

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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NEW YORK, FEBRUARY 17, 1917

## WHAT HAS BEEN ACCOMPLISHED IN CITY PLANNING

Address Delivered at the Annual Convention of  
the National Municipal League by George B. Ford

THE year 1916 was one of tremendous significance to the cause of city planning. Of the fifty-odd cities having more than one hundred thousand population in the United States, twenty-two have made a distinct and notable contribution in the past year to the rapidly increasing volume of city planning history and achievement. Of the cities of from 25,000 to 100,000 population, which number about two hundred, twenty-nine may be counted on the roll of those that have made important and constructive advances in city planning during the same period. A large number of cities and towns of lesser size have to their credit accomplishments which, in the mass, are not of the least importance. In Canada, despite the preoccupation of the people of the cities with the war, Thomas Adams, Town Planning Adviser of the Committee of Conservation, reports a widespread interest and activity there, both in the formulation and passage of laws and in organization for constructive work.

In Europe, and particularly in France and England, which countries I have had the good fortune to visit in the course of the past three months, city planning is not only alive—it is making enormous strides, as evidenced in the work which I saw under way in Paris, Marseilles, Lyons, Limoges, Rheims, and in London, not to mention numerous lesser places. In India, even, where one would be led to expect but little, British enthusiasm for city planning has roused the great and congested cities, such as Madras, Bombay and Calcutta to a realization of their city planning needs, and we are regularly in receipt of reports of progress being made there—progress which indeed would put many of our proud American cities to shame. The city planning movement has never enjoyed a more hopeful, indeed, more constructive, year than that just past.

It is peculiarly significant—and pregnant with a lesson of the utmost importance—that in the United States nearly forty-five per cent. of the cities of over 100,000 have taken great forward steps in town planning in the past year—as against fifteen per cent., less than one-sixth, of the cities of lesser size (25,000 to 100,000 population), which show progress. Although it may be said that the larger cities contain a proportionately larger number of persons capable of appreciating and participating in a city planning movement, I believe the conclusion may be safely drawn that the larger cities are finding the handicap of haphazard and uncontrolled city development intolerable, and are being forced to undertake scientific planning, at great expense in many cases, out of sheer self-preservation, and to retrieve the losses, economic and social, which the piled-up neglect of past years has brought about.

For the lesser cities the lesson of the larger cities is assuming increasing significance. The cities of from 25,000 to 100,000 inhabitants have begun to realize—at least one-sixth of them have done so in the past year—that the way to avoid the costly construction, the losses to industry and trade—the social ills, and hygienic hardships which follow in the wake of uncontrolled city growth—is to take a firm stand now, as against the day of expansion of trade, of extension of boundaries, of increase of population.

If we scan the record of accomplishments in city planning for the past year, one item in the hundreds that would bear report and analysis here if time permitted, stands out most strikingly. It is New York City's contribution—the Districting or Zoning Ordinance passed by the Board of Estimate in July last. Not since the inauguration of the movement for conscious city planning, in 1893, has a page of city planning history been written which embodies so many vital and interesting features as the New York districting movement and the resulting ordinance. So much has been written about this, and the way in which it was built up, that I must forego more than the briefest reference to this subject. The ordinance itself is a compromise in many respects—it is not drastic enough to serve as a model for other cities—but it embodies all of the principles of the most advanced and comprehensive zoning program. The success attending the New York measure may be attributed to the thorough and unremitting campaign of education which was carried on, for the lack of which city planning has failed so often in America.

As a result of the success of the New York movement we find that districting work is being organized, or is being actively promoted, or actually carried on, in the following municipalities: Akron, Berkeley, Chicago, Baltimore, Cleveland, Des Moines, East Orange, Elgin, Little Rock, Los Angeles, Milwaukee, Minneapolis, Newark, Omaha, Ottawa (Ontario), Philadelphia, Sacramento, St. Louis, Springfield, Mass., and Washington, D. C. This is certainly a remarkable showing considering the short space of time in which the movement has been gaining impetus—and one of the greatest significance.

However, during the past year, districting as a part of city planning has occupied public attention largely to the exclusion of the other aspects of the city planning problem, for much that is truly noteworthy has been done in other fields in the course of the past twelve months. Comprehensive city plans, varying enormously, however, in intrinsic merit and practical adaptability to actual conditions, are under way or have been prepared for the following cities: Akron, Allentown, Bayonne, Birmingham, Brantford (Ontario), East Boston (Mass.), East Orange, Detroit, Elgin, Johnstown, Lawrence, Milwaukee, Minneapolis, Newark, Oakland and Berkeley, Omaha, Ottawa (Ontario), Pasadena, Pueblo, Sacramento, St. Louis and South Philadelphia.

These plans cover all or a large number of the special phases of the city plan, including the street system, land subdivision, transportation, water front improvement, parks, recreation, etc. The plans for Ottawa, for Oakland and Berkeley, and for Newark, are remarkable examples of the most advanced practice in investigation and planning, and that for Ottawa is presented in one of the most beautifully printed and illustrated reports yet published in America.

This brief review of the city planning accomplishment of the past year would, however, not be complete without a reference to the special studies on city planning problems made for various cities throughout America by city planning and landscape architects. Among the most notable are the following:—

Boston, markets; Cambridge, study of

building development, etc.; Camden, street replanning; Cleveland, street and bridge improvements; Denver, revision of the civic center plan; Fitchburg, study of main thoroughfares and street system; Holyoke, street planning studies; Madison, recreation survey and plan; Milwaukee, general survey and report; Peoria, streets and parks; Providence, plan for Capitol site and thoroughfares; San Francisco, new plan for the exposition site; Springfield, control of billboard advertising, recreation; Vancouver, civic center plan.

Site planning, particularly for the provision of home sites on a large scale, has been undertaken by private enterprise in many cities under the direction of town planners or landscape architects during the past year. In this connection, also, special studies have been made for the housing of workingmen. In this class the following are particularly noteworthy as having been consummated in the past year:

Akron, Firestone park development; Bridgeport, housing studies for the Chamber of Commerce; Duluth, Morgan Park, for the U. S. Steel Corporation; Midland, Pa., town site for industrial plant; Ojibway, Canada, new town for the U. S. Steel Corporation; Passaic, AI-wood Garden Village for the Brighton Mills; Washington, D. C., Ellen Wilson Memorial Homes development; Waterbury, housing studies for local committee; Kenosha, housing development plan for local organization.

These garden village or housing development are not the least important of the town planning problems which have been under way or completed in the past year, for in this branch of city planning we find an increasing opportunity to achieve permanent and notable results in the rectification of haphazard development on the perimeter of our rapidly growing cities.

Turning now to city planning legislation, we find an unprecedented activity throughout America among semi-public or official bodies, and in the legislatures of many States. In the past year the following have been particularly active in the promotion, drafting or passage of laws or ordinances for city planning:

(a) California, permissive law for the appointment of city planning commissions.

Massachusetts, law providing for the appointment of Boards of Survey, with control over platting.

Pennsylvania, permissive law for appointment of a districting commission in cities of the first class.

Indiana, energetic steps for securing the passage of a city planning law.

(b) Ordinances in Akron, Bayonne, East Orange, Johnstown, Mansfield (Ohio), Mt. Vernon, Santa Monica (Cal.), Toledo, creating city planning commissions under State permissive laws. In Cincinnati, strenuous efforts by public-spirited citizens to secure appointive ordinance.

(c) Ordinances in Berkeley, New York and Sacramento, making districting control effective. Ordinances in Philadelphia (Continued on page 219)

## LEGAL NOTES AFFECTING REALTY

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

### Two Brokers Employed.

**I**N AN action by brokers for commissions for effecting a sale of real estate it appeared that the agency was not an exclusive one, and other brokers were employed. Negotiations were had between the plaintiffs and the ultimate purchaser, but no bid satisfactory to the owners was secured. Another broker began negotiations with the purchaser and continued his efforts until a deal was consummated, he and the purchaser being present. Immediately this broker and the plaintiffs both demanded commissions from the owners and on his failure to pay the plaintiffs they brought the action, securing a judgment in the Federal District Court. This has been reversed by the Circuit Court of Appeals, Seventh Circuit, *Chambers v. Farnham*, 236 Fed. 886, for the improper exclusion of evidence. The court held that evidence that the defendants in good faith paid another broker commission, and that after the sale was made he demanded this commission was inadmissible, for these facts would not affect the right of the plaintiffs to commissions if earned. When a broker finds a prospective purchaser, to whom a sale is subsequently made, and the negotiations between such broker and such purchaser have not been terminated, the intervening act of an outsider will not prevent the broker from collecting his commissions, notwithstanding the purchaser may have been finally persuaded to buy through the advice of such outsider. Where the employment of the other broker was shown, evidence of his representations to the purchaser and his efforts made in effecting the sale was held admissible on the issue of procuring cause. An offer of proof that the other broker told one of the defendants he had come to buy the property for the purchaser, and offered a sum stated, was held not to show that the second broker was the agent for the purchaser, though indicating that such broker had previously brought the parties together, for brokers often refer to purchasers as their "clients," or their "customers," while they are in fact employed by the seller to dispose of the property. Statements by the purchaser that he had abandoned all thoughts of buying until the second broker demonstrated how he could increase the rental were rejected by the trial court. It was held on appeal that such testimony was admissible on the question of abandonment and procuring cause.

### Broker's Commission.

It is well settled that if A employs B to procure from C a binding agreement to exchange his property for that of A, B has performed his contract and earned his commission when he has procured such agreement, notwithstanding the fact that C's title proves to be defective and no exchange of properties takes place. In the recent case of *Jennings v. Jordan*, District Court of Appeals, First District, California, 160 Pac. 576, a somewhat different question was presented. The defendant and a third person contracted for an exchange of their lands, and each agreed to pay commission to a broker. This broker had brought the parties together, and had proposed different lines of trade, one of which was finally agreed upon. The third person subsequently failed to perform. It was held that the provision for payment of commissions was not separable from the remainder of the contract, and the broker could not recover any commission from the defendant. As to him, when the other party failed to perform, the whole contract fell, the provision relating to broker's commission with the rest. If the broker should suffer any hardship from such construction, it was one inherent in the form of contract entered into, and which was the only means he chose for his protection. It would certainly be a greater

hardship on the defendant to require him to pay commission for services from which, through no fault of his own, he had received no benefit.

### Listing Property With Broker.

In an action for broker's commission, where the property was sold by the owner himself, the only questions in the case were whether the property had been listed with the plaintiff and whether his services had been the procuring cause of the sale. On these points the evidence of the plaintiff and the defendant were in direct conflict. The plaintiff's testimony was to the effect that the property was listed with him; that he showed it to a prospective purchaser without naming a price; that he arranged for a meeting between him and the owner, at which no agreement was come to; that all the parties subsequently went to view the property together, when the owner told the broker to turn the prospective buyer over to him, as he knew better how to handle the situation. A subsequent correspondence between the buyer and

the owner resulted in a sale. It was held the questions whether the property had been listed and whether the broker was the procuring cause of the sale were for the jury, which found for the plaintiff.—*Harris v. Owenby*, Oklahoma Supreme Court, 160 Pac. 596.

### Lessees for Property.

An owner agreed in writing to pay a broker a commission of \$2,500 if he procured a lease of her realty upon terms specified by her, or terms acceptable to her. He procured three persons, and produced them to her, who were ready, able and willing to lease the property on terms which, by the owner's written acknowledgment, were acceptable to her, but she refused to enter into any lease at all and repudiated her liability for commissions. It was held by the District Court of Appeals, Second District, California, *Merwin v. Shaffner*, 160 Pac. 684, that the broker was entitled to his commission, although the proposed lessees' offers to lease specified no time for the commencement of the lease, the implication being that the term of the lease should commence upon its making, there being no condition specified in the offer as to any different time. He was entitled to the full amount agreed to be paid as commission.

## NEW YORK BUILDING MANAGERS ASSOCIATION HOLDS MEETING

**T**HE regular monthly meeting of the New York Building Managers Association was held at Brown's Chop House. There were no outside speakers at this meeting, but the evening was devoted to discussions of topics of general interest by various members of the association. It was announced by the dinner committee that they expected at the next dinner meeting to have present Tenement House Commissioner Murphy and Commissioner Williams, of the Department of Water Supply, Gas and Electricity.

The most important matter which has arisen during the past month was the introduction of an ordinance in the Board of Aldermen, requiring the installation on all passenger elevators in New York City of an interlocking safety device. During the month a hearing was held by the Building Committee of the Board of Aldermen, at which a special committee from the association appeared, together with a number of other associations, in opposition to this ordinance. This committee presented its arguments against the passage of this ordinance, and a copy of the presentment is on file in the office of the association. After due deliberation the Aldermanic Committee decided not to present the ordinance to the Board for action. The committee felt that real estate people generally should appreciate the strong stand that was taken at this hearing against this measure by the President of the Board, Mr. Dowling.

Another important matter which is now pending is a proposed amendment to the Labor Law. The Legislative Committee, working in conjunction with other organizations, presented to the Board of Standards and Appeals a proposed amendment in respect to the definition of a factory and a factory building, and on recommendation of the Board the committee's recommendations were embodied by the Corporation. Council in a proposed amendment and forwarded for introduction in the Legislature. This amendment appears in the Bulletin of the Board of Standards and Appeals, under date of February 8. At the same time another amendment with slightly different requirements had already been introduced in Albany and was in committee. A conference was held at Albany on Wednesday, February 7, regarding this proposed amendment, at which the association was represented by Mr. Ropes. It is more than likely that some amendment will be passed in the near future which will relieve the situation to a great extent.

Considerable discussion has arisen

among the members concerning the recent decision of the courts, rendered against the Fire Commissioner, in the case of *Browning* against the Fire Commissioner. The Association is endeavoring to find out definitely from the authorities just how far the Fire Commissioner is authorized to go in ordering structural changes in buildings, and it is hoped to have something definite on this before long.

The Employees' Committee has been endeavoring for some time to gather accurate data regarding wages and hours of labor for different classes of employees in the different buildings, with a view to effecting some standardization of wages and hours of labor.

### One Proffer Received.

Only one proffer was made when the Public Service Commission last week opened bids for the relocation of the surface railroad tracks in New Utrecht avenue, Brooklyn, between 39th and 81st streets. That offer was made by Charles Meads & Co., of 38 Park Row, New York City, and the amount of the bid was \$230,000. The surface tracks in question were formerly utilized for the operation of the trains of the West End line on the surface of New Utrecht avenue. An elevated railroad structure has been constructed under the Dual System contracts upon which the elevated trains now operate, making unnecessary longer the utilization of the surface tracks for train operation. All rights of the Nassau Electric Railroad Company are preserved except that it agrees not to operate either steam or electric trains upon the surface and to use the tracks only for trolley operation.

### Rush Subway Opening.

The Public Service Commission has notified its Acting Chief Engineer to use every effort possible to put the new Broadway subway, Manhattan, in operation from Manhattan Bridge, through Canal street and up Broadway, as far as 14th street, at the earliest possible date. This action was taken upon a report of the Acting Chief Engineer stating that the New York Municipal Railway Corporation, which will operate the Broadway subway, through its related company, the New York Consolidated Railroad Company, was opposed to operating to 14th street until the remainder of the line, or as far north as 42d street, could be operated. The engineer reported that it would be practicable to operate to 14th street by the first of next June and that operation to 34th street and 42d street might be had sometime during the summer or early autumn.

# MEASURES AFFECTING REAL ESTATE

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

A NUMBER of bills in the Legislature threatening radical changes in the Workmen's Compensation Law and the Insurance Law have received particular attention, and are disapproved by the Joint Committee on Legislation and Taxation and Real Estate Laws of the Real Estate Board of New York.

One of these bills, Int. 390, by Assemblyman Evans, would furnish a brand new Workmen's Compensation Law in spite of the fact that the existing law reflects the results of careful study of all existing laws here and abroad. Senator Mills' Health Insurance Law is also disapproved as being too radical a proposal to be considered without a great deal more study than the community has yet given this subject.

Assemblyman Everett's bill, Int. 497, providing for an annual tax on mortgages is recognized as an attempt to reinstate this unfair system of mortgage taxation discarded by the Legislature ten years ago.

Two familiar single tax measures are recognized in Assemblyman Shapiro's bill, Int. 533, providing for a referendum to permit cities to decide what class of property shall be exempt from taxation; and No. 534 providing for a referendum to decide whether the tax shall be transferred from buildings to land.

Approval is given to Senator Ottinger's bill, Int. No. 92 (Assembly Int. 145, Ellenbogen), revoking the New York charters of corporations that maintain nuisances on the Jersey side of the Hudson River. This is designed to protect the residents of the West Side, particularly Riverside Drive, from the noxious fumes and disagreeable odors which are wafted across from the Jersey shore.

Senate Int. 69, Mills, an act to establish a system of compulsory insurance to furnish benefits for employees in case of death, sickness and accident, not covered by workmen's compensation, and for their dependents in case of sickness and accident, and to furnish maternity benefits, and to provide for contributions by employers, employees and the State, and to create the Health Insurance Commission.

This measure provides compulsory death, sickness and accident insurance for all employees who receive a salary of less than \$100 a month, and would include domestic servants, office clerks, farm laborers, etc. The employee would pay two-fifths of the cost of the insurance, the employer two-fifths, and the State one-fifth.

This is a very radical movement and is a function which should not be undertaken by the State. It is entirely unnecessary. The people to be benefited have the opportunity now to insure themselves. The passage of the measure would involve great expense. It would saddle upon the State a new department with countless employees at a cost of approximately one-half million dollars annually. The insurance scheme itself would cost the State approximately six million dollars annually and would place a burden of twelve million dollars on the employees of the State. The Real Estate Board opposes this measure.

Senate Int. 92, Ottinger (same as Assembly Int. 145, Ellenbogen), an act providing for revocation of the charter or authority to do business in this State of corporations which conduct their business in another State in such manner as to create a nuisance in this State by the discharge of smoke, gas or offensive odors or fumes. Upon complaint, the State Commissioner of Health is to determine whether such nuisance is being committed. Railroad and steamboat lines are excepted.

This is a measure aimed to protect the West Side of Manhattan from the obnoxious and unhealthy results of the existence of factories, etc., on the New Jersey side of the Hudson. The residents of New York suffer, but New Jersey will do nothing to abate the nuisance because it derives income from the taxation of such industries. This measure is one way, and seemingly the only possible way, to protect the West Side residents. The Real Estate Board approves this measure and urges its passage.

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

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

Senate Int. 269, G. L. Thompson (same as Assembly Int. 401, Murphy), an act establishing a State insurance fund of \$5,000,000 to be used for rebuilding and refurbishing State buildings destroyed or damaged by fire or otherwise. A direct tax of one-tenth of a mill annually on all taxable property is imposed until this amount is raised.

The Real Estate Board is opposed to this bill. There is no reason why the State should raise the funds to insure itself, and in doing so levy an additional tax from the already overburdened taxpayer. There is no advantage in raising funds in advance to insure State buildings against destruction by fire or other calamity. It would merely result in having \$5,000,000 lying idle in the State treasury. The measure is unnecessary and inadvisable.

Senate Int. 389, Mills, an act to amend the Code of Civil Procedure by broadening the taxpayer's right of action to restrain any public officer of the State, city, county, town or village, from committing waste or injuring the State funds or property of the State or such municipality. It also provides that upon the commencement of such an action the plaintiff must furnish a bond of not less than \$250.

This bill is opposed. At the present time the cost to a taxpayer in bringing suit against a public official is sufficiently large and he should not be further penalized in bringing an action for the public good.

Assembly Int. 23, Kelly, an act amending the Workmen's Compensation Law by defining "injury" and "personal injury" to mean injuries received in the course of employment and such disease and infection as may naturally and unavoidably result therefrom.

This is an attempt to include in the Workmen's Compensation Act an occupational disease benefit which is now excluded. The Real Estate Board is opposed to this measure. It is very difficult in most cases to tell whether the disease results out of or in the course of employment. If all occupational diseases are brought under the Compensation Law the cost to employers of the State would be very great. The present law goes far enough in this respect and should not be tampered with.

Assembly Int. 131, Perlman, an act to amend the General Municipal Law relative to Child Welfare Boards, by permitting an allowance to dependent widow with children born in the United States, where deceased husband was not a citizen thereof, or had not indicated his intention of becoming a citizen.

The Real Estate Board is opposed to this bill. The proposed beneficiaries should be supported in public institutions if necessary, but it is going a little too far to burden citizens with the payment of an allowance to the widow of a man who was not a citizen and had no intentions of becoming a citizen.

Assembly Int. 154, Flamman, an act adding new section 35 to Workmen's Compensation Law, providing that decisions or awards of the State Industrial Commission under the chapter shall be final as to all awards not exceeding \$44 per month, and no appeal may be taken.

As the great majority of awards do not exceed \$44 a month, very few cases could be appealed under this proposed measure. It violates the inherent, fundamental

right of appeal and is disapproved by the Real Estate Board.

Assembly Int. 259, McCue, an act adding new section 109 to the Insurance Law, requiring policies of insurance against damage or loss resulting from accident or injury to employees or other persons for which the insured is liable, or against loss or damage to property caused by horses or animal-drawn vehicles, and for which the insured is liable, to contain a provision that the insolvency or bankruptcy of the insured shall not release the insurance carrier.

The Real Estate Board approves this measure. It presents a fair business proposition. The insured has paid his money to the insurance carrier and the fact that he is insolvent or bankrupt is no reason why the company should be released from its liability.

Assembly Int. 389, Evans (similar to Assembly Int. 409, Schimmel), an act amending the Workmen's Compensation Law, permitting an injured employee to choose his own physician, and giving such physician the right to recover in his own name without making the Commission a party, such sum as the Commission may award him against the employer or his insurance carrier.

These measures are opposed. By a recent ruling of the Commission the employee now has the privilege of choosing his own physician if he so desires. As to the physician's right to recover, the present procedure is satisfactory and should not be changed.

Assembly Int. 390, Evans, an act in relation to insuring employees against injuries or death in the course of their employment.

This bill creates a new workmen's insurance law. The present law is one of the best in the world, and no thought of substituting another for it or making any radical changes should be entertained by the Legislature.

Assembly Int. 488, A. Taylor, an act adding new section 10-a to the Workmen's Compensation Law, providing that where injury or death is caused by employer's failure to comply with lawful orders of the Industrial Commission, compensation shall be increased 15 per cent., and where it is caused by employee's failure to use safety devices or to comply with reasonable rules adopted by the employer and approved by the Industrial Commission, compensation shall be reduced 15 per cent.

The Real Estate Board opposes this measure. The act is fairly simple now and should not be made more complex. The Commission has sufficient work to do and the provisions of this bill would burden it with a great deal more. The cost and difficulty of finding out whether or not the law, rules, etc., were violated in each particular case are grave defects in the proposed plan. Furthermore, owners of factories are already sufficiently penalized through provisions in the Labor Law and the Penal Code.

Assembly Int. 497, Everett, an act providing for an annual tax on mortgages recorded after July 1, 1917.

The Real Estate Board is strongly opposed to this measure. The present recording tax is sufficient burden. This measure would result in greatly increased interest rates and would add heavily to the burden on real estate owners. The Legislature some years ago experimented with an annual mortgage tax and the law was repealed owing to the general opposition based on practical objections which developed to that form of double taxation.

Assembly Int. 523, G. T. Davis, an act amending the Real Property Law by providing that upon refusal of a wife to assent to the conveyance of her real property by the husband, the Surrogate may order the release of her contingent right of dower upon payment to her of the value thereof, to be fixed upon due notice in a proceeding duly instituted for that purpose, and regulating the procedure.

The Real Estate Board is opposed to this measure. It believes that if the wife does not wish to give her consent she cannot be forced to do so. The act is very probably unconstitutional.

Assembly Int. 533, Shapiro, providing for a referendum in cities to determine what class of property shall be exempt from taxation, and the rates and subjects of taxation, upon petition of 2 per cent. of the electors voting for Mayor at the last general election.

Assembly Int. 534, Shapiro, an act amending the Greater New York Charter by providing for a reduction of the tax rate on buildings.

(Continued on page 219)

# REPORT OF DIVISION OF FIELD WORK OF THE NEW YORK BUREAU OF MUNICIPAL RESEARCH

For the Year Ended December 31, 1916

**D**URING 1916 the division of field work of the New York Bureau of Municipal Research was engaged on twenty-one different undertakings or assignments. The work included general surveys of entire city governments, special surveys of particular departments, financial audits, actuarial compilations for sinking funds, accounting installations, critical reports on proposed charters, etc. In fact the character of the year's work covers practically the entire gamut from a state prison study for the Governor of Rhode Island to a survey of old peoples' homes for the Bishop of Wyoming. Geographically the work extended from San Francisco, Cal., to Hempstead, Long Island (New York), and from Mobile, Alabama, to Buffalo, New York. A summary of the various field undertakings follows:

**San Francisco General Survey.**—The largest survey undertaking during 1916 was a general survey of certain departments of the city and county government of San Francisco. The undertaking was financed by the San Francisco Real Estate Board. The report pointed out in detail how San Francisco could save a million dollars a year by eliminating obvious waste in the departments. On December 11, 1916, the Board of Supervisors of San Francisco unanimously adopted a resolution pledging themselves "to take full advantage of the recommendations contained in the report wherever and whenever possible in the matter of improving our system of municipal government both as to economy and efficiency." To serve as a local "follow-up" agency in making the survey and recommendations effective, there has been organized (January 1, 1917) a San Francisco Bureau of Governmental Research, and \$20,000 a year has been subscribed for its work on a five-year basis.

**Detroit Public Works Survey.**—During May, June and part of July three members of the Bureau's staff were engaged in making a survey of the various public works functions in Detroit, Michigan. The work was financed by the Detroit Bureau of Governmental Research. The report was not published but will be used as a guide by the Detroit Bureau and by the local public works officials. It points out specifically how large financial savings may be effected.

**Jamestown (New York) Survey.**—This survey originated with and was financed by the Board of Commerce of Jamestown. It was begun October 4, 1916, and the final report submitted December 22, 1916. The Jamestown government was found to be economically conducted, but many opportunities were pointed out wherein more and better service might be secured for the present cost. Charter revision is also needed, and specific recommendations were made along these lines.

**Jamestown (New York) Audit.**—Upon completion of the survey, the Bureau was employed by the City Council of Jamestown, N. Y., to make an audit of the city's accounts beginning with the year 1914-1915 and extending back as far as might appear desirable. This audit was still in progress at the close of the year.

**Columbus (Ohio) Survey.**—A survey of the entire city government of Columbus was begun November 1, 1916, for the Mayor and Council of that city. As a result of the stringent tax law of Ohio, Columbus had a deficit of about \$300,000 from last year and a threatened deficit of \$600,000 in the 1917 budget. Special attention was therefore devoted not only to decreasing the expenditures, but to new sources of city revenues. It was found that State legislation was necessary before many of the several sources of revenue suggested by the report could be made available. The report of the survey had not yet been completed at the end of the year, but indications were that it would point out many opportunities for

the city to give more and better service without any increased cost; also to reduce annual operating costs at least \$125,000. The survey gave special attention also to preparing schedules of specifications for standardizing the salaries of all city employees.

**Kansas City Audit and Survey.**—The Bureau was retained by the city government of Kansas City, Mo., to make an audit of the fiscal year 1915, and also to survey the Health Department, Hospitals, Fire Department, and certain branches of the Public Works Department. The survey was still in progress at the close of the year.

**Audit of the State Treasurer, North Carolina.**—At the request of the Board of Internal Improvements of North Carolina, the Bureau, early in 1916, made a two-years' audit of the State Treasurer's accounts. This work led to a survey during the year of the State Department of Agriculture.

**Rhode Island Prison Study.**—At the request of Governor Beeckman of Rhode Island, the Bureau made an intensive study of the entire penal system of that State and submitted constructive recommendations relative to the building of a new State penitentiary involving necessarily some changes in the prison system of the state. With the experience gained by examining many large penitentiaries throughout the country including that at Canon City, Colo., and a special study of the institution at Stillwater, Minn., the Bureau is qualified to act.

**Plainfield (New Jersey) Survey.**—This survey was made on the initiative of Mayor Calkins of Plainfield. He was unable to get a city appropriation, so it was financed by the local Taxpayers' Protective Association. Many of the recommendations had already been made effective at the close of the year.

**Stamford (Conn.) Accounting Installation.**—This work was a continuation of the Stamford survey made the latter part of 1915. The installation made effective a large number of the survey recommendations.

**Newark (N. J.) Charter Report.**—This was a critical report for the Public Welfare Association of Essex County, New Jersey, of a charter prepared by a special commission appointed for that purpose. In former years the Bureau had prepared critical reports for other local interests on Newark charter bills which were pending in the legislature. The recommendations of these various reports are largely included in the recent charter to be submitted by Mayor Raymond to the 1917 Legislature.

**North Adams (Mass.) Survey.**—This was a complete survey of the city government of North Adams. It was made under the supervision of the Mayor's Advisory Commission, and financed by the city itself.

**Springfield (Mass.) Accounting Installation.**—This work was begun during the summer of 1915 and was completed early in 1916. As a result of the installation, Springfield can now publish a complete balance sheet and operating statement.

**Hempstead (L. I.) Road Inquiry.**—The Bureau, on request, assisted the Nassau County Association toward securing more effective results in the construction of Nassau County roads. Much financial and physical data was compiled from the county records, an inspection of the various roads was made, the different kinds of road construction in the county were chartered, cost studies correlated therewith, and in general the association was placed in a position to go ahead with a definite program understandingly.

**Nassau County (New York) Audit.**—Following the Hempstead Road inquiry, the Nassau County Association requested the Bureau to make a complete audit of the county accounts as a basis for reorganization and further constructive work. This audit was begun October 30

with the purpose of completing the two years—1915 and 1916. The work was still in progress December 31, 1916.

**Buffalo (New York) Sinking Fund Work.**—At the request of the superintendent of finance, Charles B. Hill, of Buffalo, the Bureau prepared actuarial computations and an accompanying report to be used as a guide in placing the sinking funds of Buffalo on a sound basis.

**Rochester (New York) Hospital Survey.**—On November 8 the Bureau began an intensive study of the following hospitals in Rochester, N. Y.: Rochester Homeopathic, Rochester General, and Hahnemann (Homeopathic). This work was still in progress at the close of the year. It was being done at the request of George Eastman, who was also financing it, through the Rochester Bureau of Municipal Research. It is probable that the survey will be followed by constructive reorganization of the business procedure in these hospitals.

**National Conference Jewish Charities.**—This was a study conducted in Denver, Colorado, looking toward the elimination of alleged duplication in the Jewish charities field. The report was for the use of the National Conference at Indianapolis, in May, 1916.

**M. L. Schiff's Jewish Charities Study.**—This was a survey of the Jewish charities conditions in several of the large cities of the United States as a sequential inquiry to a similar study which the Bureau had previously made in New York City.

**Mobile (Alabama) School Survey.**—During 1916 the Bureau was also retained by the Board of School Commissioners of Mobile, Alabama, to make a general survey of the entire school system of that city. Comparatively little time was available for such a large undertaking. A well-known expert in the field of educational administration not connected with the Bureau of Municipal Research, after reading the report wrote as follows: "This report impresses the reader with the enormous amount of work done in a very short time, and with its comprehensiveness. Judged by the time spent on it, it is a valuable piece of work, scientific in spirit, constructive in its criticism, and will doubtless do Mobile much good."

At the request of the Right Rev. N. S. Thomas, Bishop of Wyoming, the Bureau made a study of the organization and management of eight representative homes for the aged in and about New York City. In this group of institutions under the auspices of the city, sectarian and non-sectarian authorities have been studied in reference to their receipts and expenditures, constitution, and rules and regulations. In order to ascertain the success of local charitable institutions under the auspices of the Episcopal church in Wyoming a questionnaire has been sent out. As soon as these returns are in our hands, we will proceed at once with the formulation of the report.

## Contract Awarded.

The Public Service Commission has awarded to the Thomas J. Buckley Construction Company, the low bidder, at \$372,893, the contract for the construction of a railroad yard for the storage of subway cars in connection with the White Plains Road extension of the first subway. The yard is officially designated as the 239th street yard, although it will cover an area approximating several city blocks, beginning a short distance east of White Plains Road and north of 239th street. Another yard is also under construction by the same contractor at 180th street and Bronx Park. The 239th street yard will provide accommodations for approximately 580 subway cars. Adjoining it on a part of the same plot the Interborough company will later construct a yard having a capacity for about 350 elevated cars.

# BILL TO ALLOW TRAFFIC ON SPEEDWAY

## President Marks Prepares Act Which is Designed to Broaden Use of Thoroughfare

MARCUS M. MARKS, President, Borough Manhattan, prepared a bill, which was introduced in the State Legislature by Senator Dowling and Assemblyman Bell, which provides that the Board of Estimate be given the power, if it so elects, to create a roadway for traffic on what is now known as the Speedway. President Marks, under date of January 27, received a communication from Ralph Folks, Commissioner of Public Works, which goes into the original cost of construction as well as the use to which it is put. The communication follows:—

The Speedway was laid out under Section 10, Chapter 102, of the Laws of 1893, entitled "An act to lay out, establish and regulate a public driveway in the City of New York," as amended by Chapter 8 of the Laws of 1894, and Chapter 710 of the Laws of 1900. Under the above laws automobile traffic is not permitted on the Speedway. The cost of the Speedway is as follows:—

Real estate, approximately.....	\$1,325,000
Cost for excavation, fill, dressing, etc. ....	3,012,000
Reconstruction of bulkhead easterly wall, etc.....	230,000
Approximate cost of maintenance, \$14,000 a year, fifteen years .....	210,000
<b>Total .....</b>	<b>\$4,777,000</b>

The Speedway is now used for light, horse driven, pleasure vehicles and for equestrians. Traffic census along the Speedway was taken from October 25 to 31, inclusive, 1915, from 8 a. m. to 6 p. m., with the following observations:

Date.	Vehicular Traffic		Equestrian		Pedestrian	
	N.B.	S.B.	N.B.	S.B.	N.B.	S.B.
Oct. 25.....	17	23	5	5	88	46
Oct. 26.....	24	29	2	1	57	62
Oct. 27.....	39	32	2	1	62	51
Oct. 28.....	29	34	1	..	100	44
Oct. 29.....	36	27	..	..	50	58
Oct. 30.....	26	34	..	1	74	73
Oct. 31, Sun.140	151	..	7	1,275	711	

For six days, except Sunday, there were 350 horse driven vehicles, or an average of 58 per day (going and coming). There were 18 equestrians—an average of three a day. Including Sunday, there were 666 vehicles—an average of 91 a day, and 25 equestrians—an average of 4 a day. It is also to be pointed out that the count of traffic was made in each direction. Therefore, the vehicles were counted on the return trip, and the number of individuals using the Speedway would be approximately one-half of the total count or a total of 333 individuals for an entire week, including Sunday.

A further census of traffic was taken on January 7th and 8th, 1917, with the following results:

Jan. 7, vehicles.....	10
Jan. 7, equestrians.....	8
<b>Total .....</b>	<b>18</b>
Jan. 8, vehicles.....	23
Jan. 8, equestrians.....	..
<b>Total .....</b>	<b>23</b>
<b>Grand total .....</b>	<b>41</b>

On many days during the winter months there is practically no traffic. It would seem that the use of property thus far approximating an expenditure of nearly \$5,000,000 by ten of our citizens a day, or 300 a week out of 6,000,000 population is entirely out of all proportion as a citizens' or taxpayers' proposition.

It is quite possible, however, to have both the automobile road and the speedway, each being sufficient for its purpose. To bring this about, the city might, if given authority by the Legislature, provide an automobile roadway of 40 feet along the river. This would leave a speedway of 8,940 feet varying from 25 feet at its narrowest point under the bridges to 55 feet. From Dyckman street south, under this plan there would be 55 feet of Speedway for a distance of

three-quarters of a mile. From this point south there is an additional length of 400 feet, making available a speedway of upward of 40 feet in width for a distance of four-fifths of a mile.

In view of the fact that a rubber-tired sulky for race horses is about 4½ feet in width, it would seem that there would be adequate provision for a number of race horses driven abreast without difficulty. I am told by an expert horseman that at least three horse drawn sulkies can be raced abreast on a 25-foot roadway.

The entire length of the Speedway is 8,940 feet. Under the plan outlined, 1,500 feet of the Speedway approaching the bridges would vary from 25 to 40 feet in width while the balance, 7,440 feet, would vary from 40 to 55 feet, as above indicated.

The plan outlined would cost about \$90,000 to pave 40,000 square yards with asphalt and a proper concrete base. Should a concrete pavement be laid, which might be possible at this location for the reason that it would not be disturbed for subsurface work, the cost would be about \$70,000.

The horse owners can raise no valid objection to the proposed plan, for the following reasons:

1—The city has an inherent right to control all property purchased and paid for by the taxpayers. This is genuine home rule.

2—The remaining width of the Speedway will furnish ample accommodations to the few remaining horsemen who now use it. There is no need of retaining it as a monument for the horses that were driven fifteen years ago.

3—There are many miles of roadway in our public parks where horses may be driven as in the past.

4—There are three race courses within a reasonable distance of any part of the city, the Empire City Track, the Gravesend Track and the Jamaica Track. I am informed that membership can be had at these clubs at \$50 a year. These courses are available at all times of the year.

5—A speedway has been provided on the Grand Concourse in the Bronx. It has a width of 40 feet and is 2½ miles long. The Grand Concourse is equally available for horse driven vehicles, and it would seem that the horse owners would have ample accommodations at the Speedway, the Grand Concourse, the parks and private race tracks.

The proposed act is as follows:—

The said Department of Parks shall lay out as part of said driveway one sidewalk, not less than ten, nor more than thirty feet in width, on each side of said driveway for the convenience of foot passengers, and shall provide for and construct bridges over or subways under the said driveway, so that the same may be crossed otherwise than at grade, but except as to said sidewalks, bridges and subways, no portion of the said driveway shall be used for any other purpose than for driving of horses, attached to light carriages, except as may be provided in a resolution adopted by a vote of three-fourths of the members of the Board of Estimate and Apportionment after a public hearing thereon upon notice duly published in the City Record once a week for two successive weeks; and all trucks, carts and vehicles of all kinds for the transportation of merchandise or freight of any description shall be excluded therefrom unless otherwise directed by a vote of three-fourths of the members of such Board. No street or other railway shall be laid down on the said driveway or any portion thereof. (In addition to the restrictions herein contained.) Except as in this section otherwise provided, the Department of Public Parks may make such rules and regulations as it may deem advisable for the use of said driveway, and as to the speed of drivers thereon (and as to the exclusion therefrom of equestrians and of any kind of vehicles), the use of which, in the judgment of the Department of Parks, may injure said driveway or render the same dangerous, unfit or inconvenient for the purposes thereof.

This act shall take effect immediately.

## CITY PLANNING.

(Continued from page 215)

phia, Minneapolis, creating districting commissions. Energetic steps being taken in St. Louis, St. Paul and Washington, D. C., to secure the advantages of districting control.

In Canada, the provinces Alberta, Saskatchewan, Manitoba, Ontario, Quebec, New Brunswick and Nova Scotia have secured provincial town planning acts based on the English town planning act of 1909, or are taking energetic steps to secure the passage of acts, and the cities of Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Ottawa, St. John, are at work under such acts or are preparing to start on town planning pending the passage of acts.

The above remarkable record of a year's advance in city planning would not be complete without reference to recent developments in propagandist work for city planning during the past year. Perhaps the most interesting matter in this field is the conference of national organizations for co-operative endeavor in city planning which met for the second time at the National Conference on City Planning, Cleveland, last June. At its meeting a committee was appointed from among the delegates to study the possibilities of securing a national bureau for city planning and municipal investigation. Another development in this field in the past year is the launching of the federation of Massachusetts planning boards, an accomplishment of which much could be said regarding its possibilities for promoting wider interest and constructive planning throughout the State. In Pennsylvania, Texas, California, and other States, we find leagues of city planning commissions meeting at regular periods to discuss the problems of city planning and to foster legislation and create public interest in the work.

To those of us who have been at work in city planning during the past year, and who have come gradually to a realization of its great importance, it is our duty, I will say more, it is our privilege to spread the gospel far and wide throughout the land. A great campaign of education of

the general public to the urgency of planning, either through the medium of a National Bureau of City Planning or through private organizations, is vitally necessary.

## LEGISLATIVE DIGEST.

(Continued from page 217.)

This is an attempt to enact the single tax principle and is opposed by the Real Estate Board. The question of the single tax was studied very thoroughly last year by the Mayor's Committee on Taxation, and the report of that committee was adverse to its adoption in New York. The Legislature should be guided by the findings of that committee.

*Assembly Int. 560, Greenberg*, an act adding new section 1083 to the Greater New York Charter, providing that the Board of Education shall establish and maintain a vacation school outside the city at such place as it may select subject to approval of the Board of Estimate, which is authorized to appropriate the necessary funds.

The Real Estate Board is opposed to this measure. It is very indefinite and gives the authorities a very wide latitude. It makes it mandatory that the Board of Education shall establish such a vacation school, but it makes no provisions as to where the school should be established nor does it limit the amount that can be appropriated. The school might be established anywhere, in New York State or outside of the State, or even outside of the country. Furthermore, the Real Estate Board feels that a vacation school is not properly an institution that should be supported by the city and is really outside the scope of what should be included in public education.

*Assembly Int. 563, Larney*, an act amending the Workmen's Compensation Law, by providing that compensation, including both money allowance and the benefits provided in section 13, shall be allowed from date of injury.

This bill is disapproved. To allow benefits from the date of injury would greatly encourage workmen to lay off, while a two weeks' waiting period serves as an incentive to workmen to guard against injury. Two weeks is universally regarded as a fair period. Furthermore, the abolition of the waiting period would mean a very large increase in the cost of compensation insurance.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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## TABLE OF CONTENTS

(Section One)

What Has Been Accomplished in City Planning; George B. Ford.....	215
Legal Notes Affecting Realty.....	216
New York Building Managers' Association Holds Meeting.....	216
Measures Affecting Real Estate.....	217
Report of Bureau of Municipal Research; Herbert R Sands.....	218
Speedway Bill Favored.....	219
Editorials.....	220
Query Department.....	221
Real Estate Review.....	222
Real Estate Board's Campaign.....	222
New Hotel in West 103d Street.....	232

Building Material Market.....	231
Classified Buyers' Guide.....	242
Current Building Operations.....	231
Departmental Rulings.....	241
Leases.....	227
Personal and Trade Notes.....	234
Private Sales of the Week.....	224
Real Estate Notes.....	230
Statistical Table of the Week.....	230
Trade and Technical Society Events.....	240
Wholesale Material Market.....	232

## APPELLATE DIVISION OF THE SUPREME COURT.

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

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

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

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

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

A Copy.

ALFRED WAGSTAFF, Clerk.

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

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

## Board to Appraise Realty.

The controversy between the city, the New York Central Railroad Company and the taxpayers has reached such proportions that it is well for those not entirely familiar with all phases of the situation to refrain from criticism. Many charges, including bad faith, have been made, and for the most part these are unjust and unfounded.

An important step was taken last Wednesday at the hearing before the Board of Estimate. The Real Estate Board, through its president, offered its services to the city to examine and check up the real estate values as established by the experts employed by the city and the railroad company. On behalf of the city, the Mayor accepted the offer.

The Real Estate Board has among its members the best informed realty experts in the city, men who have made a life study of conditions as they exist, and whose opinions are valued. It is gratifying that the city appreciates this fact, and is willing to listen to evidence procured along these lines, rather than forming a hasty judgment which might be opened to question in later years. Whatever the outcome is to be, the city officials will know that they have used every endeavor to obtain true valuations and the real estate community will also realize that its representative body, the Real Estate Board, examined into the subject, and gave its expert opinion and advice.

There are many technical and complex questions involved in the appraisal of so valuable a tract. There are many situations which must be taken into consideration, not only those affecting the present-day conditions, but also those of the future. Until such time as the Real Estate Board's committee makes its report, criticism should stop. There will be honest differences of opinion, but before reaching a verdict, it is proper and just that judgment be suspended until the evidence is complete. It must be borne in mind that the committee is competent and unbiased, and, whatever its findings are, they will be honest expressions of opinion of experts.

## Traffic Congestion.

Traffic conditions have reached such a serious state in Manhattan that it is imperative that immediate steps be taken to relieve the situation. The Police Department has charge of the problem, and it remains with it to find a solution which will, at least, help matters temporarily. But this is not enough. There must be worked out a scheme which will serve permanently and care for the future shifts of population and the immense growth of the city in years to come.

In order to arrive at a satisfactory conclusion an immense amount of data must be collected so that definite conclusions may be arrived at and a plan of action decided upon which will solve the congestion problem. This cannot be accomplished as the result of a conference, but rather by a systematic study of the subject. Individuals have made suggestions, some of which should prove valuable, but at best this is only a haphazard way of working out the problem. Were a commission appointed, composed of men of intelligence who have been trained along these lines, and were they to receive all the available data, benefits to the community at large would be sure to result.

Traffic congestion is not a thing which can be put off. It does not right itself, but rather has a habit of getting worse, therefore the sooner that the problem is handled the fewer difficulties will be encountered.

The congestion of traffic in the streets with the accidents and delays which result therefrom is generally recognized as one of the most menacing problems that New York City has before it today. It is becoming rapidly more acute. Immediate action must be taken to relieve the situation and a careful study must be made of the whole subject in order to prepare the rapidly growing city for handling efficiently the greatly intensified

and extended congestion of the future. The effective work which the Police Department is now doing in traffic regulation is well known. The highway engineers in each of the five Boroughs are doing excellent work in adapting paving, grades, etc., to meet the traffic demands. The Chief Engineer of the Board of Estimate and Apportionment, with the cooperation of the Borough Engineers, has preserved and extended the thoroughfare system of the city in each of the "final maps" as they came up for adoption. The Mayor's Committee on Street Traffic has worked out practicable solutions for a number of specific traffic problems. The Citizens' Street Traffic Committee has given the problem a great deal of study and has presented a number of suggestions, chiefly for the alleviating of central Manhattan congestion. Other citizen bodies, such as the Fifth Avenue Association, the Safety First Society, the National Highways Protective Association, the City Club, the National Museum for Safety, the Merchants' Association, the Chamber of Commerce, the Automobile Association and many others, have one and all taken an active part in this work and have made distinct contributions.

However, despite all of this splendid and varied effort, traffic congestion in New York is growing worse every day. None has succeeded yet in getting at the root of the trouble much less the preventing of its recurrence in many new parts of the city, as the city grows. It is generally felt today that the reason for this failure lies in the fact that each of the above named groups represents in itself only a few of the many sides of the problem. An all-round comprehensive plan for relieving and preventing traffic congestion can be worked out only by individuals or a commission who among them would represent all sides of the subject.

Nothing helps towards getting results like thorough co-operation and to this end it is suggested that a study of the traffic problem be made jointly by the Police Department, the Borough Engineers, the Chief Engineer of the Board of Estimate and the staff of the Committee on the City Plan. It is confidently believed that a method of co-operative work can be evolved whereby these four agencies would be able to prepare a comprehensive plan which will successfully solve existing traffic difficulties and prevent their recurrence far into the future.

There are certain people in the City of New York who, by their training and experience, are in a position to contribute largely to this work. Many of these are not connected with the above mentioned official groups. Many of them have served effectively on the above mentioned committees or commissions.

The best plans are useless unless they are capable of being put into effect. The general backing of the proposed plans by the public and in particular by the various individuals or groups most interested, is usually necessary to secure results. The experience of certain former civic commissions has shown that they can be peculiarly helpful in uniting sentiment behind the proposed plans if the commission in its membership truly represents and has the confidence of most of those who have an interest in the problem in hand. Such a commission is the representative voice of the public and in turn interprets the experts' findings to the public. Therefore, for this reason and for the sake of making immediately available the best non-official experience and ideas, it has been strongly urged that a general all-representative traffic commission be appointed immediately.

The suggested plan of action is that the four groups of city officials and engineers above mentioned should work directly with the traffic commission; that among them they should collect the necessary data; that they should work out solutions of the various problems and make comprehensive plans for the future and that these solutions and plans should be laid before all interested officials or citizens with a view to securing the advantage of any constructive suggestions that anyone can make.

### Advanced Building Costs.

During recent months there has been endless comment on the advanced cost of building construction and its consequent detrimental effect on the volume of building operations throughout the country. Discussion of this subject crops up at almost every gathering of real estate men, architects, builders and property owners who offer widely divergent reasons for the condition, but seem powerless to affect a change. Increased building cost is not a new condition, but is one that has been growing in intensity during the last few months, to a degree that has seriously affected building construction in these parts. Plans for new construction have been prepared and figured, and when the estimates are presented it has been found that the cost of the operation greatly exceeds the appropriation. The project, therefore, has to be replanned upon a more economical basis, or else held in abeyance until such time as the cost of construction can be reduced to a figure that will make the erection of the structure a profitable investment.

Thorough consideration and analysis of the subject of present day building costs demonstrates that the advanced cost of labor, in practically all trades entering into the construction of buildings, is one of the prime factors responsible for the high cost of building. The item of labor is one of paramount importance and consists of a large percentage of the total cost of construction. When this item alone sustains an increase, as it does in its various branches, of from 5 to 20 per cent., building costs are naturally bound to advance to an extent that, combined with the present high cost of structural materials, makes construction almost a prohibitive matter.

That increased labor costs is in a large way responsible for the present high cost of construction will be brought home in forceful manner by a comparison of the wage scale announced at the beginning of 1915 with the schedule that has been but recently promulgated for the current year.

Prominent among the trades that have received substantial wage increases during the last two years are numbered carpenters and framers, \$5 to \$5.50; cement and concrete masons, \$5 to \$5.60; decorators and gilders \$4.50 to \$5; electrical workers, \$4.80 to \$5, and after April 1, 1917, \$5.20; housemiths, bridgemen and structural ironworkers, \$5 to \$5.50; painters, \$4 to \$5; varnishers, \$4 to \$5; painter-decorator, painter-striper, painter-gilder, \$4.50 to \$5; riggers on boilers, dynamos, machinery, etc., \$4 to \$5; slate and tile roofers, \$5 to \$5.50; tile layers, \$5.50 to \$6 and wood lathers, \$5 to \$6.

These figures are based on an eight-hour working day, from 8 o'clock to 5 o'clock, except on Saturday, when work in the building trade ceases at noon. The increases noted are for the more important lines and do not complete the list by any means. They are sufficient, however, to demonstrate that one of the reasons for the present high cost of building construction is the increased cost of skilled labor necessary to complete a structure.

### Building Supervision.

Recent collapses of buildings in various stages of construction in Manhattan, Bronx and Brooklyn, resulting in both loss of life and destruction of property, have brought to public attention more emphatically than ever the need for a better system of supervising building operations in New York City. The inspecting forces of the building bureaus in the different boroughs, while efficient, are entirely inadequate to render proper service in supervising the large number of new buildings under way in this city at practically all seasons of the year, and which have been and are continuing to be projected in spite of the general slackening of work in the building trades.

It has been stated that during 1916, inspectors condemned ninety foundations in one borough on account of faulty construction. It has also been stated that the number of inspectors is not large

enough to properly visit and inspect every project under way at intervals short enough to warrant proper supervision. It is obvious, therefore, that as far as inspection by city officials is concerned, some foundations of faulty construction may have been permitted, inadvertently, to become part of a structure used for residential occupancy, because it has been impossible to make frequent enough inspections.

Such a situation is a severe indictment against present-day methods, and one which merits immediate consideration. Collapses of buildings in New York City as a result of faulty construction are inexcusable, though the Building Department cannot be blamed. New York City occupies a unique position in the building field throughout the United States. It contains many of the largest and finest types of structures for both residential, business and public use, and each new structure erected within its confines carries with it the prestige that goes with a location in the nation's greatest municipality. New York's position, therefore, coupled with the obvious need for safer and better buildings, intensifies the need for consideration of the entire problem. It is both interesting and encouraging to note that important interests have realized the situation and are taking steps toward a solution.

At the recent meeting attended by representatives of the title and mortgage companies, lending institutions and building loan operators, an effort was made to obtain united action in the matter, the purpose of the conference being the unification of all these interests in a concerted effort toward curbing irresponsible and careless construction. The great majority of loans placed in New York City are negotiated by the institutions represented at this meeting, each of which has its own system toward the inspection of projects that it has financed. Each one, therefore, is qualified to study the problem from the viewpoint of an expert, and the result of the deliberations of this group will, as a consequence, be awaited with keen interest by all interested in proper building construction in the city. When the report is made public, it is probable that the concentrated thought of the leaders in this particular phase of the real estate and building world will not have been unproductive.

### Equity—Amortization.

Editor of the RECORD AND GUIDE:

The amortization of mortgages, viz.: their reduction and final liquidation through a sinking fund or by partial payments has never been popular with operators in real estate or with those who purchase for income.

First mortgages to the extent of 65 per cent. of conservative appraisals are safe and reasonable loans for definite periods, but second mortgages, even when left as part of the purchase price, are unsafe and should not be assumed by the average investor.

Second mortgages obtained in the open market, that is to say, from people who make a business of such loans, are the resource of owners in distress, who pay dearly for short term accommodations, the end of which are too well known to need explanation.

It has occurred to me that a stimulus would be given to the real estate market if investors were assured of the certainty of holding their properties without the ruinous expense attending renewals of secondary liens.

Equity amortization would solve the perplexing problem and give confidence to buyers who are unable to pay cash for the full agreed equity of a purchase. Comparatively few buyers pay the full equity above the first mortgage and must, therefore, give back a purchase money mortgage, which, under the most favorable conditions now prevailing, would run for a period of five years, with perhaps semi-annual reductions amounting to half the principal, leaving the balance to be renewed on the best terms procurable, if at all.

Eliminate such risky practices and have your purchase money mortgage amortized by moderate quarterly or semi-

## 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.  
E. E. Martin, President New York Building Managers' Association.  
William Douglas Kilpatrick, builder.  
H. H. Murdock, architect.

Question No. 188.—Will you kindly advise me in your next issue whether or not the Building Zone Resolution, as interpreted to date, will prohibit the carrying on of the following in a so-called Residential District, viz.:

- 1—Private catering, the intention of this is to hold on the premises weddings, engagements, banquets and the like.
  - 2—Or the carrying on of the above away from these premises but necessitating the taking to and fro from these premises all the necessary paraphernalia.
  - 3—Public dancing and catering on the premises.
- Articles number one and two; the compensation for same will be borne by the individual, who will make reservation for his guests.  
In article number three there will be an admission charged at the door.

G. K.

Answer No. 188.—Section 3 of the Zone Law provides that: "In a residence district no building or premises shall be used for any use other than a use above specified for which buildings may be erected and for the accessory uses customarily incident thereto. The term accessory use shall not include a business nor shall it include any building or use not located on the same lot with the building or use to which it is accessory." Private catering, the renting of premises for banquets, weddings or public dancing, is undoubtedly a business use and would seem to be clearly prohibited in a residence district.

Question No. 189.—What is the commission on a five-year lease at \$4,000 yearly rent, tenant assumes all real estate tax (now \$1,300 yearly), all insurance premiums (now \$300 yearly), and all orders and repairs? Is commission figured on \$4,000 or on \$5,600 annual rental? J. M.

Answer No. 189.—The Rules of the Real Estate Board of New York provide as follows: "The commission on leases made for over three years shall be based on the rent actually to be paid, including any additional sums specified as rent." (See Special Rule No. 1.)

Question No. 190.—In the Eagle a few days ago I noticed an article in reference to referees' fees, in foreclosure proceedings, where Judge Cropsey computes the costs, etc., himself and saves that part of the cost which has been stated as ten dollars. I was to a sale the other day where the referees' bill was fifty dollars. Is this a legitimate charge or not? R. T. M.

Answer No. 190.—The case in which Judge Cropsey is mentioned was that of a referee to "compute." The case to which the question refers was for a referee to "sell." In the latter case it is quite possible that the fee of \$50 was according to law. See Section Code Civil Procedure 3297-3307.

annual payments, until fully liquidated, providing for its continuance in the event of renewals or replacement of the first mortgage.

To satisfy and at the same time give an income to the owner under this method, the payments should be planned on a basis of 50 per cent. of the estimated net income from the property.

Excessive first mortgage loans are now being made with a modified form of amortization, but from the owner's point of view it would be far safer that first mortgage loans should be more conservative and written for longer periods than is now customary and encourage the amortization of the equity rather than the first lien.

I hope this idea of equity amortization will be received as a distinct advance in the methods of conducting the real estate brokerage business and I believe will meet with the general approval of investors and stimulate buying.

WILLIAM C. LESTER.

## REAL ESTATE NEWS OF THE WEEK

Enlivened Demand For Small Properties—  
Downtown Section Comes Into Prominence

**E**XCELLENT conditions prevailed in the real estate market this week, the most encouraging element being the presence of a large number of buyers for small improved properties in many sections of the city. While there were several deals of magnitude consummated which indicated a continuation of the demand for costly income producing properties the great bulk of the business concerned itself with properties involving small outlays of capital. This situation, coupled with improved conditions in the mortgage market, which is making possible the obtaining of loans on a 4½ per cent. basis, where the amounts demanded are reasonable, is being taken as an indication of restored confidence in real estate as a medium for investment.

Not very long ago a prominent real estate broker in this city declared that, in his opinion, the time was not far off when the arrival of a good market for real estate would manifest itself in a return of the small buyer into the buying field. While one week cannot be taken as a criterion illustrative of this statement, the fact remains that there are a number of people with small capital in the city who are ready and willing to place these funds into desirable parcels of New York City real estate. The real test of a market is not in an occasional spectacular million dollar transaction, but rather in the steady and consistent buying of the man of moderate means. From this standpoint, the business of the week took a most encouraging turn, inasmuch as it reflected an excellent demand from buyers of this class.

One of the largest deals of the year was effected with Andrew Carnegie as one of the principals. He purchased for about \$2,000,000 a large plot at Fifth avenue and 90th street, near his present residence, in order to offset the possibility of apartment house construction overlooking the fine gardens in front of the Carnegie house. It is understood that

the purchase was made purely for protective reasons, and that Mr. Carnegie would probably resell the plot with restrictions against the construction of tall multi-family houses.

The downtown office section also contributed two important sales. A large firm of exporters and importers acquired a building plot on Lower Broadway which they plan to improve with a six-story building to be occupied in part for their own use. A firm of stationers in Nassau street acquired two office buildings adjoining their present location in a transaction which reflected the confidence of local business men in the ultimate future of property in this section. In the immediate neighborhood in John street, the owner of a Nassau street office building acquired under a long term lease the old landmark which is to be altered and connected with the office building which he owns.

Auction room conditions remained substantially unchanged, the great bulk of properties passing into the hands of parties in interest. Considerable interest attaches to the report that the Chatsworth apartment house, a twelve-story structure at Riverside Drive and 72d street, would be sold as the result of a foreclosure action instituted by the Metropolitan Life Insurance Company to recover on a first mortgage, which, with interest, amounts to about \$940,000. The twelve-story McCready building at the southeast corner of fifth avenue and 21st street, together with a ten-story loft building adjoining, is also to be sold at auction in a similar proceeding commenced by the New York Life Insurance Company to recover on a loan amounting to about \$645,000.

Joseph P. Day will hold his next Special Sales Day on February 27, at the Vesey Street Exchange Salesroom, where he will offer a representative group of properties in Manhattan and the Bronx, including both residential and business holdings.

REAL ESTATE BOARD'S CAMPAIGN  
FOR NEW MEMBERS A SUCCESS

**M**ORE than gratifying results have been obtained from the campaign for new members inaugurated by the Real Estate Board of New York during the past week. Daily luncheons have been held at which the reports from the various teams have been read. The following list of people have applied for Active-Associate membership:

Robert Adamson, Spencer Aldrich, Alto Vista Holding Co., Albert J. Appell, Harold G. Aron, Albert H. Atterbury, Herman Axelrod.

Est. George W. Bassett (Edw. F. Anderson), Niles R. Becker, Benjamin Benenson, Burton J. Berry, W. & I. Blumenthal, Brooklyn Trust Co. (E. P. Maynard, Pres.), Frederick Brown, N. T. Brown, John J. Buckley, George H. Budke, Eurns Bros., John Howes Burton.

Anthony Campagna, John J. Campbell, William B. Cardozo, James Carneval, Castle Realty Co., Victor Cerabone, Chateau Holding Co. (Sidney H. Sonn), Harris D. Colt, Columbia Trust Co., Andrew J. Connick, E. B. Corey.

Walter J. M. Donovan.  
Henry Edelmuth, Bennett Ellison, Equitable Trust Co.

S. Valentine Farrell, Thomas L. Feitner, Fifth Avenue Bond & Mtg. Co. (Jos. Osler), Fifth Avenue Gtch. Co. (Richard W. Meade), Jacob G. Fischer, Richard Fitzpatrick, Robert Fiaherty, H. C. Forbes, Gilbert Franklyn, Daniel B. Freedman.

James V. Graham.  
Alexander B. Halliday, William Halls, Jr., William E. Harmon, Thomas Healy, C. E. Herman, Samuel A. Herzog, Harry Hoffman, H. A. Howarth, Hudson & Manhattan Railroad Co., George H. Hyde.

William G. Ihrig.

Walter Kahn, Irving L. Kempner, Camillus G. Kidder, R. F. Kilpatrick, William D. Kilpatrick, James B. Kilsheimer, August Klipstein, Ferdinand Kurzman.

Edward L. Larkin, Harry H. Lovey, Irving J. Lewine, Robert E. Livingston, Lewis H. Losee, Abraham P. Lubell, Richard P. Lydon.

James Crawford McCreery, Peter McDonnell, Manhattan Storage Co., Charles Henry Mattlage, Jacob Mayers, Julian Mayr, F. T. Miller.

Aaron Naumberg, New York Title & Mortgage Co.

Louis V. O'Donahue, William C. Orr, William H. Oscanyan, Owens & Phillips.

Anthony Paterno, Charles V. Paterno, Michael G. Paterno, Pentalpha Realty Co. (Raymond Hoagland), William D. N. Perine, Zachary Piercy, Wilson M. Powell, Clifford E. Potter, Edward Putney.

John J. Radley, Samuel Raisler, Henry C. Reed, James B. Regan, Cliff Roberts, Hugh S. Robertson, Alfred Roelker, Gustavus A. Rogers, Rose Brick Company.

Ferd. S. Saloman, F. Aug. Schermerhorn, Jacob R. Schiff, Arthur H. Scribner, Maxmilian Seyfried, S. Soldin, David Spero, Leo Steinfeld, Milton F. Steindler, Henry Steers, C. E. Sutton (Brooklyn Savings Bank), B. D. Swann Estate, Silas Swartz.

Julius Tishman & Sons, Inc., Richard Trimbull.

Alexander Walker, Joseph G. Wallach, Joseph S. Ward, Matt J. Ward, J. Curry Watson, H. D. Weatherbee, Leonard Weill, Maxmilian Weinstein, J. Charles Weschler, R. C. Williams & Co., J. E. Whitaker.

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## CENTRAL MERCANTILE DISTRICT REALTY ACTIVITY EXPANDING

Many new real estate projects marked the first month of 1917 in the Central Mercantile District, Canal to 34th street, Fourth avenue to the Hudson River, as already announced. New York City's largest cold storage warehouse will soon be under construction for the Merchants' Refrigerating Company on the block bounded by Tenth avenue and the Marginal street, 16th to 17th streets, and will cost \$1,500,000. Another feature of recent realty activity in the Central Mercantile District, is a \$400,000 lease at 28th street and Seventh avenue, as a site for a commercial building by the United Cigar Stores Co. The Morris Plan's new bank at 1 Union Square, rented for fifteen years at an aggregate of \$100,000, is also notable.

Recent developments bear out William Lustgarten's recent statement that "land in Washington Square, Greenwich Village and Chelsea is now on the market at a price which makes it profitable for builders to construct the kind of houses suitable for the business man's home."

In response to the demand for living accommodations in the Chelsea District Martin O'Dowd and D. J. Moloy will build a six-story apartment at Ninth avenue and 15th street, involving an expenditure of approximately \$75,000. The Moore estate plans a twelve-story loft at 549 and 551 West 23d street, at a cost of about \$175,000. Important leases involve the building at 12 West 23d street by Robbins Brothers, dealers in rugs, carpets and linoleums, showing the improvement of the section as a wholesale center; and Samuel W. Steel, at 62 to 70 West 14th street, taking 25,000 square feet. The early opening of the Seventh avenue subway, with a station at 28th street, stimulated a recent purchase at \$450,000 of 158 to 164 West 28th street, a twelve-story loft. Brown-Durrell Co., large hosiery and underwear jobbers, have taken a \$500,000 lease, involving 110,000 square feet, completing the rental of the old Stern store, 11 to 19 West 19th street.

Considerable interest attaches to the building project now under way in West 12th street, where William Lustgarten & Co. are erecting a six-story apartment at 119 to 125, formerly occupied by the edifice of the Second United Presbyterian Church. The project will be the first of its kind, calling for the elevator type in the block, the development of which has been principally along private house lines, typical of the old character of the Chelsea and Greenwich Village sections of New York. The outcome of the project is awaited with keen interest by real estate men and builders interested in the future of those districts.

As a site for a nine-story apartment house, estimated to cost about \$225,000, the John Alden Realty Corporation purchased 42 to 46 West 10th street. A four-story house, 112 Waverly place, is being remodeled into studios. An interesting deal in Greenwich Village involves the remodeling into studio apartments of 125 and 128 Washington place, running through to 4th street.

### Proposed Sewer to Beaches.

Commissioner of Health, Dr. Haven Emerson, in reply to a letter from Borough President Van Name urging him to give the property owners of Midland and South Beach assurance that if the proceedings for the proposed sewer are begun, and carried on as diligently as possible he would not close the beaches. Dr. Emerson in his letter stated:

I appreciate the uncertainty in which the land owners and occupants of premises at South and Midland Beaches find themselves, and I would assure you that as soon as I have evidence of their good faith in the matter, by the approval of the local board of the construction of sewers and sewage disposal works to handle in a sanitary manner the sewage from these regions, I shall be glad to give them every assurance possible of relief from abrupt enforcement of any Board orders or notices by this Department.

I shall, of course, continue to rely upon your active support of this measure, which

is so much in the interest of your borough residents, and trust that such action will be taken at the postponed meeting on March 6, as will assure vigorous prosecution of the work to an early completion. As soon as such action has been taken by the Local Board, I shall be glad to do whatever may seem necessary to re-establish local and general confidence in the continued use of these beaches for the future.

### New Realty Organization.

An important indication of the general prosperity of the country is the increasing demand for suburban and country properties—one branch of realty promotion which has become so important that many brokers identified for years with the general real estate business are turning to the new field. The latest recruit is F. H. Reeve, who for eight years has been identified with the activities of the office of Joseph P. Day and in re-

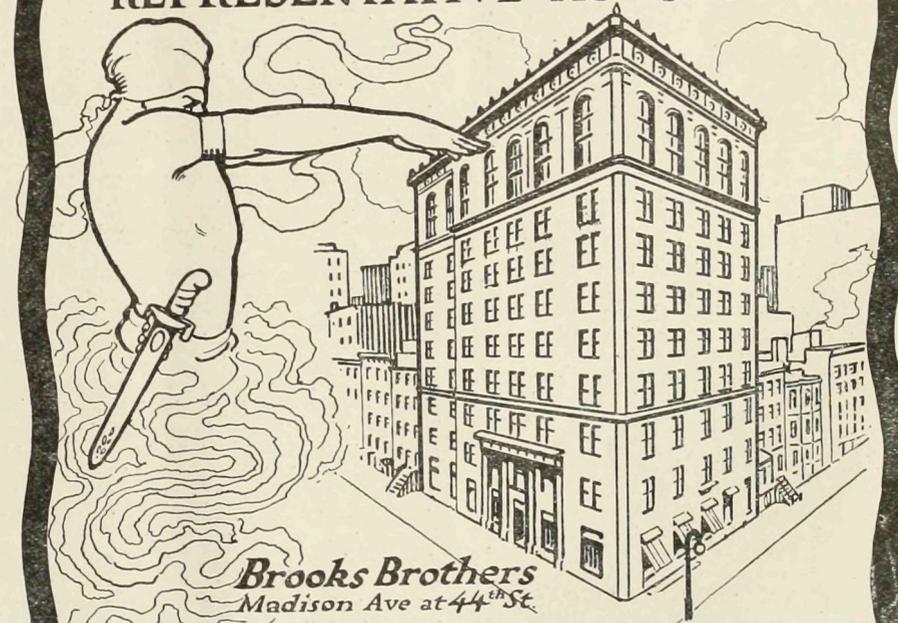
cent years as sales manager of the suburban department including Manhattan Beach, City Island and Little Neck Hills. Believing that the general suburban country field offers greatest opportunity, Mr. Reeve on February 17 became the head of a sales organization of trained suburban and country estate salesmen and from his offices at 220 Broadway will direct a number of selling campaigns on Long Island and Westchester properties. Mr. Reeve has been appointed sales agent for Little Neck Hills, at Little Neck on the North Shore of Long Island. It is a property with 1,000 lots laid out as sites for homes of moderate price. Twenty homes have been erected under Mr. Reeve's direction and four more now are under construction. Under Mr. Reeve's direction will be special departments including auction sales, loans, appraisals, leasing and management. At the recent annual meeting Mr. Reeve was elected Vice-President of the Real Estate Exchange of Long Island, representing the Borough of Queens.

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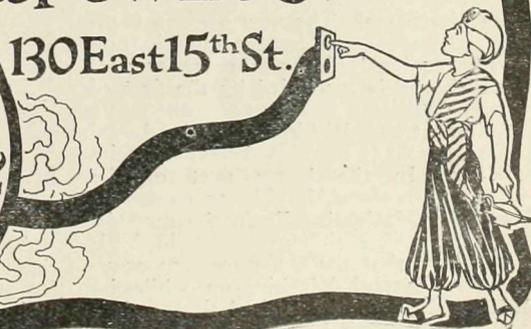
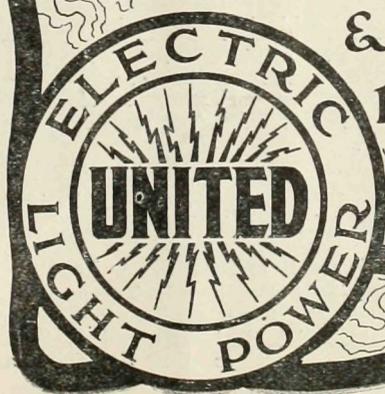


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### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 34, against 28 last week and 34 a year ago.

The number of sales south of 59th street was 15, as compared with 14 last week and 11 a year ago.

The sales north of 59th street aggregated 19, as compared with 14 last week and 23 a year ago.

From the Bronx 13 sales at private contract were reported, as against 4 last week and 15 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 230 of this issue.

#### Carnegie Buys Fifth Avenue Corner.

Andrew Carnegie purchased the south corner of Fifth avenue and 90th street, one of the largest unimproved properties on upper Fifth avenue, for approximately \$2,000,000. The object of the purchase was to block builders from acquiring the site and erecting a tall apartment house, facing a \$2,500,000 dwelling. Commodore C. A. Gould, president of the Gould Coupler Co., is the seller. He has owned the property for many years, having started to acquire the plot in 1895, two years before Mr. Carnegie located in the section. The property has a frontage of 100.8 feet on Fifth avenue, and extends back 255 feet on 90th street. Opposite is the extensive gardens in front of the Carnegie house, which face toward the south. Rumor has it that Mr. Carnegie heard that a builder was negotiating to obtain the property through a representative, whose identity would be sufficient to disarm suspicion. Hearing of these plans, Mr. Carnegie stepped in and purchased the property, paying Mr. Gould a handsome profit on his investment. It is understood that the new owner will resell the property to those who will erect buildings of the highest types, houses which will not detract from the character of the section. He did this in the north side of 91st street, which he purchased at the same time that he acquired the site of his own home. The 91st street block front is improved with some of the finest houses in the city. Otto H. Kahn is erecting a dwelling at the Fifth avenue corner, said to cost about \$1,000,000. He acquired this site about two years ago from Mr. Carnegie. M. C. MacNeil, president of the Utah Copper Company, bought from Mr. Carnegie another plot for improvement with a dwelling. Next to the Gould property, facing on Fifth avenue, is the residence of Archer Huntington, and in the same block are the homes of George J. Gould and Elizabeth Van Ingen. At the 89th street corner is the home of Jennie C. Whitman. Mr. Carnegie was offered the property just purchased several times since it was put on the market, but refused to buy, feeling certain that it would eventually be improved as a dwelling. At that time apartment house building on Fifth avenue was not popular. Kenneth Ives & Company were the brokers in the present transaction.

#### Hemenway Estate Sells.

William D. Bloodgood & Co. and Douglas Robinson, Charles S. Brown Company sold No. 35 to 39 Broadway, for the Hemenway Estate of Boston, to the No. 37 Broadway Company. The property has a frontage of 90 feet on Broadway and a depth of 190 feet running through to Trinity place. The new owning company will erect a six-story combination loft and office building, the larger part of which will be occupied by the firm of Gaston, Williams & Wigmore, exporters and importers. William D. Bloodgood & Co. have been appointed agent for the building. In the latter part of the eighteenth century No. 39 was owned by Alexander McComb. From the records, when conveying this property, in 1791, it is shown that the structure was occupied by General Washington while he was president of the United States, dur-

ing the period that the seat of the Government was in New York City. There is also the tradition, which seems well founded, that the old building is on the site of the original block house, the first structure of its kind to be erected on Manhattan Island. Work on the new building will start immediately and in the interim the firm will occupy temporary quarters from May 1 in the Equitable Building. The new home should be completed early next year. The Globe Line of Steamships is to occupy about one-half of the ground floor, and it is said that after the war Gaston, William & Wigmore, will become the American representatives of an important transatlantic passenger line.

#### Sale in Nassau Street.

Rice and Hill sold for Herman Leroy Edgar and his sisters, Mrs. Mary E. Gallwey and Lucille R. Edgar, of Newport, R. I., the two six-story office buildings at 79 and 81 Nassau street, covering a plot 51.2x108 feet. It is understood that the property has been held at \$300,000. The buyer is the firm of Goldsmith Brothers, the stationers, now at Nos. 75 and 77 Nassau street (adjoining the property just sold), which they control under a twenty-one-year lease, with renewals from the Kingsland Estate, and on which they erected some years ago a business building for their own use. With the acquisition of 79 and 81 Nassau street the buyers now control a plot adjoining the Cockroft Building, at the corner of John street, with a frontage of 102.7 feet and an average depth of 106 feet. After extensive alterations a large portion of the premises will be occupied by the purchasers. This purchase, representing as it does, one of the largest sales which have been made in Nassau street in a number of years, is encouraging in that it would indicate a substantial faith on the part of the buyers in the intrinsic value of property in this neighborhood and of the ultimate return to the values of a few years ago. The purchase was for cash, there being no element of trade in the transaction. Cadwalader, Wickersham & Taft represented the sellers as attorneys, and Bloomberg & Bloomberg acted for the purchasers.

#### Big Bronx-Manhattan Trade.

The Creston Realty Company, representing Irving Judis, Isadore H. Kempner and Fisher and Irving I. Lewine, sold the taxpayer at the northwest corner of Fordham road and Davidson avenue to Thomas Ward, the coal dealer. The property contains a theatre and eight stores recently completed by the selling company, on a site acquired about a year ago from the Thorn Estate. The property has a frontage of 118 feet on Fordham road and 71 feet on Davidson avenue. It has been held at \$125,000. As part payment, Mr. Ward gave the six-story elevator apartment house with stores, known as the Sterling Court, at the northwest corner of Audubon avenue and 181st street, on a plot 75x100, which has been held at \$175,000. The house is fully rented and shows an annual rent roll of about \$20,000. The transaction was negotiated by Freedman & Feinberg.

#### Receivers Sell in Bronx.

The Nason Realty Company has purchased from Walter C. Noves and Alfred E. Marling, receivers of the American Real Estate Company, the three five-story apartment houses, occupying the entire block front in the north side of 163rd street, from Simpson to Fox street. The property has a frontage of 225 feet in 163d street, 101 feet in Simpson street, and 101 feet in Fox street. It has been held at \$375,000. It is stated that the new owner contemplates remodeling the houses and installing stores in the 163d street frontage. The broker in the sale was A. Robinson.

#### Buys Broadway Block Front.

Archibald D. Russell has purchased, through the Cross & Brown Company, from Charles S. Lyons and S. Schimmel, executors of the Falkenau and

Hammerslag Estates, the entire block front on the west side of Broadway, between 131st and 132d streets, containing about eight lots, facing the buildings of Manhattan College. The parcel is one of a number acquired by the late Messrs. Falkenau and Hammerslag, who were at one time active real estate operators in the city.

#### Loft Finds Buyer.

Slawson & Hobbs have sold for the 129 West 22d Street Company, Joseph Paterno, president, the twelve-story loft building, 129 West 22d street, on lot 24x100, to an investor, who gave out-of-town property in exchange. The 22d street property is fully rented and was held at \$250,000. Davis, Symes & Schreiber represented the Paterno interests.

#### Trade Apartment for Theatre.

Frederick Brown has sold to Stephen H. Hoff, the six-story elevator apartment house known as the "Holly Arms," at 402 to 408 West 148th street, on a plot 100x99.11, near Convent avenue. The purchaser gave in exchange the motion picture theatre at 954 to 960 Marcy avenue, on a plot 77x115x51x120, near Fulton street, Brooklyn. The trade involved about \$230,000.

#### Resale in Chrystie Street.

Jacob Finkelstein & Son resold 43 to 49 Chrystie street, a group of old buildings, to the Metropolitan News Company, which will make extensive improvements and alterations to the property and occupy it for their own business. The resale completes the purchase of the entire plot which the same firm resold to Harris and Maurice Mandelbaum, for Peter P. Cappel, who in turn acquired it from the Smith Ely & Watson estate.

#### Manhattan.

##### South—of 59th Street.

MERCER ST.—Marston & Co. sold for the Farmers Loan and Trust Co. 53 Mercer st., a 5-sty loft building, on lot 25x100, near Broome st.

MURRAY ST.—Cruikshank Company sold for the estate of Thomas Adams, United States Trust Co., trustees, the leasehold of 77 Murray st to the Interborough Rapid Transit Co., which recently purchased the fee of this and the adjoining property, 79 Murray st, through Manning & Trunk, as a site for a transformer station.

YORK ST.—Joseph F. A. O'Donnell sold for the estate of Margaret L. Salisbury the plot, 21x80 at 9 York st, which has been in the family of the seller since 1824. The plot lies between properties owned by Charles Lane and William Browning. It abuts Canal st, and is near the proposed station of the 7th av subway at Canal and Varick sts.

9TH ST.—According to a report yesterday the James A. Renwick Estate has sold the three 3-sty dwellings at 37-41 West 9th st, which have been in the same ownership since 1898. The three houses cover a plot 52.6 ft. wide and 92.3 ft. deep on the north side of the block between 5th and 6th avs. The plot would make a desirable site for apartment house building. Details regarding the deal were not available.

13TH ST.—Herman R. L. Edgar sold for the Widows' Society the 5-sty loft building, 25x103.3, at 122 East 13th st.

30TH ST.—Tucker, Speyers & Co. sold for Amadee Castaing, of Biarritz, France, 518 West 30th st, a 3-sty factory, 25x100, to the New York State Terminal and Realty Co., representing the New York Central Railroad.

40TH ST.—Harris & Vaughan sold for the Naols Corporation, controlled by Samuel Sloan, the 3-sty stable at 152 East 40th st, 24x107.3x irregular. The purchaser is Charles C. Tegethoff. It is understood that the building will be altered into bachelor apartments and studios.

41ST ST.—James Kyle & Sons and Horace S. Ely & Co. sold for the Norris estate the three buildings at 241-245 East 41st st, making a plot with a 75-ft. frontage.

50TH ST.—Thomas P. Burke sold for Charles Anderson and Rosalie Gallard the two dwellings at 307 and 323 West 50th st, to Grace Berry and to Alice Kelly.

57TH ST.—William B. May & Co. sold the Kenmore, a 7-sty apartment, at 353 West 57th st, for Benjamin Mordecai & Co., and Potter Bros., who recently acquired it from Mrs. Anna M. Bliss, in part payment for the new apartment house at 43 to 47 East 62d st, adjoining the new Colony Club.

##### North—of 59th Street.

61ST ST.—Pease & Elliman sold for Edward Hirsch the 3-sty dwelling at 120 East 61st st.

68TH ST.—Pease & Elliman sold for William H. Clarke 21 West 68th st, a 4-sty American basement dwelling, 18x102.2.

73D ST.—Slawson & Hobbs and Kick & Sharrott sold for Mrs. H. H. Dean to Ennis &

Sinnott 264 West 73d st, a 4-sty dwelling, on lot 17x102.2. The property was held at \$38,000.

73D ST.—Toch Realty Co. has sold the residence at 171 West 73d st to a client of Wells & Snedeker.

114TH ST.—Louis Rapaport sold for M. L. & C Ernst 68 East 114th st, a 5-sty flat, on lot 25x100.

115TH ST.—David Pasinsky resold to a client of Butler & Baldwin 8 West 115th st, a 5-sty flat, 25x100.11.

176TH ST.—The Nason Realty Co. purchased from the Placid Realty Co. (John Katzman) the two 5-sty apartment houses at 574 and 580 West 176th st, each 75x90. The houses are arranged in suites of three, four and five rooms. The property was sold for about \$150,000. M. Cohen & Co. were the brokers.

176TH ST.—Henry Morgenthau Co. sold 712 West 176th st, a 5-sty apartment house, 50x158, to Abraham Zauderer, Nathan Regensreich and Hyman Bloom were brokers.

CENTRAL PARK WEST.—In part payment for the New Central apartment house, at the northwest corner of West End av and 79th st, recently reported sold for the William B. Franke Realty Co., the buyer, Albert Saxe, gave Elberon Hall, at 385 Central Park West, a 9-sty apartment house, 55.6x100, adjoining the southwest corner of 99th st. Mr. Saxe acquired the Central Park West property last June from the Union Dime Savings Bank, which had previously taken it over in foreclosure proceedings.

LENOX AV.—Josephine V. Lincoln is reported to have sold 405 Lenox av, a 2-sty dwelling, 25.8x90, adjoining the northwest corner of 130th st.

MADISON AV.—Negotiations are reported to be in progress for the sale of the 4-sty residence at 453 Madison av, on plot 29.9x126.10, owned by Artemas H. Holmes. Adjoining it on the south, occupying the large 50th st corner, is the city of Mrs. Whitelaw Reid, and on the similar 51st st corner is the William Fahnestock residence. A residence similar to that of Mr. Holmes at 455 Madison av is owned by Edward D. Adams, these four houses covering the block front.

POST AV.—Arnold, Byrne & Baumann sold to Frederick Brown for the Post Investing Co., Fred H. French, president, the two 5-sty apartment houses, 60x100, recently completed at 48 Post av and 578 Academy st, being the northwest corner. The sellers held the property at \$140,000. Clifford C. Roberts represented the sellers and Julius H. Zieser the buyer. Last month Mr. Brown bought from the same sellers 682 and 686 Academy st, which have since been resold.

ST. NICHOLAS AV.—Daniel H. Jackson bought from Samuel Roberts Taylor, through Du Bois & Taylor, the southeast corner of St. Nicholas av and 133d st, a 5-sty apartment house, on plot 26x92.

1ST AV.—J. Edgar Leaycraft & Co. sold for the New York Life Insurance & Trust Co. the 5-sty tenement at 2125 1st av, on lot 25x100.

7TH AV.—Sharp & Co. have sold for the Vandever Estates (Inc.) to David Pasinsky 2320 7th av, northwest corner of 136th st, a 5-sty apartment, with stores, on plot 33x100. The property was held at \$65,000.

**Bronx.**

HORNADAY PL.—Kurz & Uren (Inc.), in conjunction with Paul Rines, have sold for H. M. Construction Co. 851 Hornaday pl, near Southern Boulevard, a 5-sty new law apartment house, on plot 50x100, to George J. Shapiro.

BROOK AV.—James T. Barry has bought from the Steinmetz Construction Co. the 5-sty building, on plot 45x100, at 1262 Brook av. In exchange the seller took the plot, 81x93, on the southwest corner of Eastern av and 174th st.

DALY AV.—Lanzner & Kahn sold through S. Henry the two apartment houses at 2107 and 2111 Daly av to M. Moonshine. They were held at \$100,000.

GRAND BOULEVARD.—H. A. Douglas & Co. report the sale of the northeast corner of East 188th st and the Grand Boulevard and Concourse, fronting 108 ft. on the Concourse, for George Schaile & Son to Herman J. Eckoff for a reported cash consideration of \$55,000. The purchaser will improve the plot.

GRAND BOULEVARD.—Frederick Brown bought for cash, through Richard H. Scobie, from the Phelan Estates., William L. Phelan, president, 2246 and 2250 Grand Concourse, two 5-sty apartments, 100x100.

HONEYWELL AV.—Frederick Brown has bought from John H. J. Ronner for cash 2120 Honeywell av, southeast corner of 181st st, a 5-sty apartment, on plot 65x83. The house was held at \$80,000. Charles M. Schwab was the broker.

LINCOLN AV.—Richard H. Scobie sold for John J. Lyons the 3-sty factory at 146 Lincoln av, on plot 31.4x100; the same broker sold the adjoining 4-sty tenement, on lot 18.8x100, at No. 148, to the same buyer.

OGDEN AV.—Harold H. Harding sold for Marcella Bartley to August Kellermann the 2-fam. dwelling at 1046 Ogden av, on lot 17.6x77.6.

RYER AV.—The Creston Realty Corporation, Irving Judis and Lewine & Kempner, sold to Arthur G. Smith, of Spring Lake, N. J., the northwest corner of Ryer av and 180th st, a 3-sty dwelling, on lot 25x91.6.

RYER AV.—E. Osborne Smith re-sold to a client of Cahn & Pittman the 2-fam. frame dwelling at the northwest corner of Ryer av and 180th st.

WALTON AV.—A client of George B. Albro bought, through E. Osborne Smith, the 1-fam. house at 2153 Walton av.

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# Classified Advertisement Department

## Wants and Offers

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

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## For Sale and To Lease

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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## WANTS AND OFFERS

FOR SALE—Realty Record plant of transactions in Manhattan covering past 20 years; reasonable. Box 312, Record and Guide.

WE ARE entirely out of the Brooklyn Edition of Record and Guide of Jan. 27, 1917, for which we will pay 15 cents if both sections are delivered to us in good condition. This offer will expire on Feb. 24, 1917. Record and Guide Company, 119 West 40th Street.

## FOR SALE OR TO LEASE

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Duplex two family house, near New York University; neighborhood refined, educated people.  
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Large house, store attached; 3 rooms, bath, garage, barn, chicken houses, sheds, orchard; perfect order; furnace heat. On main road to Asbury Park. Suitable for tea rooms, road house or residential.  
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corner Union Ave. and Union Lane; 10-room house, furnished, and barn; plot 100x100 ft.; price \$2,300.

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**Brooklyn.**

LINCOLN PL.—John Pullman Real Estate Co. sold 123 Lincoln pl, a 3-sty dwelling, on lot 20x150, for Louis H. Adams to James T. Parker.

LINCOLN PL.—Ernest A. Howard sold for the Brooklyn Hospital the 3½-sty dwelling 228 Lincoln pl, on lot 20x100.

WEIRFIELD ST.—R. A. Schlesing sold for Frank Filliger the 2-fam. house at 383 Weirfield st to Otto Meyer.

FORBELL AV.—Henry Rockmore has sold seven 1-fam. brick houses at 60 Forbell av to Joseph A. Bintz; 250 Forbell av to Simon Appleboom; 254 Forbell av to Pauline F. Sims; 288 Eldert la to Elmer and Ruth Betts; 282 Eldert la to Joseph A. Behler; 1143 East 8th st to Ray Praver, and 1145 East 8th st to Eleanor Camner.

LAFAYETTE AV, ETC.—Henry P. Cain sold for William A. Quigley, of Boston, the dwelling at 900 Lafayette av; also for the Realty Associates the dwelling at 554A Monroe st.

OVINGTON AV.—Frank A. Seaver & Co. sold for Josephine La Marsh the 2-sty house at 360 Ovington av.

3D AV.—Realty Associates sold, through Tutino & Cerny to Charles Steer the 4-sty flat, with stores, at 829 3d av, on plot 26.8x100.

5TH AV.—Tutino & Cerny have sold for Henry Ohland the 3-sty store and dwelling, on plot 20x100, at 4512 5th av.

**Queens.**

ARVERNE.—The Lewis H. May Co. has resold for J. L. Blum cottage on the east side of Straiton av, the second house from the ocean.

JAMAICA.—Louis Gold has bought 15 lots at Hillside av and Alsop st on which he will immediately commence the construction of 15 1-fam. houses.

JAMAICA.—R. A. Schlesing sold to Louis Schroeder, of Springfield, Mass., the plot, 50x113, in Newark st, 50 ft, south of Tuckahoe av.

**Nearby Cities.**

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for F. W. Whitley the nine 1-fam. houses, formerly owned by the estate of E. G. Selby, to M. C. Cohen and I. D. Miller.

**Rural and Suburban.**

GREAT NECK, L. I.—Baker Crowell (Inc.) sold the Robinson estate of two acres, with house of 14 rooms and 3 baths, on Kings Point rd., overlooking Long Island Sound, to Paul Baumgarten, of Manhattan, at a reported price of \$28,500.

GREAT NECK, L. I.—Paul Baumgarten, of the firm of William Baumgarten & Co., decorators, purchased from Edward Robinson his estate in Kings Point rd, Great Neck, L. I. Baker-Crowell was the broker in the transaction.

LARCHMONT, N. Y.—William A. Kennedy purchased from C. M. Curren the one-time Singer estate, consisting of a large dwelling and one acre, at the corner of Prospect and Chestnut avs. E. C. Griffen and P. H. Collins negotiated the sale.

RONKONKOMA, L. I.—The Duross Co. has sold four lots on the Motor Parkway at Ronkonkoma, L. I., to Joseph McDonough for the Suburban Real Estate Co. Mr. McDonough will erect bungalows on the lots.

WOODMERE, L. I.—Payson McL. Merrill Co. and William K. Macdonald sold for David H. Miller to William F. J. Piel his property of about an acre, improved with modern dwelling and fireproof garage, on Brower Point and Short Cut rds.

**LEASES.****Leases With Option to Buy.**

Pease & Elliman have consummated a lease, which unites two of the most historic properties in New York. They have leased for Efta Realty Corporation to John V. Cockcroft 17 to 23 John street, a plot 80 feet wide and 135 feet deep, with right to purchase. The property adjoining at the northwest corner of John street and Nassau street, the Cockcroft Building, has been in the possession of the family for 125 years. On this site stood the original homestead of the family and the present Cockcroft Building bears a historical tablet of Nassau street. At one time on this corner the town pump stood, and later Aaron Burr had his offices there, and it was from them that he went forth for his historic duel with Alexander Hamilton. The property, 17 to 23 John street, which Mr. Cockcroft takes under a twenty-one-year lease, is also of equal historical importance. It was the site of the first theatre in New York, the old John Street Theatre, which was the centre of much of the social life of the Colonial city. This theatre burned down, and the land was utilized for some of the fine private dwellings in those days. A fact of considerable interest is that ordinarily a theatre site in New York has never become part of a fashionable residence sec-

tion. These dwellings, which were erected thereon, were connected by an alley with stables in the rear. As the property outlived its usefulness for residential purposes, the buildings were gradually sold and eventually the stables and the houses came under separate ownership. A few years ago they were again reassembled under one ownership and the title to the alley merged with that of the houses and stables. Mr. Volkening secured the property by purchasing from the Slosson family. Mr. Cockcroft leases it with the intention of making a very extensive alteration of the buildings on the site at present and connecting the remodeled building with the Cockcroft Building, and thus through to Nassau street. The new building will be a store and office building of great depth. The total amount involved in this lease is about \$600,000, and the improvement which is to be made, will add much to the tone and prominence of that part of John street, lying between the Broadway subway and the new Nassau street subway station. Norwood and Walsh represented the Volkening interests in this transaction, and Edwards & Murphy represented Mr. Cockcroft's interests.

**Leases Fifth Avenue Apartment.**

Pease & Elliman have leased for 905 Fifth Avenue, Inc., Robert E. Knowles, president, two large apartments of sixteen rooms and five baths each, in the building completed last autumn, at the south corner of Fifth avenue and 72d street, from plans by J. E. R. Carpenter. The third floor corner street has been leased to Mrs. William Ziegler, widow of the former head of the Royal Baking Powder Company, and financial backer of several exploration expeditions, especially one into the Arctic regions. The other lease involves the second floor corner apartment, the name of the lessee being withheld at the present time. These leases practically complete the renting of the building. Among those who have leased apartments are the following: Herbert L. Pratt, Daniel G. Reid, Henry A. Sinclair, W. C. Durant, Mrs. Marcus Daly, H. S. Parker, Mrs. Paul Morton, Carl Vietor, Victor Morawetz, James McLean, Henry A. Stone and J. Schoonmaker. The gross rental of this building is approximately \$280,000.

**Large Apartment Leased.**

Pease & Elliman leased for J. E. R. Carpenter and his associates the sixteenth floor in the new nineteen-story building, now under construction at the southwest corner of Park avenue and 62d street, opposite the Colony Club. The suite contains twenty-two rooms and eight baths, and will be ready for occupancy in the autumn. Joseph A. Blum, president of the Paragon Silk Company, is the lessee. He has been occupying two adjoining dwellings in 58th street for some time past. The same brokers also leased in the same structure a suite to Morris J. Schamberg.

**Manhattan.**

DANIEL BIRDSALL & CO. have rented a store at 448 Broadway to the Eastern Merchandise Co.; loft at 62 Grand st to Jacob Goldstein; two lofts at 97 Chambers st to H. C. Lee; space at 817 and 819 Broadway to B. F. Horowitz; store at 1 Mercer st to Benjamin Gottfield, and loft at 119 Mercer st to the Auto Signal Co.

CAMMANN, VOORHEES & FLOYD have leased for Adele Kneeland the entire upper floor of 44 Cliff st to Beaver Tile Specialty Co.; also the store and basement at 208 Pearl st for the Estate of H. V. B. Frankel (Inc.) to Westminster Abbey, for the last eighty-seven years located in Front st.

CROSS & BROWN CO. has leased the store at 11 and 13 Waverly pl to K. D. Robinson; 3d loft at 603 Broadway to Siegel, Youngwitz & Co.; the 3d loft at 107 Greene st to J. Hagopian and M. Sishmanian; at 47-49 Maiden lane space to Zeitner & Herwig; at 405 Broadway 1st loft to Campbell Lamp & Specialty Co.; at 9 East 40th st space to Ziegfeld Cinema Co., in conjunction with Ewing, Bacon & Henry; at 220 5th av space to R. N. Bassett Co., L. Tweel & Co., and A. DeFrancis Co.; at 104 5th av space to M. Dottenham.

WM. CRUIKSHANK'S SONS have leased for the Inland Realty Co., represented by Wm. H. Whiting & Co., the store, basement and sub-basement of 439-441 Lafayette st, near Astor pl, to Bassett & Sutphin, wholesale paper dealers. This property was recently sold by the same brokers for the New York Life Insurance & Trust Co., as trustee.

DOUGLAS L. ELLIMAN & CO. have leased from October 1, 1917, an apartment in the new building at 125 East 72d st for Julius Tishman & Sons to Miss Mabel T. Driscoll, and have renewed leases at 830 Park av for Frederick Johnson to Mrs. Frederick Betts; at 840 Park av, for the same owner, a large duplex apartment to Miss M. B. Chamberlain, and at 383 Park av for Clarence Payne to S. O. Vander Pool, J. Frank Turner and Mrs. William C. Gulliver; also the corner store at 511 Madison av, corner of 53d st, for the Land Brokerage Co. to Mabel M. Lane.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 901 Lexington av to Henry Wynans Jessup; also an apartment at 157 East 81st st for Edward Willets to Laurence D. Redway, and an apartment at 416 Madison av for Kenneth Dows to Harvah J. R. Lindsell; renewed the lease of an apartment at 830 Park av to Miss A. M. Ullman.

DOUGLAS L. ELLIMAN & CO. have leased for a long term for Edward H. Delafield, through Bastine & Co., agents, the former residence of Dr. Francis B. Delafield at 5 West 50th st, 4-sty house, on lot 22x100.

J. ARTHUR FISCHER has leased for the estate of Patrick Mahon to the Italian Sporting Union the 5-sty building at 108 West 45th st, on lot 25x100, for 15 years. After making extensive alterations to the premises the same will be used by the Union as their club rooms.

FREDERICK FOX & CO. have leased for the Silk Realty Co. the store and basement at 8-10 West 30th st, containing about 20,000 sq. ft., to the Sterling Button Co., now at 122 West 26th st. The lease is for a long term of years at an aggregate rental of about \$50,000.

GOODWIN & GOODWIN rented for a term of 5 years for James F. Nearey to Alexander Marshall, of Newark, N. J., the 3-sty dwelling at 141 West 121st st.

ERNEST F. HAFNER has leased the 4-sty

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 AND MANAGEMENT OF ESTATES

building at 231 West 54th st to the Broadway Used Car Co. for a garage and salesroom.

A. A. HAGEMAN has leased the 1st floor at 641 6th av to Joseph M. Rouxel, and the store, basement and 3d floor at 682 6th av to John B. Friob.

HERBERT HECHT & CO. have leased the southwest corner of 125th st and 7th av, formerly occupied by the Liggett-Riker-Hegeman Co., to the United Stores Realty Co. for a term of years at an aggregate rental of \$150,000. The store will be sub-divided and offered for rent. Herbert Hecht & Co. have been appointed agents for the lessor.

HERBERT HECHT & CO. have leased for Joseph Reinhorn to the United Cigar Stores Co. the westerly store at 216 West 42d st.

M. & L. HESS (INC.) have leased space at 148-56 West 23d st to Liggir & Bellafere, dresses; Shissias Bros., furriers; Fashion Undergarment Co., silk underwear; Unique Silk Underwear Corporation; Deutsch Bros., men's neckwear; Magood & Barnett, ladies' neckwear, and George Jabour, silk underwear.

M. & L. HESS (INC.) leased space on the 13th floor of the Albarmar Building to the Kramer Knitting Corporation, now located at 364 Broadway, and to be used as its showrooms.

HENRY HOF has leased for N. Schnurmacker the entire building at 404 East 31st st for eight years to Michael R. Giusti. After extensive alterations the premises will be used for studios.

HENRY HOF has leased for the estate of Hansen Rothschild the store and basement at 581 3d av to Halli Ibrahim.

HUBBARD & PEIXOTTO (INC.) leased the store at 38 Lispenard st to Alkemeyer (Inc.), of Houston, Tex.

HUBERTH & HUBERTH have leased for Edgar S. and John S. Appleby the building to be erected at the southeast corner of 57th st and 12th av to the Republic Motor Sales Co. This building will have a frontage of 145 ft. on 12th av and 125 ft. in West 57th st. It is to be a 1-sty structure, built of reinforced concrete. The contract has been awarded to the Fred T. Ley Co. The same brokers recently leased the adjoining building to the Peerless Motor Car Co.

JAMES KYLE & SONS rented the 4-sty building at 724 Lexington av for Mrs. Fannie M. Wallace; also the store at 120 East 59th st and a floor at 118 East 59th st for J. Waldron Gillespie.

MANNING & TRUNK have leased for the Charles Witenauer estate, represented by Daniel Birdsall & Co., as agents, the entire 5-sty building at 222 6th av to Mayer Messinger, milliner and dealer in women's wear; also for Mrs. L. Gallagher the 4th floor at 727 7th av to the Stanley Art Printing Co.

MARSTON & CO. have rented an apartment at 52 West 37th st to Oliver F. Ferrier.

MARSTON & CO. leased space at 315 5th av to Benjamin F. Shumsky.

SAMUEL H. MARTIN has leased offices in the southeast corner of Broadway and 67th st to the National Association of Audubon Societies.

SAMUEL H. MARTIN has leased for Dr. Charles E. Hackley the 4-sty dwelling at 158 West 65th st to Catherine O'Leary for three years.

PAYSON McL. MERRILL CO. leased a duplex studio apartment at 257 West 86th st to Oscar Fehrer and Elizabeth M. Vanderbilt.

NEHRING CO. has leased to G. Kupferschmit the corner store in the taxpayer at the southeast corner of 182d st and Audubon av.

NEHRING BROTHERS have leased the store at 1265 St. Nicholas av to Joseph B. Lambe.

NEHRING BROTHERS have leased the store at 1269 St. Nicholas av to Sam Ganopolsky.

CHARLES F. NOYES CO. has leased a floor at 80-82 Wooster st to the Gold Seal Battery & Electric Co.; additional space in 25 Pine st to H. J. McConnell & Co. and Joseph S. Qualey; space on the 20th floor of the Madison Square Building, 15 East 26th st, to Jack Konigsberg; on the 19th floor to Henry Edelstein, and to the Harold Waist & Dress Co., and additional space to the Association of National Advertisers (Inc.).

CHARLES F. NOYES CO. has leased the store and basement at 116 Fulton st to Peter Jobo and John Smith for a long term; also space in the Fulton Chambers Building to Skaletzky & Schutte, and in 21-23 Ann st to Dresel & Heege.

CHARLES F. NOYES CO. has leased the ground floor at 37-39 Liberty st and a large portion of the 3d floor to Sohmer & Harris. William Sohmer, former Comptroller of the State of New York, is the senior member of this firm.

THOMAS J. O'REILLY has rented apartments for M. Bayard Brown at 561 West 163d st to Simon J. Adams; for Imperial Property Co. (Inc.) at 490 Riverside drive to Jean K. Burke; for Dr. John P. and Elizabeth M. Nolan at 539 West 112th st to H. Ferrando; and for N. Y. Life Ins. Co. at 2151 7th av to Henry Ford.

PEASE & ELLIMAN have leased in the 19-sty apartment house which J. E. R. Carpenter and his associates are building at 550 Park av, the southwest corner of 62d st, opposite the Colony Club, for occupancy in the fall, an apartment of 14 rooms and 4 baths to Lambert Suvdam; and, in conjunction with the Douglas Robinson, Charles S. Brown Co., a similar apartment to Mrs. David Dows. Pease & Elliman, as agents for Mrs. Marks Arnheim, also leased the store in 21 East 57th st, the Arnheim residence which has been given up to trade and is being altered, to the Candee-Boehm Corporation, interior decorators.

PEASE & ELLIMAN have leased for ten years in the property owned by Marie Reiche at 95 Park Row, extending through to 233 William st, opposite the Municipal Building and adjoining the approach to the Brooklyn Bridge, the entire ground floor and basement to a client, who upon completion of extensive alterations,

under the supervision of Frederick Putnam Platt, will open a restaurant and cafe.

PEASE & ELLIMAN have leased for the Edmund Frances Realty Co. an apartment at 780 Madison av to Mrs. A. C. Bate; also, furnished, for Joseph C. Cohen his apartment at 243 West 98th st to Albert C. Elvin; and for the Park Avenue Improvement Co. a large apartment at 330 Park av, at the southwest corner of 51st st, to Miss Isabel Ballantine, of Morristown, N. J.

PEASE & ELLIMAN, in conjunction with Charles F. Noyes Co., leased for the Lloyd Realty Co., in the property at the southwest corner of Broadway and Cortlandt st, the large corner portion of the 2d floor to the Monroe Clothes Shop, which upon completion of alterations will be opened as a branch establishment.

L. J. PHILLIPS & CO. have leased, from the plans, space in the new "Arcade" Building, at Broadway and 158th st; stores at 3801 Broadway to William Wald, barber; 3803 Broadway to Michael Miller, tailor; 3805 Broadway to Frank E. Frey, art shop; 3805B Broadway to Herman Knoetch, dyeing and cleaning establishment; 3817 Broadway to Abraham Simon, delicatessen.

PORTER & CO. leased for Emily Macduff to Peter Ward the 3-sty dwelling at 216 West 128th st.

GEO. R. READ & CO. have leased for the Adams Express Building Co., at 61 Broadway, the entire Broadway front of the 4th floor, containing more than 5,000 sq. ft., to H. F. Bachman & Co. for a long term of years; also 1,500 sq. ft. on the 7th floor of the same building to Maury, Rogers & Auchincloss.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. and Pease & Elliman have leased for a long term an entire floor at 681 5th av for Mrs. Levi P. Morton to Berkley R. Merwin (Inc.), men's tailors, now at 389 5th av. Douglas Robinson, Charles S. Brown Co. has also leased offices in the same building to Dr. Wm. De Kerlor.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased apartments in the Home Club, 11 East 45th st, to William Garrett Bibb; 102 East 56th st to S. M. Fecheimer; 550 Park av to Mrs. David Dows, Sr., and a furnished apartment at 1 Lexington av to Miss Hope Hodgman.

MORRIS ROSE has leased the building at 711 6th av, adjoining the Union Dime Savings Bank, for the New York Library Square Realty Co. to the Chester Gown Co. (Inc.). After extensive alterations have been completed the store will be opened as branch to their 34th st store.

MORRIS ROSE has leased the northwest corner of 77th st and Columbus av for Richard A. Henriquez to James Bases and Apostolas Valiacas.

ALFRED E. SCHERMERHORN and Homer Foot, Jr., have leased space on the 19th floor of 334 4th av to the Wright-Martin Aircraft Corporation to be used as a draughting room.

EVERETT M. SEIXAS CO. has rented for Mrs. John F. Carroll 40 West 57th st to H. K. Kevorkian, art dealer, who will use the lower floors and sublet the balance as bachelor apartments.

SHAW & CO. have leased for Samson Lachman and Abraham Goldsmith the 3-sty dwelling 172 East 116th st to Stephen G. Covell.

LOTON H. SLAWSON CO. leased to B. Altman & Co. the entire store, basement and 2d floor, comprising in all more than 40,000 sq. ft., in the building at 18-22 West 18th st. The building is owned by the Susquehanna Silk Mills, and was vacated by them within the past month, upon their removal to the new structure built for them at the corner of Madison av and 32d st.

LOTON H. SLAWSON CO. leased in the Cuyler Building, 116-120 West 32d st, offices to the Singer Dress & Costume Co., to the Andron Hygienic Co. and additional space in the same building to Moffatt Yard & Co.; also leased in 21 West 17th st a loft to Sider & Sachs, and in the same building a loft to Friedman & Albert for the Susquehanna Silk Mills.

VAN NORDEN & WILSON have leased for George H. and Lloyd Warren, trustees of the George H. Warren estate, the 5-sty building at 145 Madison av to the Madison Lunch Co. for a long term. This property adjoins the southeast corner of 32d st, upon which the Susquehanna Silk Mills have just completed their new 12-sty building.

VAN NORDEN & WILSON have leased for the Frank A. Seitz Realty & Construction Co. to the Syracuse Dry Goods Co. office space in 15 West 34th st, and for Carstein & Linnekin, agents, office space in 347 5th av to Mr. Saeger.

CHARLES B. VAN VALEN leased offices at 103 William st to the T. M. Ten Broeck Co., an insurance agency of Jersey City and Bayonne, for its metropolitan offices. The Easter Underwriters also leased large additional space in the same building.

ARTHUR WEYL & CO. have leased for M. Micolino & Co., ladies' tailor, the entire building at 122 West 34th st at a rental aggregating \$135,000.

WM. H. WHITING & CO. have leased for a long term the large store and basement at 96-98 Nassau st, corner of Fulton st. The lessee is Joseph Hilton, who conducts a chain of clothing stores in the principal cities of the country. Mr. Hilton will make extensive alterations to the premises. A Raymond & Co., who own the building and now occupy the store, will retire from business after a continuous occupancy of more than sixty years. The premises have been held at a rental of \$30,000 per annum.

ARTHUR E. WOOD leased for a client of the Bloodgood-McAvoy Construction Co. the 3-sty dwelling at 227 West 128th st to Frank Brandow.

F. R. WOOD, W. H. DOLSON CO. leased apartments at 634 West 172d st to Harry O. Clayberger and Elias Lazarus; at 248 Audu-

bon av to Simon B. Levy; at 428 West 204th st to Mrs. A. Pfanenschmid, Mrs. P. Wackenhagen, Irving Lader and Nunzie Lameragha; at 432 West 204th st to Herman Krause, Max Roniger and Charles Wagner.

F. R. WOOD, W. H. DOLSON CO. leased apartments in the Rockcliff, Broadway and 141st st, to Lorette E. Peebles and Henry C. Gancel; at 572 West 141st st to Edgar S. Palmer; at 547 West 142d st to Joseph N. Pull and Marie Schmitz; at 660 St. Nicholas av to Louis Manuel; at 538 West 143d st to Frederick Schumacher; in the Dallas Court, Broadway and 144th st, to Ernest A. Lassar; 503 West 138th st to Thomas Flood and at 630 West 172d st to Charles W. Waughop.

**Bronx.**

SHAW & CO. have leased for the Payne estate the plot, 90x100, at the northeast corner of Brook av and 166th st to the Bronx Blue Stone Co.

**Brooklyn.**

BULKLEY & HORTON CO. leased the large store at 1377 Broadway, near Gates av, to Kanosky & Zimmerman, for a millinery shop.

PEASE & ELLIMAN leased for the Schulte Cigar Co. to the Newark Shoe Stores Co., for its 258th branch establishment, the ground floor store at 180 Flatbush av, adjoining the corner of 5th av, being a portion of the large ground floor space recently leased by Pease & Elliman to the Schulte Co.

**Queens.**

WM. D. BLOODGOOD & CO. leased a store on the Bridge Plaza, South, 50 ft. east of Radde st, Long Island City, to Stern Bros., who will occupy for the sale of automobile accessories.

HERMAN FRANKFORT rented at Far Rockaway for Mrs. C. E. McKenna to Joseph Berlinger her cottage in Oak st, and for I. Zwilling to Albert Levy his cottage on Broadway.

LEWIS H. MAY CO. has leased at Far Rockaway, L. I., for Bernard Fee cottage on Wave Crest av to Charles M. Dimm; for Pauline Burkhander cottage in Pinson pl to V. I. Brandon.

LEWIS H. MAY CO. has leased for David Spero his country estate, consisting of main building and outbuildings, on the corner of Lord av and Broadway, Far Rockaway, to Z. A. Van Raalte.

LEWIS H. MAY CO. leased at Far Rockaway, L. I., for Mrs. Catherine E. McKenna her Broadway property, consisting of house and outbuildings to Dr. Joseph Wiener.

ROCKAWAY PARK REALTY COMPANY rented cottages as follows: for George H. Gloss on Lincoln av to Isaac Einstein; for William Thomas on South 9th av, Rockaway Park, to Isaac Lubin; for Albert Veldhuisen on South Winthrop av to Joseph Oppenheimer; for E. C. Bingham on North 9th av to Bennett Braude; for Joseph Healer on North Lincoln av to B. Lesser; for Paul von Boeckman on North Columbus av to Irving Schwartz for R. W. Brodmann on South 10th av to Irving Wortman; for Miss Carroll on North 8th av to S. Rosenbaum.

THE ROCKAWAY PARK REALTY CO. rented for the Park Inn and Bathing Pavilion Co. the Park Inn, on the ocean front at Rockaway Park, to Leo Winterfeld, of Manhattan; also for Louis C. Gehring a boarding house on South 4th av, Rockaway Park, to Irene Taufstein, and for Mrs. Cecilia Neuman a boarding house on South 3d av, Rockaway Park, to Mrs. E. Godart.

**Richmond.**

MOFFATT & SCHWAB have leased to Mrs. John M. Carrere to North McLean the large residence on the corner of St. Marks pl and Fort pl, St. George. The house will be entirely renovated and a new heating plant installed.

**Suburban.**

S. A. WARNER BALTAZZI leased to Adrian Iselin, 2d, for the estate of Alexander Campbell the house, with stables and garage, located in the east side of the highway leading from Roslyn to East Williston. This property has been under lease to A. Ludlow Kramer for the last three years.

THOMAS S. BURKE has leased to Carlo Maspero the dwelling at 217 Valentine lane, Yonkers, built and occupied by George Wolff.

ROBERT E. FARLEY ORGANIZATION, in conjunction with the Fox Realty Co., has rented the Cleveland Dunn estate in Scarsdale for the summer months to H. Grant Straus, of Abraham & Straus.

ROBERT E. FARLEY ORGANIZATION has leased for Kenneth M. Murchison his residence on Park dr, in the Gedney Farm section of White Plains, to S. A. Breding.

JULIA BEVERLEY HIGGINS has leased for William C. LeGendre one of his cottages in McLain st, Mt. Kisco, to Mrs. R. Burnham Moffat, of New York; and for Mrs. Henry C. Hopkins her place on Broad Brook rd, Bedford Hills, to H. K. Brent, of New York.

KENNETH IVES & CO. have rented Rochroane, the large estate of M. S. Bletzhoover, at Irvington-on-Hudson, consisting of about 200 acres, stone residence and outbuildings, to Ralph L. Shainwald, president of the Standard Paint Co.

PEASE & ELLIMAN have rented, furnished, for W. M. Raymore, of Stamford, his house at Shipman Point to Mrs. John Joyce, Jr., of Haverford, Pa.

THE SCARSDALE ESTATES has rented one of the houses in the Gilmore Court group, in the Greenacres section of Scarsdale, to Chester B. Van Tassel.

ALBERT B. ASHFORTH (INC.) leased for the coming season to Mrs. Henry Welsh Rogers of New York, the Dr. John R. Paxton cottage at Easthampton, L. I., located opposite the sum-

mer residence of John Drew. This is one of the largest cottages in the Hamptons. The same firm has also leased a house at Garden City to A. C. Shorey of New York for 15 months.

DE BLOIS & ELDRIDGE rented for A. L. Audrain stores on Bellevue av, Newport, R. I., to Brooks Erothers, McCutcheon & Co., Harris Winthrop & Co., Bennett & Peterson, Lamson & Hubbard, Driscoll, Mollie O'Hara, Francis Fox Institute, and Newport Horse Show; for the King estate, to Bonwit, Teller & Co. and Miss Roe & Co.; for the heirs of the Abrams block, to Alfred Bunyard, Wilmarth & Co., and J. R. Lorah & Co.; for the Travers Land Co., the store, 4 Travers Elock, to William A. McLaughlin, and for August Benson, to John Patterson & Co.

FISH & MARVIN rented the property of Professor William T. Brewster of Columbia University, near the Hartsdale station, at Scarsdale, to Milton Lipper; also for Cornelius B. Fish at Lester Hill, White Plains, to Glen M. Petrie. The place has been rented unfurnished.

FISH & MARVIN have leased the property of Mrs. A. V. H. Andrews, on Hardscrabble rd, in the town of Mount Pleasant. The property consists of two acres of land, residence and outbuildings. The tenant is R. J. Sternbach of this City.

FISH & MARVIN have leased the property of Alfred T. Valentine at Chappaqua, N. Y., to John L. Dudley; also have leased the property of Mrs. Frances S. Marshall at Briarcliff Manor, furnished, to Mrs. R. B. Palmer.

FISH & MARVIN have rented the Montanye property in the Murray Hill section at Scarsdale, furnished for the summer, to G. J. Engel.

FISH & MARVIN rented the G. H. Higbie property in the Edgemont section of Scarsdale to Miss Anna Lyman.

GRIFFEN, PRINCE & RIPLEY rented Fairlight, the home of H. S. Carpenter, Ardsley Park, Ardsley on Hudson.

THEODORE S. HALL leased to Mrs. J. E. McClernon the summer home of William B. Codling on Asharoken Beach, fronting on Long Island Sound, at Northport, for the coming season.

KENNETH IVES & CO. rented Hillcrest, the country estate of Myron S. Falk, at Greenwich, containing 45 acres, large residence and outbuildings, to Louis J. Horowitz, president of the Thompson-Starrett Co.

PAYSON McL. MERRILL CO., INC., leased unfurnished for the estate of Franklin B. Lord to Leonard Sullivan, property in Knota st, Woodmere, L. I.

THE SCARSDALE ESTATES has leased a brick house on Walworth av, in the Greenacres section of Scarsdale, now occupied by Charles B. Gunn, to Robert T. Swaine, a New York attorney.

HERBERT A. SHERMAN leased for Mrs. Philip Mallory her place on Forest Av, Rye, N. Y., a large brick house, garage and grounds overlooking Long Island Sound, for the season, furnished, to Seelye Benedict, of the insurance firm of Benedict & Benedict.

WORTHINGTON WHITEHOUSE (INC.) leased for 1 year, furnished, George Edward Kent's property at Jericho, L. I., known as "Briarcliff Farm," with a large Colonial frame house, garage, etc.

GEORGE B. CORSA leased for Frederick F. Proctor the Bevan House, on the Sound, at Larchmont, Westchester County, N. Y., to Mrs. Ida C. Secor. The hotel will be opened in May. Mrs. Secor is operating "The Secor" at 102 West 74th st.

FISH & MARVIN have leased for Dr. Theodor Bailey his property at Irvington-on-Hudson, consisting of five acres, residence and outbuildings, furnished, to N. J. Weil; also for Edward A. Scott his property at Pelham Heights, Pelham, N. Y., for a long term, to Sidney W. Tuttle.

GOLDSCHMIDT & MACDONALD rented at Woodmere, L. I., a dwelling at the corner of Central av and Park st to David Oberndorf; on Broadway to J. H. Lehman; on Willow rd to Herbert Rice; on Burton av to Herbert Deutz, and at the corner of Burton av and Crawford rd to J. S. Wiener.

PEASE & ELLIMAN, in conjunction with the Chain Store Leasing Co., have consummated negotiations to lease to the Schulte Cigar Co. for a long term of years the larger corner ground floor and basement space in the property at the northeast corner of Main and Golden Hill sts, Bridgeport, Conn., and on May 1, after completion of extensive alterations, the Schulte Co. will open a branch establishment.

SHIELDS BROTHERS (INC.) have leased the VanderVen property on Old Mill rd, directly opposite the Gould Brokaw estate at Great Neck to Egbert Moxham.

JOHN F. SCOTT rented for Mrs. A. D. Holmes her cottage at Lawrence Beach, L. I., to Jarvis P. Carter.

PEASE & ELLIMAN, in conjunction with the Chain Store Leasing Co., have leased to the Schulte Cigar Co. for a long term of years, in the property owned by Magnus Beck Brewing Co., a large ground floor space at 354 Main st, Buffalo, N. Y.

BURKE STONE (INC.) leased for the Residence Co. of Lawrence Park an apartment in the new brick row on Kraft av, Bronxville, to Miss Isabel C. Mettler, of Brooklyn; also for Felix A. Delcie the residence, formerly occupied by W. N. Mills, on Rossmore av to the Rev. Robert F. Berry, and for the estate of Frederick W. Kraft the stucco residence on the westerly side of Kraft av, occupied formerly by Thomas Boyd, to Mr. A. C. C. Hammersfahr.

SCARSDALE ESTATES ORGANIZATION, Robert E. Farley, president, leased the H. G. Larzalere residence on Walworth av in the Greenacres section of Scarsdale to C. E. Ford, of N. Y. City.

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**REAL ESTATE NOTES.**

GEORGE W. SASSE has been appointed agent for 451-455 West 40th st.

J. B. ENGLISH has been appointed agent for the 4-sty building at 60 West 70th st.

W. L. BURRILL is now associated with the office of Albert B. Ashforth (Inc.), in charge of the Private House Department.

HUBBARD & PEIXOTTO (INC.) have been appointed agents for the seven houses 141-153 Lincoln av, and also for 146-148 Lincoln av.

THOMAS J. O'REILLY has been appointed agent for 206S Madison av by the Emigrant Industrial Savings Bank.

THE EXCELSIOR SAVINGS BANK has appointed Goodwin & Goodwin managerial representatives for the southeast corner of 7th av and 133d st.

LEON S. ALTMAYER has negotiated a first mortgage of \$25,000, at 4½ per cent., on the 5-sty apartment house with store at 151 East 86th st.

J. EDGAR LEAYCRAFT & CO. have been appointed agents for the store and loft building now being erected at the southeast corner of 7th av and 39th st.

NEHRING BROTHERS have been appointed agents of the elevator apartments "Holly Arms," 402-10 West 148th st, sold this week by Frederick Brown.

BASTINE & CO. have placed a loan of \$160,000 at 4½ per cent, for the Nineteen Hundred and Twelve Co. on the property at 112 East 19th st.

WALTER C. NOYES and ALFRED E. MARLING, receivers of the American Real Estate Co., have moved their offices from 527 5th av to 141 Broadway.

J. S. MAXWELL negotiated the recently recorded sale of the 5-sty apartment house at 3061 Bailey av for Catherine Burns and of the 3-fam. dwelling 366 East 160th st for A. M. Maixner.

BOROUGH PRESIDENT VAN NAME of Richmond will be the guest of the City Hall reporters at their annual dinner in the Hotel Astor, Manhattan, Saturday evening, February 17, 1917.

GAINES, VAN NOSTRAND & DRENNAN were the brokers in the recently reported sale, of 2 Gramercy Park for the estate of Mary E. Pinchot. It is reported that the new owner plans a high class apartment house improvement.

J. RUBIN CLARKE, JR., a lawyer of 120 Broadway, acquired title on Thursday from George Ehret to India House, at Hanover sq and Pearl and Stone sts, the sale of which by the Charles F. Noyes Co. and L. J. Phillips & Co. was reported last month. India House is a club of bankers, manufacturers, ship owners and merchants engaged in trade with the Far East.

GEORGE T. EGBERT, Borough Secretary of Richmond, was tendered an informal dinner on Saturday, February 10, at Eilmann's Hotel, Stapleton, by his former associates in the Bureau of Buildings. The affair was attended by William J. McDermott, Superintendent of Buildings; James E. Murphy, Assistant Superintendent; Raphael Langere, Chief Inspector; Assistant Commissioner of Public Works John E. Bove; James A. Simonson, William Reilly, Charles Schmeiser, Henry W. Speight, A. B. Comins, Walter Pinckney, John Howley, John Hughes, John Guilshan, Capt. Jack Braniff, Thomas Willcoe, Thomas Martin, William Drinnan, Conrad Larsen, Albert Ruff and Frederick Simpson.

**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. 9 to 15	1916 Feb. 11 to 17
Total No.	140	117
Assessed Value	\$8,706,500	\$7,322,450
No. with consideration	23	16
Consideration	\$881,260	\$413,950
Assessed Value	\$1,076,500	\$459,250
Jan. 1 to Feb. 15		
Total No.	1,016	998
Assessed Value	\$71,636,550	\$58,291,200
No. with Consideration	126	136
Consideration	\$8,352,874	\$6,812,711
Assessed Value	\$10,489,100	\$7,018,250

**Mortgages.**

	1917 Feb. 9 to 15	1916 Feb. 11 to 17
Total No.	54	65
Amount	\$986,282	\$1,055,264
To Banks & Ins. Cos.	14	20
Amount	\$459,500	\$516,500
No. at 6%	18	20
Amount	\$103,200	\$182,688
No. at 5½%	1	2
Amount	\$6,000	\$40,500
No. at 5%	14	17
Amount	\$403,353	\$398,850
No. at 4½%	3	3
Amount	\$75,000	\$164,000
No. at 4%	1	2
Amount	\$3,500	\$21,500
Unusual Rates	2	.....
Amount	\$89,139	.....
Interest not given	15	21
Amount	\$306,090	\$247,726
Jan. 1 to Feb. 15		
Total No.	495	490
Amount	\$15,285,982	\$13,689,355
To Banks & Ins. Cos.	108	112
Amount	\$9,358,400	\$6,526,250

**Mortgage Extensions.**

	1917 Feb. 9 to 15	1916 Feb. 11 to 17
Total No.	37	32
Amount	\$2,328,950	\$4,737,975
To Banks & Ins. Cos.	17	19
Amount	\$1,575,000	\$1,240,500
Jan. 1 to Feb. 15		
Total No.	318	286
Amount	\$20,504,675	\$14,764,052
To Banks & Ins. Cos.	153	160
Amount	\$15,217,575	\$11,937,800

**Building Permits.**

	1917 Feb. 10 to 16	1916 Feb. 14 to 18
New Buildings	8	2
Cost	\$293,500	\$800,345
Alterations	\$334,892	\$416,120
Jan. 1 to Feb. 16		
New Buildings	52	37
Cost	\$5,233,300	\$5,739,295
Alterations	\$1,942,337	\$1,864,284

**BRONX.**

**Conveyances.**

	1917 Feb. 9 to 15	1916 Feb. 11 to 17
Total No.	85	88
No. with consideration	12	10
Consideration	\$85,750	\$147,300
Jan. 1 to Feb. 15		
Total No.	707	780
No. with consideration	89	92
Consideration	\$661,724	\$816,712

**Mortgages.**

	1917 Feb. 9 to 15	1916 Feb. 11 to 17
Total No.	35	55
Amount	\$347,676	\$431,982
To Banks & Ins. Cos.	1	8
Amount	\$27,000	\$78,400
No. at 6%	18	21
Amount	\$166,266	\$141,200
No. at 5½%	2	3
Amount	\$20,000	\$42,000
No. at 5%	2	9
Amount	\$6,825	\$60,800
No. at 4½%	1	.....
Amount	\$27,000	.....
Unusual rates	.....	3
Amount	.....	\$982
Interest not given	12	19
Amount	\$127,585	\$187,000
Jan. 1 to Feb. 15		
Total No.	357	471
Amount	\$2,746,555	\$4,148,234
To Banks & Ins. Cos.	30	38
Amount	\$599,350	\$856,500

**Mortgage Extensions.**

	1917 Feb. 9 to 15	1916 Feb. 11 to 17
Total No.	15	8
Amount	\$262,694	\$171,000
To Banks & Ins. Cos.	3	4
Amount	\$111,000	\$129,000
Jan. 1 to Feb. 15		
Total No.	129	104
Amount	\$2,767,299	\$2,139,050
To Banks & Ins. Cos.	33	41
Amount	\$836,250	\$1,180,505

**Building Permits.**

	1917 Feb. 9 to 15	1916 Feb. 11 to 17
New Buildings	3	15
Cost	\$105,000	\$572,900
Alterations	\$5,600	\$10,200
Jan. 1 to Feb. 15		
New Buildings	42	90
Cost	\$951,175	\$3,014,100
Alterations	\$120,175	\$86,250

**BROOKLYN.**

**Conveyances.**

	1917 Feb. 8 to 14	1916 Feb. 10 to 16
Total No.	341	390
No. with consideration	31	32
Consideration	\$210,457	\$361,330
Jan. 1 to Feb. 14		
Total No.	2,721	2,815
No. with consideration	325	256
Consideration	\$4,700,294	\$2,448,865

**Mortgages.**

	1917 Feb. 8 to 14	1916 Feb. 10 to 16
Total No.	256	275
Amount	\$1,012,279	\$1,071,675
To Banks & Ins. Cos.	60	50
Amount	\$363,250	\$288,450
No. at 6%	138	145
Amount	\$404,129	\$500,622
No. at 5½%	49	75
Amount	\$302,400	\$331,016
No. at 5%	47	27
Amount	\$220,050	\$137,725
Unusual rates	.....	3
Amount	.....	\$6,372
Interest not given	22	25
Amount	\$85,700	\$95,940
Jan. 1 to Feb. 14		
Total No.	1,918	2,190
Amount	\$8,337,852	\$9,054,766
To Banks & Ins. Cos.	344	491
Amount	\$2,527,300	\$3,273,375

**Building Permits.**

	1917 Feb. 9 to 15	1916 Feb. 11 to 17
New Buildings	77	101
Cost	\$728,000	\$660,600
Alterations	\$72,620	\$59,770
Jan. 1 to Feb. 15		
New Buildings	609	613
Cost	\$4,878,200	\$4,980,020
Alterations	\$417,995	\$386,665

**QUEENS.**

**Building Permits.**

	1917 Feb. 9 to 15	1916 Feb. 11 to 17
New Buildings	59	91
Cost	\$222,215	\$367,945
Alterations	\$2,240	\$13,255
Jan. 1 to Feb. 15		
New Buildings	362	662
Cost	\$1,080,987	\$2,300,494
Alterations	\$108,297	\$130,814

**RICHMOND.**

**Building Permits.**

	1917 Feb. 9 to 15	1916 Feb. 11 to 17
New Buildings	11	9
Cost	\$7,970	\$19,620
Alterations	\$45,207	\$3,385
Jan. 1 to Feb. 15		
New Buildings	71	79
Cost	\$206,943	\$99,770
Alterations	\$67,340	\$17,530

*Your Property*

will be worth more  
if you have

**SHADE TREES**

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Shade trees are inexpensive  
Shade trees are beautiful  
Shade trees are healthful  
Shade trees are tenant-getters

**S. E. Perlman, M. F.**

Shade Tree Specialist  
Late of the U. S. Forest Service  
489 Fifth Avenue

Telephone Murray Hill 2918

## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

**P**ERSISTENCE in the feeling that the United States is on the eve of a declaration of war with the Imperial German Government has undoubtedly had a substantial part in the slowing down of building operations during the past two weeks. A month ago architects, builders and material dealers were filled with optimism as to the outlook for the future of the building industry in this territory, but at the present writing there seems to have been a revulsion of feeling with a strong tendency toward pessimistic opinions in regard to the immediate future conditions in the trade. While this tendency is but a natural consequence of the unsettled political status of our country and it is generally admitted that a war with Germany would effect building operations to a marked degree, the fact remains that the demand for accommodations in structures of a commercial and residential character is still largely in excess of the available supply. This demand must be satisfied. No matter what the next few days might bring forth the cessation of building construction can be only a temporary condition, as buildings must be erected to meet the existent demand.

Up to the present time the imminence of war does not seem to have adversely affected the building material prices to any appreciable extent. True, some commodities have felt slight reactions and others have sustained small advances, but as a whole the market might be said to be marking time pending the outcome of diplomatic negotiations. Recent general advances in the quotations of practically all commodities utilized in the construction of buildings have been justified and made necessary by the unavoidable increases in the cost of production. All items that go to make up the total cost of these materials and supplies have been increased by high percentage within the last year. There is a feeling abroad that the present quotations are the forerunners of new advances that will be announced at an early date.

The labor situation, as applied to the building trades, now seems to be somewhat brighter than it has been for some time past. Growing improvement has been noticeable during the last few weeks,

and it is to be hoped that before long a normal labor condition will be re-established. The fact that fewer munitions orders from European belligerents are now being placed in this country and that old orders are rapidly being completed and shipped abroad is responsible for releasing a large amount of highly skilled labor that will be readily absorbed by the building trades. This conclusion will greatly assist in bringing about a more satisfactory labor condition in the building industry than has maintained for a long time past.

Freight congestion and embargoes continue in their retardant effects on building operations in this territory, and while the conditions in the transportation situation at times has seemed to show slight signs of improvement, they are still far from normal, and if a war should come upon us the worst can be feared, for the transportation of ordinary freight, including building materials of all classifications, would naturally become a secondary consideration to the shipment of war munitions, medical supplies, food stuffs, etc., for our own troops and for export to the Entente Allies.

The plans are now well under way for the annual convention of the New York State Builders' Supply Association, which will be held at Rochester, March 20-22. Headquarters will be located at the Powers Hotel. From the present indications the coming event will be a noteworthy one in the history of the association and a record-breaking attendance of manufacturers and retailers of building materials and supplies is expected. The year that is closing has been the most successful in the history of the organization and during the period the membership has more than doubled. The coming convention will be a business convention throughout and an excellent program has already been arranged, which will include speakers of national prominence who will address the convention on subjects of interest to both manufacturer and dealer. A special feature of the meetings will be educational films on both the cement and plaster industries and an automobile trip has been arranged which will include the inspection of the supply yards of the American Clay & Cement Corporation. The annual banquet of the association will close the convention.

**SUMMARY**—Transactions in the North River brick market for the week ending February 16, 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, 21; arrived, 0; sales, 1.

Distribution: Manhattan, 1. Left over Friday, February 16, 20.

**Common Brick.**—The excessively cold weather of the last week has affected the local brick market. It has been a long time since the conditions have been as dull as they were during the past week. Common brick prices have held stationary at \$9 to \$9.25, but sales have been extremely light, and inquiries anything but brisk. There have been no arrivals from up river this week and none are expected on account of the icebound condition of the Hudson. From the present outlook there is no prospect that a tow can possibly come through for at least a month or six weeks. North of Piermont the river is frozen solid, and during the week automobiles crossed between Tarrytown and Nyack on the ice. Even in the vicinity of New York City there is more free ice floating in the river than has been noticed for a number of years. With the existing quiet condition of the building trade there is but little prospect of a stringency in the supply of brick as the yards in the Metropolitan district are holding approximately thirty million common brick and there are about twenty barges still to be disposed of at the docks. Should the weather suddenly moderate and building operations become active there might be a shortage in the supply until the river is again open to navigation.

**Structural Steel.**—The situation in the steel market is somewhat easier than it has been, with bookings light and inquiries for structural shapes for building operations anything but brisk. This condition is due to the congestion at the fabricating mills, which are practically loaded with orders to their full capacity. The large buyers of steel shapes are for the most part covered for their tonnage for the balance of this year although there is still a considerable amount of railroad steel yet to be placed. At the present time steel for early delivery is impossible to obtain as the mills are said to be far behind in their deliveries to domestic consumers. European countries are still in the American market for immense tonnage notwithstanding the blockade. The scarcity of bottoms to transport these shipments to the other side is the problem of the fabricator and this condition has been responsible for the horrible congestion at American ports. Millions of tons of structural steel are piled up on the docks for export, and

there are no vessels to transport it. Local consumers of structural steel have lately shown a decided tendency to hold off in placing their orders until the present befogged political atmosphere has somewhat cleared. Conditions in the local territory were very quiet during the past week. Practically the only order of consequence being that of the Hay Foundry & Iron Works for 2,000 tons of steel shapes for the new building for the Tiffany Studios at 48th street and Madison avenue. There are a number of projects being figured now, and there has recently been a considerable amount of steel ordered for Government work.

**Tin.**—According to statistics recently made public by the Metal Exchange a reduction of 2,568 tons in the total visible supply of tin was shown for the month of January. The visible supply on January 31 was 18,169 tons, while on December 31 the visible total was 20,737 tons. Shipments from the Straits for the month of January amounted to 4,815 tons, whereas the month of December showed shipments from the same source of 4,758 tons. Total deliveries last month were 8,497 tons, as against 5,345 tons in December, while the stocks both here and abroad on January 31 amounted to 6,386 tons contrasted with 7,801 tons on December 31. The metal afloat at the end of the month totaled 11,801 tons while the figures for the end of December amounted to 12,936 tons.

**Window Glass.**—Serious shortage in the fuel supply, and particularly of natural gas on account of the existing cold weather has been responsible for shutting down a number of glass factories with a consequent curtailment of production. Window glass prices are holding steadily at the old levels, but there is every prospect that the present prices will be increased during the next few weeks. Quotations are now being made only for periods of from ten days to two weeks, during which the prices are expected to stand at present scale.

**Linseed Oil.**—Both the demand and the prices for this commodity have fallen off to a considerable extent during recent weeks; the former due to the cold spell which slowed up building operations, and thus retarded the award of painting contracts, and the latter accounted for by the unsettled condition of political affairs and prospect of war with Germany.

**Hardware.**—Manufacturers of finished hardware products are still advancing their price schedules, there being new announcements made each week. The continued increases are said to be due to the extremely high cost of raw materials used in the manufacture of these products, metals especially, and the shortage and high price of skilled labor that is required. While the labor situation is showing signs of improvement the conditions are still far from normal, and it is expected that it will be some time yet before the status of the labor market will be a satisfactory matter to employers.

**Copper.**—The market for this metal continues dull with prices nominal. There is but little indication of buyers coming into the market for immediate or future delivery, and at the present time there is very little disposition on the part of holders of copper to sell their holdings. The persistent rumors to the effect that this country will be involved in war do not seem to have exerted any material effect on the copper market.

**Portland Cement.**—All production centers report bright market conditions for this commodity with prices holding firmly and inquiries that show an ever increasing demand for the product. The rapid growth of the use of concrete for all types of building construction and the many other uses to which Portland cement can be put is responsible for the present activity in the industry.

**CURRENT WHOLESALE PRICES.**

**\$350,000 HOTEL IN 103RD STREET**

Project Designed to Care for Increasing Population in the Upper West Side

WHILE New York is frequently spoken of as being the foremost city in the world in regard to hotel accommodations the fact remains that the existing hostleries are oftentimes taxed to the limit of capacity to provide for the comfort of guests. Reservations for rooms in the best hotels must now be made weeks in advance, and it often happens that the proprietors find it necessary to seek accommodations for expected guests in nearby boarding houses and suburban hotels. This condition of af-

proceeds. Albert B. Hager, 251 Fourth avenue, is the engineer for the structural steel work, and Chauncey Matlock, 30 East 42d street, is in charge of the design and installation of the heating and ventilating plant.

Among the concerns that have already obtained contracts for the supply of labor and materials for the construction of this hotel are included the following: W. Melton and L. Hirsch, 650 Sixth avenue, Astoria, L. I., wrecking; Canavan Contracting Co., 1966 Broadway, excavating; Alfred E. Norton Co., 105 West 41st street, structural steel; Wennemer Con-

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

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

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

North River common .....\$9.00@ \$9.25  
 Raritan common .....No quotation  
 Second hand common, per load of 1,500 ..... 4.00@ —  
 Red face brick, rough or smooth, car lots .....\$21.00@ \$27.00  
 Buff brick for light courts.. 21.00@ 27.00  
 Light colored for fronts... 25.00@ 36.00  
 Special types ..... 36.00@ 50.00

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

Domestic Portland, Spot.....\$1.97@ \$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 —@ \$.98  
 Less than 5 bbls. —@ .99

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

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

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b. N.Y.).  
 8 to 12 in., 16 to 20 ft....\$30.00@ \$38.00  
 14 to 16 in. .... 40.00@ 44.00

Heart face siding, 4-4 & 5-4 34.00@ 36.00  
 Hemlock, Pa., f. o. b. N. Y.

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

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

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

Wide cargoes ..... 32.00@ 34.00

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

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

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

Firsts and seconds, 1-in. ....\$48.50@ —  
 Cypress shingles, 6x18, No. 1

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

Prime ..... 7.25@ —  
 Quartered oak ..... 85.00@ 88.00

Plain oak ..... 60.00@ 63.00

Flooring:

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

Maple, No. 1.....\$43.00@ —  
 Yellow pine, No. 1, common

flat .....@ 27.00  
 N. C. Pine, flooring, Norfolk. 15.50@ 25.00

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

Masons' finishing 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. —@ \$.53½

WINDOW GLASS. Official discounts from jobbers' lists:

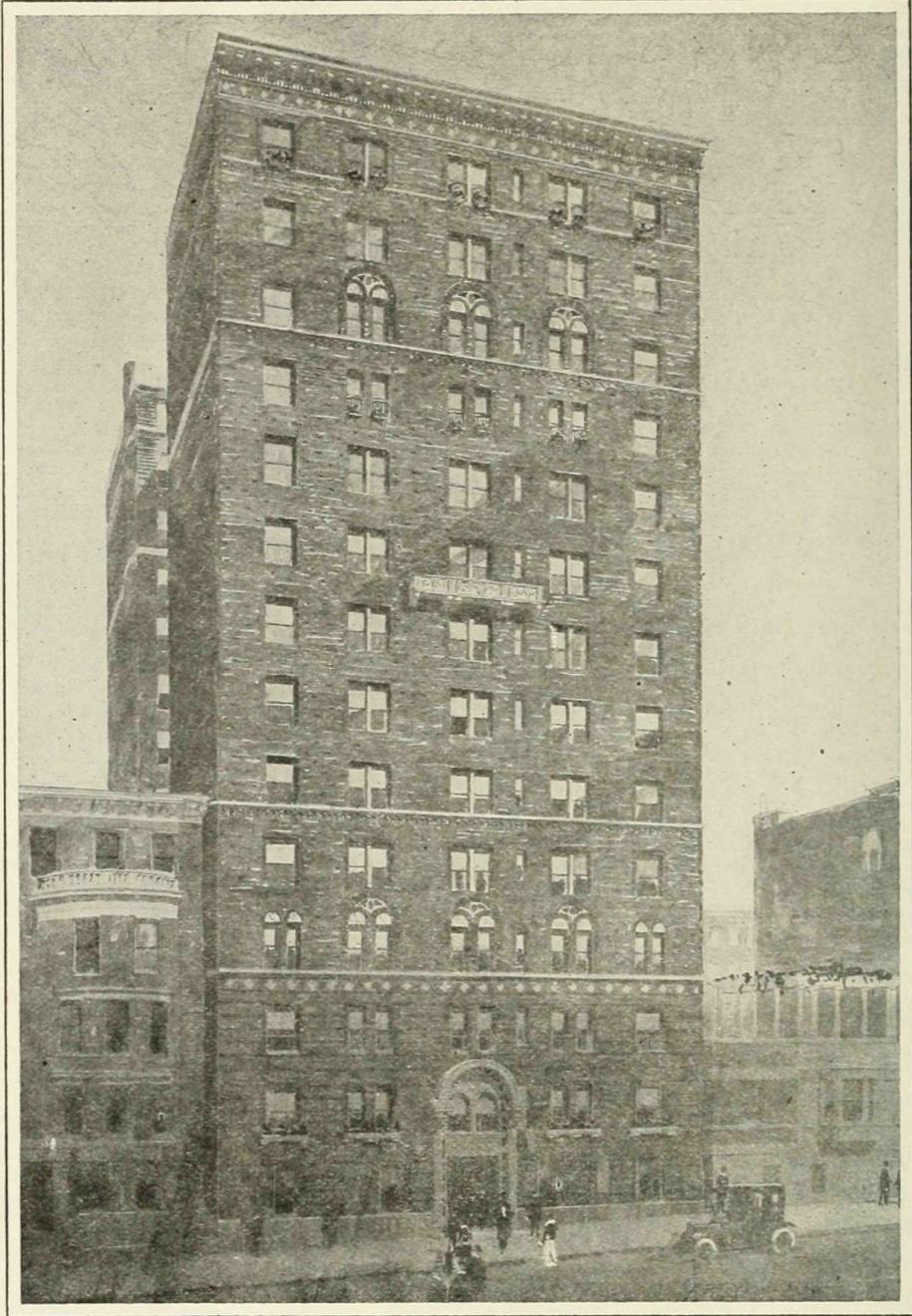
Single strength, A quality, first three brackets ..... 86%

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

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

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

B quality ..... 87% + 5%

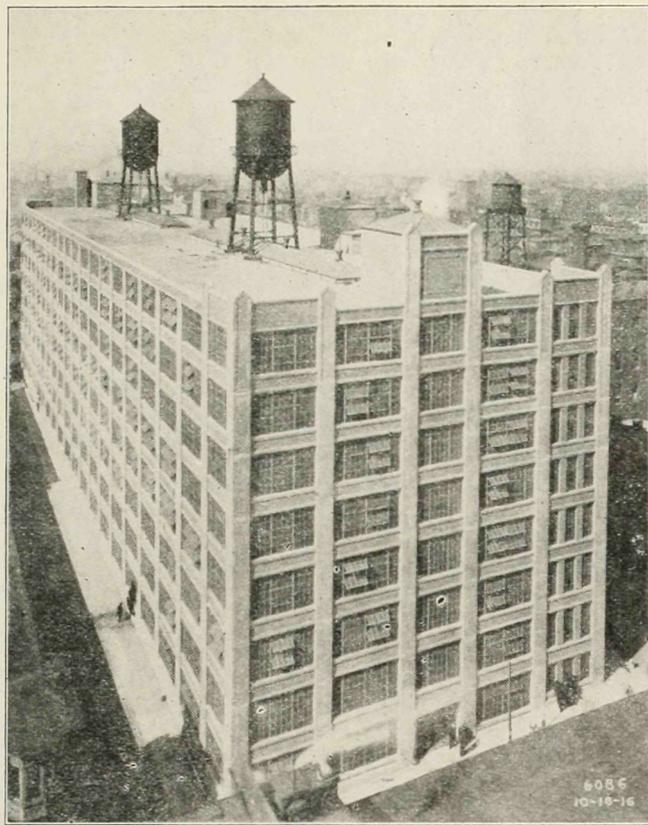


Rouse & Goldstone, Architects.  
 NOS. 246 TO 252 WEST 103D STREET.

fairs has been responsible for the large number of hotel projects that have become active during the past year.

Foundation work is nearing completion for a new transient and apartment hotel being erected in the south side of 103d street, 100 feet east of West End avenue. The building will be fourteen stories in height and will occupy a plot approximately 100x72 feet. The cost of the operation is expected to exceed \$350,000. The owner of this project is the 250 West 103d Street Corporation, Dr. F. L. Fossum, president, and Louis Cowan, secretary, 154 Nassau street. Rouse & Goldstone, 38 West 32d street, are the architects. The owners are directing the erection of this building, and are awarding separate contracts for the various branches of the work as the construction

struction Co., 103 Park avenue, mason work; Unit Electric Co., Inc., 860 East 162d street, electrical work; John H. Symmers, Southern Boulevard and 141st street, cut stone; Callahan Kingsley Co., 343 West 52d street, steam heating installation; Bronx Roofing & Waterproofing Co., 4133 Third avenue, roofing; A. B. See Electric Elevator Co., 220 Broadway, elevators; Charles H. Darmstadt, 352 West 43d street, plumbing; Frank Morell Co., plain and ornamental plastering; Harlem River Lumber & Woodworking Co., Gerard avenue and 138th street, wood trim; G. Schaile & Son, 664 Oakland place, tiling; Aetna Marble Co., interior marble; E. J. Wohl, 378 First avenue, sheet metal work, and Knickerbocker Fireproofing Co., 56 West 45th street, fireproof arches.



**Reinforced Concrete Building  
of  
Baldwin Locomotive Works  
Philadelphia  
Architect, Condron Company  
Chicago  
Contractor,  
F. W. Mark Construction Co., Inc.  
Cleveland**

**Only 25  
Working Days  
To Erect This Building**

**You** would like to have **your** new building put up in such record time. You can, if you use concrete.

Just think, here is a building 100 by 400 feet and 8 stories high which required only 25 actual working days to erect the concrete frame. Counting in Sundays, holidays and rainy days, the total elapsed time was only 41 days.

Baldwin Locomotive Works started manufacturing shells, casings and other steel products in this building on July 17, 1916. They didn't have to wait long to occupy it. And this is a common occurrence in Concrete Construction.

## Why this is possible

Only four materials enter into reinforced concrete construction—Portland cement, sand, stone and steel bars. All are of a simple nature. They do not require expensive labor or machinery to prepare them for use. They are staple products, carried in stock. No high priced labor nor expensive designs and templates are needed for their manufacture. They do not have to be made to fit special conditions. Hence they can be obtained at all times and at low cost.

When you select reinforced concrete you get a material classed by the underwriters as fire-proof, a material that has successfully withstood the most severe fires.

Being waterproof, concrete is especially adapted to wet process manufacturing. In loft buildings there is no chance of damage by leaks to lower floors.

The frame construction permits of using the entire space between floors and columns for windows, thus providing a maximum lighting area.

There is no place for vermin to hide, and any that enter with raw material are easily exterminated.

The rigidity of reinforced concrete permits machinery to be run at any speed without excessive vibration.

City officials welcome reinforced concrete buildings because they are permanent, reduce fire risks, are sanitary and give a general air of prosperity and substantial commercial soundness to the community.

These and many other points of superiority of reinforced concrete are treated in detail in the illustrated 224-page book, "Factories and Warehouses of Concrete." If you intend building it will pay you to write for a free copy.

*There are architects and contractors who are specialists in reinforced concrete design and construction. It is well to employ such specialists. If you do not know how to get in touch with them, perhaps we can help you.*

**PORTLAND CEMENT ASSOCIATION**

101 Park Avenue, New York

**CONCRETE FOR PERMANENCE**

**John H. Steinmetz.**

John H. Steinmetz, said to be the oldest speculative builder in New York, died recently at his son's home at Coscob, Connecticut, aged ninety-two. He came to this country from Germany at the age of sixteen, and in 1868 he opened a wood-working factory in East 39th street. His rise was rapid. He became one of the pioneer builders in the Murray Hill, Upper West Side and Harlem sections of Manhattan, where he built hundreds of private dwellings. He was also directly responsible for the upbuilding of large tracts of land along Second and Third avenues, from the Bowery to Harlem. In 1910 he moved to Corona, where he built a number of one and two-family houses. The last building he erected was at Greenwich, Connecticut, a costly residence, completed just before he died. Mr. Steinmetz, on account of his unusual activity in the building lines for so many years, was one of the best known men in the construction field. He was one of the oldest subscribers to the Record and Guide, having received it continuously since its first issue. Mr. Steinmetz is survived by seven children, Christian Steinmetz, Welcome R. Steinmetz, Samuel S. Steinmetz, John H. Steinmetz, Jr., Mrs. Gilbert E. Orcutt, Mrs. E. J. Alexander and Mrs. Catherine V. Bock.

**Bush Terminal Projects.**

The Turner Construction Company has been awarded the general contract, by the Bush Terminal Company, for the erection of two new buildings at the Bush Terminal in South Brooklyn. One building will be a service station eight stories in height, to measure 173x210 feet, with a two-story addition 70x103. The other building will be an eight-story warehouse, 150x200, to be leased to the United Cigar Stores Company. The Turner Construction Company has also received the general contract from the same owner for the eight-story loft building, 50x109, to be built at 133 West 41st street. The three buildings will be of reinforced concrete construction throughout, and have been designed by William Higginson, architect. Work on the three projects will go ahead at once. The present building at No. 133 West 41st street is now being razed, preliminary to the actual beginning of construction work.

**Annex to Newark Court House.**

Marshall N. Shoemaker, 810 Broad street, Newark, architect and engineer, and Joseph B. Allen, 11 Sandford avenue, Irvington, County Architect, are preparing plans for the addition to the County Building at the junction of Springfield and Thirteenth avenues, and High street, for the Essex County Building Committee, Ernest E. Ryman, director of the Board of Freeholders. The new building will be an annex to the Court House, and will cost approximately \$750,000. It will be ten stories in height, of stone, steel and concrete construction, and will measure 109x124x155x36 feet. The triangular site, which has a frontage of 200 feet on Springfield avenue, 161 feet in High street, and 153 feet on Thirteenth avenue, was acquired by the County in 1913 for a reported price of \$250,000.

**Will Design \$800,000 Theatre.**

Thomas W. Lamb, 644 Eighth avenue, Manhattan, has been selected to prepare plans for the one-story brick, stone and terra cotta theatre to measure 126x300, which Marcus Loew will build on the site of the old Matthews' Department Store property, occupying almost the entire block bounded by Fulton, Livingston and Smith streets and Gallatin place, Brooklyn. The proposed theatre will have a seating capacity of about 4,000, which will make it one of the largest in the city. Its estimated cost has been placed at \$800,000. Mr. Loew leased the property last week from the Horton and French Estates, in one of the largest transactions in that section of the borough in many years. The transaction, in its entirety, will involve approximately \$2,000,000.

**Sketching \$350,000 Institution.**

Buchman & Fox, 30 East 42nd street, and Harry Allen Jacobs, 320 Fifth avenue, architects, are preparing sketches for the proposed Andrew Freedman Foundation Home for Aged Men and Women, created under the will of the late Andrew Freedman. The home will be built on a tract of about ninety-five lots on the west side of the Grand Boulevard and Concourse at 166th and 167th street, acquired last December from the Alliance Realty Company through L. J. Phillips & Co. Samuel Untermeyer is president of the Home and the Hon. H. A. Gildersleeve is the vice-president. The estimated cost of the building has been placed at \$350,000.

**To Build Seventeen Dwellings.**

Cantor & Dorfman, 373 Fulton street, have completed plans for seventeen one-family frame and stucco dwellings, to be erected by the G. & L. Building Corporation in East Third street and East Fourth street, north of Avenue M, at a cost of \$85,000. These buildings will measure 19x24 feet each, with private garages in the rear and will be equipped with all modern improvements. This operation is stated to be the forerunner of a number of similar projects to be undertaken as soon as the new elevated trains on the Culver Line are placed in service.

**Plan New Brooklyn Hospital.**

Ludlow & Peabody, 101 Park avenue, Manhattan, are preparing plans for an eight-story city hospital of brick, stone and reinforced concrete construction to measure 200x110 feet, on North Portland avenue, near Fort Greene Park, for the Cumberland Street Hospital, care City of New York Department of Public Charities. The building will cost about \$600,000. It is expected that bids will be taken on the general contract about March 10.

**Brooklyn Dwelling Project.**

The New Era Homes Corporation, 189 Montague street, Brooklyn, has purchased property on the east side of Ocean avenue, through to East 7th street, adjoining Kings Lawn, about 450 feet north of Avenue Q, Brooklyn, on which it contemplates the erection of eleven private residences, the exterior of which will be finished in white stucco. Plans for the project are being prepared privately.

**PERSONAL AND TRADE NOTES.**

Frank H. Bissell, architect, has moved from 567 Fifth avenue to 52 Vanderbilt avenue, Room 1515.

H. C. Deffenbaugh, cost engineer for the Rochester (N. Y.) Railway & Light Co., has resigned to accept the position of assistant secretary of the Empire Gas & Electric Association, with headquarters in New York City.

Andrew J. Thomas, architect, wishes to announce that on and after March 1, 1917, his office will be located at 137 East 45th street, and an invitation is extended for catalogs and samples to be sent to the new address.

Vulcanite Portland Cement Company announces the election of W. D. Lober as vice-president; C. L. Filbert as secretary and treasurer; and George P. Todd as assistant secretary and treasurer. Albert Mover continues as manager of sales and W. R. Dunn as superintendent.

New Jersey Terra Cotta Company, 149 Broadway, and not the New York Architectural Terra Cotta Company, has the contract for the terra cotta on the apartment house to be built at 650 West End avenue, by the 650 West End Avenue Company, J. C. & M. G. Mayer, from plans by Schwartz & Gross.

Halbert P. Hill has become associated with Fred Ophuls and J. Harold McCreery, and under the firm name of

Ophuls, Hill & McCreery the organization has opened an office for consulting engineering work in electrical, mechanical and refrigeration equipment at 112 West 42d street, New York.

H. C. Worth, New York representative of the Lee Marble Works, 227 Lexington avenue, has obtained the contract to furnish the marble for the garden work of the Henri Bendel estate, at Great Neck, L. I. C. W. Leavitt is the landscape architect and Isaac A. Hopper & Son, the contractors.

Walter Kidde, engineer-constructor, New York City, has incorporated his organization under the title of Walter Kidde & Co., Inc. Mr. Kidde's chief associates become directors and stockholders of the new corporation, the officers of which are: Walter Kidde, president; B. G. Worth, vice-president; I. R. Lewis, secretary and treasurer. These are members of the Board of Directors, which also includes Henry Lang, who is vice-president of the Ingersoll-Rand Co., and E. S. Boyer, who is associated with the American Hard Rubber Co. The other associates are A. B. Miller, Walter S. Wainright, M. I. Buttfeld and E. Schwarz.

The Society of Terminal Engineers has been chartered, with headquarters in New York City. Its purposes are to promote the study of terminal engineering and of mechanical freight handling. There are members, associate members and juniors. The members' grade is open to engineers specializing in terminal work and to professors of civil and mechanical engineering. Associate membership applies to officers and others connected with concerns manufacturing freight-handling appliances and terminal equipment. Junior members comprise recent technical graduates. The officers are: president, H. McL. Harding; vice-presidents, Gen. W. H. Bixby and John Meigs; treasurer, W. J. Barney; secretary, I. Leonard, 1133 Broadway, New York City.

**NO ARCHITECTS SELECTED.**

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

EASTHAMPTON, L. I.—Miss Henrietta Lawson, 118 East 54th st, Manhattan, contemplates building a 1½-sty frame bungalow on Georgica rd. No architect has been selected. Cost, \$2,500.

SYRACUSE, N. Y.—William A. Schuyler and A. J. Hoffman, Truax Hotel, Syracuse, contemplate building a business block at 510 South Warren st, for which no architect has been selected, and details will be available later.

CORTLANDT, N. Y.—The Cortlandt Carriage Goods Co., Cortlandt, N. Y., contemplates building a 2-sty brick office building, 140x50 ft, for which no architect has been selected.

BALDWINVILLE, N. Y.—An organization now being formed, c/o H. C. Doane, 334 Montgomery st, Syracuse, contemplates building a Y. M. C. A. building, on a site not yet chosen. No architect has been selected.

BEACON, N. Y.—George Cohen, 275 Main st, Poughkeepsie, contemplates building a theater. No architect has been retained.

FREDONIA, N. Y.—J. H. Hegeman, c/o Atlas Crucible Steel Co., Dunkirk, N. Y., contemplates building a residence. No architect has been retained.

SYRACUSE, N. Y.—Edgar F. Brown, Kirk Bldg., Syracuse, contemplates building a 2-sty apartment house, for which no architect has been selected and details are undecided.

CANANDAIGUA, N. Y.—Dr. William E. Sylvester, Canandaigua, contemplates building a summer hotel for which no architect has been selected.

SYRACUSE, N. Y.—The Onondaga Motor Boat Club, c/o John J. Hand, 122 East Jefferson st, Syracuse, contemplates building a 2-sty frame clubhouse on Onondaga Lake. No architect has been selected. Cost, \$10,000.

RENSELAER, N. Y.—The St. John's Roman Catholic Church, c/o Rev. Father John F. Glavin, Rensselaer, contemplates making alterations to its parochial school, recently damaged by fire. No architect has been selected.

## PLANS FIGURING.

## HOSPITALS AND ASYLUMS.

WEST HAVERSTRAW, N. Y.—The New York State Hospital for Crippled and Deformed Children, George Blagden, president, is taking bids on the general contract to close 3 p. m., February 23, for the erection of a laundry building, from plans by State Architect, Lewis F. Pilcher, Albany, N. Y. Cost, \$3,500.

## STABLES AND GARAGES.

BROOKLYN, N. Y.—Bly & Hamann, 833 St. Johns pl, architects, are taking bids on the general contract for the 1-sty brick and stone public garage, 100x131 ft, in the south side of Sterling pl, 275 ft west of Classon av, for Joseph Crocker, 856 Nosstrand av, owner. Cost, \$30,000.

BROOKLYN, N. Y.—Shampan & Shampan, 772 Broadway, Bklyn., architects; are taking bids on sub-contracts for the extension to the 2-sty brick public 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.

MANHATTAN—Collins & Rowe, 233 Elizabeth st, agents for the owner, are taking bids on the general contract for alterations to the 5-sty brick tenement, 25x100 ft, at 105 Forsythe st, from plans by Otto Reissmann, 147 4th av, architects. Cost, \$5,000.

NEWARK, N. Y.—Hughes & Backoff, 31 Clinton st, Newark, architects, are taking bids on the general contract for the 3-sty brick and terra cotta store and loft building, at 1008-1010 Broad st, for the Firestone Tire & Rubber Co., of Akron, Ohio, c/o A. Manley, 84 Bank st, Newark, local manager. Cost, \$60,000.

## MISCELLANEOUS.

MANHATTAN—American Express Co., 63 Broadway, owner, is taking bids on the general contract for a 1-sty brick receiving station, 50x225 ft, in the north side of 140th st, bet Park av and Canal pl, from privately prepared plans. Cost, \$10,000.

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## Manhattan.

APARTMENTS, FLATS & TENEMENTS.  
HAVEN AV.—The Thomas Mulligan Construction Co., 1474 Shakespeare av, owner and builder, contemplates the erection of a 6-sty apartment house, 87x112 ft, at the southwest cor of Haven av and 181st st. Name of architect will be announced later.

AUDUBON AV.—James C. Cocker, 2017 5th av, has completed plans for a 6-sty brick, stone and terra cotta apartment house, 50x90 ft, at the southeast cor of Audubon av and 189th st, for the H. & M. Corp., Joseph Murray, pres., 1095 St. Nicholas av, owner and builder. Cost, \$50,000.

69TH ST.—I. Henry Glasser, 7 East 42d st, has completed plans for the alteration to the three 5-sty brick apartments, 90x86 ft, at 208-212 West 69th st, for Josephine Wupperman, Hastings-on-Hudson, owner. Cost, \$15,000.

## BANKS.

BROADWAY.—Frank Freeman, 132 Nassau st, has completed plans for the alteration to the 12-sty brick building, 124x158 ft, at 52 Broadway, for the John Jacob Astor Est., owner, and the Scandinavian Trust Co., Alfred V. Ostrom, lessee. Cost, \$50,000.

## DWELLINGS.

66TH ST.—James Gamble Rogers, 470 4th av, has completed plans for the alteration of the 5-sty brick residence, 20x97 ft, at 10 East 66th st, for Dr. John Ferrer, 24 East 60th st, owner. Cost, \$30,000.

57TH ST.—Adolph E. Nast, 546 5th av, has completed plans for the alteration of the 4-sty brick dwelling and stores, 19x65 ft, at 31 East 57th st, for Thomas J. Sherman and others, 60 Wall st, owners, and John H. Gill and Joseph F. Reigate, 73 Oxford st, London, England. Cost, \$5,000.

## FACTORIES AND WAREHOUSES.

WHITE ST.—W. E. Austin, 46 West 24th st, will draw plans for a brick, stone and steel warehouse, 50x100, at 90-92 White st, for U. T. Hungerford Brass & Copper Co., 80 Lafayette st, owner.

LAWRENCE ST.—Schwartz & Gross, 347 5th av, have completed plans for the alteration to the 4-sty brick brewery, 51-53 Lawrence st, for the Bernheimer & Schwartz Pilsener Brewing Co., Amsterdam av and 127th st, owner. Cost, \$5,000.

15TH ST.—William E. Austin, 46 West 24th st, is preparing plans for a 1-sty reinforced concrete boiler house, 47x104 ft,

at East 15th st and East River, for the City of New York, Dept. of Health, Centre and Walker sts. C. E. Knox, 101 Park av, is the electrical engineer. Cost, \$200,000.

## SCHOOLS AND COLLEGES.

75TH ST.—C. B. J. Snyder, 500 Park av, has completed plans for the alteration to the 4-sty brick public school, 125x93 ft, at 213 East 75th st, for the City of New York, Board of Education, 500 Park av. Cost, \$18,000.

NORFOLK ST.—C. B. J. Snyder, 500 Park av, has completed plans for the alteration to the 5-sty brick public school, 150x88 ft, at 19-27 Norfolk st, for the Board of Education, 500 Park av. Cost, \$5,000.

## STABLES AND GARAGES.

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

42D ST.—Homer A. Reid, 347 5th av, has completed plans for alterations from stable to 3-sty brick garage, 25x98 ft, at 422 West 42d st, for Thomas Patton, own-

er, and L. G. House and J. Fink Co., 143 West 40th st, lessee.

55TH ST.—J. C. Hopper, 2017 5th av, has completed plans for a 6-sty brick and reinforced concrete garage, 100x100 ft, at 432-434 West 55th st, for Daniel Meenan, 1966 Broadway, owner. Cost, \$125,000.

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

56TH ST.—A. L. Libman, 126 West 46th st, has completed plans for the alteration and addition to the 6-sty brick garage at 227-229 East 56th st, for the L. L. D. Realty Co., Louis L. Driggs, 130 West 46th st, owner. This report corrects the one published in the Record and Guide last week, in which the architect's name was given as Herbert M. Baer.

30TH ST.—Hoppin & Koen, 244 5th av, have completed plans for the alteration to the 1-sty brick garage, 46x98, at 216-218 West 30th st, for the New York Title & Mortgage Co., 135 Broadway, owner. Cost, \$8,000.

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

### STORES, OFFICES AND LOFTS.

3D ST.—B. H. & C. N. Whinston, 148th st and 3d av, have plans in progress for alterations to the 2-sty brick, marble and stone store and showroom, 25x100, at 2322 3d av. Owner's name will be announced later. Cost, \$5,000.

5TH AV.—Edward Necarsulmer, 507 5th av, is preparing plans for the alteration to the 6-sty brick and stone store building, at 414-416 5th av, for Franklin Simon & Co., on premises, owners. Cost, \$24,000.

5TH AV.—Jardine, Hill & Murdock, 50 East 42d st, are preparing plans for a 5-sty store and office building, at 463-469 5th av, for the Estate of Theophilus Roessle, 542 5th av, owner of the land, and the F. W. Woolworth Co., 233 Broadway, lessee of the land and owner of building.

WEST BROADWAY.—Horenburger & Bardes, 122 Bowery, have completed plans for the alteration and extension to the 4-sty store and shop, at 398 West Broadway, for Fred De Luca, 1879 Bathgate av, owner. Cost, \$5,000.

BROADWAY.—Deutch & Polis, 50 Church st, have completed plans for the alteration of the 10-sty office building, 62x160 ft, at 204 Broadway, for the Broadway and John St. Corp., Elias A. Cohen, president, on premises, owner. Cost, \$10,000.

FRONT ST.—Jardine, Hill & Murdock, 50 East 42d st, are preparing plans for the alteration and top addition to the 7-sty office building, at 111-113 Front st, for Hard & Rand, 107 Wall st, owners.

JOHN ST.—Volckening & Holler, 82 Wall st, will draw plans for the alteration to the 5 and 6-sty brick, stone and steel store and office bldg, 85x135, at 17-23 John st, for John K. Cockroft, 71 Nassau st, owner.

3RD AV.—Maximilian Zipkes, 405 Lexington av, has completed plans for the alteration and extension to the 1-sty store and stockroom at 1847 3d av, for Samuel Shepard, 1851 3d av, owner. Cost, \$5,000.

LEXINGTON AV.—Otto Reissmann, 147 4th av, has revised plans in progress for alteration and extension to the 5-sty brick and stone store and studio apartment bldg, at 591 Lexington av, for Laurence McGuire, 135 Broadway. Cost, \$8,000.

PINE ST.—Clinton & Russell, 32 Liberty st, are preparing plans for the alterations to the 3d and 4th floors of the office building, at 30 Pine st, for the Kean Van Cortland Realty Co., 5 Nassau st, owner, and the Home Insurance Co., 56 Cedar st, lessee. Cost, \$5,000.

### MISCELLANEOUS.

MURRAY ST.—George H. Pegram, 165 Broadway, architect and engineer, has plans in progress for a 2-sty brick and steel sub-station, at 77-79 Murray st, for the Interborough Rapid Transit Co., 165 Broadway, owner.

### Bronx.

#### APARTMENTS, FLATS & TENEMENTS.

WASHINGTON AV.—Gronenberg & Leuchtag, 303 5th av, have plans in progress for a 6-sty brick and stone tenement, 55x91, on the east side of Washington av, 158 ft south of 175th st, for Cedar Construction Co., Joseph Lese, pres., 35 Nassau st, Manhattan, owner. Cost, \$40,000.

176TH ST.—Walter Martin, 1932 Arthur av, has plans in progress for a 5-sty brick and stone tenement, 45x81, at the southwest cor of 176th st and Anthony av, for the C. C. & C. Construction Co., William C. Bergen, pres., 1932 Arthur av, owner and builder. Cost, \$50,000.

CLAY AV.—Walter Martin, 1932 Arthur av, has completed plans for a 5-sty brick and stone apartment, 59x95, at the southeast cor of Clay av and 176th st, for the C. C. & C. Construction Co., William C. Bergen, pres., 1932 Arthur av, owner and builder. Cost, \$60,000.

### DWELLINGS.

ELLIS AV.—B. Ebeling, 2400 Westchester av, has completed plans for the alteration to the two 2 and 3-sty dwellings with stores at the southeast cor of Ellis and Olmstead sts, for John Buns, 833 Kinsella av, owner. Cost, \$2,500.

### SCHOOLS AND COLLEGES.

189TH ST.—C. M. Morgan, 529 Courtlandt av, has completed plans for a 1-sty brick public school gymnasium, 38x51 ft, in the south side of 189th st, from Webster to Park avs, for the City of New York, Board of Education, Park av and 59th st.

### STABLES AND GARAGES.

MORRIS AV.—Charles Schaefer, Jr., 529 Courtlandt av, is revising plans for a 6-sty

reinforced concrete garage, 150x100 ft, on the east side of Morris av, 50 ft south of Grand Boulevard and Concourse, for Charles Weihe, Bay st, City Island, owner and builder. Cost, \$50,000.

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

WEBSTER AV.—M. W. Del Gaudio, 401 East Tremont av, has completed plans for a 1-sty brick garage, 100x100, on the west side of Webster av, 100 ft south of 167th st, for the Kiesler Realty Corp., Phillip Wattenburg, pres., 960 Prospect av, owner and builder. Cost, \$15,000.

### STORES, OFFICES AND LOFTS.

187TH ST.—Lucian Pisciotta, 391 East 149th st, has completed plans for a 1-sty taxpayer and dwelling, in 187th st, near Prospect av, for the Weiler Company, Henry M. Powell, pres., 51 Chambers st, owner and builder. Cost, \$5,000.

### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

FRANKLIN AV.—Cohn Bros., 361 Stone av, are revising plans for two 4-sty brick and stone apartments, 50x100, at the cor of Franklin and Rogers avs. Owner's name will be announced later. Total cost, \$125,000.

TOPSCOTT ST.—Cannella & Gallo, 60 Graham av, have completed plans for a 4-sty brick and stone apartment, 35x88, in the east side of Topscott st, 325 ft north of Sutter av, for Phillip Lopresti, 51 Topscott st, owner and builder. Cost, \$20,000.

58TH ST.—Cantor & Dorfman, 373 Fulton st, have completed plans for a 3-sty brick tenement, 20x80 ft, in the south side of 58th st, 80 ft west of 8th av, for the L. & A. S. Bldg. Co., 44 Court st, owner and builder. Cost, \$9,000.

ROCHESTER AV.—Cohn Bros., 361 Stone av, have completed plans for two 4-sty brick tenements, 53x93 ft, on the west side of Rochester av, 102 ft south of Park pl, for the Idam Holding Co., 312 Hopkinson av, owner. Cost, \$30,000.

PULASKI ST.—Cohn Bros., 361 Stone av, have completed plans for two 4-sty brick tenements, 50x87 ft, in the north side of Pulaski st, 225 ft east of Marcy av, for the Madison Construction and Improvement Co., 83 Hart st, Bklyn., owner and builder. Cost, \$60,000.

### QUEENS

68TH ST.—F. W. Eisenla, 186 Remsen st, has completed plans for a 3-sty brick tenement, 25x75 ft, in the north side of 68th st, 235 ft west of 5th av, for Theodore Cross, 452 Senator av, owner. Cost, \$4,500.

### DWELLINGS.

EAST 18TH ST.—R. T. Schaefer, 1525 Flatbush av, has completed plans for six 2½-sty frame dwellings, 17x47, in the west side of East 18th st, 100 ft north of Av N, for I. Bergs, 1199 Flatbush av, owner and builder. Total cost, \$24,000.

NEW UTRECHT AV.—Samuel Millman & Sons, 1776 Pitkin av, have completed plans for a 1-sty brick dwelling, with store, 46x78, at the northwest cor of New Utrecht av and 51st st, for the Alto Holding Co., L. Levy, pres., 44 Court st, owner and builder. Cost, \$6,000.

5TH AV.—S. Millman & Sons, 1776 Pitkin av, have completed plans for a 3-sty brick dwelling and garage, 21x80, at the northwest cor of 5th av and 63d st, for the Alto Holding Co., 44 Court st, owner and builder. Cost, \$5,000.

WITHERS ST.—Laspia & Salvati, 525 Grand st, have completed plans for the alteration and extension to the 2-sty dwelling in the north side of Withers st, 143 ft east of Kingsland av, for M. Cassalino, 216 Richardson st, Brooklyn. Cost, \$4,000.

WEST 12TH ST.—A. W. Pierce, 26 Court st, has completed plans for two 2-sty frame dwellings, 16x32 ft, in the west side of West 12th st, 145 ft south of Av Q, for Pierrepont Davenport, 36 Willoughby av, owner. Cost, \$6,000.

CROPSEY AV.—Angelo Magnovic, 112 50th st, Corona, has completed plans for a 2-sty brick dwelling, 19x34 ft, at the southeast cor of Cropsey av and 27th av, for Stefano Romano, 229 3d av, owner. Cost, \$3,500.

WARWICK ST.—Charles Infanger & Son, 2634 Atlantic av, are completing plans for two 2-sty brick and stone dwellings, 21x55 ft, with garage in rear, in the west side of Warwick st, 220 ft south of Dumont av, for the Ashwick Bldg Co., 493 Ashford st, owner and builder. Cost, \$5,000 each.

WEST 37TH ST.—George H. Suess, 2966 29th st, has completed plans for two 2-sty

frame dwellings, 17x34 ft, in the east side of West 37th st, 450 ft north of Mermaid av, for S. Feinberg, 3211 Mermaid av, owner and builder. Cost, \$4,000.

**GATES AV.**—Shampan & Shampan, 772 Broadway, are preparing plans for the alteration and extension to the 3-sty brick dwelling with stores at 646 Gates av. Owner's name will be announced later. Cost, \$5,000.

**CLEVELAND ST.**—Andrew J. Peplone, 298 8th av, L. I. City, has completed plans for a 2-sty brick dwelling, 19x45 ft, in the east side of Cleveland st, 90 ft south of New Lots road, for Dattolo Lonbalda, 314 East 9th st, owner. Cost, \$4,000.

**WESTMINSTER RD.**—Slee & Bryson, 154 Montague st, have completed plans for two 2½-sty frame dwellings, 22x42 ft, on the west side of Westminster rd, 287 ft south of Ditmas av, and on the west side of Westminster road, 327 ft south of Ditmas av, for Ida E. Dietesch, 574 Argyle rd. Total cost, \$11,000.

**HERZEL ST.**—E. M. Adelson, 1776 Pitkin av, has completed plans for two 2-sty brick dwellings with stores, 25x50 ft, at the northeast cor of Herzel st and Blake av, for I. Cooper, 236 Blake av, owner. Total cost, \$8,000.

**CATON AV.**—Richard P. Sherlock, 37 East 3d st, has had plans completed privately for a 2-sty brick dwelling, 36x52 ft, on the north side of Caton av, 120 ft east of East 4th st. Cost, \$4,000.

**EAST 92D ST.**—Charles Infanger & Son, 2634 Atlantic av, have completed plans for two 2-sty frame dwellings, 18x38 ft, in the west side of East 92d st, 95 ft south of Glenwood rd, for John D. Rush, 1378 East 92d st, owner. Cost, \$3,500.

**MANHATTAN BEACH.**—Slee & Bryson, 154 Montague st, are preparing plans for four 2½-sty brick and frame dwellings, 25x38 ft, in Amherst st, for J. Englehart, 1525 Dorchester rd, owner and builder. Cost, \$6,000 each.

**EXETER ST.**—Kallich & Lubroth, 215 Montague st, have completed plans for a 2-sty brick dwelling, 35x45 ft, in the west side of Exeter st, 340 ft south of Hampton st, for Charles J. Heisman, 76 West End av, Brooklyn. Cost, \$8,500.

**8TH AV.**—Cantor & Dorfman, 373 Fulton st, have completed plans for three 3-sty brick dwellings with stores, 20x80 ft, at the southwest cor of 8th av and 61st st, and on the west side of 8th av, 20 ft south of 61st st, for Morris Perman, 1560 56th st, owner. Total cost, \$17,000.

**VIENNA AV.**—William C. Winters, 106 Van Siclen av, has completed plans for a 2-sty brick dwelling, 20x42 ft, on the north side of Vienna av, 20 ft west of Williams av, for the Blake Construction Co., 845 Dumont av, owner and builder. Cost, \$3,500.

**80TH ST.**—MacDonald Mayer, 189 Montague st, Bklyn., has completed plans for five 2½-sty frame dwellings, 17x44 ft, in the north side of 80th st, 143 ft east of 7th av, for the Modern Homes Bldg. Co., Samuel Martin, pres., 766 42d st, owner and builder. Total cost, \$20,000.

**FACTORIES AND WAREHOUSES.**  
**6TH AV.**—Boyle & Prowler, 367 Fulton st, have completed revised plans for a 1-sty brick factory, 73x80 ft, on the east side of 6th av, 40 ft north of 22d st, for the Century Pump & Machine Co. Cost, \$9,000.

**BEDFORD AV.**—E. C. Georgi, 4185 Fulton st, Woodhaven, L. I., has completed plans for a 4-sty brick and concrete storage and shop, 45x200 ft, on the east side of Bedford av, 193 ft south of Flushing av, for H. N. Weckesser, 108 Spencer st, owner and builder. Cost, \$50,000.

**SCHOOLS AND COLLEGES.**  
**BUTLER ST.**—H. M. Devoe, 131 Livingston st, has completed plans for the interior alterations to the public school in Butler st, east of 4th av, and at the northwest cor of 4th av and 41st st, for the City of New York, Board of Education, owner. Cost, \$18,000.

**STABLES AND GARAGES.**  
**ROEBLING ST.**—A. C. Kunzi, 65 Elliott av, Middle Village, L. I., has completed plans for a 1-sty brick and concrete garage, 35x75, in the east side of Roebling st, 66 ft north of North 9th st, for G. Gaemaro, 359 Metropolitan av, owner and builder. Cost, \$6,000.

**64TH ST.**—M. W. Del Gaudio, 401 East Tremont av, Bronx, has completed plans for a 1-sty brick garage, 18x20 ft, in the north side of 64th st, 611 ft west of 14th av, for Pasquale Scicia, on premises, owner.

**LEONARD ST.**—Shampan & Shampan, 772 Broadway, are preparing plans for a 1-sty brick garage, 30x70 ft, at 146 Leonard st. Owner's name will be announced later. Cost, \$5,000.

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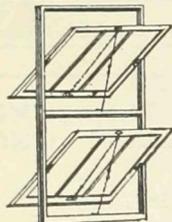
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HARRISON ST.—Glucroft & Glucroft, 671 Broadway, Brooklyn, have completed plans for a 1-sty brick garage, 20x40 ft, at the southeast cor of Harrison and Penn sts, for J. Bernstein, 8 Tompkins av, owner. Cost, \$2,500.

FLUSHING AV.—Volckening & Holler, 82 Wall st, Manhattan, have completed plans for a 1-sty brick garage, 50x100 ft, on the north side of Flushing av, 325 ft east of Bedford av, for Frank W. Cullen, 50 Sanford st, Bklyn., owner. Cost, \$4,000.

OCEAN PARKWAY.—The New Era Homes Corp., 189 Montague st, owner and builder, has had plans completed privately for seven 1-sty garages, 10x16 ft, in the east side of Ocean Parkway, 131 ft south of Av P, and in the west side of East 7th st, 136 ft south of Av P. Cost, \$3,000.

DRIGGS AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 3-sty brick and stone garage, 50x100 ft, at the northeast cor of Driggs av and South 5th st, for the Driggs Garage & Auto Co., 1 Manhattan av, owner. Cost, \$70,000.

ATLANTIC AV.—Boyle & Prowler, 371 Fulton st, are preparing plans for a 1-sty brick public garage, 200x130 ft, on Atlantic, Pacific and Grand avs, for the Marmur Holding Co., 189 Montague st, owner and builder. Cost, \$50,000.

### Queens.

#### DWELLINGS.

ELMHURST, L. I.—C. L. Varrone, 166 Corona av, Corona, L. I., has plans in progress for a 2-sty dwelling, 25x40, in Carter st, for Fred Marino, 97 Carter st, Elmhurst, owner and builder. Cost, \$2,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, Corona, has plans in progress for two 2-sty brick dwellings in Crown st, for Rose Spagna, Crown st, Corona, owner. Cost, \$5,000 each.

LYNBROOK, L. I.—Charles Skinner, 1021 Bedford av, Brooklyn, owner, contemplates erecting three 2-sty frame dwellings and stores in Main st. Name of architect and other details will be available later. Cost, \$3,000 each.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has plans in progress for alteration and extension to the frame dwelling and store on Boerum av, 100 ft south of Amity st, for August Schmidt, on premises, owner. Cost, \$3,500.

ARVERNE, L. I.—S. S. Pollock has completed plans for eighteen 1-sty frame bungalows, 15x28, for G. Taus & Son, 537 Boulevard, Rockaway Beach, owners and builders. Total cost, \$15,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for a 2-sty brick dwelling and store, 20x60, for Padaliano Cologero, 100 Rapalje av, Corona, owner and builder. Cost, \$5,000.

BELLE HARBOR, L. I.—John F. Lynch, Eldert av, Hollands, L. I., is preparing plans for a 2½-sty frame dwelling, 26x30, on Winthrop av, for Albert Veldhuisen, owner. Cost, \$4,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, has completed plans for five 2-sty frame dwellings, 20x32, in the north side of Fulton st, 120 ft west of Weber av, for Frank L. Ferguson, 66 Orange st, Brooklyn, owner and builder. Cost, \$12,500.

ROCKAWAY BEACH, L. I.—S. S. Pollock is preparing plans for three 2½-sty frame and stucco dwellings, 19x40, in Maple pl, for G. Taus & Son, 537 Boulevard, Rockaway Beach, owner and builder. Cost, \$4,000 each.

MASPETH, L. I.—William A. Meehan, 81 Jefferson av, has had plans completed privately for a 3-sty brick dwelling with store, 20x48 ft, in the north side of Grand st, 95 ft east of Monteverde av. Cost, \$4,000.

FLUSHING, L. I.—William McIntyre, 105 West Jackson av, Corona, has completed plans for a 2½-sty frame dwelling, 24x30 ft, at the southeast cor of Highland av and Jessup st, for Thomas W. Lock, 153 East 50th st, Manhattan, owner. Cost, \$3,500.

JAMAICA, L. I.—L. Dannacher, 319 Fulton st, has completed plans for a 2-sty frame dwelling, 20x40 ft, on the east side of Brown av, 250 ft south of South st, for Antonio Barretto, 4 Norris av, Jamaica, owner. Cost, \$3,000.

RICHMOND HILL, L. I.—J. W. Anderson, Walnut st, has had plans completed privately for two 2½-sty frame dwellings, 18x32 ft, on the west side of Driggs av, 255 ft north of Sutter av. Cost, \$5,000.

UNION COURSE, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, has completed plans for nine 2-sty frame dwellings, 16x43 ft, at the southwest cor of Grand and Snedeker avs, for the Martin

Construction Co., Euclid and Glenmore avs, Brooklyn, owner and builder. Cost, \$22,500.

RICHMOND HILL, L. I.—L. Dannacher, 319 Fulton st, Jamaica, has completed plans for two 2½-sty frame dwellings, 20 x50 ft, on the east side of Silkworth av, 406 ft south of Jamaica av, for Stuppelli & Bass, 101 Maple st, Richmond Hill. Cost, \$9,000.

RICHMOND HILL, L. I.—L. Dannacher, 319 Fulton st, Jamaica, has completed plans for a 2½-sty frame dwelling, 20x48 ft, at the northwest cor of Lambert st and Metropolitan av, for Ottilie Kirshner, 2036 Webster av, Bronx, owner. Cost, \$4,500.

FLUSHING, L. I.—William Von Felde, 2188 Metropolitan av, Middle Village, has completed plans for a 2-sty frame dwelling, 24x47 ft, on the north side of Vleigh road, 400 ft west of Jamaica road, for Henry Kappelmann, Johnson av, Elmhurst. Cost, \$3,000.

WOODHAVEN, L. I.—C. W. Vanderbeck, 342 Oak st, Richmond Hill, has completed plans for a 2-sty brick dwelling with store, 20x45 ft, on the north side of the Old South road, 340 ft east of Grant av, for C. Delsico, Old South road, Woodhaven, owner. Cost, \$3,000.

BELLAIRE GARDENS, L. I.—George A. Elliott, Walton st, Jamaica, has completed plans for two 2½-sty frame dwellings, 18 x32 ft, at the southwest cor of Chestnut and Elm sts, for Mrs. Grace R. Stewart, Hollis and Euclid avs, Bellaire. Cost, \$7,500.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, is preparing plans for three 3-sty brick dwellings with stores, in the north side of Fulton st, 50 ft east of Harvard st, for J. Pflugen, Jamaica Park Hotel, Jamaica, owner. Cost, \$7,000 each.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for four 2-sty frame dwellings, 30x24 ft, on the east side of Carpenter av, 225 ft south of Hillside av, for I. Wohl, 140 Bergen av, Jamaica, owner. Total cost, \$12,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for two 2½-sty frame dwellings, 22x36 ft, on the west side of Malden av, 90 ft north of Norwich av, for A. Dunham, 3 Union Hall st, Jamaica, owner.

WINFIELD, L. I.—Frank Chmelik, 796 2d av, L. I. City, has completed plans for a 2-sty brick dwelling with store, in the east side of Ramsey st, and Laurel Hill blvd, for George Alexander, owner and builder. Cost, \$4,500.

EDGEWATER, L. I.—William E. Sandifer, Boulevard, Rockaway Beach, L. I., has completed plans for a 2-sty frame dwelling, 24x39 ft, on the west side of Rochester av, 80 ft north of Edgemere, for Nathan Gliboff, 645 Amsterdam av, Manhattan, owner and builder. Cost, \$5,000.

### Richmond.

#### DWELLINGS.

SOUTH BEACH, S. I.—Cannella & Gallo, 60 Graham av, Brooklyn, have completed plans for a 1-sty brick dwelling, 20x42, on the west side of Arthur av, 600 ft south of Cedar av, for Angelo Loprimo, 436 East 13th st, Manhattan, owner and builder. Cost, \$3,500.

### New Jersey.

#### APARTMENTS, FLATS & TENEMENTS.

BLOOMFIELD, N. J.—B. Halsted Shepard, 564 Main st, East Orange, N. J., is preparing plans for two 4-sty brick and stone apartments, 80x90, at the cor of Broad st and Park av, and at the cor of Broad st and Park pl, for the Penn Bldg. Co., 210 Dodd st, East Orange, owner. The general contract has been awarded to Robert Trevett, 210 Dodd st, East Orange. Cost, \$40,000 each.

EAST ORANGE, N. J.—Samuel P. Bessman, 501 Clinton Building, Newark, N. J., has completed plans for a 3-sty frame flat, 44x51, in Princeton st, 100 ft south of Central av, for Peter Bessman, 20 Clinton st, Newark, owner and builder. Cost, \$9,000.

EDGEWATER, N. J.—William Mayer, Jr., and Edward Manahan, 711 Bergenline av, West New York, are preparing plans for a 4-sty brick apartment house with store, 50x72, at Hilliard av and Edgewater lane, for Bayles Even, on premises, owner. Cost, \$26,000.

WEST NEW YORK, N. J.—Angelo De Paola, 140 Central av, West Hoboken, has completed plans for the alteration of the 3-sty dwelling at 606 Hudson av, into a six-family flat, for Frank Quastella, 566 Hudson av, West New York, owner and builder. Cost, \$5,000.

KEARNEY, N. J.—Joseph Kennedy, 6

North 4th st, Harrison, N. J., has completed plans for a 3-sty frame flat with store, 22x67, at 247 Kearney av, for Emidio and Anna Ferraioli, 259 Kearney av, owner. Cost, \$7,000.

WEST NEW YORK, N. J.—Angelo De Paola, 140 Central av, West Hoboken, has completed plans for a 2-sty frame and stucco flat, 22x40, at 524 Dewey av, for Mrs. Maria Bruni, 717 Hudson av, West New York, owner. Cost, \$3,500.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, is preparing plans for the alteration to the 4-sty frame tenement with store at the southwest cor of 1st and East Jersey sts, for Harry Jacobson, on premises, owner. Cost, \$3,000.

WOODCLIFFE, N. J.—William Mayer, Jr., 711 Bergenline av, West New York, is preparing plans for a 4-sty brick apartment, 50x75 ft, in 32d st, near Park av, for August Kuhle, 711 Bergenline av, owner. Cost, \$30,000.

EAST ORANGE, N. J.—M. J. Nadel, Union Bldg., Newark, has plans nearing completion for a 4-sty brick apartment, 45x80 ft, at 142-144 North Munn av, for the City Improvement Co., c/o C. A. Codding, 67 Gaston st, West Orange, owner.

PASSAIC, N. J.—Abram Preiskel, Hobart Trust Bldg., Passaic, has completed plans for three 2-sty brick and stone flats with stores, at the northwest cor of Franklin and Van Houten avs, for the Pearl Realty & Construction Co., owner and builder. Cost, \$25,000.

#### CHURCHES.

JERSEY CITY, N. J.—Perna & Marangello, 79 River st, Hoboken, are preparing plans for a 1-sty brick rectory, 25x40, at 99 Wales av, for the Monte Carmelo Roman Catholic Church, on premises, owner. Cost, \$4,000.

#### DWELLINGS.

NEWARK, N. J.—Strombach & Mertens, Irvington, N. J., have completed plans for two 2½-sty frame and shingle dwellings, 28x29, at 64 and 68 Lyons av, for Albert Zwigand, 769 Hunterdon st, Newark, owner and builder. Cost, \$4,500 each.

WEST NEW YORK, N. J.—William Mayer, Jr., 711 Bergenline av, West New York, is preparing plans for the alteration and addition to the 2½-sty frame dwelling at 760 Palisade av, for E. W. Roberts, on premises, owner. Cost, \$3,000.

CHATHAM, N. J.—Peter Schultz, 256 Summit av, West Hoboken, N. J., has completed plans for thirty 2½-sty hollow tile and stucco dwellings, 26x30, for Charles F. Murphy, 292 Clinton st, Brooklyn, owner and builder. Cost, \$4,000 each.

HIGHLAND PARK, N. J.—Harry G. Bach, Raritan av, Highland Park, is preparing plans for three 2½-sty frame dwellings, 26x28 ft, for Solomon Bros., 417 Magnolia st, Highland Park, owners and builders. Cost, \$4,500 each.

HIGHLAND PARK, N. J.—Harry G. Bach, Raritan av, Highland Park, has completed plans for a 3-sty dwelling with store, 22x48 ft, on Woodbridge av, for G. Cristiano, c/o Felix Faranca, Woodbridge av, Highland Park, owner and builder. Cost, \$6,000.

NEWARK, N. J.—McMurray & Pulls, Essex Bldg., Newark, have completed plans for a 2½-sty brick and stone residence and a 1-sty brick garage, at the cor of Ridge st and Arlington av, for J. B. D'Homergue, owner. Cost, \$12,000.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, New Brunswick, is preparing plans for a 2½-sty frame dwelling, 26x50 ft, at the cor of George

and Bishop sts, for C. H. Cramer, 349 George st, New Brunswick. Cost, \$5,000.

ENGLEWOOD, N. J.—Carretto & Forster, 50 East 42d st, are preparing plans for the alteration and addition to the 2½-sty frame residence of Alfred D. Childs, Lincoln st, Englewood.

NUTLEY, N. J.—Herman Fritz, News Bldg., Passaic, has completed plans for two 2½-sty frame dwellings, 26x30 ft each, for Charles Mutch, 175 Centre st, Nutley, owner and builder. Cost, \$4,000 each.

KEARNEY, N. J.—J. B. Warren, 31 Clinton st, Newark, has completed plans for a 2½-sty frame dwelling, 22x57 ft, at the southeast cor of Garfield av and Devon st, for Robert and Elizabeth Douglas, Chestnut st, Kearney, owners. Cost, \$6,000.

NEWARK, N. J.—Neil J. Convery, 665 Broad st, Newark, is having plans prepared privately for a 3½-sty frame dwelling, 28x30 ft, in Montrose st, near S. Orange av. Cost, \$5,000.

NEWARK, N. J.—Conklin & Convery, 665 Broad st, Newark, are preparing plans for a 2½-sty brick and stone residence on Hebben Terrace, near Clinton av. Owner's name will be announced later. Cost, \$18,000.

ELIZABETH, N. J.—John Rud, 222 Westfield av, Elizabeth, has had plans completed privately for a 2½-sty frame dwelling, 26x30 ft, in Salem pl. Cost, \$4,500.

BOGOTA, N. J.—Herman Fritz, News Bldg., Passaic, has completed plans for four 2½-sty frame dwellings, 26x30 ft, for William Lucas, Hackensack, N. J., owner and builder. Cost, \$4,000 each.

MONTCLAIR, N. J.—B. S. Van Antwerp, 44 Church st, Montclair, is preparing sketches for the alteration and extension to the 2½-sty frame residence of T. C. Schehan. Cost, \$5,000.

NUTLEY, N. J.—Conklin & Convery, 665 Broad st, Newark, are preparing plans for a 2½-sty frame dwelling, 24x40 ft, for J. R. Beachler, 59 Mountainview av, Nutley, owner. Cost, \$6,500.

ELIZABETH, N. J.—William E. Clum, 120 Broad st, Elizabeth, has completed plans for two 2½-sty frame dwellings, 24x30 ft, in Palmer pl, near Emerson av, for Schulman & Bachman, Roselle, N. J., owners and builders. Cost, \$4,500 each.

#### STABLES AND GARAGES.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, has completed plans for a 1-sty brick and stone public garage, 75x100 ft, at 102-104 Clinton pl, for the Aetna Realty Co., 738 Broad st, owner and builder. Cost, \$10,000.

#### STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, Newark, is preparing plans for the addition to the 4-sty brick department store at 419 Springfield av, for Louis Rothstein, 413 Springfield av, owner.

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

#### Other Cities.

##### MUNICIPAL.

ELMIRA, N. Y.—Henry D. Whitfield, 160 5th av, Manhattan, is preparing preliminary plans for a library building at the southeast cor of Lake and East Church sts, for the Steele Memorial Library, Boyd McDowell, secretary, East Market and Lake sts, owner, and the Carnegie Foundation, 576 5th av, Manhattan, donor. Cost, \$100,000.

### CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.  
BRONX.—Wennemer Construction Co., 103 Park av, has the general contract for the three 5-sty brick and stone apartments, 75x100 ft, at the southeast cor of Jerome av and 181st st, for the 181st St. Bldg. Corp., Harrison av and 181st st, owner. Cost, \$200,000.

NEWARK, N. J.—F. Wuethich & Son, 56 Valley st, Newark, have the general contract for the alteration of the 3-sty brick dwelling into a 3-family flat at 359 Broad st, for Miss Sophronia Anderson, 474 Broad st, Newark, owner, from plans by William J. Fitzsimons, 207 Market st, Newark. Cost, \$3,500.

NEWARK, N. J.—Joseph Gili & Co., 9 Hurlbut st, Orange, N. J., has the general contract for the 4-sty brick and terra cotta apartment house at 99-101 2d av, for Dehls & Stein, 243 South st, Newark, owners, from plans by F. H. Koenigsberger, 665 Broad st, Newark. Cost, \$35,000.

#### CHURCHES.

BROOKLYN, N. Y.—S. Kahn, 45 Nevins st, has the general contract for the 2-sty brick and terra cotta synagogue, 340x90 ft, in the east side of Douglas st, 93 ft south of Pitkin av, for the Congregation Thora Ancha Chesed, c/o Louis Eisenberg, 115 Osborn st, from plans by M. Whinston, 439 Stone av. Cost, \$35,000.

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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.

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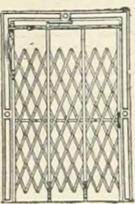
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### DWELLINGS.

**PATERSON, N. J.**—P. S. Van Kirk, 85 Fulton st, Paterson, has the general contract for the alteration and extension to the 3-sty frame residence at 567 East 18th st, for Michael Dunn, Romaine Bldg, owner, from plans by Frederick W. Wentworth, 140 Market st, Paterson. Cost, \$3,500.

**NEW BRUNSWICK, N. J.**—B. Shiff, 3 Bishop st, New Brunswick, has the general contract for the frame dwelling, 22x50 ft, on Eastern av, for A. L. Fertig, Nelson st, New Brunswick, owner, from plans by Harry G. Bach, Raritan av, Highland Park. Cost, \$4,000.

**NEW BRIGHTON, S. I.**—Hans Hermansen, 340 Oakland av, West New Brighton, has the general contract for the alteration to the 2½-sty frame residence on Belmountain Terrace, for Gilbert Elliott, Belmountain road, from plans by Godley & Haskell, 15 East 40th st, Manhattan.

**PORT WASHINGTON, L. I.**—H. H. Smith Bldg. Co., Main st, Bayshore, has the general contract for the 2½-sty frame residence, 32x64 ft, with garage, at Sands Point, for Clarence G. Eagle, 57 Broad st, Manhattan, owner, from plans by Charles N. Hart, Main st, Bayshore. Cost, \$18,000.

**GUTTENBERG, N. J.**—Frank P. Roscitt, 445 21st st, West New York, has the general contract for the 2-sty brick dwelling with store at the southwest cor of Palisade av and 27th st, for Frederick Kleferle, 37 Bergenline av, Guttenberg, from plans by William Mayer, Jr., 711 Bergenline av, West New York. Cost, \$5,000.

**WEST NEW YORK, N. J.**—Gottlieb Common & Son, Harrison pl, West New York, have the general contract for the two 2-sty brick dwellings, 21x30 ft, in Van Beuren pl, near 17th st, for John D. Rover, 426 15th st, West New York, owner, from plans by William Mayer, Jr., 711 Bergenline av. Cost, \$3,500 each.

**GUTTENBERG, N. J.**—F. H. Kukuk, 309 Harrison pl, Union Hill, has the general contract for the 2-sty brick dwelling and garage, 25x28 ft, on Park av, for G. Noger, 74 Park av, owner, from plans by Joseph Weber, 132 26th st, Guttenberg. Cost, \$4,000.

**NORTHPORT, L. I.**—Vail & Call, Burt av, Northport, have the general contract for the 2-sty frame and shingle dwelling, 24x26 ft, for Mrs. J. Hadden, Plainfield, N. J., owner, from privately prepared plans. Cost, \$3,000.

**JAMAICA, L. I.**—R. Johnson, 15 Maxweber av, Jamaica, has the general contract for the two 2-sty frame and shingle dwellings, in the north side of Fulton st west of Maxweber st, for the Spartan Realty Co., 66 Orange st, Bklyn, owner, from plans by Otto Thomas, 354 Fulton st, Jamaica.

**SEA CLIFF, L. I.**—John D. Cosgrove, Glen Cove, L. I., has the general contract for interior alterations to the residence of James Mahon, from privately prepared plans. Cost, \$3,500.

**HARTSDALE, N. Y.**—Ninian Jamieson, 243 South Broadway, Yonkers, has the general contract for the 2½-sty brick residence, 42x37 ft, for J. M. Lawrence, owner, from plans by Bannister & Schell, 67 Wall st. Cost, \$15,000.

**PLAINFIELD, N. J.**—Michael Rimmer, 681 Essex st, Plainfield, has the general contract for the alteration and addition to the 2½-sty frame residence in East 7th st for George P. Mellick, 43 Exchange pl, Manhattan, owner, from plans by John P. Benson, 331 Madison av, Manhattan. Cost, \$20,000.

**YONKERS, N. Y.**—Ninian Jamieson, 243 South Broadway, Yonkers, has the general contract for the alteration to the 2½-sty frame residence on Park Hill av, for Owen Davis, from privately prepared plans. Cost, \$2,500.

### STABLES AND GARAGES.

**BROOKLYN, N. Y.**—J. H. O'Rourke, 264 39th st, has the general contract for the six 1-sty brick garages, 36x18 ft, in the north side of 45th st, 240 ft east of 5th av, for Louis Stecher, 4516 6th av, owner, from plans by Thomas Bennett, 5123 3d av. Cost, \$6,000.

**LONG BRANCH, N. J.**—Gilbert Van Cleef, 226 Hamilton av, Long Branch, has the general contract for the 2-sty brick and stucco auto showroom, garage and apartment house, 50x100 ft on Broadway, near the City Hall, for Samuel Heimlich, Broadway, Long Branch, owner, from plans by Leon Cubberley, 192 Broadway, Long Branch. Cost, \$10,000.

**SMITHTOWN, L. I.**—S. H. Tyler, Edgewood av, Smithtown, has the general contract for the 2-sty frame stable, 28x300 ft, on Edgewood av, for R. Lawrence Smith, 17 Battery pl, Manhattan, owner, from privately prepared plans. Cost, \$6,000.

### STORES, OFFICES AND LOFTS.

**MANHATTAN**—Rocalsky Bros., 17 East 42d st, have the general contract for the alteration to the brick and stone store building at 166 William st, for Thomas R. Van Boskerck and others, c/o Geo. R. Read & Co., 30 Nassau st, owners, and Joseph Brownstein, lessee, from privately prepared plans. Cost, \$5,000.

**MANHATTAN**—The Cauldwell-Wingate Co., 381 4th av, has the general contract for the alteration to the brick loft building at 107-109 Lafayette st, for Charles Matthiesen, owner, from privately prepared plans. Cost, \$7,500.

**MANHATTAN**—The Chelsea Carpenter Contracting Co., 134 West 116th st, has the general contract for the alteration and extension to the 3-sty brick store and loft building at 1848-1850 Lexington av, for Edward W. Lerner, on premises, owner, from plans by J. M. Felson, 1133 Broadway, architect. Cost, \$4,500.

**MANHATTAN**—Marc Eidlitz & Son, 30 East 42d st, have the general contract for the alteration to the 16-sty brick bank and office building, 52x101 ft, at 128 Broadway, for the American Exchange National Bank, on premises, owner, from plans by Clinton & Russell, 32 Nassau st, architects. Cost, \$30,000.

**MANHATTAN**—W. J. Yennie, 45 East 42d st, has the general contract for the alteration of the 4-sty brick dwelling, 22x94 ft, at 35 West 43d st, into a restaurant, for Bernard W. Webei, 140 Park av, Mt. Vernon, owner, and Jacques Vonandl and A. Mertzolf, 72 Seaman av, lessees, from plans by William J. Russell, 25 West 42d st. Cost, \$10,000.

**MANHATTAN**—The Wharton Green Co., 22 William st, has the general contract for the alteration to the store and 2d floor in the building at the northeast corner of 5th av and 37th st, for the Columbia Graphophone Co., 233 Broadway, Manhattan, lessee, from plans by Starrett & Van Vleck, 8 West 40th st, architects.

### MISCELLANEOUS.

**MANHATTAN**—The Riverside Contracting Co., 39 Cortlandt st, has the general contract for the extension of Pier No. 20, at the foot of Chambers st, and Pier 21, foot of Duane st, for the City of New York, Dept. of Docks and Ferries, owner, and the Erie Railroad Co., 50 Church st, lessee, from privately prepared plans. Cost, \$76,016.

**JERSEY CITY, N. J.**—Henry Steers, Inc., 17 Battery pl, Manhattan, has the general contract for the freight yard improvement at the Greenville yards, for the Pennsylvania Railroad Co., 7th av and 32d st, owner, from privately prepared plans.

### TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

**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.

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

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

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

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

DEPARTMENTAL RULINGS.

Municipal Building.

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

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

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

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

Week Ending Feb. 10.

MANHATTAN ORDERS SERVED.

Broadway, 580-2—Therese Weil et al, c Benj J, 5 Beekman.....ExS Broadway, 580-2—Central Hat Wks.....O Broadway, 628-30—Est John H Mahoney, 872 Madison av.....A(R) Catherine st, 69—Samuel Solowitz, DC-Rec-GE-FA-D&R Canal st, 348-50—Central Union Gas Co, 529 Courtlandt av.....GE Canal st, 348-50—Roger Potter, 366 W 55, WSS(R)-FP(R)-ExS-FP-St(R) Chambers st, 187—Fruit & Produce Printing Co, 97 Murray.....Rec-GE Chambers st, 187—N Y Stamp Co.....Rec-GE Cherry st, 368—Roman Catholic Orphan Asylum, 470 Madison av.....St(R)-O-DC-WSS(R) Coenties slip, 25—Michael Schonbrunn, FC-St(R) 21 st, 47 E—Mrs Margaret Derr.....Rub-GE 69 st, 507-9 E—Lenox Hill Settlement Assn., A Front st, 216—Eloise L B Norris, Tuxedo Park, N Y.....ExS-FE-St(R) 5 av, 518—Madame Irene, Mrs Ignatz Kann, FA-El-Rec Grand st, 107-13—Astor Est, 23 W 26, FP-St(R)-ExS Grand st, 109-13—B Ullman Co.....Rec Grand st, 273-5—Kranzof & Shemin.....DC Leonard st, 109-11—Clasp Envelope Co, El-Rec-O Reade st, 78—Herman R Edgar, 81 Nassau, ExS-FE(R)-St(R) 2 av, 1615-17—Edw C Sheehy, 1374 Lexington av.....WSS(R) 6 av, 473—Nicholas Gianikos.....D&R 3 av, 2336—Wyanoak Realty Corp, 136 W 52, FE(R)-St(R)-ExS 3 av, 4177—Bartelstone Bros.....ExS-FE(R) Washington st, 254—Casazza & Co, 116 Warren.....Rub-D&R-O-Rec 26 st, 135-9 W—Loft Realty Co, 321 W 94, Stp(R)-FP(R)-FD-Rub-Ex(R)-ExS 28 st, 40 W—Martin H Goodkind, 42 Broadway.....ExS-FP(R)-FP 28 st, 40 W—Israel Novick.....O 32 st, 9 W—W R Addicks.....GE 35 st, 154-6 W—W & E Realty Co, c M L Ernst, 56 Liberty.....FP(R)-WSS(R) 36 st, 154-6 W—Con Gas Co, 130 E 15.....GE 38 st, 107-9 W—Hugo & Mocco Restaurant Co, ExS-FA-Rec-TD-Tel-Rub-O 42 st, 47-65 W—Eugene A Hoffman Estate, 258 Bway.....WSS(R)-FP(R)-Stp 43 st, 244 W—Selwyn Realty Corp, 1451 Bway, GE-WSS(R) 43 st, 244 W—Abraham Shoer.....FA 113 st, 47 W—Mrs H Fibel.....A Wooster st, 176-8—Lemberger & Katzenbogen, DC-Rub-O Broadway, 392—Chas A Baudouine Est, 1181 Bway.....St(R)-ExS Centre st, 174—Est John P Graham.....St(R) 39 st, 21 W—Carstein & Linnekin, 221 4 av.....Ex Allen st, 59—Edw A Ridley.....A Amsterdam av, 1121-9—Eugene Higgins, 1 Madison av.....Rub Ann st, 21-3—Bartley Press.....GE Ann st, 21-3—Manhattan Press.....Rec Ann st, 21-3—Metropolitan Jewelry Case Co, GE Ann st, 41—Eisenstein & Co.....Rec-GE Bleeker st, 41—Morris Stenborg.....Rec Bleeker st, 41—Rabush Runkin & Jaffe.....Rec Bleeker st, 41—Morris Pacher.....Rec Bleeker st, 41—Harry Hyman.....Rec Bleeker st, 41—Morris Kaufman.....Rec

Bleeker st, 41—Nathan Rubinger.....Rec Bleeker st, 41—Max Cohen.....Rec Bleeker st, 41—Morris Smolowitz.....Rec Bleeker st, 41—Amon Siegel.....Rec Bleeker st, 41—Jacob Lerner.....Rec Bleeker st, 41—Est C W Seamans, 293 Bway, Rub Bleeker st, 41—Lubofsky & Son.....Rec Bleeker st, 41—Benj Rosenfeld.....Rec Bleeker st, 51—Gustave Hart.....Rec Bleeker st, 51—Garshof & Greenbaum.....Rec Bleeker st, 51—Morgenstern, Goden & Shoebach.....Rec Bleeker st, 51—Isaac Brody.....Rec Bleeker st, 51—Samuel Rudolph.....Rec Bleeker st, 51—Horowitz & Mogohuch.....Rec Broadway, 414—Isaac Franco.....Rec Broadway, 414—Imperial Mfg Co.....El Chambers st, 178-80—Est Marshall O Roberts, c U S Trust Co, 45 Wall.....El-FP(R)-Ex(R)-FP 10 st, 86 E—Clara Fried.....FD-A 11 st, 41-51 E—Pacific Novelty Co.....Rec 11 st, 41-51 E—Levy & Schilt, Inc.....Rec 11 st, 41-51 E—Merchants & Eclipse Sponging Co.....Rec 17 st, 11 E—Goldman & Matuszevitz.....FA(R)-El 17 st, 11 E—Harris Goldman.....Rub-Rec 17 st, 11 E—Fronlicht & Duncher.....Rec 17 st, 11 E—B W Co.....FP(R) 17 st, 11 E—G Clayton & Co.....GE 30 st, 4 E—M Peffer, Summit, N J.....DC 47 st, 306-10 E—Isaac Untermyer et al, 37 Wall.....Rub 125 st, 209-11 E—Lee Cooke, Wilderness, Va, FP-WSS(R) 5 av, 385-7—Est Geo Bliss, c J L Ward, 16 Exchange pl.....FD-A 5 av, 396—Geo Canfield et al, 344 W 72.....A-FD 4 st, 66-8 E—Manhattan Lyceum.....Rub Great Jones st, 39—Barnet B Goldberg, GE-FP(R) Great Jones st, 39—Samuel Schneeweiss.....El Great Jones st, 39—Tuttleman Bros.....Rec Greenwich st, 779—Est Peter M Wilson, c R M, 296 Convent av.....A(R) Lafayette st, 54-60—Halsworth Press.....El Lafayette st, 54-60—Ritterband Reed & Co.....El Lafayette st, 54-60—Fredk Hubner.....El-Rec Murray st, 96—Herman Hoisch.....D&R-O-Rub Nassau st, 35-7—Postal Restaurant Co, GE-Rec-FA Nassau st, 35-7—Frank Shattuck.....FA 6 av, 473—N Gianikos.....Rub South st, 292-3—Ed V Z Lane, 143 Liberty, WSS(R)-FP(R)-Ex(R) Vesey st, 44—Caroline Stiner.....FP(R) Vesey st, 44—Lincoln Mounting & Finishing Co.....DC Washington st, 250—Edgar Howell, D&R-O-Rec Washington st, 248—J F Volekman & Co, D&R-O-Rec-Rub Washington st, 285—Peter Carozza.....Rec Washington st, 285—Poggi & Co.....GE West Broadway, 481-8—Mrs Mary H Smith et al, c C D, 27 William.....Spr(R)-WSS(R) 44 st, 128-34 W—The Lambs.....Stp(R)-WSS-ExS-D&R-Rec-O-FP-Rub-FA-Tel-TD-A 49 st, 546 W—David Belasco, 115 W 44, DC-El-Rec 181 st, 611 W—Lynn Studio.....El-Rec 181 st, 611 W—Adolph Haesler, FA-D&R-FP(R) Amsterdam av, 106—Leopold Melchner, RefSys(R)-FP-FD-CF Amsterdam av, 345—T J McLaughlin's Sons, CF-FA Amsterdam av, 415—Cushman's Sons, 49 Manhattan av.....RefSys(R)-FP-FD-CF Battery Park—N Y Aquarium, RefSys(R)-FP-FD-CF Bowery, 257—Emma B Redfield, c Robt L, 35 Nassau.....FP Broadway and 70 st—Sherman Apt Hotel Co, RefSys(R)-FP-FD-CF Broadway, 115—U S Realty & Imp Co, RefSys(R)-FP-FD-D&R-FP-CF Broadway, 120—Equitable Office Bldg, RefSys(R)-FP-FD-CF Broadway, 149—Singer Sewing Machine Co, RefSys(R)-FP-FD-CF Broadway, 3552—S W Childs & Co...App-FP(R)

BRONX ORDERS SERVED.

141 st and Southern Boulevard—Lincoln Hosp and Home.....RefSys(R)-D&R-FP-FD-CF Southern Boulevard and 143 st—Ward Baking Co.....RefSys(R)-FP-FD-CF 148 st, 304 E—Arsenio Pinigato.....FA-Rec 149 st, 358 E—Peoples 149th St Market, RefSys(R)FP-FD-CF 158 st and Sheridan av—N Y C R R Co, Grand Central Term'l.....FP(R)-CF-FD 167 st, 502 E—Christ Heck, RefSys(R)-D&R-FP-FD-CF Crotona av and Southern Blvd—Fordham Hosp, Michael J Hawkins, supt.....RefSys(R)-FP-FD Morris Park av, 660—L Ernst & Son, RefSys(R)-D&R-FD-CF Park av, 4219—Richard Webber, RefSys(R)-FP-FD 3 av, 3257—Henry Kastens, RefSys(R)FP-FD-CF Tremont av, 475—L Oppenheimer, RefSys(R)-FP-FD Wales av and Unionport rd—N Y Catholic Protectory, 415 Broome.....RefSys(R)-FP-FD Westchester av, 828—Paul Suther,RefSys(R)-CF Westchester av, 946—John Harries, RefSys(R)-CF Westchester av, 961—Joseph Rosman, FP-FA-Rec-NoS Westchester av, 1021—Christian Schuck & Co, RefSys(R)-FD-CF Westchester av, 1051—Jacob Carstens, RefSys(R) Westchester sq, 61—Landgrebe & Kaufman, D&R Westchester sq, 63—James Butler, 390 Washington.....RefSys(R)-D&R-FP-FD-CF 133 st, 570-80 E—Schieffelin & Co.....A-FD 148 st, 454-78 E—C E Hertlein.....FD-A

BROOKLYN ORDERS SERVED.

Atlantic av, 17-19—Johanns Steamship Prov Co.....RefSys(R)-FP-FD Atlantic av, 404—Restaino Bros, RefSys(R)-D&R-FP-FD-CF Atlantic av, 435—A Busch Bottling Co, RefSys(R)-FP-D&R-FD

Henry st, 348-52—Polhemus Memorial Clinic, RefSys(R)-D&R-FD-FP Hudson st, 244—Weill & Isaacs, RefSys(R)-FD-FP Johnson av, 96-104—Steph's Choc & Candy Co, RefSys(R)-FD-FP Kingston av, 112—Amelia James, RefSys(R)-FP-D&R-FD Kingston av, 267—H Surnfleth, RefSys(R)-D&R-FP-FD-CF Lafayette av, 71—T Eisenbiegler, RefSys(R)-D&R-CF-FD Livingston st, 85—Wm James Moore, RefSys(R)-FP-FD-CF Marcy av, 210—H Baumann.....RefSys(R)-FD-CF Marcy av, 828—Wm Jurgens, RefSys(R)-FP-FD-CF Montague st, 98—Hotel Bossert, RefSys(R)-D&R-FP-FD-CF Myrtle av, 126—Samuel Klein & Son, RefSys(R)-D&R-FP-FD Nevins st, 8-10—Ritz Restaurant Co, RefSys(R)-FP-FD-CF Nevins st, 50—Y W C A, 376 Schermerhorn, RefSys(R)-FP-D&R-FD 7 st, 157 N—Chas Kaplan, RefSys(R)-FP-D&R-FD-CF Nostrand av, 281—Friedrich C VonDohlen.....D&R Pacific st, 619—Nathan Strauss, RefSys(R)-FP-D&R-FD Reid av, 294—Chris Nelson, RefSys(R)-D&R-FP-FD-CF Remsen st, 175—Title G & Tr Co, RefSys(R)-FP-FD Remsen st, 146—Hamilton Club, RefSys(R)-FP-D&R-FD Rockwell pl, 77—B Walker Cafe & Rest Co, RefSys(R)-FP-D&R-FD Rogers av, 497—Fred Meyer, RefSys(R)-FP-D&R-FD-CF Sands st, 167—Navy Y M C A, RefSys(R)-D&R-FP-FD-CF 46 st and 2 av—S N Bixby & Co, RefSys(R)-FP-FD 6 st and 7 av—M E Hosp.....RefSys(R)-FP-FD-CF 7 av, 99—Bremer Bros.....RefSys(R)-FP-FD-CF 7 av, 1326—H Runne & Co, RefSys(R)-FP-FD-CF Sumner av, 404—Peter P Brady, RefSys(R)-FP-D&R-FD-CF Smith st, 225—Ernest Arnold, RefSys(R)-FP-FD-CF Oxford st, 144-50 S—B P O Elks No 22, RefSys(R)-FP-FD Taaffe pl, 222—Julius Kayser Co, RefSys(R)-FP-FD-CF Tompkins av, 406—Conrad C Speidel, RefSys(R)-FP-D&R-CF-FD 3 av, 5121—H C Bohack Co, 1921 Bway, RefSys(R)-FP-D&R-FD Washington st, 323—Phillips Lunch Co, RefSys(R)-FP-FD-CF Water and Washington sts—Robert Gair Co, 50 Washington.....RefSys(R)-FP-FD Atlantic av, 532-40—Pitts Motor Car Repair & Sales Corp.....CF Atlantic av, 337—W E Randall.....CF Bergen st, 64—Arthur E Secoe, CF-Rec-StSys(R)-WSS(R) Bergen st, 18—Darn & Huffman.....FA-Rec Belvidere st, 31—Wm Ulmer Brewery.....FP Bremen st, 35—Obermeyer & Liebmann, Noll st.....Rec-NoS-FA Boerum pl, nr Bergen st—A M Madigan, 130 Boerum pl.....D&R-StSys(R) Bartlett st, 55—Sam Kovirz.....RQ Caton av, 315—Albert L Miller.....NoS-FA-Rec Cook st, 180—Louis Farber.....FA Caton av, 1835—Agnes M McKiernan, El(R)-FP Cumberland st, 362—Alfred Wilmarth.....CF Dumont av, 312—Benjamin Abelson, NoS-FA-FP-WSS(R), Eastern Parkway, 1498—Max Schultz, NoS-FA-Rec Emerson pl, 96-8—Washington Bulky (Inc), FA-Rec-El(R)-D&R New York av, 1295 E—Philip Kass.....Rec-D&R Fulton st, 1242—Henry W Koch.....D&R Fulton st (foot)—Joseph Marrone, 375 Fulton, NoS-FA Flatbush av, 1488—Gerhard Erickson, Rec-NoS-FA 56 st (foot)—Morse Dry Dock & Repair Co, CF 46 st, 1245—Morris Bergman.....FA-Rec Flatbush av, 369—Chas Stork.....CF 5 av, 4619—Louis Simon.....D&R 4 av, 243—Bklyn Oil & Grease Co, NoS-FA-Rec 5 av, 450—Julius Neergard.....Rub-El Grand st, 910-26—A O'Donnell Cooperae, Ex-FA-FP Greene av, 495—H A Wade.....D&R Grove st, 301—Adam Mann.....FA Gardner and Maspeth avs—Domestic Chemical Co.....CF Green av, 1516—Geo Burkard.....NoS-Rec-FA Green st, 244—Wm P Miller Co.....Rec Ingraham st, 69-71—John E Biggins & Co, FA-NoS Kings Highway, 1206—Glass & Gordon.....FA Kings Highway, 248—H Wilson Boyd.....FA-Rec Lexington av, 388—C P Brush & Bro.....Rec Linwood st, 285—Abraham Wilinsky.....FP Lexington av, 368—Chas L Allen.....FA-GE(R) Marcy av, 562—Jacob Levin.....NoS-FA-Rub Madison st, 439—Emil Friedler.....CF Marlborough rd, 80—J Edw Coles.....El(R) QUEENS ORDERS SERVED. Broadway, 223 (L I C)—Joseph Pacovsky, D&R-DC Boulevard, 506 (Rock Bch)—Kohn's Dept Store.....D&R 11 av, 332 (L I C)—August Weiler.....Rec-FP Nurge st and L I R R (Bushwick Branch) (Maspeth)—Gasoline Distributing Co, 7 av & 33 st.....NoS-FA-Rec-El(R)-D&R Webster av (foot) (L I C)—New Amsterdam Gas Co, Vernon av.....CF-D&R RICHMOND ORDERS SERVED. Richmond Terrace, 2800—Clair V N Decker, 156 Harrison av.....D&R-Rec-FA-NoS Tompkins av, 479 (Tompkinsville)—Rohde & Schmidt.....GE-FP(R)-FD Sheridan av, nr Fingerboard rd—John Hutchins.....DC-FP Richmond Terrace, 2608 (Pt Rich)—Kaling Est.....DC

# 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.

New York City is the largest building field in the United States. If you want to reach the buyers in this market you can do so by being listed in this department. The expense involved is small. The possible buyers are many. The probabilities are that an investment of \$25 will prove very profitable.

## Architectural & Legal Photographers.

WURTS BROTHERS, 66 W. 35th Street. Tel. Greeley 6947.

## Auctioneers.

DAY, JOSEPH P., 31 Nassau street. Tel. Cortlandt 744.  
KENNELLY, INC., BRYAN L., 156 Broadway. Tel. Cortlandt 1547.

## Awnings and Canopies.

SMITH, ARTHUR F., 79 Beekman St. Tel. Beekman 3912.

## Bank and Office Fixtures.

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

## Blue and Black Prints.

AMERICAN BLUE PRINT CO., 30 E. 42nd St. Tel. Murray Hill 1265.  
CONCOURSE BLUE PRINT CO., 52 Vanderbilt Ave. Tel. Murray Hill 212.  
NEW YORK BLUE PRINT PAPER CO., 58 Reade St. Tel. Worth 600.

## Boilers.

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

## Brick.

EMPIRE BRICK & SUPPLY CO., 103 Park avenue. Tel. Murray Hill 6580.  
GREATER N. Y. BRICK CO., 103 Park avenue. Tel. Murray Hill 761.  
SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

## Bronze Tablets and Memorials.

(Cast, etched and engraved)  
ABBOTT, W. H., 143 W. 42d St. Tel. Bryant 3929.

## Builders.

CORNING CO., EDWARD, 52 Vanderbilt Ave. Tel. Murray Hill 7071.

## Building Management.

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

## Building Material (Masons).

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

## Building Material (2nd Hand).

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

## Building Reports.

DODGE CO., F. W., H9 West 40th street. Tel. Bryant 4800.  
A daily service (card system) giving accurate information of contemplated buildings, and other forms of construction, with details of the material and equipment required.

## Cabinet Work.

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

## Carpenters, Contracting.

COOK & SON, F. A., 127 West 40th Street, New York.

## Cement.

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

## Cement Work.

CLAIRMONT CONCRETE CO., 103 Park Ave., Tel. Murray Hill 2552.  
HARRISON & MEYER, 1182 Broadway. Tel. Madison Square 8718.  
TAYLOR RONALD, 520 East 20th street. Tel. Gramercy 4.

## Compo-Board.

WRIGHT LUMBER CO., INC., 148 W. 38th St. The World's Best Wall Board. Tel. Greeley 292.

## Concrete Floors and Sidewalks.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

## Consulting Engineers.

KNOX, CHARLES E., 101 Park avenue. Tel. Murray Hill 7220.

## Contractors' Bonds.

RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

## Contractors (General).

FREDERICK CONSTRUCTION CO., 391 E. 149th St. Tel. Melrose 9054.  
FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.  
GRANT CONTRACTING CO., 7 E 42d St. Tel. Murray Hill 4897.  
PARKER CO., JOHN H., 315 4th avenue. Tel. Gramercy 6317.

## Cornice and Skylights.

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

## Doors and Sashes.

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

## Dumbwaiters.

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

## Electri Service.

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

## Elevator, Alterations and Repairs.

AMERICAN ELEVATOR & MACHINE CORP., 117 Cedar St. Tel. Rector 4738.  
MAINTENANCE CO., 417-421 Canal St. Tel. Spring 9670.  
NEW YORK ELEVATOR CO., 50 Grand St. Tel. Spring 8514.  
STALEY ELECTRIC ELEVATOR & MACHINE CO., 136 Prince St. Tel. Spring 7710.  
WARNER ELEVATOR REPAIR CO., 113 Warren St. Tel. Cortlandt 1362.

## Elevator Fire Doors—Safety Appliances.

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

## Elevators—Hand Power.

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

## Elevators (Passenger and Freight).

BURWAK ELEVATOR CO., 216 Fulton St. Tel. Cortlandt 8463.  
G. E. ENGINEERING CO., 417-421 Canal St. Tel. Spring 9670.  
OTIS ELEVATOR CO., 26th street and 11th avenue. Tel. Chelsea 7500.  
WATSON ELEVATOR CO., 148 E. 42nd St. Tel. Murray Hill 7795.  
WHEELER-McDOWELL ELEVATOR CO., 97 Varick St. Tel. Spring 6085.

## Excavators.

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 ANNESS & 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 Grille Work.

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

## Iron Work (Arch. and Struc.)

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