company is receiving offerings from brokers and will mail lists of properties for sale and exchange, upon request.

CHARLES BUERMANN & CO. were the brokers in the recently recorded sale of the 6-sty tenement at 96 Columbia for the estate of Charles Rehberger to Yetta Mathason for a stated consideration of \$28,500. The property has been in the same ownership for about 100 years.

WILLIAM J. ROOME & CO. (INC.) represented Walbridge S. Taft in the lease of the property known as the "Marling House," at East Norwich, L. I., for C. I. Hudson; also J. Watson Webb in the lease of premises 50 East 50th st, furnished, for the winter for Mrs. Oscar Woodruff.

M. MORGENTHAU, JR., CO. negotiated a 1st mortgage of \$450,000 at 4 1/2 per cent. for five years on the Hotel Leonori, a 13-sty hotel, on plot 83.6x100.5 at the southeast corner of Madison av and 63d st. The hotel is leased for a term of years. It is owned by the Park Realty Co, which purchased the ground from the Henry C. Miner Estate and erected the present building.

GEORGE BORGFELDT & CO. have bought from E. Sollmann 118 and 120 East 17th st, 5 and 3-sty buildings, on plot 40x81, adjoining the southwest corner of Irving pl. This purchase abuts the large 11-sty Borgfeldt Building at the northwest corner of Irving pl and 16th st, where once stood the Westminster Hotel. Title passed on Tuesday.

REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1916. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN. Conveyances.

	1917 Feb. 2 to 8	1916 Feb. 4 to 10
Total No.	182	171
Assessed Value.	\$10,917,200	\$8,478,000
No. with consideration.	20	18
Consideration.	\$647,180	\$703,500
Assessed Value.	\$857,200	\$734,500
Jan 1 to Feb. 8 Jan. 1 to Feb. 10		
Total No.	876	881
Assessed Value.	\$62,930,050	\$50,968,750
No. with Consideration	103	120
Consideration	\$7,471,614	\$6,398,761
Assessed Value.	\$9,412,600	\$6,559,000

Mortgages.

	1917 Feb. 2 to 8	1916 Feb. 4 to 10
Total No.	81	68
Amount	\$1,601,598	\$1,034,836
To Banks & Ins. Cos.	14	20
Amount	\$412,000	\$245,250
No. at 6%	36	23
Amount	\$568,030	\$120,910
No. at 5 1/2%	1	6
Amount	.....	\$181,000
No. at 5%	20	19
Amount	\$641,303	\$392,022
No. at 4 1/2%	1	1
Amount	\$25,000	\$25,000
No. at 4%	.....	1
Amount	.....	\$3,000
Unusual Rates	.....	2
Amount	.....	\$128,404
Interest not given	24	16
Amount	\$367,265	\$184,500
Jan. 1 to Feb. 8 Jan. 1 to Feb. 10		
Total No.	441	425
Amount	\$14,299,700	\$12,634,091
To Banks & Ins. Cos.	94	92
Amount	\$8,898,900	\$6,009,750

Mortgage Extensions.

	1917 Feb. 2 to 8	1916 Jan. 29 to Feb. 10
Total No.	46	55
Amount	\$7,714,000	\$4,700,500
To Banks & Ins. Cos.	26	34
Amount	\$6,910,500	\$4,298,000
Jan. 1 to Feb. 8 Jan. 1 to Feb. 10		
Total No.	281	254
Amount	\$18,175,725	\$13,226,077
To Banks & Ins. Cos.	136	141
Amount	\$13,642,575	\$10,697,300

Building Permits.

	1917 Feb. 3 to 9	1916 Jan. 5 to 11
New Buildings	4	3
Cost	\$175,000	\$300,000
Alterations	\$369,525	\$200,700
Jan. 1 to Feb. 9 Jan. 1 to Feb. 11		
New Buildings	44	35
Cost	\$4,939,800	\$4,938,950
Alterations	\$1,607,445	\$1,448,164

THE VALUE OF A HOME

Depends largely on the improvements specified by the architect.

One of the most important—in fact the most important—consideration should be the proper layout of the electric wiring.

Give your clients the opportunity to really enjoy electric service—specify ample baseboard outlets for the convenient use of vacuum cleaners, portables and other domestic electric appliances.

Let us advise with you for our mutual benefit.

Edison Electric Illuminating Company of Brooklyn

360 Pearl Street
Telephone 8000 Main

BRONX. Conveyances.

	1917 Feb. 2 to 8	1916 Feb. 4 to 10
Total No.	119	136
No. with consideration.	13	23
Consideration	\$197,300	\$115,875
Jan. 1 to Feb. 8 Jan. 1 to Feb. 10		
Total No.	622	692
No. with consideration.	77	82
Consideration	\$575,974	\$669,412

Mortgages.

	1917 Feb. 2 to 8	1916 Feb. 4 to 10
Total No.	65	52
Amount	\$419,576	\$602,450
To Banks & Ins. Cos.	9	9
Amount	\$258,000	\$244,000
No. at 6%	30	20
Amount	\$157,056	\$76,650
No. at 5 1/2%	4	5
Amount	\$21,000	\$174,200
No. at 5%	1	10
Amount	\$162,115	\$133,950
No. at 4 1/2%	2	.....
Amount	\$10,000	.....
Unusual rates	.....	2
Amount	.....	\$6,905
Interest not given	16	17
Amount	\$62,500	\$217,650
Jan. 1 to Feb. 8 Jan. 1 to Feb. 10		
Total No.	322	416
Amount	\$2,398,879	\$3,716,252
To Banks & Ins. Cos.	29	30
Amount	\$572,350	\$778,100

Mortgage Extensions.

	1917 Feb. 2 to 8	1916 Feb. 4 to 10
Total No.	22	18
Amount	\$557,155	\$413,600
To Banks & Ins. Cos.	2	8
Amount	\$59,000	\$266,000
Jan. 1 to Feb. 8 Jan. 1 to Feb. 10		
Total No.	114	96
Amount	\$2,504,605	\$1,968,050
To Banks & Ins. Cos.	30	37
Amount	\$725,500	\$1,051,505

Building Permits.

	1917 Feb. 2 to 8	1916 Feb. 4 to 10
New Buildings	4	14
Cost	\$26,400	\$543,000
Alterations	\$15,450	\$22,500
Jan. 1 to Feb. 8 Jan. 1 to Feb. 10		
New Buildings	39	75
Cost	\$846,175	\$2,441,200
Alterations	\$114,575	\$76,050

BROOKLYN. Conveyances.

	1917 Feb. 1 to 7	1916 Feb. 3 to 9
Total No.	513	441
No. with consideration.	33	29
Consideration	\$289,087	\$140,247
Jan. 1 to Feb. 7 Jan. 1 to Feb. 9		
Total No.	2,380	2,425
No. with consideration	294	224
Consideration	\$4,489,837	\$2,087,535

Mortgages.

	1917 Feb. 1 to 7	1916 Feb. 3 to 9
Total No.	409	314
Amount	\$1,778,892	\$1,625,786
To Banks & Ins. Cos.	68	75
Amount	\$339,200	\$552,150
No. at 6%	213	170
Amount	\$814,230	\$525,887
No. at 5 1/2%	81	79
Amount	\$410,350	\$430,300
No. at 5%	68	34
Amount	\$379,450	\$551,285
Unusual rates	6	.....
Amount	\$23,990	.....
Interest not given	41	31
Amount	\$150,872	\$118,314
Jan. 1 to Feb. 7 Jan. 1 to Feb. 9		
Total No.	1,662	1,915
Amount	\$7,325,573	\$7,983,09
To Banks & Ins. Cos.	284	441
Amount	\$2,164,050	\$2,984,925

Building Permits.

	1917 Feb. 2 to 8	1916 Feb. 4 to 10
New Buildings	84	81
Cost	\$733,700	\$565,400
Alterations	\$85,705	\$75,100
Jan. 1 to Feb. 8 Jan. 1 to Feb. 10		
New Buildings	532	512
Cost	\$4,150,200	\$4,319,420
Alterations	\$345,375	\$326,895

QUEENS. Building Permits.

	1917 Feb. 2 to 8	1916 Feb. 4 to 10
New Buildings	44	45
Cost	\$132,920	\$82,805
Alterations	\$10,300	\$4,242
Jan. 1 to Feb. 8 Jan. 1 to Feb. 10		
New Buildings	303	571
Cost	\$858,772	\$1,932,549
Alterations	\$106,057	\$117,559

RICHMOND. Building Permits.

	1917 Feb. 1 to 8	1916 Feb. 4 to 10
New Buildings	12	14
Cost	\$19,205	\$11,080
Alterations	\$5,480	\$1,235
Jan. 1 to Feb. 8 Jan. 1 to Feb. 10		
New Buildings	60	70
Cost	\$198,965	\$80,150
Alterations	\$22,133	\$14,146

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THE past week was an unimpressive period as far as the local building trade was concerned, and while the outlook for the spring season remains bright but little activity was noticeable and the trade as a whole seems to be marking time and awaiting developments in the political situation. True, some general contracts for structural operations were awarded, but they were not of sufficient importance to create much of an impression upon the trade. There is no doubt in the minds of anyone connected with the building and material trades but that the unsettled situation as regards the present negotiations with Germany is having a retardant effect on the expected building boom. Should war be declared between Germany and the United States, it is likely that structural operations, except those of absolute necessity, would be postponed indefinitely. At the present time there are a number of important building projects that are being held in abeyance pending the outcome of the situation. Money and labor are the prime requisites for construction, and if war should be declared it would become necessary to divert these factors into other channels for protection and offense.

A tendency toward advanced prices in certain building material lines was noticeable during the week, and these increases are traceable to the insistent war rumors. Structural steel and other metal products have been the principal commodities involved, although the trend is echoed to some extent in other lines as well. The markets for masons' materials have been quieter than they have been for some time and while inquiries abound actual sales are few and far between. The operations that are being figured indicate that the future outlook for the building trades is good provided world politics do not further involve this country and indefinitely hold off the predicted good times.

Building reports from nearby cities and towns indicate that the situation is looking up to a remarkable degree. Prospects for a large amount of subur-

ban building have not been better for some years. These sections are not so likely to be affected by the political situation as is New York City, and the hope is held that building activities will be allowed to proceed, as they now have every prospect of doing.

The structural steel situation is comparatively quiet, and although the railroads are placing orders for bridge and track steel in small quantities and taking estimate for a considerable tonnage for future requirements, the placements for tonnage for structural operations has been light. There have been no bookings to any amount of steel shapes for Metropolitan consumption, but local steel contractors have placed their orders for material for projects designed for nearby localities.

The lumber market remains active in this territory, with demand holding strong and a tendency toward advanced prices. This activity is unusual for this season of the year and indicates that there will be a very large lumber consumption as soon as the building trades settle down to the season's work.

The transportation situation, while somewhat improved, is far from normal. The railroads are doing everything possible to relieve the intolerable conditions but it is feared that it will be quite some time before the freight situation will be such that deliveries of building materials will come through in a reasonable length of time. In view of these conditions prospective builders are advised to place their orders for materials and supplies as early as possible, and in this manner to assist in relieving a situation that has been a distinct hardship to manufacturer, dealer and consumer alike.

The annual convention of the National Association of Builders' Exchanges, representative of building interests throughout the United States, will be held at Atlanta, Ga., during the coming week. The delegates to the convention will number approximately 1,000. The plans for the convention have been perfected and include some interesting social features in addition to the regular business program.

Common Brick.—The storm of the early part of the week effectually stopped building operations in this city and was the factor responsible for the dullness of the brick market. Sales were very light this week, but the continuation of inquiries led dealers to the opinion that the expected boom has not fallen through but is only being delayed on account of existing conditions that will adjust themselves in the course of time. One tow arrived from Haverstraw last Friday afternoon, but on account of the ice-bound condition of the Hudson River no further arrivals are expected until the river is again open to navigation. The prices of common brick are unchanged, still ranging from \$9.00 to \$9.25 per M. in cargo lots. The rumors of impending war with Germany have not affected the prices of common brick and according to dealers they are not likely to be responsible for any material fluctuation.

SUMMARY—Transactions in the North River brick market for the week ending Friday, February 9, 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, 20; arrivals, 4; sold, 3. Distribution, Manhattan, 2; Brooklyn, 1. Left over, Friday, February 9, 21.

Structural Steel.—The structural market has experienced a slight reaction from the activity of the past few weeks and the past week was comparatively quiet. The condition is not alarming, however, and will readjust itself naturally as soon as building operations are

started with the advent of the spring season. The principal activity of the week in the steel lines was noticeable in the bookings of railroads for bridge and track steel and the continued inquiries from these sources. Orders for structural steel for building operations in the Metropolitan territory were exceedingly light. Among the orders pending for steel for local operations are included: 1,200 tons for the addition to the Pierce-Arrow plant at Long Island City, 1,300 tons for the new St. Joseph Seminary at Yonkers, N. Y., 500 tons for a theatre in Manhattan, 1,400 tons for a power station at Black Rock, N. Y., and 250 tons for a lamp shop at Trenton, N. J. The estimates for these operations have been submitted and it is expected that announcement of award will be made at an early date. The outlook for future construction is excellent and according to the number of contemplated structures, both in the Metropolitan district and the surrounding territory, the steel industry should continue to experience capacity business.

Lumber.—The lumber market in the Metropolitan district is exhibiting signs of strength that, to say the least, are unusual for this time of the year. Under the sustained demand for lumber prices are steadily advancing. Practically all kinds and grades of lumber have felt the influence of the existing conditions and there is a feeling abroad among the local dealers that the end of the advance has not yet been reached. Difficulties of transportation are still extremely bothersome to manufacturers and dealers and

the situation has become responsible for a shortage in stocks that will be severely felt when the spring season arrives with its increase in structural operations, which will automatically increase the demand for lumber products. At this writing there seems to be no imminent prospect that normal conditions in transportation facilities are possible for some time, although there has been some improvement during the last few weeks. With these conditions in mind, consumers had better anticipate their wants and place their orders at an early date and thus assure delivery of material when required. Dealers in the Metropolitan district are very optimistic and report that the outlook for this territory is very bright. There is a consensus of opinion that the coming spring and summer should witness a large increase in lumber consumption and that local dealers will have all of the business that they are capable of handling to advantage.

Window Glass.—Since the beginning of the new year activity in this line has fallen off to a considerable extent. The condition seems to be a reaction from the excellent business conditions that maintained at the close of 1916 and there is little doubt but that the situation will brighten in a short time and that the activity of the market will be resumed. As a matter of fact this time of the year is generally the duldest period for the glass trade and with business conditions picking up about the middle of February. Window glass prices are holding steadily without change and with the present limited stocks there is but little prospect that there will be any price concession on account of the inactive market. The business in the window glass line is progressing in a satisfactory manner, although recently buying has slowed up considerably. Manufacturers are busy completing orders that were placed during the latter part of 1916, when the demand was far greater than the available material. Prices for window glass are holding strong.

Sand and Gravel.—The market is holding strong for this time of the year with a satisfactory demand for these materials and inquiries that demonstrate that increased activity will be noticeable as soon as the weather conditions warrant a resumption of building operations. Up to the present time there has been no price schedule announced, and the old prices are still holding with sand at 50c and gravel at \$1.10 to \$1.15. These prices are subject to revision at any time now and no doubt will be increased with the opening of the building season.

Lead.—There is very little spot metal to be had and what there is can only be obtained at the payment of a high premium. The congested freight situation is said to be responsible for the small amount of spot lead in the market and until the condition is relieved there is liable to be a scarcity of lead in these parts. March delivery is obtainable now around 8.50c. New York. There are many inquiries for this metal even at the advanced prices, but the problem of delivery is militating against sales to any great amount.

Copper.—The copper market remains practically stationary with but little business reported and inquiries anything but brisk. Spot copper is scarce and in fact there is but a small amount of first and second quarter metal to be obtained. With the present political situation in mind, it seems as though buyers are unwilling to commit themselves long in advance. They hesitate to take a loss through a declining market. Large consumers of this metal have bought heavily, but only for actual needs, and it is doubtful if they are covered for their supply for the third and fourth quarters.

CURRENT WHOLESALE PRICES.

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

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

BRICK (Cargo lots, at the wharf, to dealers only), per M.:

- North River common\$9.00@ \$9.25
- Raritan 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@ \$38.00
- 14 to 16 in..... 40.00@ 44.00
- Heart face siding, 4-4 & 5-4 34.00@ 36.00

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

- base price, per M.....@ 26.00
- Hemlock, W. Va., base price per M.....@ 25.00

Hemlock, Eastern mixed cargoes 22.00@ —

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

Spruce, Eastern, random cargoes, narrow (delivered)..\$29.00@ \$32.00

Wide cargoes 32.00@ 34.00

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

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

- Standard slab\$4.25@ \$4.50
- Cypress lumber (by car, f. o. b. N. Y.):

Firsts and seconds, 1-in.....\$48.50@ —

Cypress shingles, 6x18, No. 1 Hearts 8.75@ \$9.00

Cypress shingles, 6x18, No. 1 Prime 7.25@ —

Quartered oak 85.00@ 88.00

Plain oak 60.00@ 63.00

Flooring:

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

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

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

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

Block, 2 in. (solid), per sq. ft.....\$0.06¾

Block, 3 in. (hollow) 0.6¾

Block, 4 in. (hollow)08

Boards, ¼ in. x 8 ft..... .12½

Boards, ¾ in. x 8 ft..... .15½

SAND—

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

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

Beams & channels up to 14 in. 3.419@ 3.919

Beams & channels over 14 in.. 3.419@ 3.919

Angles 3x2 up to 6x8 3.419@ 3.919

Zees and tees 3.419@ 3.919

Steel bars, half extras 3.419@ 3.919

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 87½%

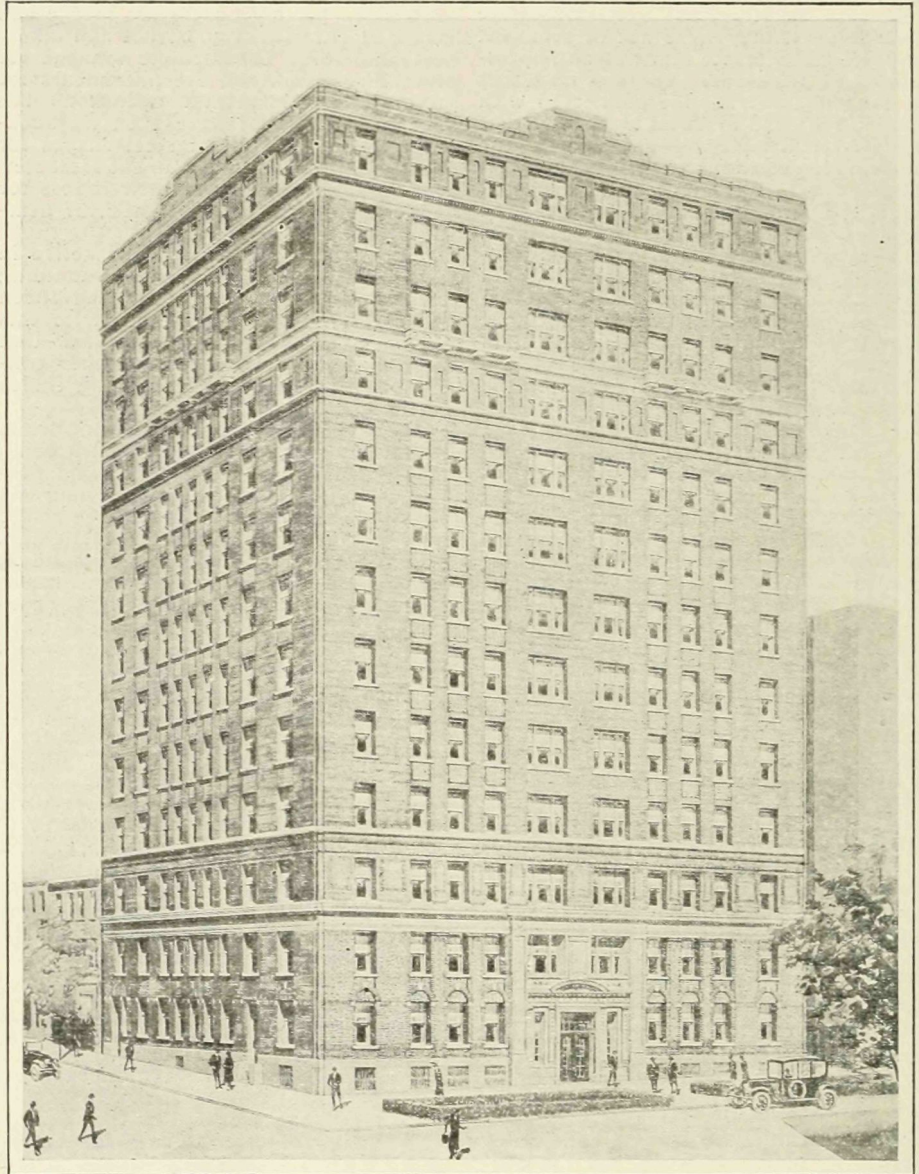
NEW WEST END AVENUE APARTMENT

Latest Structure on the West Side Will Contain Devices for Early Detection of Fire

THE foundations are rapidly nearing completion and the erection of the structural steel frame will shortly be started for a modern, high-class multi-family dwelling to be located at the southeast corner of West End avenue and 92nd street. This operation, which will occupy a plot approximately 100x62 feet, is owned by the 650 West End Avenue Corporation (J. C. Mayer and M. G. Mayer, Inc.), 507 Fifth avenue, and is being erected from plans and specifica-

99 Kent avenue, Brooklyn, kalamein doors and sash, and New York Architectural Terra Cotta Co., 401 Vernon avenue, Long Island City, exterior terra cotta. Other contracts to complete this operation will be awarded as the work progresses.

This new structure will represent the best ideas in modern apartment house planning and construction and will contain a number of features especially designed for the convenience and comfort of the tenants. Construction through-



NO. 650 WEST END AVENUE.

Schwartz & Gross, Architects.

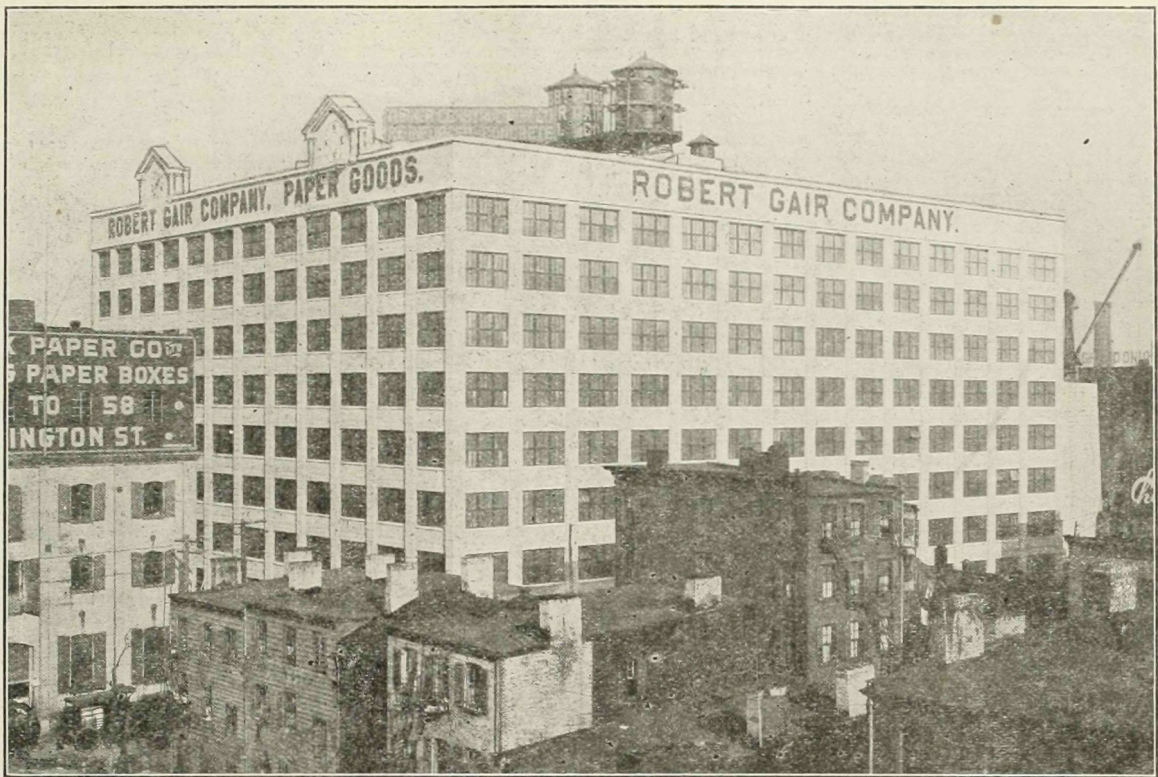
tions prepared by Schwartz & Gross, architects, 347 Fifth avenue. No general contract for construction was awarded; the owners are directing the building operations and are placing separate contracts for the various branches of the work as the erection proceeds.

Among the concerns who have already obtained sub-contracts for the supply of labor and material for this project are included: Kaufman Construction Co., 1006 Intervale avenue, wrecking; Hinkle Iron Co., 534 West 56th street, structural steel; Wm. M. Moore, University avenue and 190th street, mason work; Lasette & Murphy, 238 West 108th street, heating and plumbing installation; Otis Elevator Co., 26th street and Eleventh avenue, elevators; Oberg & Blumberg, 112 West 42d street, electric work; National Fireproofing Co., 23d street and Broadway, fireproofing; Simons & Meyer, 143 Avenue D, ornamental iron work; Jackson Mantle & Grate Co., tile; New York Roofing Co., 535 East 19th street, roofing; Zehngelot Sheet Metal Works, 532 East 152d street, sheet metal work; American Kalamein Works, Inc.,

out will be of fireproof materials installed by able mechanics. The building will be completely equipped with devices for the early detection and suppression of fires. High-speed electric elevators, passenger and combination freight and passenger, will be installed, and egress from the building will be facilitated by means of a fully enclosed fireproof stairway.

The facades of this apartment house have been designed in a simple and dignified manner and will be constructed of face brick with trimmings of ornamental terra cotta. The base will be of granite. One of the principal architectural features of the structure will be the main entrance, on West End avenue. This has been treated in a bold style. A well designed roof parapet and cornice and belt courses of terra cotta add strength to the lines of the building.

The schedule of rentals in this building will range from \$1,600 to \$2,200 per year. The total cost of the operation will exceed \$300,000 and the building is expected to be completed and ready for occupancy by October 1, 1917.



Reinforced concrete factory of Robert Gair Company, Brooklyn.
 Architect, Wm. Higginson, New York. Contractor, Turner Construction Co., New York.

Read this opinion before you build

After the completion of their *fifth* reinforced concrete building, the Robert Gair Company, of Brooklyn, wrote as follows:

"Since our first concrete building was completed six years ago, we have continued to add one building after another, our latest being a twelve-story warehouse, having a floor area of 20,000 sq. ft., making the fifth concrete building we have erected. This continued building is the best evidence of our satisfaction and confidence in this construction. We operate a great many heavy machines and our merchandise is very heavy, so that we put a building to a very severe test.

"Of the many advantages we found in this construction, the chief one is the feeling of security from damage by fire and the resulting low rates of insurance, which is enough to make this form of construction attractive. Lighting qualities are splendid; the larger window area possible in this construction and the easy application of white paint to the interior makes an exceedingly light workroom. The buildings are more readily kept clean and are therefore much more sanitary. We find in operating machinery on these floors that this firmer foundation allows no sag or vibration—the machines remain level and run true, reducing the expense from wearing of parts, and, in nearly every case, we have been able to operate our machines at higher speed for this same reason. Changes and alterations may be made in these buildings, which would be impossible in any of the other types. The cost of maintenance is exceedingly low and depreciation reduced to the minimum; these buildings become stronger and better as they age."

Reinforced concrete is well adapted to loft buildings, factories and warehouses. Under present conditions of the building materials market, reinforced concrete becomes particularly desirable. All the materials—Portland cement, sand, stone and reinforcing bars—are staple products. There are no long waits for special parts. Delays are reduced to a minimum.

Many architects and contractors specialize in reinforced concrete construction. If you do not know who they are, we can probably help you get in touch with them.

The many points of merit of reinforced concrete industrial buildings are treated in detail in "Factories and Warehouses of Concrete." Anyone intending to erect an industrial building may obtain a copy free, upon request.

PORTLAND CEMENT ASSOCIATION
 101 Park Avenue, New York

CONCRETE FOR PERMANENCE

FACTORY BUILDING IN THEATER BLOCK

Indications Point to Operation Going Ahead—Plans Filed Prior to Zone Law

THERE is to be built a modern twelve-story factory building of both attractive and substantial design at 125 West 48th street, by the Calma Realty Co., Julius Mayer, 16 West 45th street, president, from plans by William H. Gompert, 171 Madison avenue, architect. The structure will measure 56x90 feet. Estimates on the general contract are now being taken by the architect, and as far as is known there is every indication that the project will go ahead. Plans for the erection of this type of structure on the site were filed before

mental iron. These three stories will be erected with a minimum of masonry support and a maximum of glass, making them suitable for display purposes and enhancing the general appearance of the front of the building.

The interior has been arranged to provide the maximum amount of floor area consistent with safe construction and in compliance with the various departmental requirements. Toward this end, in order to provide the greatest possible amount of usable and rentable floor space, the number of interior columns and supports has been reduced to the smallest possible quantity. The building will contain three elevators, one for freight and two for passengers, and one entrance has been arranged to provide separate means of ingress and egress for employees.

Aside from the structural details themselves, which will lessen the fire hazard, modern types of fire prevention and protection apparatus will be installed, including a 100 per cent. sprinkler system, which, combined with other elements in construction and equipment, will tend to bring the rate of insurance to a minimum figure. An additional feature in connection with the interior will be the erection of a modern fire tower in the rear of the structure, besides the regular staircase.

Building Trades Wages, 1917.

Prevailing Rate of Wages.—This schedule is based on eight hours' work a day from 8 a. m. to 5 p. m., except on Saturday, when work in the building trades ceases at noon. Compensation for a practical foreman ranges from fifty cents to one dollar per day over and above schedule as shown. All recognized legal holidays and Sundays to be figured at "double time."

Asbestos Workers, Boiler Felters, Pipe Coverers, Insulators.....	\$5.00
Asbestos Workers' Helpers.....	3.00
Blue Stone Cutters, Flaggers, Bridge and Curb Setters.....	5.00
Blue Stone Cutters' Helpers.....	3.00
Boiler Makers and Iron Ship Builders	5.00
Boiler Makers' Helpers.....	3.50
Blacksmiths	5.50
Bricklayers	6.00
Bricklayers' Helpers.....	3.40
Carpenters and Framers.....	5.50
Cabinet Makers.....	5.00
Cement and Concrete Masons (Foremen, \$6.10).....	5.60
Cement, Concrete and Asphalt Laborers	3.00
Derrickmen and Riggers (Foremen, \$6.00 or over).....	5.00
Decorators and Gilders.....	5.00
Decorative Art Glass Workers....	5.00
Elevator Constructors.....	5.52
Elevator Constructors' Helpers....	3.52
Electrical Workers (After April 1, 1917, \$5.20).....	5.00
Electricians' Helpers.....	2.50
Electrical Fixture Workers (After April 1, 1917, \$5.20).....	5.00
Engineers, Stationary.....	5.00
Engineers, Portable Hoisting, etc., \$30.25 weekly. By the day.....	6.00
Engineers on Boilers, Pumps or Pile Driving Machines, per week.....	30.00
Engineers on Steam Rollers, also on Foundation Work, per week.....	33.00
Engineers on all excavating, broken time by the day, \$6.00. Week.....	30.00
Framers	5.50
Granite Cutters.....	5.00
Glaziers	4.00
House Shorers, Movers and Sheath Pilers (Foremen, \$5.00).....	4.00
Housesmiths, Bridgemen and Structural Ironworkers.....	5.50
Housesmiths, Bronze, Metal Furniture and Metal Trim Workers..	5.50
Housesmiths' Helpers (After September 1, 1917, \$4.00).....	3.80
Ironworkers' Apprentices.....	3.00
Metallic Lathers.....	5.50
Marble Cutters and Setters.....	5.50
Marble Carvers.....	6.00
Marble Polishers.....	4.70

Marble Sawyers.....	4.68
Marble Bed Rubbers.....	5.00
Marble Cutters' Helpers, \$3.50; Rigging, \$4.00; Crane Operators....	3.75
Mosaic Workers.....	4.75
Mosaic Workers' Helpers.....	3.00
Machine Stone Workers.....	4.50
Machinists of all description.....	6.00
Machinists' Helpers..	3.50
Paper Hangers.....	Price list
Pattern Makers.....	5.50
Plate and Sheet Glass Glaziers....	4.00
Plasterers, Plain and Ornamental..	6.00
Plasterer Modelers, Weekly, \$30.00 to \$100.00	
*Plumbers and Gas Fitters.....	6.00
Painters	5.00
Painter-Decorator, Painter-Striper, Painter-Gilder	5.00
Painter-Letterer, Painter-Grainer...	5.00
Riggers on machinery, dynamos, boilers, etc.....	5.00
Roofers, Tar, Felt, Composition, Damp and Waterproofers.....	4.50
Rockmen (After April 1, 1917, \$3.04)	2.80
Rock Drillers and Tool Sharpeners (After April 1, 1917, \$4.00).....	3.75
Sheet Metal Workers, Coppersmiths, Tinsmiths, Metal Roofers.....	5.00
Slate and Tile Roofers.....	5.50
Steam, Hot Water and General Pipe Fitters (After July 1, 1917, \$6.00)	5.50
Steam Fitters' Helpers (After April 1, 1917, \$3.20; after July 1, 1917, \$3.40)	3.00
Tile Layers.....	6.00
*Tile Layers' Helpers.....	3.25
Tunnel and Subway Constructors (After April 1, 1917, \$4.00).....	3.75
Upholsterers of all descriptions ...	5.00
Varnishers	5.00
Wood Lathers	6.00
Wood Carvers and Modelers.....	5.50

*Subject to change.

LEGISLATIVE DIGEST.

(Continued from page 182.)

other hand there should be added to the bill a provision making it a misdemeanor for an employee by misrepresentation of his employer, to make it difficult or impossible for an employer to get employees. "Sauce for the goose is sauce for the gander." The Real Estate Board feels that it must oppose the bill unless it is amended so as to protect the employer as well as the employee.

Assembly Int. 481, Fenner.—An act providing that State civil service employees who are members of the National Guard or belong to the federal reserve, when called into active service, shall be granted an indefinite leave of absence while on such duty and upon return are to be given their old positions at the same salary.

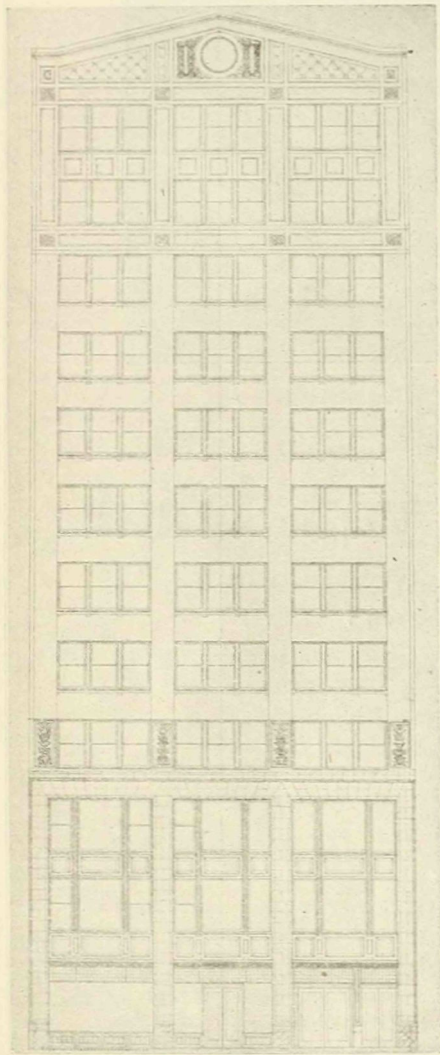
The Real Estate Board approves this bill on condition that it is amended by making definite uniform provisions as to whether such leave of absence should be granted with pay or without pay.

Queens Waterways.

The Legislation and Commerce Committees of the Queens Chamber of Commerce will urge the State Legislature to enact a bill introduced last week by Senator Peter M. Daly and Assemblyman William H. O'Hare, amending section 442 of the Charter, providing for the inclusion of waterways such as the Flushing Creek in Queens and the Westchester Creek in the Bronx, in the map or plan of the City of New York. The passage of this legislation will permit the improvement of Flushing Creek to be advanced.

For several years the Queens Chamber of Commerce has advocated the improvement of this important waterway to accommodate the increasing industrial development that is now going on adjacent to the stream. Within the last few months several large firms have located on Flushing Creek, such as the Rainier Motor Company and the Nathan Manufacturing Company.

The Degnon Terminal Company is now, at its own expense, carrying on one of the largest reclamation projects ever undertaken in New York City, by hydraulically pumping some three hundred million cubic yards from the bottom of the bay to raise 217 acres of adjacent low land. Other companies have also filled in vast acreage adjoining, all of which it is proposed to use for future industrial development, as this section is only fourteen miles by water from the Battery and can be reached by the



William H. Gompert, Arch't.
WEST 48TH STREET FACTORY.

the enactment of the Zoning Resolution by the Board of Estimate in July, 1916. The proposed structure will be in the same block which contains the Friars' Club, the Cort Theatre, the Forty-eighth Street Theatre and the Playhouse. To this group of theatres will soon be added another playhouse at 148 to 152 West 48th street, which is to be built by Edward F. Rush and Lyle D. Andrews, 1482 Broadway, from plans by Percival R. Pereira.

The new building of the Calma Realty Company will be near the Godfrey Building at Seventh avenue and 49th street, which houses a number of firms interested in the film producing and distributing business, and while it has not been designed to meet the needs of any special kinds of tenants it is probable that its future occupancy will be largely confined to firms of this character.

The general feeling followed in the exterior treatment of the structure is that of the Italian Renaissance. The building will be constructed of brick and terra cotta, the first three stories having been designed in white terra cotta. The general treatment above consists of brick with an ornamental terra cotta base. The show windows on the first, second and third floors will be of orna-

new elevated rapid transit extension to Corona in twenty minutes from the Grand Central Terminal.

The legislation is required in order to permit the city to acquire title to all land beyond the bulkhead lines as established by the United States Government. Until this is accomplished the government will not make any further appropriations for dredging the stream and making it a more navigable waterway.

The value of this waterway, which now carries annually tonnage valued at over a million dollars, will extend to all parts of the Borough of Queens, as it will enable canal boats from the new State Barge Canal to bring their loads of coal, building materials, etc., to within a mile of Jamaica, Richmond Hill and other sections in the center of the Borough of Queens.

Industrial Construction.

The present trend of industrial building construction is indicated by a recent investigation made by W. P. Anderson, President of The Ferro Concrete Construction Co. of Cincinnati, and presented in a paper before the recent annual meeting of the American Concrete Institute in Chicago. The results of Mr. Anderson's investigation were drawn from inquiries made of the leading industries, manufacturers of all classes of metal goods, brewers, manufacturers of textiles, paper, leather, boots and shoes.

Of the representative manufacturers who were requested to furnish data 370 concerns contributed information covering 1,230 buildings erected during the period covered by the investigation. These varied greatly in size, use and construction, but all were used for industrial purposes.

The returns year by year are graphically represented in the accompanying chart for the four major classifications—all wood, brick walls (steel frame), mill construction, concrete construction. Of course, the abnormal disturbances during 1914-16 account for the great fluctuations in that period. But even up to and including 1913, the advance of concrete construction and the relative decadence of other types are distinctly noticeable. The comparative growth of the various types of building construction is most strikingly shown by comparing the periods 1905-10 and 1911-16. In the former, the returns cover 7,014,218 square feet of mill construction and only 5,152,579 square feet of concrete construction, but in the later period the area of concrete construction jumped 327 per cent., to 16,926,152 square feet, while the mill construction showed a bare increase of about 10 per cent. to 7,709,469 square feet. The estimated area for 1916 was used in making up all of these comparisons.

Tunnel Carried Through.

The Public Service Commission has been notified by the engineers of its tunnel division that the south tube of the land tunnel in Brooklyn, extending underneath Willoughby street and Montague street from the Flatbush avenue extension to Clinton street, has been carried through and the excavation is now complete. The north tube of this tunnel will be carried through to the shaft at Clinton and Montague streets in a few weeks. At the western end these tubes connect with the tubes of the Whitehall-Montague street tunnel under the East River, now under construction and which will provide the connection between the Fourth avenue subway in Brooklyn and the Broadway subway in Manhattan. The under-river tunnel will be complete sometime next year.

Plan Turkish Bath.

Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for a three-story Russian and Turkish bath house to be built on a plot measuring 40x108 located on the north side of East New York avenue, 71.6 feet east of St. Johns place, Brooklyn, for Mrs. Esther Schumer. The building will have an ex-

terior designed in the Colonial style of architecture.

Will Build Dwellings.

C. H. Fredericks, Bennington avenue, Freeport, L. I., contemplates building from privately prepared plans twenty-four two and one-half story frame, stucco and shingle dwellings, each to measure 28x34 feet, at Belmore, L. I. The houses will cost about \$4,500 each.

New Mid-Town Lofts.

Schwartz & Gross, 345 Fifth avenue, are preparing plans for a seven-story brick and terra cotta store and loft building, to measure 25x100 feet, at 18 East 49th street, for the Center-White Company, Samuel H. Stone, president, 135 Broadway. This property was acquired several weeks ago from Charles Hopkins, owner of the Punch & Judy theatre, who gave it as part payment for

the seven-story store and loft building at 5 East 47th street. The site at present is occupied by a four-story dwelling.

Washington Square Still Active.

The M. K. M. Realty Company, H. B. Welsh, president, 465 Greenwich street, contemplates the erection of a nine-story brick and marble apartment house, to measure 46x100 feet, at 123 to 125 Waverly place, which will house forty-five families, and will involve an outlay of about \$250,000. F. L. Vitola, 16 East 23rd street, architect, is preparing plans for the project, and L. C. Verven, 16 East 23rd street, has been selected steel engineer.

Designing \$350,000 Apartments.

Charles B. Meyers, 1 Union Square, is preparing plans for four brick and terra cotta apartment houses to occupy the entire block on the east side of Univer-

Plant Supply Shortage Growing

For months private plant users have been having more and more trouble to obtain coal. To-day, under present uncertain conditions, not only this shortage but a lack of other generating supplies is increasing. Mechanical parts are harder to get than ever. In the course of events these deliveries may be delayed indefinitely. The question of getting sufficient and adequate labor promises to become wholly unanswerable.

Fortunately for the big building field in general, the Central Station, with its limitless resources, offers sure relief. Its mechanism, its fuel, its operating staff are unfailing and dependable. Don't wait till your plant has to be stopped and your tenants have to complain. Install our supply now and maintain the standard necessary for the success of your property.

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Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

INSURANCE AND BONDS

FOR
BUILDING OPERATIONS

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Edward Corning, President. Charles F. Berger, C.E., Vice-President.

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Edward P. Corning, Treasurer. Clinton L. Frobisher, Secretary.

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CHARLES E. KNOX Consulting Engineer

101 Park Avenue New York

city avenue, between 174th and 175th streets, which will involve an outlay of approximately \$350,000. Two of the houses will measure 100x100 feet and the other two 82x100 feet. They will be erected by the Haven Construction Company, of which Charles Flaum, 600 West 181st street, is president.

To Build 150 Bungalows.

A corporation known as Brighton by the Sea, of which William Graves, Brighton Beach, Brooklyn, is the president, contemplates the erection of 150 one-story frame dwellings, each to measure 18x27 feet, on the north side of Sea Breeze avenue, 225 feet east of Ocean Parkway. The buildings will cost \$52,500.

PERSONAL AND TRADE NOTES.

Kittaning Sales Company has removed its offices from 1133 Broadway to 841 Broadway.

Purcell & Gilfeather (Inc.), general contractors, have moved their offices to 513 West 40th street.

George Backer Construction Co., of 729 Seventh avenue, will move to new offices at 20 East 32d street on February 22.

Feinberg & Ricca, 26 Court street, are among the architects who have opened offices recently in the downtown section of Brooklyn.

George B. Wills & Company, general contractors, are moving their offices from Room 513 to Room 814, in 101 Park avenue.

Gulick-Henderson Company, consulting and inspecting engineers, announce the removal and consolidation of their general offices to 13-21 Park Row.

K. A. Nylén, 126 Liberty street, has been selected steam engineer for the eleven-story store and office building, to be built at 6-8 West 57th street, by Michael Dreicer, from plans by Henry Otis Chapman, architect.

C. S. Rindsfoos, president of the U. S. Purchasing Corporation, New York City, has become associated with the Jarrett-Chambers Co., Inc., engineers and contractors. He was formerly secretary and treasurer of the Foundation Company.

Murray & Sorensen, manufacturers of plumbers' special fittings, such as shower fixtures, needle sprays, flush valves, fire connections, faucets, etc., announce the removal of their offices and plant to 227-239 West 17th street. Their new building occupies a space 125x40 feet, and they will have their foundry, plating shop and machine shop located in one building.

NO ARCHITECTS SELECTED.

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

OGDENSBURG, N. Y.—M. Katzman, 22 North Water st, contemplates the erection of a storage building, for which no architect has been selected.

OGDENSBURG, N. Y.—Johnson & Murray, c/o Austin Nichols & Co., 100 Hudson st, Manhattan, contemplate the erection of a reinforced concrete warehouse on a site not yet selected. Cost, \$40,000.

DOUGLASTON, L. I.—The St. Anastasius Roman Catholic Church, c/o Rev. Father J. J. Clark, has purchased property at Broadway and the Boulevard, and contemplates the erection of a church. No architect has been selected. Cost, \$10,000.

SAYVILLE, L. I.—Sewell Thornhill, Main st, Sayville, contemplates the erection of a 2-sty brick drug store, on Merrick road. No architect has been retained. Cost, \$8,000.

CAMILLUS, N. Y.—Camillus Cutlery Co., Moritz Mayer, pres., Camillus, N. Y., contemplates erecting a 3-sty reinforced concrete factory building, 50x100. No architect has been selected.

OLEAN, N. Y.—Olean Herald Co., William L. Ostrand, pres., Olean, N. Y., contemplates rebuilding the 3-sty brick newspaper plant at 213 North Union st, for which no architect has been selected.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS. MANHATTAN.—C. B. Brun, 405 Lexington av, architect, is taking bids on the general contract for the alteration to the three 5-sty brick apartments 19x63 each, at 233-237 West 137th st, for Richard Wrightman, 159 Madison av, owner. Cost, \$15,000.

MANHATTAN.—E. W. Browning, 110 West 40th st, is taking bids on the general contract to close about February 15, for the 13-sty brick, stone and terra cotta apartment hotel, 25x100, at 31 West 71st st, from plans by Robert T. Lyons, 52 Vanderbilt av.

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 23.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, L. I. City, architect, is taking bids on the general contract for a 2-sty reinforced concrete factory at Jackson av and Hulst st, for Recht & Rosenbaum, 419 East 77th st, Manhattan, owners.

NEWARK, N. J.—Charles L. Steinbrenner, Essex Bldg, Newark, is taking bids on the general contract to close February 15, for a 3-sty brick warehouse, 50x80. Exact location and owner's name will be announced later. Cost, \$15,000.

NEWARK, N. J.—Jordan Green, 27 Clinton st, Newark, architect, is taking bids on the general contract to close February 12, for the construction of additional factory buildings, at the cor of St. Francis st and East Ferry st, for the R. Neumann Hardware Co., 9 St. Francis st, Newark. Cost, \$80,000.

STABLES AND GARAGES.

BROOKLYN, N. Y.—Thomas H. Losee, 235 Monroe st, Brooklyn, owner, is taking bids on the general contract for the 1-sty garage and showroom, 40x100, in the south side of Monroe st, 125 ft west of Nostrand av, from plans by J. J. Carroll, Rockaway Park, L. I. Cost, \$7,500.

NEWARK, N. J.—The Fiedler Corporation, 784 Broad st, Newark, owner, is taking bids on the general contract for a 1-sty brick garage and repair shop, 90x100, at the northeast cor of Division pl and Division Court, from privately prepared plans. Cost, \$15,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

4TH ST.—Miss Josephine Wright Chapman, 46 Washington st, will draw plans for alteration from a residence into a 4-sty brick and stone studio apartment house, 22x109 ft, at 132 West 4th st, for Mrs. J. H. Nichols, owner. Cost, \$10,000.

97TH ST.—The Alta Vista Holding Co., T. Grassi, Pres., 320 5th av, contemplates building a 6-sty brick and limestone apartment house, 50x100 ft, in the north side of 97th st, 100 ft west of Central Park West. Details will be available later.

BANKS.

BROADWAY.—Frank Freeman, 132 Nassau st, has completed plans for alterations to the 12-sty brick bank building, at 52 Broadway, for John Jacob Astor Estate, owner. Cost, \$50,000.

CHURCHES.

ST. NICHOLAS AV.—Crow, Lewis & Wickenhoefer, 200 5th av, have plans in progress for a 2-sty brick and stone church and rectory, at the northwest corner of St. Nicholas av and 186th st, for the Fort George Presbyterian Church, 560 West 185th st, c/o N. Y. Presbyterian Church Extension Comm., Dr. Forbes, chairman, 156 5th av, owner.

DWELLINGS.

80TH ST.—Cross & Cross, 10 East 47th st, will draw plans for alterations to front and interior addition to the 4-sty brick and stone dwelling, at 12 East 80th st, for W. R. Cross, 33 Pine st, owner.

FACTORIES AND WAREHOUSES.

LAWRENCE ST.—Schwartz & Gross, 347 5th av, have completed plans for alterations to the 4-sty brick brewery, 71x158 ft, at 51-53 Lawrence st, for the Bernheimer & Schwartz Pilsner Brewing Co., 127th and 129th sts and Amsterdam av, Charles Meyer, pres., owner. Cost, \$5,000.

STABLES AND GARAGES.

53D ST.—Alfred C. Wein, 112 Remsen st, L. I. City, has completed plans for alterations and addition to the 2-sty brick stable and storage building, 25x95 ft, at 112 West 53d st, for Luke Blake, 959 6th av, owner. Consists of a 1-sty addition. Cost, \$4,000.

63D ST.—James Gamble Rogers, 470 4th av, has completed plans for a 1-sty brick garage, 20x50 ft, at 170 East 63d st, for Mrs. Sarah G. Ely, 128 West 72d st, owner.

179TH ST.—John C. W. Ruhl, 3207 Hull av, Manhattan, has completed plans for a 4-sty brick garage, 50x100, at 539-541 West 179th st, for Jacob Oshlag, 1060 Madison av, owner and builder. Cost, \$45,000.

56TH ST.—Herbert W. Baer, 665 5th av, has completed plans for alterations and addition to the 6-sty brick garage, 50x90, at 227-229 East 56th st, for the L. L. D. Realty Co., Inc., Louis L. Driggs, pres., 120 West 46th st, owner. Cost, \$60,000.

STORES, OFFICES AND LOFTS.

66TH ST.—J. K. French, 163 Underhill av, Bklyn, has completed plans for alterations to the 2-sty brick store and office building, 114x100, at 101 West 66th st, for Ude M. Fleischmann, 1 Madison av, owner. Cost, \$11,000.

MAIDEN LANE.—Ernest A. Lynde, c/o Bankers Security Co., 120 Broadway, will draw plans for remodeling the brick and stone restaurant, at 41-43 Maiden lane, for Hugh J. Grant Estate, c/o J. M. M. Grant, 20 East 72d st, owner, and William Manger, Hotel Netherland, 5th av and 59th st, lessee.

NASSAU ST.—Matthew M. Porter, 121 Duane st, has completed plans for alterations to the 5-sty brick store and office building, 37x103 ft, at 80 Nassau st, for the Colgate Estate, Joseph C. Colgate, executor, 37 Wall st, and the R. W. Realty Co., Inc., Frank Melville, Jr., 121 Duane st, owners. Cost, \$10,000.

BROADWAY.—A. Schulte Co., World Bldg., is having plans prepared privately for alterations to the 6-sty brick and stone store and loft bldg, 49x97 ft, at 384-386 Broadway. Project consists in changing upper floors into offices.

23D ST.—D. E. Waid, 1 Madison av, has plans in progress for alterations to the office bldg from 23d to 24th sts, Madison to 4th avs, for the Metropolitan Life Insurance Co., 1 Madison av, John R. Hegeman, pres., owner. Project consists of alteration to first sty and basement.

STORES, OFFICES AND LOFTS.

48TH ST.—Leed, Inc., 581 5th av, has completed plans for the alteration to the 5-sty restaurant at 204-214 West 48th st, for the Silk Realty Co., 35 Nassau st, owner, and the Rosoff Lunch Co., on premises, lessee. Cost, \$5,000.

MAIDEN LANE.—Clinton & Russell, 32 Liberty st, have completed plans for the addition to the 12-sty brick and stone office bldg at 63-65 Maiden lane, and 91 Williams st, for the Maiden Lane & William St. Realty Co., 63 Maiden Lane, owner, and the City of New York Insurance Co., 63 Maiden Lane, lessee. Cost, \$50,000.

THEATRES.

7TH AV.—Hoffman Co., 1420 S. Penn sq, Philadelphia, Pa., has completed plans for alterations and extension to the 2-sty brick moving picture theatre, 40x100, at 586-90 7th av, for C. William Funk, 730 Lincoln dr, Philadelphia, Pa., owner, and William Penn Amusement Co., 113 South 3d st, Philadelphia, Pa., lessee. Cost, \$15,000.

8TH AV.—George H. Van Anken, 1265 Broadway, has completed plans for interior alterations to the 4-sty brick theatre, two stores and offices, 22x50 each, at 883-885 8th av, for M. Goldeberg, 859 8th av, owner. Project consists of a 1-sty brick extension 20x22 ft. Cost, \$15,000.

MISCELLANEOUS.

35TH ST.—George B. Post & Sons, 101 Park av, have completed plans for fire repairs to the 2-sty brick studio and storage building, 55x93 ft, at 226-230 West 35th st, for Walter Brooks, 346 Madison av, owner. Cost, \$5,000.

LEXINGTON AV.—Crow, Lewis & Wickenhoefer, 200 5th av, architects, and Louis Eden, 1 Madison av, steam and electrical engineer, have completed plans for alterations to the brick and stone museum and exhibition building, at the southeast cor of Lexington av and 23d st, for the College of the City of New York, George McAneny, chairman, St. Nicholas Terrace and 139th st, owner. Cost, \$30,000.

Bronx.

DWELLINGS.

UNION AV.—Carl J. Itzel, 1362 Prospect av, has completed plans for alterations

and extension to the 2-sty frame dwelling and store, at 862 Union av, for the Nalpack Realty Co., 299 Broadway, Manhattan, owner. Consists of 3-sty brick extension to present bldg. Cost, \$3,500.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

TOPSCOTT ST.—Cannella & Gallo, 60 Graham av, has plans in progress for a 4-sty brick and stone apartment house, in the east side of Topscott st, 325 ft north of Sutter av, for a company now forming. Cost, \$20,000.

63D ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 3-sty brick tenement, 20x55 ft, in the north side of 63d st, 80 ft west of 5th av, for the Alto Holding Co., 44 Court st, L. Levy, Pres., owner and builder. Cost, \$8,000.

73D ST.—Frederic W. Eisenla, 186 Remsen st, has completed plans for three 3-sty brick and stone tenements, 20x32 ft, in the south side of 73d st, 160 ft east of Stewart av, for the Sunapee Construction Corporation, Inc., Anthony J. Keenan, pres., 937 55th st, owner and builder. Total cost, \$23,000.

13TH ST.—Cohn Bros., 361 Stone av, have completed plans for four 3-sty brick tenements, 20x85 ft, in the west side of 13th st, 80 ft north of Av C, for James Kelly, 220 Av Q, owner and builder. Total cost, \$32,000.

GRAFTON ST.—E. M. Adelson, 1780 Pitkin av, is preparing plans for two 4-sty brick apartments, 50x88, in the west side of Grafton st, 100 ft east of Blake av, for the Sagamore Realty Co., J. B. Slater, pres., 156 Glenmore av, owner and builder. Cost, \$35,000.

BROOKLYN, N. Y.—William Ludwig, 16 Court st, has plans nearing completion for two 4-sty brick and stone apartments. Exact location and owner's name will be announced later. Cost, \$35,000 each.

NEWPORT AV.—S. Millman & Son, 1776 Pitkin av, are preparing plans for a 3-sty brick and stone tenement, 25x90, at the northeast cor of Newport and Snedeker avs, for Chestnut & Greenberg, 115 Malta st, owners and builders. Cost, \$10,000.

SOUTH 9TH ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a

6-sty brick and stone apartment, 75x179, in the south side of South 9th st, 171 ft west of Bedford av, for the Ross Land Co., Bedford and Division avs, owner and builder. Cost, \$200,000.

BANKS.

3D AV.—Thomas Bennett, 5123 52d st, has plans nearing completion for alterations from store, to a 2-sty brick bank bldg, at the southeast cor of 3d av and 51st st, for the Mechanic Bank, 5024 3d av, Bklyn, lessee. Consists of altering 1st floor for bank. Cost, \$4,500.

CHURCHES.

4TH AV.—John H. Nelson, 342 60th st, Bklyn, has completed plans for a 2-sty brick church assembly, 30x62, on the east side of 4th av, 47 ft north of 68th st, for the Bay Ridge Swedish Church, 257 Bay Ridge av, owner and builder. Cost, \$9,000.

MANHATTAN AV.—Helmle & Corbett, 190 Montague st, have completed plans for a 4-sty brick church and community building, 100x150 ft, at the corner of Manhattan av and Noble st, for the Corner Stone M. E. Church, Dr. D. A. Osterheld, owner.

DWELLINGS.

EAST 3D ST.—Cantor & Dorfman, 371 Fulton st, have plans in progress for seven 2½-sty frame dwellings, 18x42, on the east side of East 3d st, 100 ft north of Av M, for the S. & L. Bldg. Corp., Sam Goldstone, pres., 37th st and 14th av, Bklyn, owner and builder. Cost, \$5,000 each.

EAST 19TH ST.—Benjamin Hudson, 319 9th st, has plans in progress for two 2½-sty frame dwellings, 20x41 ft, in the east side of East 19th st, 365 ft north of Av N, for M. Lucas, 2121 Bay av, owner and builder. Cost, \$5,000 each.

EAST 3D ST.—Cantor & Dorfman, 373 Fulton st, have plans in progress for four 2½-sty frame dwellings, 18x42 ft, in the west side of East 3d st, 250 ft north of Av M, for the G. & L. Bldg. Corp., 37th st and 14th av, Bklyn, owner and builder. Cost, \$5,000.

EAST 4TH ST.—Cantor & Dorfman, 373 Fulton st, have plans in progress for six 2½-sty frame dwellings, 18x42 ft, in the east side of East 4th st, 100 ft north of Av M, for the G. & L. Bldg. Corp., 37th

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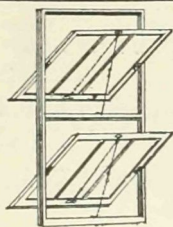
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st and 14th av, Bklyn., owner and builder. Cost, \$5,000 each.

SARATOGA AV.—E. M. Adelson, 1775 Pitkin av, has completed plans for extension to the 2-sty dwelling and store on the east side of Saratoga av, 137 ft south of St. Marks av, for Jacob Philipowitz, 375 Saratoga av, owner and builder. Cost, \$3,000.

EAST 10TH ST.—A. W. Pierce, 26 Court st, has completed plans for three 2-sty frame dwellings, 17x46 ft, in the east side of East 10th st, 400 ft and 340 ft north of Av I, for the Grand Bldg Corp., 44 Court st, owner and builder. Total cost, \$2,000.

MANHATTAN BEACH.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame dwelling, 20x42 ft, for the D. & W. Construction Co., 574 Argyle rd, owner and builder. Cost, \$5,000.

BAY 49TH ST.—S. Barclay McDonald, 2827 West 17th st, Bklyn, has completed plans for a 2-sty brick dwelling, 20x55, in the south side of Bay 49th st, 78 ft east of Harway av, for Carmela Oppione, 185 Av A, Manhattan, owner and builder. Cost, \$4,000.

TURNER PLACE.—H. T. Jeffrey Jr., 320 Fulton st, Jamaica, L. I., has completed plans for two 2-sty dwellings, 20x55, in the south side of Turner pl, 100 ft east of East 8th st, for R. Kerr, 38 Broadway, Jamaica, L. I., owner and builder. Total cost, \$10,000.

OCEAN AV.—Benjamin Driesler, 153 Remsen st, has completed plans for a 2½-sty frame dwelling, 40x37, on the east side of Ocean av, 315 ft south of Dorchester road, for A. H. Strong, 585 East 18th st, Bklyn, owner and builder. Cost, \$10,000.

EAST 19TH ST.—Benjamin Driesler, 153 Remsen st, has completed plans for a 2½-sty frame dwelling, 40x37, in the east side of East 19th st, 400 ft north of Av G, for A. H. Strong, 585 East 18th st, Bklyn, owner and builder. Cost, \$9,000.

MIDWOOD ST.—Slee & Bryson, 154 Montague st, have plans in progress for fourteen 3-sty brick and stone dwellings, 18x42, in the south side of Midwood st, bet. Bedford and Flatbush avs, for F. B. Morris, 19 Midwood st, Bklyn, owner and builder. Cost, \$10,000 each.

AV. G.—Benjamin Driesler, 153 Remsen st, has completed plans for a 2½-sty frame dwelling, 22x38, on the north side of Av G, 190 ft west of East 19th st, for A. H. Strong, 585 East 18th st, Bklyn, owner and builder. Cost, \$5,000.

EAST 92D ST.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for two 2½-sty frame and shingle dwellings, 18x38, in the west side of East 92d st, 95 ft south of Glenwood road, for J. D. Bush, 1378 East 92d st, owner and builder. Cost, \$4,500 each.

NORTH 15TH ST.—S. B. McDonald, 2827 West 28th st, has completed plans for a 2-sty brick dwelling, 20x42, in the east side of North 15th st, 660 ft north of Neptune av, for Sanbola Carbone, on premises, owner and builder. Cost, \$4,000.

SACKETT ST.—Ignatius A. Crawford, 1095 Lorimer st, has completed plans for the alteration of the property in the north side of Sackett st, 300 ft east of 4th av, into a residence and garage, for Peter Roeder, 8 5th av, owner. Cost, \$3,000.

PRESIDENT ST.—Cohn Bros., 361 Stone av, are preparing plans for a 2½-sty brick, marble and stone residence, 35x56, with garage, in the north side of President st, 300 ft east of Brooklyn av, for David Isacowitz, 312 Hopkinson av, owner and builder. Cost, \$45,000.

FACTORIES AND WAREHOUSES.

39TH ST.—F. B. Huntington, 48 West 150th st, Manhattan, has completed plans for a 3-sty brick factory, 60x100 ft, in the north side of 39th st, 180 ft west of 4th av, for Annie Meehige, 46 West st, Manhattan, owner. Cost, \$25,000.

BERGEN ST.—C. H. Richter, 621 McDonough st, Bklyn, has completed plans for extension to the 1-sty factory bldg, in the south side of Bergen st, 145 ft east of Vanderbilt av, for James H. Papio, 656 Bergen st, owner and builder. Cost, \$4,000.

JOHNSON AV.—J. Himmelsbach, 126 Liberty av, has completed plans for a brick oil plant, on the south side of Johnson av, 75 ft west of Bogart st, for Robert Plante, on premises, owner. Cost, \$15,000.

WEST 30TH ST.—George H. Suess, 2966 West 29th st, has completed plans for the alteration of the 2-sty frame bathhouse at 3001-3013 West 30th st, for Thomas J. Riley, on premises, owner. Cost, \$5,000.

STABLES AND GARAGES.

PACIFIC ST.—C. P. Johnson, 30 East 42d st, Manhattan, has completed plans for a 1-sty brick garage, 25x100, in the south side of Pacific st, 125 ft east of 3d av, for C. Rosewall, 95 Flatbush av, and A. H.

Scott, Jr., 268 Dean st, Manhattan, owners. Cost, \$5,000.

ATLANTIC AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 1-sty brick public garage, 200x143, at the northwest cor of Atlantic av and Bedford pl, for the Lancastershire Realty Co., Louis Gold, pres., 44 Court st, owner and builder. Cost, \$85,000.

WEST 11TH ST.—William C. Winters, 106 Van Siclen av, has completed plans for eleven private garages, 11x19 each, at the northwest cor of West 11th st and Av B for J. F. Churlo, 790 Franklin av, owner and builder. Total cost, \$2,500.

KENT AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 1-sty brick garage, 100x114, at the northwest cor of Kent av and Calyer st, for the G. & N. Improvement Co, 26 Court st, owner and builder. Cost, \$45,000.

CLYMER ST.—Shampan & Shampan, 772 Broadway, have plans in progress for the extension to the 2-sty brick garage, in the north side of Clymer st, 175 ft east of Bedford av, for James Schmidt, owner. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

2D AV.—Thomas Bennett, 5123 52d st, has completed plans for alterations and extension to the 1-sty brick office bldg, 28x30, at 2d av and 51st st, for J. P. Dunfy, owner and builder. Cost, \$2,500.

WEST 30TH ST.—Perlstein & Perlstein, 39 Fulton av, Middle Village, L. I., have completed plans for a 3-sty brick store and dwelling, 28x46, at the southwest cor of West 30th st and Mermaid av, for Charles Martine, 2914 Mermaid av, owner and builder. Cost, \$4,000.

Queens.

CHURCHES.

LONG ISLAND CITY.—F. J. Berlenbach, 260 Grahaf av, will draw plans for alteration from residence to a 3-sty brick chapel, to contain a reception room, at 140 4th st, for the Nursing Sisters of the Poor, Rev. E. W. McCarthy, 116 6th av, Bklyn., owner.

CORONA, L. I.—R. W. Johnson, 10 Hunt st, Corona, has completed plans for a 1-sty hollow tile and stucco church, 33x84, on the north side of Washington pl, 50 ft east of Evergreen av, for the Swedish Bethesda Church, Emil Holmblaud, Vine and Way avs, Corona, owner. Cost, \$10,000.

DWELLINGS.

RIDGEWOOD, L. I.—Louis Berger, 704 Grove st, Ridgewood, has completed plans for a 2-sty brick residence, 18x60 ft, in the south side of Summerfield st, 450 ft west of Forest av, for Jacob Jaeger, 704 Grove st, Ridgewood, owner and builder. Cost, \$4,000.

HOLLIS, L. I.—H. T. Jeffrey, Butler Bldg., Jamaica, will draw plans for rebuilding the 2½-sty frame and shingle dwelling, at Hillside and Parkview avs, for Frank W. Scott, 336 Fulton st, Jamaica, owner and builder. Cost, \$8,000.

BELLAIRE GARDENS, L. I.—George A. Elliott, Walton st and Jeffrey av, Jamaica, has completed plans for a 2½-sty frame dwelling, 24x28 ft, in the east side of Albany av, 389 ft south of Hollis av, for Mrs. Grace R. Stewart, Hollis and Euclid avs, Bellaire, L. I., owner and builder. Cost, \$4,000.

CORONA, L. I.—C. L. Varrone, Corona av, Corona, has completed plans for a 2-sty brick dwelling, 21x55 ft, in the south side of Updyke st, 250 ft east of 51st st, for Rose Spagna, 107 Updyke st, Corona, owner. Cost, \$4,000.

CORONA, L. I.—C. L. Varrone, Corona av, Corona, has completed plans for a 2-sty brick dwelling, 20x60 ft, in the north side of Shopoler av, 65 ft east of Rapelje av, for Calogero Pedalino, 100 Rapelje av, Corona, owner and builder. Cost, \$5,000.

JAMAICA, L. I.—Otto Thomas, 334 Fulton st, Jamaica, has completed plans for two 2-sty frame dwellings, 26x31 ft, in the east side of Maulden av, 100 ft north of Norwich av, and in the north side of Norwich av, 60 ft east of Maulden av, for the Sparlan Realty Co., 66 Orange st, Bklyn., owner and builder. Total cost, \$7,000.

RICHMOND HILL, L. I.—Plans have been completed privately for five 2-sty frame dwellings, 16x37 ft, on the west side of Guion av, 220 ft south of Kimball av, for R. W. Mowrey, 850 Chestnut st, Richmond Hill, owner and builder. Total cost, \$10,000.

FOREST HILLS, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for a 2-sty brick dwelling, 35x40 ft, at the southwest cor of Ibis st and Colonial av, for Val Foeth, 50th st and 11th av, Manhattan, owner and builder. Cost, \$11,000.

WOODHAVEN, L. I.—David Scott, 1254 McCormick av, Ozone Park, L. I., has

plans in progress for five 2½-sty frame dwellings, 18x36 ft, in Yarmough st, for Frederick Muller, 281 Cornelia st, Bklyn., owner. Total cost, \$60,000.

BELLE HARBOR, L. I.—W. T. Kennedy Co., 462 Boulevard, Rockaway Beach, L. I., has completed plans for a 3-sty frame and clapboards dwelling and boarding house, 30x60, in the east side of Beach 129th st, 100 ft south of Newport av, for Miss Mary R. Casey, 15 S. Oxford st, Bklyn., owner. Cost, \$12,000.

COLLEGE POINT, L. I.—C. L. Varrone, 166 Corona av, Corona, is preparing plans for a 2-sty brick dwelling, 20x48, on Av C, for Tony Abony, 428 West 52d st, Manhattan, owner and builder. Cost, \$5,000.

BELLE HARBOR, L. I.—John A. Lasher Co., Rockaway Park, has completed plans for a 2½-sty frame and shingle dwelling 36x35, on the east side of Ostend av 60 ft north of Newport st, for J. Allendorf Lasher, Rockaway Park, owner. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

FAR ROCKAWAY, L. I.—Plans have been completed privately for fire repairs to the warehouse in the west side of White st, 618 ft north of Nott av, for Mullen & Buckley Co., Central av, Far Rockaway, owner and builder. Cost, \$5,000.

HOSPITALS AND ASYLUMS.

Flushing, L. I.—John P. Benson, 331 Madison av, Manhattan, has plans in progress for a brick hospital, on the west side of Parsons av, south of Elm pl, for the Flushing Hospital and Dispensary Corp., Parsons and Forrest av, Flushing, owner. Cost, \$25,000.

STABLES AND GARAGES.

WOODSIDE, L. I.—R. W. Johnson, 60 Hunt st, Corona, has completed plans for the extension and alteration to the --sty concrete garage, in the east side of 5th st 225 ft north of Howell av, for John Farrelly, 18 4th st, Woodside, owner. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

LAUREL HILL, L. I.—The Nichols Copper Co., Laurel Hill, has had plans completed privately for the addition to the 1-sty office bldg, at the northwest cor of Hopson and Halle avs. Cost, \$6,500.

MISCELLANEOUS.

LONG ISLAND CITY.—Albert Ullrich, 371 Fulton st, Bklyn., has completed plans for a side extension to the pasteurizing plant, in the west side of Steinway av, 125 ft south of Pierce av, for Bordens Condensed Milk Co., 108 Hudson st, Manhattan, owner. Consists of a 1-sty brick extension, 27x36 ft, to side. Cost, \$6,000.

LONG ISLAND CITY.—Hans Liebau, P. O. Bldg., Jamaica, L. I., has plans in progress for a 2-sty brick refuse destructor building, approach and chimney, 113x60 ft, at the cor of Van Alst and Graham avs, for the City of New York, Bureau of Street Cleaning, Borough of Queens, John T. Fetherston, Comm'r, Jackson av, L. I. City, owner. Cost, \$35,000.

Nassau.

DWELLINGS.

MILLERS PLACE, L. I.—Ford, Butler & Oliver, 101 Park av, Manhattan, have plans in progress for a 2½-sty frame, stucco and shingle dwelling, 110x35 ft, with wing, 50x30 ft, at Port Jefferson for Thomas M. Scott, owner.

GARDEN CITY, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has plans in progress for a 2½-sty frame and shingle building, 20x36 ft, for Frank Ferguson, Garden City, owner and builder. Cost, \$6,000.

LYNDBROOK, L. I.—Plans have been completed privately for five 2-sty frame dwellings, 28x40 ft, for Grove G. Thompson, 6 Atlantic av, Lyndbrook, owner and builder. Cost, \$5,000 each.

FREEPORT, L. I.—W. A. MacFarlane, 29 South Main st, Freeport, owner, contemplates building a 2-sty dwelling, 25x26 ft, from privately prepared plans. Cost, \$4,500.

BELMORE, L. I.—Howard E. Wood, Linden av, Belmore, owner, contemplates building three 2-sty frame and shingle dwellings, 22x24 ft, on Linden av, from privately prepared plans. Cost, \$4,500 each.

ROCKVILLE CENTRE, L. I.—David Longnecker, Front st, Rockville Centre, owner, contemplates building a 2½-sty frame residence, 26x40 ft, on Merrick road, from private plans. Cost, \$4,500.

FREEPORT, L. I.—Pettit & Anderson, Freeport, L. I., owners, contemplate building a 1½-sty frame and shingle bungalow, 32x44 ft, from private plans. Cost, \$4,500.

BELMORE, L. I.—Mrs. A. B. McCord, Belmore, owner, contemplates erecting three 2-sty frame and shingle dwellings,

22x26, from private plans. Cost, \$4,500 each.

GREAT NECK, L. I.—George Nichols, Bayside, L. I., owner and builder, contemplates the erection of a 2½-sty frame and shingle dwelling on Middle Neck road, from privately prepared plans. Cost, \$10,000.

HALLS AND CLUBS.

MALVERNE, L. I.—Herbert A. Garlock, Malverne, has completed plans for a 2-sty and basement swimming club, 50x116 ft, for the Malverne Swimming Club, Norwood av, Malverne, Roy Camp, pres., owner. Will contain a swimming pool, 20x50

ft., dining room, dressing rooms, rathskeller, shower rooms, billiard room, two bowling alleys and twelve bedrooms. Cost, \$20,000.

STABLES AND GARAGES.

LAWRENCE, L. I.—Ford, Butler & Oliver, 101 Park av, Manhattan, have plans in progress for a 1½-sty hollow tile and stucco garage and chauffeur's quarters, for J. Barnard, owner.

Suffolk.

SCHOOLS AND COLLEGES.
CENTER MORICHES, L. I.—L. L. Bishop, West Hampton, L. I., has completed plans

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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, Drainage and Electric Work for Employees' Home at Kings Park State Hospital, Kings Park, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2:30 o'clock P. M. on Wednesday, February 28, 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 contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2596, 2642, 2643 and 2644. The right is reserved to reject any or all bids. Drawings and Specifications may be consulted at the Kings Park State Hospital, Kings Park, N. Y., at the New York Office 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.

E. S. ELWOOD,
Secretary, State Hospital Commission.

Dated: January 29, 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.

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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for a 2-sty stucco on hollow tile high school, 80x35, in Main st, for the Board of Education, Frank McGregor, pres., Center Moriches. Cost, \$20,000.

STABLES AND GARAGES.

SAYVILLE, L. I.—C. H. Duryea, Railroad av, Sayville, owner and builder, has had plans completed privately for a 1-sty garage, 45x100. Cost, \$4,500.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has completed plans for a 4-sty brick and stone apartment house, 50x72 ft, on Livingston av. Owner's name will be announced later. Cost, \$20,000.

MT. VERNON, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has plans nearing completion for a 3-sty brick and stone apartment house, 40x60 ft, on North Terrace av, for Otto Wuestenhofer, 1009½ Park st, Peekskill, owner. Cost, \$20,000.

MT. VERNON, N. Y.—William O. Tait, Rossmore av, Bronxville, has completed plans for a 2-sty hollow tile apartment, store and garage, 100x100 ft, at the cor of Paxton and Palmer avs, for Harold Driden, Bronxville, N. Y., owner. Mr. Cromwell, c/o Fish & Marvin, 527 5th av, is in charge, and will take bids on the general contract.

BANKS.

MT. VERNON, N. Y.—Charles E. Miller, 111 Nassau st, Manhattan, has completed plans for addition to the 1-sty brick bank building, 25x30 ft, at 9 South 3d av, for the Eastchester Savings Bank, George H. Brown, pres., 9 South 3d av, Mt. Vernon, owner. Cost, \$5,000.

CHURCHES.

WHITE PLAINS, N. Y.—Nicholas Seracino, 1170 Broadway, Manhattan, has plans in progress for a 1-sty brick church, 40x87 ft, at Niles, Summit and Ferris avs, for the Roman Catholic Church of Mount Carmel, Rev. Father M. A. Jacobucci, 5 Smith st, White Plains, owner. Cost, \$15,000.

DWELLINGS.

YONKERS, N. Y.—George Howard Chamberlain, 18 S. Broadway, Yonkers, is preparing sketches for interior alterations to the 3-sty brick and stone Hollywood Inn, 50x100 ft, at the cor of Hudson st and South Broadway, for Hollywood Inn, Alexander Smith Cochran, pres., Yonkers, owner. Cost, \$25,000.

NEW ROCHELLE, N. Y.—F. L. Vitola, 16 East 23d st, Manhattan, has plans in progress for four 2½-sty wood dwellings, 26x34 ft, on Mayflower av. Cost, \$5,000 each.

PELHAM MANOR, N. Y.—A. W. Cole, 114 5th av, Manhattan, contemplates the erection of a 2½-sty frame residence 50x40, at Boston road and Pelhamdale av, from privately prepared plans. Cost, \$10,000.

HARTSDALE, N. Y.—Theodore C. Visscher, 299 Madison av, Manhattan, has plans in progress for a 2½-sty frame and clapboards dwelling and garage, 70x40 ft, for S. A. Breeding, 320 Broadway, Manhattan, owner.

RYE, N. Y.—Lewis Colt Albro, 2 West 47th st, Manhattan, has plans in progress for a 2½-sty frame and shingle dwelling, 80x30 ft, in Highside rd. Cost, \$18,000.

RYE, N. Y.—Lewis Colt Albro, 2 West 47th st, Manhattan, has plans in progress for a 2½-sty brick dwelling and garage, 102x32 ft, near Appawanis Golf Club, for Frank E. Potter, c/o Pouch & Co., 14 Wall st, Manhattan, owner. Cost, \$20,000.

SCARSDALE, N. Y.—Philip Resnyk, 40 West 32d st, Manhattan, has plans in progress for a 2½-sty frame and shingle dwelling, about 32x35 ft, in Colvin pl, for George E. Hohl Co., James Veeder, pres., 277 State st, Schenectady, N. Y., owner and builder.

PELHAMWOOD, N. Y.—W. S. Moore, 30 East 42d st, Manhattan, has plans in progress for five residences and garages, 42x34 ft, for George Kremer, Pelhamwood, N. Y., owner. Cost, \$12,000 each.

STABLES AND GARAGES.

MT. KISCO, N. Y.—Edward A. Burnett, 470 4th av, Manhattan, is preparing plans for farm bldgs, a garage and cottage for Arthur Scribner, owner.

PORTCHESTER, N. Y.—Alfred Hopkins, 101 Park av, has completed revised plans for a 2-sty hollow tile and stucco private garage, 60x24 ft, on Byron Shore, for Morton H. Meinhard, 215 4th av, Manhattan, owner.

STORES, OFFICES AND LOFTS.

HARRISON, N. Y.—D. H. Ponty, Depot sq, Portchester, N. Y., has plans in progress for addition to the 1-sty brick loft bldg, on Harrison av, for Mrs. Gehmsem. Cost, \$5,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
PATERSON, N. J.—Frederick J. Schwarz, Colt Bldg., Paterson, N. J., will draw plans for two 3-sty frame flats, for Joseph and Lewis Calaianno, 425 Straight st, Paterson, owner. Exact location will be announced later. Cost, \$7,000 each.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has plans in progress for a brick flat and store building, 25x54 ft, at the southeast cor of Clay and Martin st, for Guiseppa Di Stefano, 16 Martin st, Paterson, owner and builder. Cost, \$8,000.

PASSAIC, N. J.—Frank Pirrone, Jr., 104 Midland av, Garfield, has completed plans for a 3-sty brick flat, 22x64, at 460 Paullson av, for Domenico Dini, 300 Montgomery st, Passaic. Cost, \$8,000.

WEST NEW YORK, N. J.—William Mayer, Jr., and Edward Manahan, 711 Bergenline av, have plans in progress for a 3-sty brick and stone flat, 25x82, in 16th st, opposite the Town Hall, for Henry Auf Der Heide, 30 18th st, West New York, owner and builder. Cost, \$12,000.

JERSEY CITY, N. J.—William A. Tilton, 76 Montgomery st, Jersey City, has plans in progress for a 4-sty brick apartment 27x72, x irreg., on the Boulevard, near Potage st, for James Billington & Son, 2614 Boulevard, Jersey City, owners and builders. Cost, \$50,000.

CHURCHES.

RINGWOOD, N. J.—The Franciscan Order, Rev. Father Francis Koch in charge, Ringwood, contemplates erecting a 1-sty frame and clapboards church, 30x50 ft, from private plans. Cost, \$3,500.

DWELLINGS.

IRVINGTON N. J.—August M. Kleeman, 741 Broad st, Newark, has completed plans for a 2½-sty frame, clapboards and shingle dwelling, 22x50 ft, at 139 Florence av, for Charles Schoepflin, Sanford av, Irvington, owner. Cost, \$5,500.

NEWARK, N. J.—R. Bottelli, 207 Market st, Newark, has completed plans for two 2½-sty frame and stucco dwellings, 22x20 ft each, on Columbia av, for Nicola Arace, 99 Parker st, Newark, owner and builder. Cost, \$3,500 each.

NEWARK, N. J.—Plans have been completed privately for two 2-sty frame, clapboards and shingle dwellings, 20x24 ft each, at 156-160 West End av, for the Home Realty and Construction Co., George P. Riley, pres., 20 Maolis av, Bloomfield, owner and builder. Cost, \$3,000 each.

WESTFIELD, N. J.—Herman Fritz, News Bldg., Passaic, has completed plans for five 2½-sty frame dwellings, 26x30 ft, for the Artistic Homes Co., Charles Springstead, interested, 174 Lincoln road, Westfield, owner and builder. Cost, \$4,500 each.

BERNARDSVILLE, N. J.—S. Livingston Pell, 122 East 25th st, Manhattan, architect, has been retained to prepare plans for the construction of a residence for Grafton H. Pyne, 38 Wall st, Manhattan, owner.

MAPLEWOOD, N. J.—E. H. Fougner, 800 Broad st, Newark, has plans nearing completion for a 2½-sty brick and stone residence, 30x38, for John A. Kreiter, Treacy av, Newark, owner. Cost, \$10,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for a 2-sty frame dwelling, 24x32 at 35 Woodland av, for Meyer Cosewitz, 81 West 27th st, Bayonne, owner and builder. Cost, \$4,000.

JERSEY CITY, N. J.—Abraham Davis, 13 Newark av, Jersey City, is preparing plans for a 3-sty brick dwelling with store, 30x50, at 662 Summit av, for Stein & Silver, 715 Newark av, Jersey City, owners. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Jordan Green, Essex Bldg., Newark, has plans in progress for a 4-sty factory, 100x125 ft, in St. Francis st, near East Ferry st, for Max Damm, 83 Greene st, Manhattan, owner.

EAST ORANGE, N. J.—J. H. & Wilson C. Ely, Firemans Bldg., Newark, N. J., are preparing plans for additional bldgs to the manufacturing plants from N. 18th st to N. 19th st, near Springdale av, for the General Electric Co., 17th av, cor Boyd st, Newark.

NEWARK, N. J.—Alfred Walters, 45 Clinton st, Newark, has completed plans for addition to the 3-sty factory, at 225 Warren st, for E. F. Heath & Son, F. R. Maddock, manager, owner. Consists of erecting 2 additional stys on present 1-sty rear extension, 18x34, to be used as coating room. Cost, \$3,500.

SCHOOLS AND COLLEGES.

LINDEN, N. J.—J. N. Pierson & Sons, Raritan Bldg., Perth Amboy, have been retained to prepare preliminary plans for the construction of a 2-sty, 12-room pub-

the school, with a gymnasium, for the Board of Education of Linden, Herbert Banta, District Clerk, Linden, owner. Cost, \$50,000.

RIDGEFIELD PARK, N. J.—Ernest Sibley, Pallsade Park, N. J., has plans in progress for a 3-sty brick high school, 63x125 ft, for the Board of Education of Ridgefield Park, Adolph Freud, Jr., pres., Ridgefield Park, owner. Will contain auditorium, 50x72 ft, and 12 class rooms, includes study halls and laboratories for chemistry, biology and physics. Cost, \$90,000.

NEWARK, N. J.—Louis Sonntag, City Hall, Newark, temporary school architect, has plans in progress for the alteration and addition to the 2-sty brick public school on Madison av, for the City of Newark, Board of Education. Cost, \$80,000.

NEWARK, N. J.—Louis Sonntag, City Hall, Newark, temporary school architect, has plans in progress for a 3-sty brick and hollow tile public manual training and commercial high school, 47x138, in Van Beuren st, for the City of Newark, Board of Education.

STABLES AND GARAGES.

MADISON, N. J.—Arthur S. Pierson, Trust Co. Bldg, Morristown, N. J., will draw plans for rebuilding the 1 and 2-sty hollow tile and frame cow and hay barn, 30x40x120 ("L" shape), on Ridgedale av, for Mrs. James A. Webb, 251 Woodland road, Madison, owner.

PROSPECT PLAINS, N. J.—C. D. Waterhouse, 257 Main av, Passaic, N. J., has plans in progress for a 1-sty frame cow barn, 36x160 ft, for John Forster, owner. Cost, \$8,000.

ENGLEWOOD, N. J.—Caretto & Forster, 50 East 42d st, Manhattan, have plans in progress for a 1½-sty stone and stucco farm cottage, 67x32 ft, for Reginald Haladay, Englewood, owner. Cost, \$5,000.

THEATRES.

JERSEY CITY, N. J.—C. H. Ziegler, 75 Montgomery st, Jersey City, has completed plans for a 2-sty brick moving picture theatre to contain offices, 57x159, in the north side of Montgomery st near Bergen av, for the Casino Realty Co., Edward Erickson, pres., 117 Oak st, Jersey City, owner. Cost, \$40,000.

Other Cities.

DWELLINGS.

MALONE, N. Y.—H. H. Holley, c/o County Clerk's Office, Malone, N. Y., owner, contemplates building twelve 2½-sty frame and clapboards dwellings, at Edward and Elm sts, from private plans. Cost, \$3,000 each.

FACTORIES AND WAREHOUSES.

OGDENSBURG, N. Y.—George Wilson, State st, Ogdensburg, N. Y., has revised plans in progress for addition to the 3-sty warehouse and store building, at 22 North Water st, for M. Katzman, owner. Consists of adding 1-sty top addition. Cost, \$5,000.

SCHOOLS AND COLLEGES.

COOPERSTOWN, N. Y.—Day & Klauder, 925 Chestnut st, Philadelphia, Pa., will draw plans for a vocational school, to be built on "The Green Farm," for the Susan Fenimore Cooper Foundation, James Fenimore Cooper, chairman, 25 Broad st, Manhattan, owner. The building will probably be 3 stys high, will contain 35 bedrooms, 4 academic classrooms, for 150 pupils, assembly, chapel, kitchen, dining rooms, recreation room and gymnasium. Cost, \$125,000.

STABLES AND GARAGES.

NEW CANAAN, CONN.—Electus D. Litchfield, 477 5th av, Manhattan, is preparing sketches for a 2-sty hollow tile and stucco garage and chauffeur's quarters, for William Walker, owner. Details are undecided.

MISCELLANEOUS.

GREENWICH, CONN.—Frank A. Rooke, 489 5th av, Manhattan, has plans in progress for interior alterations from a residence into a stone museum, for the Town of Greenwich, Greenwich, Conn., owner. Cost, \$15,000.

MASSENA, N. Y.—Concrete Steel Engineering Co., 21 Park Row, Manhattan, has plans in progress for a bridge 400 ft long with 4 arches, each span 100 ft, in Main st, over the Grasse River, for the town of Massena, A. J. Hammer supervisor, Main st, Massena, owner. Cost, \$75,000.

HALLS AND CLUBS.

UTICA, N. Y.—Linn Kinne, Mayro Bldg., Utica, has completed preliminary plans for addition and remodeling to 3-sty Y. W. C. A. Bldg., in the rear of 1000 Cornelia st, for the Y. W. C. A., Miss A. Ackroyd, 205 Mayro Bldg., Utica, owner. Cost, \$30,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J.—Hauptman, Nalebuff & Romm, 105 Peshine av, Newark, have the general contract for a 4-sty brick and stone apartment house, 45x52 ft, at 47 Halstead st, northwest cor Halstead pl, for Mrs. Louise M. Thornton, 12 Gramercy Park, Manhattan, from plans by E. V. Warren, 31 Clinton st, Newark, architect. Cost, \$30,000.

BANKS.

MANHATTAN.—Northeastern Construction Co., 225 5th av, has the general contract for alterations to the 12-sty brick and stone bank building, 187x32x80 ft, at 29 Broadway, for C. B. Richard & Co., 31 Broadway, lessee, from plans by Herbert R. Mainzer, 105 West 40th st, architect. Consists of minor alterations to entrance and changing interior of 2d floor for banking offices.

CHURCHES.

EAST ORANGE, N. J.—De Riso Bros.,

Inc., 17 Bergenline av, Town of Union, N. J., have the general contract for addition to the 2-sty brick, hollow tile block and stucco Sunday School, in Main st and Munn av, for the First Presbyterian Church, Main st, cor Munn av, E. R. Hill, chairman, 9 S. Munn st, East Orange, owner, from plans by Marvin & Davis, 303 5th av, Manhattan, architects. Addition will consist of gymnasium, classrooms and auditorium. Cost, \$30,000.

DWELLINGS.

MANHATTAN.—The Thompson Starrett Co., 49 Wall st, has the general contract for the 5-sty brick and stone residence, 25x100, at 52 East 69th st, for Harvey Gibson, 120 Broadway, owner, from plans by Walker & Gillette, 128 East 37th st. Cost, \$100,000.

OZONE PARK, L. I.—C. E. Anderson, 63 Union Hall st, Jamaica, has the general contract for the 2-sty frame dwelling 16 x38 ft, in the west side of Chestnut st, 350 ft north of Jerome av, for M. F. Spalters, owner, from plans by W. H. Spaulding, Bergen av, Jamaica. Cost, \$3,000.

BELLEVILLE, N. J.—Edward J. Mutch, 350 Joralemon st, Belleville, has the gen-

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eral contract for a 2½-sty frame dwelling, 21x46 ft, in the east side of Beech st, 100 ft north of Overlook av, for William B. Watson, 44 Division av, Belleville, owner, from plans by James V. Thetford, 76 Tappan av, Belleville, architect. Cost, \$4,500.

MT. KISCO, N. Y.—Frank N. Goble, 1 East 42d st, Manhattan, has the general contract for alterations and addition to the 2½-sty frame dwelling, for G. T. Kirby, owner, from privately prepared plans. Cost, \$5,000.

GREAT NECK, L. I.—Cernelius Carman, Great Neck, has the general contract for a 2½-sty frame and clapboards dwelling, in Maple st, 160 ft west of 3d st, for Christian Uhl, Maple st, Great Neck, owner, from private plans. Cost, \$4,000.

MONTOUR FALLS, N. Y.—Lowman Construction Co., Elmira, N. Y., has the general contract for twenty-five 2-sty frame and clapboards dwellings, for the Shepard Crane & Hoist Co., S. G. Turner, in charge, Montour Falls, owner, from private plans. Cost, \$2,500 each.

RYE, N. Y.—Peter Cameron, 21 Morris st, New Rochelle, has the general contract for a 2½-sty brick and stucco residence, garage and pergola, 80x38 ft, on Manursing Island, for Dr. Oscar J. Chase, Jr., 17 East 38th st, Manhattan, owner, from plans by Lewis A. Coffin, 15 East 40th st, Manhattan, architect. Cost, \$35,000.

BELLPORT, L. I.—A. Waeglin, Bellport, L. I., has the general contract for interior alterations to the 2-sty frame residence,

28x36, of T. H. Rodman, from plans by C. M. Hart, East Main st, Bayshore, L. I. Cost, \$3,000.

LAURELTON, L. I.—Silvan Steivanard, Rosedale, L. I., has the general contract for the 2½-sty frame dwelling, 24x31, on Westminster road, for F. O. Harvey, 1 West 34th st, Manhattan, owner, from plans by Joseph H. Cornell, Mott av, Far Rockaway. Cost, \$6,000.

SCARSDALE, N. Y.—H. W. Mumford, Walton av, White Plains, has the general contract for the 2½-sty frame and stucco dwelling, 32x40, on Walworth av, for the Model House Co., 101 Park av, Manhattan, owner, from plans by G. K. Wheller, 101 Park av. Cost, \$9,000.

FACTORIES AND WAREHOUSES.
MANHATTAN (SUB).—The Albert A. Volk Co., 16 Beaver st, has been awarded the wrecking contract for the annex to the candy factory at 420-422 West 45th st, for Stern & Saalsberg, 416 West 45th st, owner. Names of architect and other details will be available later.

BROOKLYN, N. Y.—Ronald H. McDonald, 29 West 34th st, Manhattan, has the general contract for the 5-sty brick factory, 77x124 ft, on the north side of Atlantic av, 80 ft east of New York av, for John and R. Wood, on premises, owner, from plans by Charles E. Birge, 29 West 34th st. Cost, \$75,000.

BROOKLYN, N. Y.—The Turner Construction Co., Manhattan, has the general contract for the erection of a 7-sty reinforced concrete factory, 50x100 ft, for Rockwood & Co., Bklyn., owner, from plans by Lockwood, Greene & Co., architects and engineers.

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

NEWARK, N. J.—The Essex Construction Co., 87 Academy st, Newark, have been awarded the general contract for the 4-sty reinforced concrete and brick warehouse, 75x129 ft, in Plum Point la, near Central Railroad, for the Central Dyestuff and Chemical Co., on premises, owner, from plans by Marshall N. Shoemaker, 810 Broad st, Newark, architect and engineer. Cost, \$80,000.

NEWARK, N. J.—Henry M. Doremus & Co., 36 Orange st, Newark, has the general contract for the 1-sty brick factory, 100x200 in Grafton and Oraton sts, for the Rockwell Printing Co., 1112 Clinton st, Hoboken, from plans by W. W. Knowles, 35 West 39th st, Manhattan, architect.

JERSEY CITY, N. J.—William R. Whyte, 36 Oakland av, Jersey City, has the general contract for the addition to the 1-sty brick factory 40x50, at the cor of Harmon and Grand sts, for the Ornamental Art Metal Works, 61 Cornelison av, Jersey City, from plans by C. F. Long, 1 Montgomery st, Jersey City. Cost, \$4,000.

ALBANY AND WHITEHALL, N. Y.—J. A. La Porte, Canajoharie, N. Y., has the general contract for terminal warehouses (Terminal Contract 201) for the State of New York, W. W. Wotherspoon, Supt. Public Works, Capitol, Albany, N. Y., owner, from plans by State Engineer and Surveyor, Frank M. Williams, Telephone Bldg, Albany, N. Y. Cost, \$65,174.85.

HALLS AND CLUBS.
GRANTWOOD, N. J.—De Riso Bros., Inc., 17 Bergenline av, Town of Union, N. J., have the general contract for a 2-sty brick masonic hall, 30x70 ft, at Knox av and Public Service R. R., for the Masonic Lodge, R. McClave, master, Grantwood, owner, from plans by P. A. Vicarttas, 110 4th st, Union Hill, N. J., architect. Cost, \$6,500.

STABLES AND GARAGES.
MANHATTAN.—F. T. Ley & Co., 52 Vanderbilt av, have the general contract for a 1-sty reinforced concrete garage, 140x150 ft, at the southeast cor of 57th st, 125 ft east of 12th av, for Appelby Bros., 135 Broadway, owner, and Peerless Motor Service Co., 245 West 55th st, lessee, from plans by J. A. Hamilton, 32 Broadway, architect. Cost, \$80,000.

BROOKLYN, N. Y.—H. C. Granneman, 238 55th st, Bklyn, has the general contract for the 1-sty brick garage, 66x80 ft, at 493 Hamilton av, for McCabe Bros., 493 Hamilton av, owners, from plans by E. M. Adelson, 1776 Pitkin av. Cost, \$10,000.

BROOKLYN, N. Y.—E. I. Imperato, 237 Union st, Bklyn., has the general contract for twelve 1-sty brick garages, 10x25 ft, at 544-554 Hamilton av, for J. J. Sullivan, 570 Hamilton av, owner, from plans by E. M. Adelson, 1776 Pitkin av, Bklyn. Total cost, \$6,000.

GARDEN CITY, L. I.—Kerwin, Estabrook Co., Main st, Hempstead, L. I., has the general contract for a 2½-sty frame country clubhouse, 140x80 ft, for the Garden City Country Club, c/o Frank W. Frueauff, chairman, 60 Wall st, architect. H. Hall Marshall, Pine st, Garden City, is the engineer. Cost, \$45,000.

JAMAICA, L. I.—Thomas Drysdale, Inc., 26 Court st, Brooklyn, has the general contract for a 1-sty brick garage, 100x100 ft, at the southwest cor of Tyndal st and Rockton st, for A. I. Namm & Son, Inc., 452 Fulton st, Bklyn, owner, from plans by Louis E. Schwartz, 383 Milford st, architect. Cost \$15,000.

SARANAC LAKE, N. Y.—Branch & Callanan, Saranac Lake, have the general contract for the addition to the 2-sty reinforced concrete garage on Broadway for the Shelley Tool Co., Saranac Lake, from plans by W. H. Symonds, Main st. Cost, \$30,000.

SPRING LAKE, N. J.—H. H. Moore, 3d av, Spring Lake, N. J., has the general contract for a 1-sty hollow tile and stucco auto station, 30x50 ft, on 3d av, near Passaic av, for B. Y. Patterson, 312 Sussex av, Spring Lake, owner, from privately prepared plans. Cost, \$3,000.

STORES, OFFICES AND-LOFTS.
MANHATTAN.—Charles Parkinson, 67 Greenwich st, has the general contract for alterations to the brick office bldg, at 14-22 Cortland st, through to Dey st, for the New York Telephone Co., 15 Dey st, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway, architects.

MANHATTAN.—Kovalsky Bros., 7 East 42d st, have completed plans for alterations to the 5-sty brick store and loft building, 26x66 ft, at 166 William st, for George Van Broderick, 7 East 42d st, owner, from plans by J. M. Felson, 1133 Broadway, architect. Cost, \$5,000.

MANHATTAN.—Eastern Construction Co., 110 West 40th st, has the general contract for fire repairs to the 5-sty brick and stone loft building, at 188-190 Chambers st, for Wallace Estate, owner, from private plans. Cost, \$6,000.

SPRINGFIELD, L. I.—Alexander S. Solow, 574 St. Nicholas av, Manhattan, has the general contract for an administration bldg, for the Springfield, L. I., Cemetery Society, Springfield, L. I., owner, from plans by Sass & Springsteen, architects, 32 Union sq, Manhattan.

NEWARK, N. J.—John Sylvester & Son, 20 Eckert av, Newark, has the general contract for the alteration and addition to the 1-sty store bldg at the northwest cor of Plane and Bleecker sts, for Elias S. Dean, Cauldwell, N. J., owner, from plans by H. E. Reeve, 763 Broad st, Newark. Cost, \$2,500.

TRADE AND TECHNICAL SOCIETY EVENTS.

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.

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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.....Staircases.
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 Feb. 3.

MANHATTAN ORDERS SERVED.

- Broadway, 50—Horn & Hardart Co, 600 W 50, RefSys(R)-FP(R)-FD-CF-O
Broadway, 326—Tower Mfg Novelty Co...Rec
Broadway, 606—Horn & Hardart Co, RefSys(R)-FP(R)-FD-CF
Broadway, 1557—Horn & Hardart Co, RefSys(R)-FP(R)-FD-CF
37 st, 240 E—Diamond Carbonating Co, FP-FA-Rec-FD
72 st, 511-9 E—Advance Novelty Candy Co, RefSys(R)-FP-Rub-CF-FD
78 st, 1 E—J B Duke...RefSys(R)-FD-CF-FP
87 st, 12 E—Capitol Realty & Const Co, c Weil & Mayer, 5 Beekman...RefSys(R)-FP (R)-CF-FD
89 st and Av A—St Joseph's Asylum, RefSys(R)-D&R-FP(R)-FD
5 av, 479-85—Rogers Peet Co, 842 Bway, RefSys(R)-FD-CF
Leonard st, 108—Merchants' Club, RefSys(R)FD-CF
Nassau st, 31—Nat'l Bank of Commerce, RefSys(R)-FD
Rivington st, 316—Kelman Greenbaum...RQ
7 av, 729—Patriot Film Corp, Rec-StSys-FP-El-FA-CF-NoS
6 av, 614—Horn & Hardart Co, 600 W 50, RefSys(R)-FP-FD-CF
3 av, 1454, Henry Kahrs, RefSys(R)-D&R-FP-FD
14 st, 405 W—Darling Bros Co, RefSys(R)-FD
16 st, 8-10 W—Stein & Blaine, RefSys(R)-FP-D&R-FD-CF
36 st, 161 W—Mills Hotels Trust, RefSys(R)-FP-D&R-FD
36 st, nwc, and Broadway—Marlborough Corp, RefSys(R)-FP-D&R-FD-CF
40 st, 342-4 W—John Morgan Est, c Mrs, Bayport, L I...RefSys(R)-FP-D&R-FD-CF
47 st, 135 W—Hotel Flanders, RefSys(R)-FP-D&R-FD-CF
47 st, 145 W—New Victoria Hotel, 155 W 47, RefSys(R)-FP-FD-CF
47 st, 150 W—Somerset Investing Co, c H C Warren, New Haven, Conn...RefSys(R)-FP-FD-CF
48 st, 106-10 W—Friars Club, RefSys(R)-FD-CF
50 st, 106-12 W—Park & Tilford, 529 W 42, Spr
57 st, 218 W—Y M C A, 215 W 23, RefSys(R)-FP-FD-CF
81 st, 1 W—Est Alva S Walker, RefSys(R)-FP-D&R
Bleecker st, 51—Est C W Seamans, 293 Bway, Rub
Broadway, 2379—Max Baum...Rub
Catherine st, 69—Consol Gas Co, 130 E 15...GE
Centre st, 202-4—J L Daniels Est, c Geo S, 27 William...FD-A
Clinton st, 63—Koenig Bros...Rub
4 st, 59 E—Mollie Meltzer, 780 Westchester av...A-FD
13 st, 624 E—Irving W Dimelow, 52 Wall...A-FD
21 st, 57-9 E—Esther E DeP Hosmer et al, Tivoli, N Y...FP-WSS(R)
22 st, 12-6 E—Fix Mfg Co...O
22 st, 12-6 E—Chas A Munn, 233 Bway, FP(R)-ExS-St(R)-Stp(R)
30 st, 108 E—Internat'l Institute for Y W C A, 113 E 34...ExS-FA
30 st, 11 E—Est Edmund A Hurry, c R I, 334 5 av...A-FD

- 72 st, 270 W—Clark School for Concentration, Rub-ExS-Rec-O-FA(R)
106 st, 310 W—Oppenheimer Institute...Rub
149 st, 554-8 W—Minerva Ulshen...O-Rub
149 st, 554-8 W—Henry R C Watson, FP-O-Ex(R)-GE
149 st, 552 W—Joseph Dink...Rub-O-GE
Houston st, 180-90 West—Joseph Rovegno et al...Rub
Baxter st, 9-11—A Weiner...Rec-NoS-FA
Baxter st, 147—J F Keegan...Nos-Rec
Broadway, 1232-6—J F Garrety, RefSys(R)-FP-Rec-FD-CF
Broadway, 1700—Benj R Rippeth Co, NoS-FA-WSS(R)
Broome st, 524—Nicholas Matera...O
Charlton st, 133—War Rel Clearing Hse for France...FA-NoS-El-Rec
Delancey st, 364—Pappas & Takis, RefSys(R)-FP-FD-D&R-CF
Duane st, 96—Fleischmann's Vienna Model Bakery...RefSys(R)-FP-FD-RQ
48 st, 15 E—No 15 E 48th St Co, RefSys(R)-FP-FD-Ex(R)
74 st, 502-6 E—Glaser, Rohrer & Co...Rec-O
75 st, 314 E—Fischer Bros...Rec-O
98 st, E (foot)—Hagedorn Bros...Rub-FP(R)
Greenwich st, 428—Meyer & Lange, RefSys(R)-FP-D&R-FD-CF
55 st, 411 W—Hotel Rental Service Co...FP(R)
70 st, 333 W—L Laffin Kellogg...FP
101 st, 202 W—Marseilles Garage Co...WSS(R)
Houston st, 58 West—N Y Telephone Co, 195 Bway...OS(R)RefSys(R)FD-FP
Broadway, 1462-70—Jno J Astor Est, 23 W 26...FP
Broome st, 430—Est Jesse Browne, 314 Shelton av, Jamaica, L I...FP
Cedar st, 29-39—Owner, FP-WSS(R)-Ex(R)-Stp(R)
Crosby st, 59—Jas E March...FD-A
11 st, 57-9 E—U S Trust Co, 45 Wall...A(R)
25 st, 137-9 E—Brackett Rlty Co...Stp(R)
28 st, 317 E—Mary C Leto, 232 E 29...DC
53 st, 220 E—Consol Gas Co, 130 E 15...GE
53 st, 220 E—Annie Manuel, 172 E 73, FP-St-Ex(R)-FA
95 st, 333 E—Est R T Kenyon, 61 Bway...DC
8 av, 525—Morris G Gwartzman...O
Elm st, 2-6—Jacob P Smith...GE
1 av, 636-44—E Ellery Anderson Est, 25 Broad, WSS(R)
Front st, 205—Josephine A Coale...WSS
4 av, 356—Hess Bldg Co...Stp(R)
Grand st, 339—Wilson & Shevin...Stp(R)-FP
Grand st, 345-7—Nathan Abrahams, 239 4 av, A(R)
Greene st, 113—Palace Waist Co, El-FP-GE-Rec-O
Greenwich st, 22-4—Home for Scandinavian Imme...A
Lexington av, 629—Plaza Sanitarium,FA-GE-DL
Lexington av, 1083—Arthur Bard,FA-Rec-O-Rub
Lispensard st, 45-51—Tina Delehanty, 146-50 Central Park West...A(R)
Morton st, 60—James Galbraith, 49 Lerov...Rub
Nassau st, 105-7—I Haas & Co...GE-Rub-FP
North Moore st, 105—Claudensanders...DC
42 st, 97-101 E—Geo S Thomson...Rub
48 st, 19 E—Allouise Hendricks...Rec-FA
48 st, 19 E—19 East 40th St Co, FP(R)-WSS(R)
78 st, 52-4 E—Lenox School Bldg Co, 61 E 77...A
102 st, 416 E—Geo Wittman...A
Pier 38 (East River)—N Y & H R R R Co, Grand Central Terminal...Stp(R)
11 av, 428—N Y Piano Delivery Co, 437 5 av, D&R-Rub
11 av, 805—John Brennan...DC
Grand st, 149—Max Wiesenfeld...El
Lenox av, 193—Seligman & Bitterman...FA
Leonard st, 109-11—Textile Sample Card Co, Rec
Mangin st, 73-5—Grossman Bros...FP-GE
Mercer st, 113-5—Robert Tate...Rec-FA
Monroe st, 94—Z Levett & N Weller,Rec-FP(R)
Park av, 777—Helena Mackie...FA
Pike st, 45-51—Ruthoser & Rotkopf...Rec-GE
Pike st, 45-51—Siegel & Goodman, FA-FP(R)-El-Rec
Pike st, 47-51—Galloway & Cohn...GE-FP(R)
Pike st, 47-51—Levinson & Zavin, GE-FP(R)-FA-Rec
Pike st, 47-51—Louis & Abe Smith, FP(R)-GE-El-FA-Rec
Pike st, 47-51—Isadore Bertelsky, FP(R)-GE-El-FA-Rec
Pike st, 47-51—Thos & Chas Faddini, FP(R)-GE-FA-Rec
Pike st, 47-51—Grasso & Spina, FP(R)-GE-FA-Rec
Pike st, 47-51—Morris Vinoker...FA-Rec
Pike st, 47-57—Butcher & Rosen...GE-FA-Rec
Pike st, 47-51—Thos Encleson,FP(R)-DC-GE
Pike st, 47-51—Joseph Ripps...Rub
Pike st, 47-51—Herman Ogul...DC-FA
Pitt st, 53—Nathan Garfield, 115 S 9, Bklyn...A
6 av, 277—Simon Hammerstein...Rub
6 av, 473—James Slater, 1121 Bway, WSS(R)-GE
6 av, 473—Pacific Embroidery Wks...FP(R)
6 av, 473—Routis Bros...Rec-DC-FA
3 av, 968—Wm C Dilger et al, 198 E 58...A-FD
18 st, 6-8 W—Amer Artistic Buttons Co...Rec
18 st, 6-8 W—Louis Goldstine...El-GE
18 st, 6-8 W—Ross & Perlman...Rec
18 st, 6-8 W—Amer Cloak Co, FP(R)-GE-FA-Rec
18 st, 6-8 W—Henry Baum...GE-FP(R)
18 st, 6-8 W—Newell Mfc Co...Rec
18 st, 6-8 W—Lewis Horowitz...El-FP(R)-Rec
18 st, 6-8 W—Hiller Bros & Hiller...Rec-GE
18 st, 6-8 W—Meisler & Springer...Rec
18 st, 6-8 W—Parkeass & Cherkass Dress Co, Rec
18 st, 6-8 W—Schachner Hueller & Co...El-GE
18 st, 6-8 W—Samuel J Schenberg...El
18 st, 6-8 W—A Stein & Bros...El
21 st, 136-40 W—Loewell Realty Co, Alex Schale, director, 149 Bway...FD-A
27 st, 40-2 W—Samek & Iohel...El
27 st, 40-2 W—Israel Goldstein...El
27 st, 40-2 W—Lewis Kirschowitz...Rec
27 st, 40-2 W—Friedlander & Bro...Rec
35 st, 65 W—Garrik Theatre Co...c
124 st, 141-7 W—Fredk W Matthliessen, c Frank M, 4545 Drexel av, Chicago, Ill...A

- 55 st, 415-7 W—Daniel Meenan, 295 10 av.FD-A
72 st, 235 W—Matthew A Wilks, 440 Madison av...A
125 st, 209 W—Harlem Opera House...O
Wooster st, 65-7—Newbold Edgar...A
BRONX ORDERS SERVED.
140 st, 264 E—Munich & Medal...D&R
143 st, 472 E—Commercial Cleaning & Dyeing Co...FP-Rub-FA-App
Melrose av, 625—C D Ford, Inc, FA(R)-FA-NoS-D&R
BROOKLYN ORDERS SERVED.
Atlantic av, 2932—Frank Barfield, Rec-FP(R)-GE
Bayard st, 124-6—Sammis & Clarke, 461 Graham av...DC
Bay 10 st, 211—Mrs Caroline Karber...DC
Conklin av, 7—Wilhemina Butthman...DC-Ex(R)
Cook st, 225-7—Draphin & Goldberg Co...A
Cook st, 225-7—Berlin Fabric Glove Co...FD
Degraw st, 127-35—Edw B Jordan & Co...DC
DeKalb av, 892—Dronsky & Lansman,FA-Rec
Delavan st, 77—Hamilton Iron Wks...FA
5 av, 553—Philip Klein...DC
Flushing av, 860-4—Morris Posner...FP(R)
Flushing av, 860-4—Lois Wechler...FP(R)
40 st, 353—Isabella C & Mary C Rouse...FP
Greenpoint av, 114-6—Metropolitan Show Case Co, 75 Gunersey...Rec
Hamilton av, 570—John J Sullivan...GE
Huron st, ft (pier)—W R Grane & Co...DC
Johnson av, 49—D Dennenberg...FP(R)
Johnson av, 68—Luigero Vincierra...FP(R)
Leonard st, 396-402—Bklyn Fireproof Sash & Door Co...DC
Leonard st, 396-402—H Schwartz & Co...GE
Lombardy st, 42—David Martin...FP
Lorimer st, 347—Frank Reinsdorf...FP(R)
Madison st, 780—Boepple & Schoepflein...FD
Madison st, 780—Arthur Mueller...A
Melrose st, 131—Fred J Kirsch...FP(R)
Meserole st, 88-8—Samuel Gidseg...FP(R)
Meserole st, 86-8—Canadian Knitting Mills, FP(R)
Meserole st, 86-8—Argyle Co...FP(R)
Meserole st, 271—Emma Klein...A-FD
Montague st, ft (Pier 15)—N Y Dock Co...FA
Montrose av, 28—Salvatore Jannello...FP(R)
Montrose av, 79—Benny Bacchi...FP(R)
Montrose av, 97—Kaplan Knitting Mills,FP(R)
Morgan av, 657 1/2-661—Standard Wood Turning Co...DC-FP
1 st, 141-7 N—Dora Shapiro...WSS(R)
Penn st, 216—Daniel J Scully...GE
Rock st, 2-8—Philip Fleisher...FP(R)
Rock st, 11-13—Abraham Shonberg...FP(R)
Rock st, 11-13—Saul Sprinzen...FP(R)
Scholes st, 39—Alexander Wallach...FP
Scholes st, 131-5—Chas Soltzman...FP(R)
Scholes st, 131-5—Luis Chasinowitz...FP(R)
Scholes st, 131-5—Chas Celnick...FP(R)
Snediker av, 105—Rebecca Cohen...DC-Ex(R)
Stagg st, 68—Paul Maybaum...FP(R)
Bushwick av, 258-62—Alvyn Garage,FA-Rec-CF
Carroll st, 1276—E S Morton...Rec
Gaton av, 311—H R Moore...NoS-FA-Rec
Clay st, 26-34—United Cooperage Co, 253 Java, NoS-FA-RQ-D&R
India st, 148-50—John Hughes Sons...Rec-FA
Maujer st, 264—Louis Dretchen...CF
Norman av, 265—Eastern District Dye Wks, NoS-Rec-FA
3 av, 6415-21—H B Fred Kuhls...D&R
12 st, 138—Bernard Stattman...FA-CF
Wilson st, 176—Bonnie Frank...Rec-NoS
Bay 14 st, 156—Wm F Paal...NoS-Rec
Chester st, 1-11—J Siegel...NoS-Rec-FA
14 av, 5424—Edward Spiegel...DC-FP-SA
Fulton st, 2148—Geo Roeser...NoS-FA-Rec
Grace Court alley, 15—D D Roberts...FP
Kent av, 619—Canadian Rubber Cement Co, NoS-FA-CF-SA
Lott st, 138-40—Beverly Garage, Inc, FA-El(R)-CF
Morgan av, 242—Bklyn Union Coal Co, NoS-FA-Rec-CF-OS(R)
Myrtle av, 1292-4—Tony Hoellerer, D&R-DC-Rec-Rec(R)
9 st, 101-5—Ernest Zobel Co...Ex-FA-CF-FP
5 st, 107 N—Hyman Malzman...RQ-FA
Poplar st, 2 (Police Headquarters)—E V O'Daniel, 15th Dep Police Commr...D&R
Spencer st, 452—Thomas J Ryan...Rec
3 av, 407—Garford Motor Truck Co, 1264 Bedford av, Rec(R)-CF-NoS-Rub-WSS(R)1FP-SA
Underhill av, 105—Sloar Engineering Co, 246 Hall...Rec-WSS(R)-FA-StSys(R)-CF
Wyckoff av, 133—Wilensky & Gottfried...Rec
Rec State st, 88-90—Junior Home for Boys...DC
Sutton st, 122—Garret Bergen...DC
Union av, 6-8—Union Cork Co...FP(R)
Van Brunt st, 90-8—A Cattruccio & Sons,DC-GE
6 st, 1779 W—Chas A Rippman...DC
Willoughby st, 208-16—Davis Box Toe Co, Rec-DC
5 av, 558—E Ball...RefSys(R)-FD-CF
Fulton st, 452—A I Namm & Son, RefSys(R)-FP-FD
Kingston av, 240—Home & Hospital for Consumptives...RefSys(R)-D&R-FD-CF
7 av, 274—Bernard Adler, RefSys(R)-FP-D&R-CF-FD
3 av, 4202—Dyer Supply Co, RefSys(R)-D&R-FD
QUEENS ORDERS SERVED.
Fulton av, 83 (Astoria)—Mrs Sarah C Bossing...DC
Main st 214 (L I C)—John Muetch...DC
Perry av, ns, nr Clermont av (Maspeth)—Ohay Sholem Ansker Church...FA
Baxter av, opp Judge st (Elmhurst)—Robert G Lake...NoS-FA-Rec
Jackson av, 556 (L I C)—Commercial Research Co...D&R-FA-Rec-FP-El(R)-DC
Main st, 188 (L I C)—W K Moore, NoS-FA-Rec-D&R-El-FP
Webster av, 386-8 (L I C)—Webster Av Garage...NoS-Rec-CF
Woodhaven av (Ozone Park)—Custen Bros, Rec-FP-SA-Ex-CF-FA-NoS
Radde st, 70-2 (L I C)—Brown & Bredemeyer, CF-FP(R)-FP
Myrtle av, 82 (Flushing)—N Y & Q Gas Co...CF

Classified Buyers' Guide

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

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

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NATIONAL EXCAVATION & FOUNDATION CO., INC., 103 Park Ave. Tel. Murray Hill 802.

Fire Escapes.

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

Fireproofing.

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

Fireproofing, Hollow Tile.

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

Folding Gates.

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

Gas.

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

Gas Cooking Appliances.

WOLFF GAS RADIATOR CO., A. M., THE, 399 W. Broadway. Tel. Spring 4335.

Glass.

WERBELOVSKY, J. H., 86 Meserole street, Brooklyn. Tel. Stagg 3500.

Hardware, Builders'

FORD PULLEY & HARDWARE CO., 432 4th Ave. Tel. Madison Sq. 782-783.

House Mover and Shorer.

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

House Wreckers.

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

Incinerators.

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

Insurance.

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

Interior Woodwork.

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

Iron Galle Work.

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

Iron Work (Arch. and Struc.)

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