

REAL ESTATE RECORD AND BUILDERS GUIDE.

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BENEFITS OF THE NEW ZONING RESOLUTION

Some Cases Cited Bearing on the New Law —Property Owners Will Be the Gainers

By CARLYLE M. KEYES, of the New York Bar

THE new Building Zone Resolution, passed by the Board of Estimate last July, has been attacked by various parties in suits before the courts. Already two cases in which collateral attacks have been made have been decided in the Supreme Court. It is to be expected that legislation, which carries the city as far forward in the cause of city planning as does this Resolution, should receive its share of criticism. All legislation which departs from established precedents and enters into new fields of high endeavor must be defended actively for a period until it passes from the realm of questioned legislation into that of accepted law. A committee is being formed for the defense of the Resolution in all cases that may come before the courts. The Committee on the City Plan has performed its work with such thoroughness and the Resolution was passed after such a complete investigation of conditions throughout the city, that it would be a backward step if the constitutionality of the Resolution could not be upheld.

The Resolution divides the city into various districts and makes appropriate regulations for each as regards location of trades and industries, height and bulk of buildings, and area of yards, courts and other open spaces. The principal ground upon which the resolution will be attacked is the familiar one, which seems stereotyped to the follower of new legislation, viz., that it is an improper exercise of the police power and a violation of the Fourteenth Amendment. Fortunately the modern trend of the courts is to give the police power a very liberal interpretation, and this is especially true of the United States Supreme Court. A few of the cases upon which the resolution may be defended may be briefly considered.

An interesting case on restrictions as to the use of property is that of *Cusack v. The City of Chicago*, just decided by the United States Supreme Court and not yet reported. A Chicago ordinance provides that it shall be unlawful to construct any billboard in any block in which one-half of the buildings on both sides of a public street are used exclusively for residential purposes without first obtaining the consent in writing of the owners owning a majority of the frontage of the property on both sides of the street. It was claimed that the ordinance was an unrestrained exercise of the police power, which, if given effect, could be used without any regard to the safety, health, morals, comfort or welfare of the public and that it, therefore, offends against the Fifth and Fourteenth Amendments to the Constitution of the United States.

The court, in upholding the constitutionality of the act, said:

The principles governing the exercise of the police power have received such frequent application and have been so elaborated upon in recent decisions of this court, concluding with *Armour & Company v. North Dakota*, 240 U. S. 510, 514, that a further discussion of them would not be profitable, especially in a case falling as clearly as this one does within their scope. We, therefore, content ourselves with saying that while this court has refrained from any attempt to define with precision the limits of the police power, yet its disposition is to favor the va-

lidity of laws relating to matters completely within the territory of the State enacting them and it so reluctantly disagrees with the local legislative authority, primarily the judge of the public welfare, especially when its action is approved by the highest court of the State, whose people are directly concerned, that it will interfere with the action of such authority only when it is plain and palpable that it has no real or substantial relation to the public health, safety, morals, or to the general welfare. *Jacobson v. Massachusetts*, 197 U. S. 11, 30. And this, for the reasons stated, cannot be said of the ordinance which we have here.

Another recent case is *Spann v. City of Dallas*, 189 S. W. 999. The City Commissioners adopted a resolution prohibiting the building of business houses in the resident part of the city unless the consent of three-fourths of the property owners within a radius of 300 feet were obtained. The court upheld the ordinance on the ground that the city charter empowered the city to pass all laws essential for the welfare, good order and prosperity of the citizens, and there was nothing to indicate that the commissioners acted arbitrarily or that they did not act solely for the true welfare, comfort and prosperity of the citizens of the city.

Hadacheck v. Sebastian, Chief of Police of the City of Los Angeles, 239 U. S. 394, is another case in which an ordinance regulating the use of property in certain districts was upheld. The ordinance made it unlawful for any person to establish or operate a brick yard or brick kiln or any establishment for the manufacture or burning of brick within described limits in the city. The petitioner was convicted of a misdemeanor for a violation of this ordinance. He was the owner of a tract of land within the limits described in the ordinance upon which there was a very valuable bed of clay, where he had made excavations and erected expensive machinery. He alleged that if the ordinance were declared valid he would be compelled to entirely abandon his business and would be deprived of the use of his property. This was a hard case to decide, but the Court upheld the ordinance. At page 410 it was said:

It is to be remembered that we are dealing with one of the most essential powers of government, one that is the least limitable. It may, indeed, seem harsh in its exercise, usually is on some individual, but the imperative necessity for its existence precludes any limitation upon it when not exerted arbitrarily. A vested interest cannot be asserted against it because of conditions once obtaining. *Chicago & Alton R. R. v. Tranbarger*, 238 U. S. 67, 68. To so hold would preclude development and fix a city forever in its primitive conditions. There must be progress, and if, in its march, private interests are in the way, they must yield to the good of the community. The logical result of petitioner's contention would seem to be that a city could not be formed or enlarged against the resistance of an occupant of the ground, and that if it grows at all, it can only grow as the environment of the occupations that are usually banished to the purlieus.

A very similar case with a similar decision is that of *Reinman v. Little Rock*, 237 U. S. 171, in which it was held that a municipal ordinance passed under the authority delegated by the State Legislature, making it unlawful to conduct a livery stable business within a designated area, is a valid exercise of the police power, provided only that the ordinance is not so unreasonable, arbitrary or unjustly discriminatory as to infringe

upon rights granted by the Fourteenth Amendment to the Federal Constitution.

A case directly in point on the question of limiting the height of buildings is that of *Welch v. Swasey*, 214 U. S. 91. The Massachusetts Legislature passed a statute limiting the height of buildings in all cities to 125 feet, and providing for lower limits in certain parts of the City of Boston, to be designated by a commission. The commission created "District B," in which the height of buildings was limited to 80, or in some cases to 100 feet. The plaintiff wished to obtain a permit for a building 124 feet 6 inches in height in this district, which was refused by the Board of Appeal from the Building Commissioner. The plaintiff sought a mandamus to compel the Board of Appeal to issue the building permit upon the ground that the statutes unduly and unreasonably infringe upon his constitutional rights as to the taking of property without compensation and the denial of equal protection of the laws. The Court, referring to the opinion of the Supreme Judicial Court of Massachusetts, said:

In this case the Supreme Judicial Court of the State holds the legislation valid, and that there is a fair reason for the discrimination between the height of buildings in the residential as compared with the commercial districts. That court has also held that regulations in regard to the height of buildings, and in regard to their mode of construction in cities, made by legislative enactments for the safety, comfort, or convenience of the people, and for the benefit of property owners generally, are valid. *Atty. Gen. v. Williams (Knowlton v. Williams)*, 174, Mass. 476, 47 L. R. A. 314, 55 N. E. 77. We concur in that view, assuming, of course, that the height and conditions provided for can be plainly seen to be not unreasonable or inappropriate. * * *

We are not prepared to hold that this limitation of 80 to 100 feet, while in fact a discrimination or classification, is so unreasonable that it deprives the owner of the property of its profitable use without justification, and that he is therefore entitled under the Constitution to compensation for such invasion of his rights. The discrimination thus made is, as we think, reasonable, and justified by the police power.

It might well be supposed that taller buildings in the commercial section of the city might be less dangerous in case of fire than in the residential portion. * * * Under these circumstances there is no unreasonable interference with the rights of property of the plaintiff in error, nor do the statutes deprive him of the equal protection of the laws. The reasons contained in the opinion of the State Court are, in our view, sufficient to justify their enactment.

Two cases have thus far arisen in the New York Courts involving the new resolution, but the constitutionality of the resolution is not raised in these cases.

In *Anderson v. Steinway & Sons*, reported in the New York Law Journal for January 23, 1917, at page 1446, an action was brought to enforce specific performance of a written contract for the purchase of certain premises known as No. 112 West 58th street. The contract contained a clause to the effect that if upon examination of the title it should be found unmarketable, the purchasers should not be obligated to take title under the contract. The answers set up that after the contract and before the delivery of the deed the Board of Estimate passed a resolution making the block in which the property was

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ASSESSMENT ROLLS DETERMINED

Manhattan Shows Decrease, Though Realty Totals Increase \$89,352,804 Over 1916

ON March 1, the assessment rolls are sent to the Board of Aldermen and the tax rate for 1917 is determined, according to a statement issued by Lawson Purdy, Tax Commissioner. The total assessment of real and personal property for 1917 shows an increase of \$89,352,804 over 1916, of which \$46,726,639 is on real estate and \$42,626,165 is on personal estate.

There was a decrease in the assessed value of ordinary real estate in Manhattan of \$68,538,470, but the increase in other boroughs overcame this decrease

and gave a net increase for the city of \$1,718,171. Most of the decrease in Manhattan was south of 14th Street. The increase for special franchises is \$36,214,983.

Last year there was an increase in the assessment of personal property of over \$24,000,000 and the collection has been the largest percentage of the levy since consolidation. Up to Feb. 1, over 77 per cent. of the tax had been collected. The sum collected was \$5,935,000, which is nearly \$1,500,000 in excess of recent years. This year there is an increase in the assessment of over \$42,000,000.

The Resolution prescribes the remedies for its enforcement and the legal procedure and penalties in case of violations, and it may well be argued that the remedies prescribed by the Resolution are exclusive. But, in any event, there is no allegation that the public authorities charged with the duty of enforcing the Resolution have refused to act.

This is really a victory for those upholding the Resolution, because it leaves the entire work of enforcing the Resolution in their hands, enabling them to put up the strongest case which it is possible to make and to see that the Court has before it, in every case, full information regarding the legal, economic and social aspects of the question. Furthermore, it removes the danger of collusive suits over which the city might have no control.

From the cases already decided it would appear that the Zoning Resolution has a good chance of being sustained by the courts if it can be shown that the district lines and other limitations are not fixed arbitrarily and that the restrictions as to use, heights and area are for a greater public welfare. This is largely a question of fact and to meet this issue the Committee on the City Plan and other committees working with it are making a detailed and scientific study of every phase of the question.

Tax Rates Fixed.

The new city tax rates which were fixed Thursday at a special meeting of the Aldermen showed a slight decrease as compared with last year, except in Queens County, where the inclusion of the East River park improvement caused a jump of 3 points. There was a decrease of 2 points in Manhattan and 1 in the Bronx, Kings and Richmond. The table of rates for this year and 1916 follows:

	1917.	1916.
New York County.....	\$2.02	\$2.04
Bronx County	2.08	2.09
Kings County	2.07	2.08
Queens County	2.09	2.06
Richmond County	2.12	2.13

The rate was figured on each \$100 valuation.

The rates were fixed on valuations of \$8,673,705,318, determined by the Department of Finance estimates. This was an increase of \$89,352,804 over 1916. The increase in real estate values was \$46,726,639 in the five Boroughs and the increase in personal property valuations \$42,626,165.

The estimate showed a decrease in real estate values in New York County of \$41,486,226. It was in part offset by an increase in personal property valuations in this county of \$21,919,400.

The taxes go to meet the appropriations of the 1917 budget, amounting to \$211,114,136.82.

Building Statistics.

Comparative statistics of building and engineering operations in New York, New England, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota and portions of Missouri and Eastern Kansas, as compiled by the F. W. Dodge Company:

Contracts awarded January 1 to March 1:	
1917.....	\$186,041,000
1916.....	129,065,000
1915	92,084,400
1914.....	90,164,000
1913.....	132,875,000
1912.....	81,004,500
1911.....	104,756,000
1910.....	89,954,407

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

Contracts awarded January 1 to March 1:	
1917.....	\$42,228,000
1916.....	15,298,000
1915.....	21,836,500
1914.....	16,048,000
1913.....	55,139,000
1912.....	22,580,500
1911.....	25,600,500
1910.....	25,554,000

RECAPITULATION OF REAL ESTATE, REAL ESTATE OF CORPORATIONS AND SPECIAL FRANCHISES. ASSESSMENT ROLL.

	1916	1917	Net Increase
Manhattan—			
Real Estate.....	\$4,748,231,066	\$4,679,692,596	*\$68,538,470
Real Estate Corporations.	101,350,945	106,156,940	4,805,995
Franchises	280,248,618	302,494,867	22,246,249
Total	\$5,129,830,629	\$5,088,344,403	*\$41,486,226
The Bronx—			
Real Estate.....	\$619,288,876	\$630,882,481	\$11,593,605
Real Estate Corporations.	47,526,600	47,405,500	*121,100
Franchises	32,053,720	35,939,013	3,885,293
Total	\$698,869,196	\$714,226,994	\$15,357,798
Brooklyn—			
Real Estate.....	\$1,632,038,807	\$1,666,307,845	\$34,269,038
Real Estate Corporations.	29,214,655	30,061,045	846,390
Franchises	91,107,508	94,532,547	3,425,039
Total	\$1,752,360,970	\$1,790,901,437	\$38,540,467
Queens—			
Real Estate.....	\$487,996,860	\$510,032,993	\$22,036,133
Real Estate Corporations.	32,611,590	35,395,640	2,784,050
Franchises	18,786,164	24,436,374	5,650,210
Total	\$539,394,614	\$569,865,007	\$30,470,393
Richmond—			
Real Estate.....	\$81,093,570	\$83,451,435	\$2,357,865
Real Estate Corporations.	3,116,730	3,594,880	478,150
Franchises	3,156,652	4,164,844	1,008,192
Total	\$87,366,952	\$91,211,159	\$3,844,207
Grand Recapitulation.			
Real Estate.....	\$7,568,649,179	\$7,570,367,350	\$1,718,171
Real Estate Corporations.	213,820,520	222,614,005	8,793,485
Franchises	425,352,662	461,567,645	36,214,983
Total	\$8,207,822,361	\$8,254,549,000	\$46,726,639
Personal Estate.			
Manhattan	\$317,187,300	\$339,106,700	\$21,919,400
The Bronx.....	6,265,500	9,524,400	3,258,900
Brooklyn.....	43,789,090	57,502,715	13,713,625
Queens	6,711,060	10,266,200	3,555,140
Richmond	2,577,200	2,756,300	179,100
Total	\$376,530,150	\$419,156,315	\$42,626,165
Assessment Roll of Real and Personal.			
Manhattan	\$5,447,017,929	\$5,427,451,103	*\$19,566,826
The Bronx.....	705,134,696	723,751,394	18,616,698
Brooklyn.....	1,796,150,060	1,848,404,152	52,254,092
Queens	546,105,674	580,131,207	34,025,533
Richmond	89,944,152	93,967,459	4,023,307
Total	\$8,584,352,511	\$8,673,705,315	\$89,352,804

*Decrease.

ZONING RESOLUTION.

(Continued from page 283.) located a residence district and prohibiting the erection or use of any building or premises within such district for business purposes. The defendant claimed that because of this resolution the plaintiff was unable to convey the fee simple of the premises free from all incumbrances. The Court said:

There is no doubt in my mind that the adoption of the building zone resolution did not constitute an incumbrance or restriction within the meaning of the contract of which the defendant may legally avail itself as a ground for rejecting the title. Clearly the incumbrance or resolution which would justify a rejection of the title must be one imposed upon the property, not by act of law, but by some affirmative act of the grantor or his predecessor in title, or in consequence of a violation of law on their part through an act of omission or of commission, for which they were responsible. Nor may it be properly said that the Building Zone Resolution in itself rendered the title unmarketable.

The other case is Whitridge et al v. Park et al, reported in the New York Law Journal for February 19, 1917. Certain residential property owners sought to enjoin the continuation of a restaurant business at 47 Fifth avenue, which was in a residential district established by the Zoning Resolution. It was held that the injunctive power of the Court could not be invoked by a private individual unless it were shown that a restaurant is a nuisance; that the mere prohibition in the Resolution against the use of the district for business purposes would not make that a nuisance which otherwise is not a nuisance, and that equity will not undertake to restrain an act which violates a municipal ordinance unless the act is a nuisance per se. The principal point of interest in the case is that in which the Court says:

MEASURES AFFECTING REAL ESTATE

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

SPECIAL attention was given by the Joint Committee on Legislation of the Real Estate Board of New York at its last meeting to the question of food legislation. The board recorded its opposition to four important bills. Chief among these is Senator Wicks' bill which would enlarge the functions of the State Department of Foods and Markets and would give practically unlimited powers to this Department. Another of these bills is Senator Towner's Int. No. 434, which would appropriate \$300,000 and authorize the State to establish milk markets, stations and creameries with complicated provisions for the sale of milk and milk products. Senator Gilchrist's bill, authorizing the Mayor of New York when emergencies arise to appoint a Food Commission with wide powers, is opposed on the ground that it is undemocratic and economically unsound. Assemblyman Callahan's bill providing for a referendum on the question of acquiring sites for State terminal markets in cities of the State and appropriating \$25,000,000 for this purpose, is opposed on the ground that this is not a fit subject to refer to the people, but should be decided as a matter of governmental policy.

Three bills by Assemblyman McArdle, Nos. 795, 796 and 797, would make radical amendments to the Code of Civil Procedure. One would make it compulsory for referees in foreclosure to give a bond of a surety company, the premium to be paid out of the funds received at the sale; one would give the right to any party affected by an entry of a judgment of foreclosure to apply for leave to incur additional advertising expense; and the third provides that notice at judicial sales must contain a statement of any encroachments that may be shown by an accurate survey of the premises. These bills are all opposed.

Senator Lockwood's bill, which would apply the hours of labor features of the Labor Law to office buildings, and Assemblyman Evans' bill licensing real estate brokers, are also opposed.

Senate Int. 310, Mills (Assembly Int. 896, L. H. Wells), establishing a Department of State Police.

This bill has the endorsement of the Real Estate Board.

Senate Int. 380, Murphy, providing for appointment by the Governor of a commission of three members to investigate and report on the desirability of amendments to the article relative to registration fees of motor vehicles used solely for commercial purposes, and to recommend upon what basis the fees shall be charged.

This measure is disapproved. The Real Estate Board does not believe in creating innumerable commissions of this kind. If an investigation of the existing motor vehicle fees is necessary, there are at present governmental agencies which are well able to make such an investigation. There is no need for the creation of a new commission.

Senate Int. 434, Towner (Assembly Int. 847, Smith), to amend the General Business Law in relation to the establishment of milk markets, stations and creameries by the State Commissioner of Foods and Markets, and making an appropriation therefor.

The bill provides that the Foods and Markets Commissioner shall establish state milk markets, receiving and distributing stations, pasteurizing plants and creameries, when he deems advisable; may acquire the necessary property by purchase, lease or condemnation. He may sell the product at private sale or auction and deducting the cost of such service amortized on a fifty year basis, turn over the balance to the consignor. The sum of \$300,000 is appropriated. The bill is opposed. The principle is economically unsound in that it authorizes unwarranted State interference and control, rather than reasonable supervision, of commodities now handled by private enterprise.

Senate Int. 520, Wicks (Assembly Int. 755, Grant), in relation to agriculture, foods and markets.

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.

This bill is based upon a meager and inadequate report known as the Joint Report on Foods and Markets of the Governor's Market Commission, Mayor Mitchell's Food Supply Committee and the Wicks Legislative Committee, dated December 28, 1916.

Aside from the objections hereinafter recited, there is no convincing argument in support of the claim that this bill will reduce the cost of food to the consumer. There is grave presumption, on the contrary, that while failing to attain this object it will have a demoralizing effect on the established food industry, particularly in New York City, conducted by large private investments, the direct result of which demoralization would be to reduce real property values in a wide area of the city and so indirectly to decrease the taxable values of the city and increase taxation.

(1) This bill is crude on its face and shows lack of knowledge of the subject matter with which it deals.

(2) It is too complex and voluminous and requires a longer time for consideration than has been permitted.

(3) The bill gives the commission which it creates, authority to buy and sell commodities in competition with citizens of the State. It gives the commission the right to regulate the prices of such commodities.

(4) It involves an expensive machinery which, according to the prompters of the bill, will be more elaborate and complex than both of our public service commissions. This will put an enormous burden on the taxpayers without any return, as the two public service commissions expend more than \$3,000,000 annually merely for administrative functions.

(5) The principle in the bill which gives the right to the State to buy and sell foodstuffs in competition with its citizens is economically unsound and dangerous. It singles out one large private industry for excessive control. It gives the State the right to accept gifts of money from private individuals and corporations, to be used in payment of State employees, which we believe to be a bad principle, in that it degrades the State, is government contrary to democratic principles and is totally contrary to the policy just adopted by the United States Government in discontinuing such practice in the Federal Agricultural Department.

(6) The principle of a large commission is bad. The present system under which the Agricultural Department is administered by a single commissioner is more efficient for that department.

(7) The bill is mandatory and compels the commission to execute all of the twenty-six different powers conferred by the measure.

(8) Certain of its provisions applying to New York City place mandatory powers in the hands of a new market commissioner and apparently give that of-

ficial the right, without asking the consent of anyone, to construct markets without limit as to number and expenses, leaving the funds to be provided by other city departments.

(9) Other provisions applying to New York City take from the Board of Aldermen their present power of supervising and constructing markets and place these powers solely in the hands of the new commissioner without responsibility to anyone and without limiting the number of markets or the expense thereof.

Senate Int. 528, Robinson, adding new section 49 to Decedent Estate Law, providing that wherever personal property of a decedent, after passage of this act, is insufficient to pay the general legacies given by his will, such legacies shall be a charge upon the real estate not specifically devised by him unless a contrary intention appears in the will.

This bill is disapproved. While there may be merit in the proposed amendment there are many wills now in existence which were drawn on a different theory and which the passage of this law might seriously affect.

Senate Int. 530, Burlingame (Assembly Int. 473, Youker), amending Section 254, Real Property Law, by making various changes regulating the construction of recitals and covenants in mortgages and bonds, and agreements to extend or modify the terms thereof.

This bill is approved.

Senate Int. 531, Burlingame (Assembly Int. 472, Youker), amending Section 258, Real Property Law, by prescribing various short forms of deeds and mortgages of real property.

This bill is approved.

Senate Int. 537, Wicks, providing for the issuance of \$25,000,000 bonds by the State Comptroller to raise funds for paying for the elimination of railroad grade crossings in the State, and imposing a direct tax of five one-thousandths of a mill on each dollar of real and personal property in the State subject to taxation, to provide for the payment of the principal and interest thereof. The act is not to take effect unless approved in a referendum.

This bill is opposed. It would be very unfair to the City of New York. This city would be forced to shoulder the greater proportion of the direct tax to pay for this elimination of grade crossings throughout the State. Each county in the State should remove its own grade crossings if it so desires, but the burden should not be placed on New York City.

Senate Int. 545, Graves (Assembly Int. 791, Bewley), creating the Health Insurance Investigation Commission of New York State.

The Real Estate Board is opposed to this bill. It would create a new commission of three members at a salary of \$7,500 each to investigate the question of compulsory health insurance. One hundred thousand dollars is appropriated. Such a commission is unnecessary. An investigation of this subject is not warranted and the State cannot at present afford to spend more money on investigating commissions.

Senate Int. 581, Lockwood (Assembly Int. 875, Brennan), amending the Labor Law in relation to the hours of labor of minors and women.

The Real Estate Board is opposed to the bill. Subd. 4 of section 161 is amended so as to make reduction in hours of labor for mercantile establishments for female employees over the age of 16, and so as to include business offices and restaurants. In other words, the provisions of the Labor Law in this respect are made specifically to apply to office buildings. The Real Estate Board is not primarily concerned in the number of hours prescribed for labor. Ordinarily it would be inclined to discourage unusually long hours. But it seems entirely reasonable to suppose that if the Labor Law is to apply in this particular to office buildings, such buildings will be subject to inspection, from this house-keeping feature, by the State Industrial Commission.

Section 79-c, subd. 3, Labor Law, provides that "no door leading into or out of any factory or any floor thereof shall be locked, bolted or fastened during working hours." Out of this condition has arisen the necessity of owners of buildings, in order that doors may be open for egress and inspection, to hire watchmen in buildings where any night work is done. When the urgency of business requires night work to be done, the time would have to be deducted from day work.

In any event, the underlying principle of the Labor Law is to protect persons employed at manufacturing. To make it now applicable to office buildings in any one particular is to assume the propriety of its being so applicable in all particulars.

Senate Int. 594, Lawson, amending the Greater New York Charter in relation to the Department of Licenses in the City of New York.

This measure would transfer to the Commissioner of Licenses authority to grant licenses to auctioneers and provides that he shall also have cognizance and control of the licensing and renewals of electric signs. Aside from the fact that these functions can be left to the existing licensing authorities, the bill proposes to create in the office of the Commissioner of Licenses "a chief inspector and as many inspectors as the Commissioner of Licenses may deem necessary." The Real Estate Board is opposed to this bill.

Senate Int. 604, Dunnigan, adding a new section 436a to Greater New York Charter, providing that when the cost of a temporary sewer is assessed against benefited property the amount of such assessments shall be created toward the payment of subsequent assessments against such property for a permanent sewer thereafter constructed.

This bill is disapproved. No temporary sewer is laid without a complete understanding with the parties affected. When it is laid, it is with the full knowledge that it is only temporary. The cost for such a temporary sewer should not be charged to the city, but to those who are benefited by the temporary accommodation.

Senate Int. 610, Carroll (Same as Assembly Int. 705, Donnelly), providing that the total cost of constructing the sewer on Maspeth avenue, Conselyea street, Graham avenue, Richardson street, Union avenue, and North 12th street, Brooklyn, assessments for which were entered by the Bureau of Assessments and Arrears on December 9, 1916, shall be borne exclusively by the Borough of Brooklyn, and cancelling assessments against benefited property.

While the Real Estate Board believes that the principle of this bill is correct, that the property owners who paid for the original sewer in these streets should not be forced to pay part of the cost of constructing a new, larger sewer, which would not benefit these owners a particle, it feels that this is not properly a matter for State legislation. The city has the machinery and the power to make such an arrangement and proper regard for the home rule principle requires that the State Legislature should not interfere.

Senate Int. 616, Foley (Assembly Int. 842, Ryan), reestablishing a Workmen's Compensation Commission to administer the Workmen's Compensation Law; and

Senate Int. 617, Foley (Assembly Int. 843, Ryan), taking from the State Industrial Commission the administration of the Workmen's Compensation Law.

These bills are opposed by the Real Estate Board. While it probably was desirable, when the Workmen's Compensation Law was enacted, to have it administered by a separate commission, now that this authority has been placed in the Industrial Commission and is working well, it seems inadvisable to make any change.

Senate Int. 618, Foley, authorizing the New York City Board of Water Supply, with the approval of the Board of Estimate, and consent in writing of sureties or bondsmen, to agree with contractors for cancellation or alteration of contracts for work or material; and

Senate Int. 619, Foley, authorizing department heads, borough presidents, officers, boards or commissions, to agree with a contractor for cancellation or alteration of contract for work or materials, with the approval of the Board of Estimate and the consent of bondsmen or sureties.

These bills are disapproved. The Real Estate Board does not believe that such powers to cancel or make material modifications of contracts should be granted.

Senate Int. 630, Ottinger (Assembly Int. 783, Armstrong), authorizing the Sinking Fund Commissioners of New York City to lease any portion of the Hall of Records to the State.

This bill is approved by the Real Estate Board.

Senate Int. 632, G. F. Thompson (Assembly Int. 799, Cheney; Assembly Int. 890, Parker; Senate Int. 547, Gibbs), amending the Highway Law by providing that motor vehicle fees received by the county treasurers may, on resolution of the supervisor, be used for maintenance of roads and highways constructed under section 320 and 320-a, and for construction of such highways, and making other changes.

The Real Estate Board is opposed to this measure. The receipts from fees for registration of motor vehicles should

not be used for the maintenance and repair of highways. When these highways were constructed by the State it was with the understanding that the county would pay for their maintenance and should use the receipts from fees, etc., for the permanent construction or improvement of town highways. The original understanding should be adhered to.

Senate Int. 695, Gilchrist (Assembly Int. 979, Perlman), adding new section 236-a, New York Charter, providing that when the Mayor deems an emergency exists he may appoint a food commission of three members to purchase necessities of life and resell to inhabitants of the city at such price and in such quantities as it deems proper and to the best interests of the city. The Board of Estimate is authorized to appropriate the necessary funds. The commission is to determine when the emergency ceases.

The Real Estate Board is strongly opposed to the bill itself, but more particularly to the principle involved. Recent occurrences in the city have appeared on the surface to present the necessity for aiding a certain element in the community who are alleged to have been hit by the rise in the cost of food. Investigation by public and private organizations, however, have demonstrated the fact that the alleged distress growing out of food shortage has been greatly exaggerated.

This Board wishes to place itself on record as opposed to the prevailing tendency on the part of public officials to be influenced by public clamor to rush into legislation that is undemocratic and economically unsound.

The direct effect of this bill would be to place the city in unfair competition with the purveyors of foodstuffs. The indirect, but quite as serious result, would be to reduce the supply of food, and so to increase prices, for the reason that producers and distributors of foods would not supply a market where such competition exists.

Assembly Int. 764, Whitehorn, amending subd. 2, section 79-a, Labor Law, by providing that in factory buildings hereafter erected more than six stories high and 5,000 square feet in area, there shall be at least one dividing fire wall conforming to the requirements of the Labor Law, and providing for horizontal exits.

The Real Estate Board is opposed to this bill. The section sought to be amended already provides for the most rigid requirements in the way of double exits on each floor, remote from each other, with enclosed fireproof stairways, one of which may be a horizontal exit. Where buildings exceed 5,000 square feet an additional exit is required for each 5,000 sq. ft., or part thereof. Buildings more than 100 feet high must have at least one exterior enclosed fireproof stairway.

The Labor Law is recognized to err in the direction of rigidity. These amendments merely add to the cost of production, to be borne either by the consumer or the producer, as conditions may determine, without necessarily adding to the safety of tenants in factory buildings. It would also make mandatory horizontal exits which are now permissible and are frequently impracticable and an annoyance to tenants.

Assembly Int. 765, Whitehorn, amending subd. 1 and 2, section 79-b, Labor Law, making provisions relative to exits in existing buildings more than two stories, and stairway enclosures in buildings more than five stories, applicable to all factory buildings more than one story and making certain changes relative to requirements for such exits and stairways.

The Real Estate Board is opposed to this bill.

(1) All the rigid requirements as to exits now applying to buildings more than two stories would apply to buildings more than one story high.

(2) The discretion given the Industrial Commission (the Board of Standards and Appeals in New York City) as to acceptance of outside fire escapes is withdrawn, and such fire escapes are to be permitted only when occupancy is limited to the absurdly small number of eight persons per floor.

(3) Requirements for stairway enclosures now applicable to factory buildings more than five stories are made to apply to every such building more than one story high, and necessarily the latitude given the Industrial Commission (in New York City the Board of Standards and Appeals) as to buildings five stories or less in height is withdrawn.

This bill represents the extreme of

fanaticism in factory legislation. Its provisions are entirely unnecessary and seem to reflect, more than anything else, a desire to see how far a legislator may go in the direction of annoying owners of factory buildings. It must be borne in mind that these requirements are to apply to existing buildings and will affect practically all factory buildings.

Assembly Int. 766, Machold, making an appropriation of \$2,500,000 for the acquisition of land for the extension of the Palisades Interstate Park.

This bill is opposed. Although the State is committed to the appropriation of this sum to carry out the provisions of chapter 569 of the Laws of 1916, the Real Estate Board feels that any appropriation of this kind should be postponed in view of the present condition of the State's finances.

Assembly Int. 792, Marsh, adding new section 4-a to General City Law, authorizing cities to levy and collect taxes upon advertisements, advertising signs and devices, and upon the business of maintaining or publicly displaying advertisements, including advertising space on real estate. The rate may vary with the size of advertising space or position, or any circumstance relative to the advertising value.

The Real Estate Board approves this measure which creates a new source of revenue to the city. Other structures erected on vacant land or additions to existing structures automatically come under the taxing power. The signs affected are in effect structures which may be logically taxed.

Assembly Int. 795, McArdle, amending the Code of Civil Procedure in relation to the filing of bonds by referees in foreclosure actions.

This is a measure to make it compulsory for a referee appointed to sell in foreclosure to give a bond of a surety company, the premium to be paid out of the funds received on the sale.

This is one more scheme to add to the burdens of the property owner. There is no occasion for this act, as under the present law a judgment of foreclosure provides for the deposit of the funds realized on the sale by the referee in a trust company, and if the integrity of referees appointed by the Supreme Court needs safeguarding, it appears to be provided for already.

Undoubtedly this piece of legislation is being prompted in the interest of the surety companies.

There is no occasion for it whatever, and the expense to everyone interested in the property foreclosed would be very greatly increased.

It is to be noted that the proposed bond is to cover the amount of the judgment. That is, a man foreclosing a \$50,000 mortgage, who is absolutely sure that he will have to take in the property, will find his deficiency increased by a bond given by the referee with a surety company as his surety, to the amount of \$50,000 or more, for the judgment ordinarily exceeds the face of the mortgage, and upon this judgment there will have to be paid a premium of 1 per cent., or \$500.

This piece of legislation is positively iniquitous and wholly selfish, and is not intended to guard against referees appointed by Supreme Court Justices, who are presumably honest and faithful to their duties, but who are already safeguarded by the directions to deposit the funds coming into their hands in a trust company to the credit of the action.

Assembly Int. 796, McArdle, adding new section 1637-a to Code of Civil Procedure, providing that on entry of a judgment of foreclosure and sale, and party to the action may apply to the judge for leave to incur additional advertising expense to more effectively advertise the premises, and for an order directing the referee, to make such advertising.

The bill is opposed by the Real Estate Board. The right to apply to the court should be limited to the plaintiff, as the proposition is to add to his expense. In these times, when the plaintiff invariably buys in, the holder of a second mortgage might apply to have the extra advertising done at the expense of the holder of the first mortgage in foreclosure.

Assembly Int. 797, McArdle, amending sections 1678 and 2391, Code of Civil Procedure, by providing that notice of sale of real property shall contain the title of the action, plaintiff's name, at least one defendant's name, date of entry of judgment, date, time and place of sale, and name of officer or auctioneer making the same, together with a brief description of

(Continued on page 293.)

WHAT YORKVILLE SECTION NEEDS TO MAINTAIN ITS POPULARITY

By OTTO BELLER

YORKVILLE, that section of the city lying east of Fifth avenue, between 59th street and 110th street, with 86th street as its axis, is becoming more and more the center of residential Manhattan, not only because of its geographical location but also because of the effect of the new Zoning Law and the new rapid transit facilities.

Too much public discussion has been made of the question of industrial and business properties and too much attention has been drawn to the possibilities and advantages of the great apartment house section west of Third avenue and its lateral center on Park avenue. Too little has been said of the large area east of Third avenue built up on a substantial and profitable basis with tenement properties, and occupied by a great population of clerks, artisans and mechanics.

The modern new law semi-fireproof multiple family tenements commonly known as "walk-ups" are scarce in Yorkville. Apartments of three, four, five and six rooms, with all modern improvements such as steam heat, hot water supply, open plumbing, enameled sinks and tiled bathrooms are far short of the demand, and have been so for the past few years. Apartments of this type find a ready market, at a rental of \$6 to \$8 a room. These houses seem to satisfy all the requirements of the prosperous middle class, who do not care to live in the so-called "railroad flats" and cannot afford the rent asked in the modern elevator apartment house. To the builder and speculator there are a sufficient number of plots to be assembled at reasonable prices to make the erection of such buildings attractively profitable and remunerative.

But the real opportunity to the present owners of real estate in Yorkville lies, first, in taking up the better tenants who are now migrating from the lower East Side and, second, in keeping hold of its present population. Business and industries of one kind or another will, little by little, drive out the tenants and claim the old downtown dwelling properties; delay and laxity on the part of other owners in the same locality in making necessary improvements to modernize their buildings will also cause many others to migrate. Increased transit facilities, and newly built houses in outlying sections, will act as bait to draw away present residents of Yorkville.

The question naturally arises, how can Yorkville property holders obtain the advantages of good rents and a minimum number of vacancies. In the first place, builders and operators should be interested to erect new law tenements, with small apartments and all improvements, on the remaining vacant plots and on those now occupied by unprofitable antiquated private houses, or occupied by old tenements beyond the stage of repair and modernization. In the second place, by modernizing through alteration and improvement all old law tenement houses having "railroad flats" of four, five or six rooms. Such improvement should consist at least of open airshafts, hot water supply, open plumbing, enameled sinks and tiled bath rooms. A few hundred dollars spent along this line will increase the rent roll and the selling value.

There is always a good demand for flats of this type by the worker of moderate means, having a fair sized family. In the third place, the general appearance of the buildings should not be allowed to look shabby and neglected, but halls and stairs and fronts should always be kept "up-to-the-mark," clean and well appointed. First impressions count for a great deal. As a renting asset, electric lights in the halls are indispensable.

Owners should remember that though renting conditions in Yorkville this year

are exceptionally good, a change will come, so soon as the war in Europe is at an end and building materials react somewhat from their present prices. There will be tremendous activity in the erection of new buildings with all modern improvements in the more outlying districts which will have been brought nearer as regards to time through the completion of the new transit lines.

As to the rapid transit facilities Yorkville has little of which to complain. When all lines are completed this district will have the Third avenue "L," the Second avenue "L," and the Lexington avenue subway, as lateral lines going north and south, with the last two lines having express stations at 86th street. By these routes it will be an easy matter to reach any part of the Bronx, Brooklyn or Queens on a five cent fare. The only transit convey-

nance lacking is a good crosstown line. At present the 86th street crosstown trolley, with its East terminus at 92nd Astoria ferry, runs only to Central Park West. This should be extended straight across to Riverside Drive so that the benefit of the Ninth avenue "L," the Broadway subway and the various west-side trolley lines could be put within reach of the east side. Furthermore a boulevard through Central Park at 86th street should be built in order to accommodate the rapidly increasing automobile and trucking traffic through this street. Eighty-sixth street is the only crosstown thoroughfare, between 59th and 110th streets.

Yorkville, in short, houses a vast tenement population which is good—morally and financially. Yorkville has always been known as the section of the city for that class of real estate investor who retains his holdings without transfer for a length of time because of the steady and satisfactory income therefrom and by reason of his confidence in its future stability. The fundamental investment property is a well located, well built tenement house—and the place to find such property is Yorkville.

LEGAL NOTES AFFECTING REALTY

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

THE Connecticut Supreme Court of Errors holds, *Margolis v. Wise*, 99 Atl. 511, that a provision in a written lease that the tenant should have six months' "more or less" notice to vacate, meant not literally a period of six months, but substantially six months, the precise duration of the period being determined by the particular circumstances of the case. A notice served on July 21 to quit possession on or before the 1st day of August was not sufficient.

Broker's Commission.

A landowner sent to a broker various lists of land at a certain net price. The agent interested a prospective purchaser, who refused to pay the list price and wanted more land than that offered. He was referred by the agent to the principal to see if he could make a deal with him. The principal kept on dealing with the prospective purchaser, both by himself and through the agent, and urged the agent to continue using his influence with the purchaser. Afterwards the principal met the purchaser alone and effected a sale for less than the list price and for more land than was actually listed, but still such as was contemplated in the transaction between the purchaser and the agent. The North Dakota Supreme Court holds, *Farmer v. Holmes*, 160 N. W. 143, that the agent could recover from the principal and on the quantum meruit a commission on such sale for his services performed.

Specific Performance.

Specific performance cannot be demanded as a matter of right, but rests in the sound discretion of the court, to be determined from all the facts and circumstances of the particular case. If the contract is unreasonable or unjust, or for any other good reason should not be performed, a decree will not be granted. The Illinois Supreme Court holds, *Wolf v. Lawrence*, 114 N. E. 567, that specific performance of an oral contract, whereby the defendant agreed to take certain land in payment for property conveyed by him, will not be decreed where the evidence did not satisfactorily show that the land he was to receive had substantial value above the incumbrances thereon.

Building Restrictions.

A building restriction incorporated in a deed provided that no building should be erected upon the front three-fifths of a corner lot facing a side street. A building, consisting in part of store-rooms, but mainly intended for use as an apartment house, erected upon a corner

lot, was so finished as to present an attractive appearance on both streets, although the main entrance was located on the main street. In an action to enforce the restriction the Illinois Supreme Court held that, under the rule requiring the entire instrument to be considered so as to give effect to the intention of the parties, it was apparent that the object of the restriction was to preserve the main street, and that therefore the restriction had not been violated.—*Boylston v. Holmes*, 114 N. E. 522.

Trees as Monuments.

A monument, in real estate law, is a fixed place on the earth; a reference in a deed to a tree as a monument carries to the centre of the tree. As the years go by the tree increases in size; the monument remains the same. Otherwise the monument would change with time. As the tree grew, if the monument was then outside of the tree, the lot would narrow up, and if lots were sold upon both sides of the tree, in the course of time there would be a strip of land upon which the tree stood that, although not owned by the grantor after the giving of his deeds, would appear to be his by the lapse of time and the action of nature.—*Coombs v. West*, Maine Supreme Judicial Court, 99 Atl. 445.

"Repairs" and "Improvements."

The word "repair" as defined by Webster's Dictionary as "restoration or state of being restored to a sound or good state after decay, waste, injury, etc.," has been practically applied by the courts many times in the construction of statutes and contracts. On the other hand, the word "improvement" has been applied within the meaning of "a valuable addition or betterment, as a building, clearing, drain, fences, etc., on land." The word "improvement," therefore, is a broader word than "repair," but includes the latter. The Circuit Court of Appeals, Eighth Circuit, *Garland v. Samson*, 237 Fed. 31, holds that the construction of new fire protection is not included in the term "repairs," but if such protection is permanently added to the real estate it is an improvement.

"Marketable Title."

The terms "merchantable" and "marketable" title are practically synonymous, the term "marketable title" being a title in which there is no doubt involved either as to matter of law or fact, and a purchaser who contracts for marketable title will not be required to take it if there be color of outstanding title and he may encounter the hazards of litigation.—*Hess v. Bowen*, 237 Fed. 510.

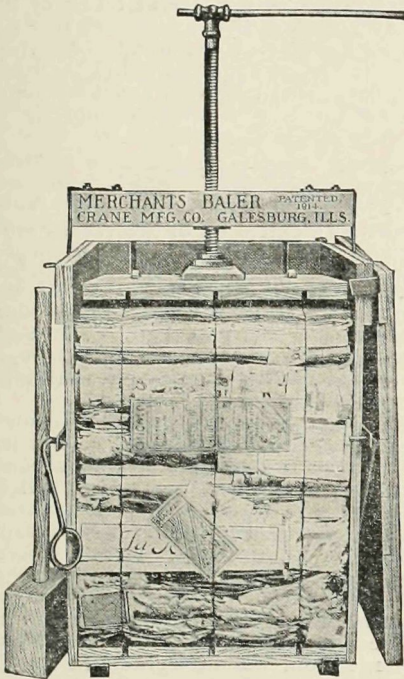
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Stop Wasting Paper.

COMPLAINT is heard on every side of the high cost of paper and paper products, yet how many individuals realize that they have themselves largely to blame for the present excessive cost. Tons of paper are wasted each year by burning or other forms of destruction that might have been conserved, sold and remade into new paper. Managers and janitors of apartment houses have lately begun to realize that waste paper can be made an important addition to the income and are selling the waste that but a short time ago was destroyed or given away. Mercantile houses learned



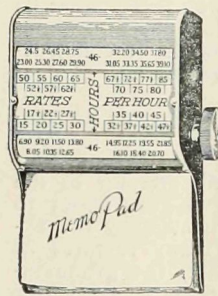
this long ago and the money saved has in many instances reached a substantial figure. By the use of baling machines that are now on the market, waste paper can be safely kept until a sufficient quantity is on hand to sell to advantage. The baler serves as a paper bin, and as it turns out big, solid bales and only occupies a small floor area is really an economy and space saver. Loose paper in piles or jute bags is a fire hazard of the worst type, while baled paper will not burn with intensity, but will smoulder for a long time before bursting into flame. The cost of this device is nominal, and by the great saving in space and its general efficiency will pay for itself times over in an exceedingly short period. By the use of these balers building managers will increase the profits of their structures, reduce fire hazard and also assist the Government in its campaign for the conservation of paper in order to adequately meet and surmount the serious shortage of this important product.

American Oak Superior.

A REMARKABLE point in the hardwood situation is the reversion of the demand from the comparatively soft foreign imported oaks to domestic American oak, which is, as a matter of fact, superior in every way to all other oaks. Architects and builders in all sections of this country, and even abroad, are rapidly recognizing that the American wood is the best for general use on account of its durability, liveliness of tone, lasting and wearing qualities.

Wage Computing Machine.

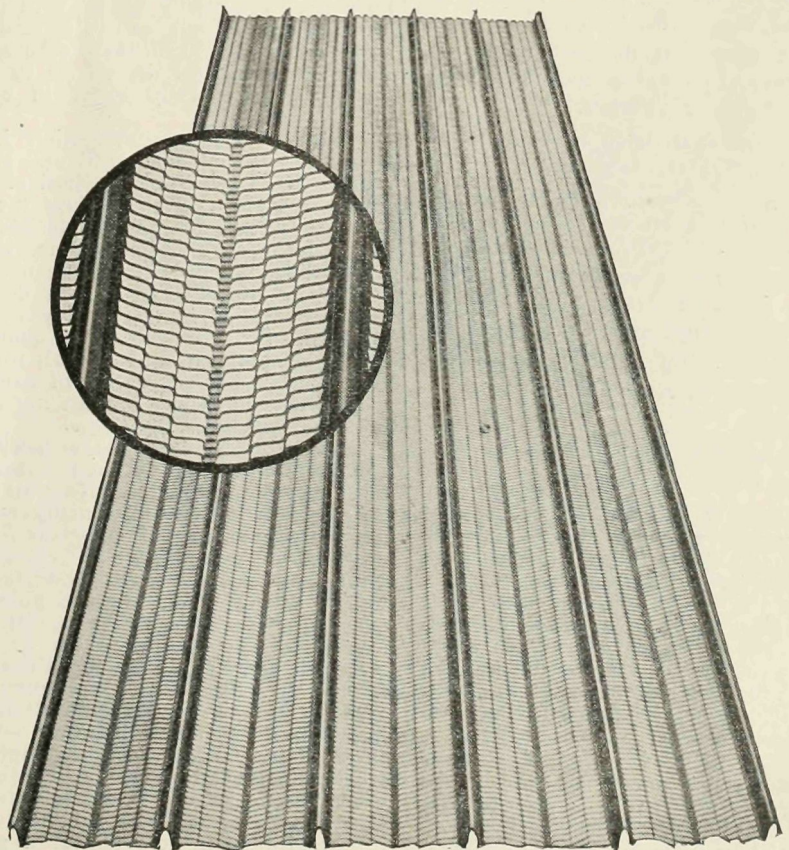
OFFICE efficiency is increased, time saved and mistakes eliminated for concerns that have a large and varied payroll by the use of the wage computing machine that has recently made its appearance.



This device is a chart of wage amounts cleverly arranged so that any number on it can be brought to view almost instantly by a simple turn of the controlling wheel. There are no lines to follow or big sheet of figures to confuse the eye. Each pay amount shows clearly directly under or over the rate of pay being figured. This computer is made of sheet metal and the claim is made that it will not get out of order with ordinary usage. The wage sheet, showing 3,762 wage amounts, is held by two compensating wooden rollers which are connected and operated by cog wheels of stamped brass. Down the middle of the wage sheet is the list of hours, printed in red, ranging from one-quarter hour to 65 hours, and on each side are the corresponding wage amounts shown in black and red for each hour and half hour. On the face of the device is the rate table showing rates from 15c. to 85c. in red and black. The red rates govern the red amounts on the wage sheet and the black rates the black amounts. By a turn of the operating wheel any hour with its corresponding wage amount can be brought to instant view. There are twenty-eight rates shown at a glance and any intermediate rates can be quickly set down. The machine is easy to operate and costs but a small amount.

Ribbed Expanded Metal.

THE growing popularity of reinforced concrete as a medium for building construction has brought upon the market a large variety of reinforcing materials, all of which have been designed to improve this type of construction and at the same time to reduce the initial cost. Prominent among these new reinforcing materials is an expanded metal with ribs, a combined centering and reinforcement, for light weight fireproof construction. This material is especially adapted for floors, roofs, side-walls, partitions, suspended ceilings and stucco construction. The design is a plexus or network of strands forming meshes between V-shaped stiffening or supporting ribs. These ribs have an inverted archshaped formation at their base, from which the turned-on-edge mesh strands start. This patented curve flange which connects with the expanded metal increases the rigidity of the ribs and provides additional strength. The ribs of this material are cold formed, thereby increasing the elastic limit of the metal. They act as beams in supporting the wet concrete or plaster, thus eliminating form work on short spans in floor or roof construction; also studs and furring in plastering work. The turned-on-edge mesh stiffens the expanded metal between the ribs and develops the full tensile strength of the metal. It also prevents the plates from becoming twisted or distorted in shipment or erection. The material will not shrink in shipment. The strands and bonds of adjacent sections of the mesh-work are inclined in opposite directions. This patented reverse-lay affords a uniform distribution of stresses throughout the fabric. The small meshes are said to give a splendid bond, allowing but a small percentage of waste of concrete or plaster due to dripping. For use in floors and roofs this material is simply fastened to the framework by means of clips and the concrete placed. On ordinary spans, no supports whatever are needed and no longer spans, only temporary braces are required. For suspended ceilings the material is simply clipped to the under side of the beams, and the plaster applied. When used on partition work the expanded metal is usually supported at the ceiling by angles and at the floor by channels. No temporary center support is needed except in partitions of extra height. The claim is made that the use of this material simplifies construction, cuts down weight, saves concrete, eliminates expensive form work and effects a saving in time and money.



REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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APPELLATE DIVISION OF THE SUPREME COURT.

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

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

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

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

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

A Copy.

ALFRED WAGSTAFF, Clerk.

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

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

National Complete Building Exposition.

Educational from every viewpoint, the National Complete Building Exposition, which will open at the Grand Central Palace Monday, March 5, and continue until March 11, will be one of the most ambitious demonstrations of modern building methods, furnishing and equipment that have been undertaken in this country. The exposition will be representative of the building industry in America and will supplement the movement for better building that was initiated at the First National Building Exposition held last year at Cleveland, Ohio. The coming exhibition has attracted the leaders in practically all branches of the building and allied industries, who are preparing interesting and elaborate exhibits of their products, which will be displayed and demonstrated in a manner especially designed to attract the home builder.

The exposition will be exactly what its name implies, a complete show of building materials and methods of construction, architecture, landscaping, gardening, furnishing and equipment. Separate divisions will be devoted to factory, commercial and general projects and there will also be displays of theater, church and school buildings of the highest type. For the owner about to build a home for his occupancy the exposition will contain many features of special interest. In fact, the prime intention of the instigators of the better building movement is the education of the prospective home builder in the best materials and methods for home construction and its furnishing.

New York City is the center of the great building interests of this section of the country and enjoys a transient population greatly in excess of any other American city. With this fact in mind it can readily be seen that the coming exposition should exert an influence that will be felt not only throughout the local territory but nationally. The local building trades are looking forward with particular interest to this show, feeling positive that its influence will redound to the ultimate improvement of the industry.

Freight Congestion and Building.

Not until there are adverse conditions in freight transportation facilities, such as have now maintained for a lengthy period, is it fully realized to what an extent the building trades are dependent upon the railroads of the country for assistance in the proper conduct of their business. Practically all lines of building endeavor experience this dependence, naturally some more than others, but most all trades feel the effects to some degree and generally suffer in consequence.

Modern building construction is far from being the comparatively simple matter that it was one hundred or even fifty years ago. In those days the materials used in construction consisted for the most part of brick, stone, timber and lumber, all of which were obtained locally or within easy hauling distance of the operation in which they were to be used. Steel products and numerous other elements now essential for the construction and decoration of buildings were not used in any but the most pretentious structures.

The architecture of the country was elemental and construction followed the lines of least resistance. Now all parts of our own country and many foreign nations contribute their products for the erection of practically all classes of structures, and these commodities have to be shipped from distant points in sufficient time to reach the operation as required. The transportation of these materials and supplies becomes the function of the railroads of the country, and that function is one of extreme importance to the building interests. When the shipping facilities are interrupted or freight lines congested by embargoes or other circumstances building construction will be retarded as a consequence, if not altogether held up for a period

pending the arrival of the necessary elements of construction.

Increased building costs can also be attributed to a limited extent to adverse freight transportation conditions. Commodity prices are for the most part regulated according to the ratio of stocks on hand or available supply, and the demand. When these stocks are limited and the supply curtailed for any reason whatsoever commodity prices naturally advance as the demand increases in intensity. With traffic conditions normal and freight coming through on time the market for building materials and supplies generally experiences but little difficulty in obtaining adequate quantities of all types of structural commodities sufficient to keep ahead of the demand. As soon as the transportation facilities are interrupted even for a short time the local market feels the effect almost immediately on account of the immense amounts of materials consumed in this territory every week.

Recently the building operations in the Metropolitan territory have been materially slowed up and one of the causes said to be responsible is the extreme difficulty in obtaining structural materials that are shipped from distant points. The building trades, as a whole, are closely following the plans for the reorganization of the freight traffic of the country, feeling that as soon as this situation is adjusted one of the important reasons for the apparent lull in the trade will have been removed, and that building conditions will naturally improve.

The East Bronx.

Operation of trains on the White Plains road extension of the West Farms branch of the present subway attracts public attention once more to vast and unexploited sections of the East Bronx, that are still in a practically virgin state and that offer to the discerning buyer many speculative, investment and building opportunities.

Although complete service as far north as the city line, at 242d street, will not be possible for some time, on account of power conditions, passengers will be able to leave trains at the 177th street station, and to proceed on four car trains as far as 219th street. It is expected that at an early date a shuttle service will be extended to points north of this station. Eventually the operation of the entire extension, affording a continuous passage from Mount Vernon to Brooklyn, will reward the long and patient wait of the owners of the section, whose confidence in their holdings has remained steadfast throughout the passing years.

The actual running of trains through the villages of Williamsbridge and Wakefield that have remained practically unchanged since the consolidation with the "Greater City," marks the realization of the great dream of local real estate interests, which have waged a steady and consistent, but hitherto unsuccessful, battle for the transit facilities so urgently needed for the proper development and growth of the borough.

The real estate and building situation in this section of the Bronx affords an interesting study to those who have been following real estate developments and trends within recent years, and illustrates the remarkable series of contrasts which may be noted in the development of the city. Past history has shown, with few exceptions, that the installation of new transit facilities have contributed directly to the upbuilding of the outlying sections which they have benefited, and, as a general rule, the extensive building movements were preceded by an unusually active period of real estate buying and selling.

It was confidently expected, therefore, that the awarding of the contracts calling for work on the various divisions of the Dual Subway System would be followed by the usual activity. Many sections have fulfilled this prediction and have responded to the stimulus of progressing subway construction. In the West Bronx, in Queens and in Brooklyn, the lifting of the pick and shovel of the laborer, the pounding of

QUERY DEPARTMENT

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

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

Question No. 192.—What is a fair commission for renting a premise on a monthly basis, no lease?

INQUISITIVE.

Answer No. 192.—You do not give the necessary details. The Rules of the Real Estate Board of New York provide as follows:

Renting for a term of one year or under on an amount equal to one year's rental2½%

For renting private dwellings or apartments unfurnished for the season, on the total rent to be paid2½%

For renting private dwellings or apartments furnished for the season on the total rent to be paid.. 5%

Special Rule No. 4 provides as follows:

No rental shall be made for a commission of less than \$25, except between members of the Real Estate Board of New York.

Question No. 193.—I notice on page 181 of your issue of February 10 a report of a bill introduced in the Assembly at Albany by Assemblyman Ahern, known as No. 578., amending the Penal Law, Sec. 270-271-272 and New Sec. 271-a, making it illegal for any person not regularly admitted to the practice of law to "draw any instrument relating to real or personal property, etc." Will you kindly advise me how this would affect the drawing of leases by brokers? I know the amendment quoted provides that persons may draw instruments pertaining to their own property, but a broker negotiating a lease is not the owner and frequently is not even the managing agent, and to make it compulsory to en-

gage a lawyer to draw all leases would perpetrate a hardship on owners which would be entirely uncarranted. It seems to me there is a nice distinction here which ought to be cleared up, and that the amendment should be changed so as to permit instruments pertaining to real estate to be drawn by those who devote their activities entirely to the real estate business. As the leading publication in the real estate field, I would like you to take this matter up, to the end that real estate owners obtain a little of the protection which they so sorely need against unwise legislation. S. S.

practical ideas, but possibly this is done in order to give somebody an easy job at the taxpayers' expense. If this is the real answer I don't suppose they should complain. Briefly, I advocate the submission of plans immediately by the Traffic Squad of the New York Police Department, considering which perhaps some of my suggestions might be helpful. B. E. MARTIN.

To Relieve Traffic Condition.

Editor of the RECORD AND GUIDE:

It has occurred to me that relief might be given to the traffic condition on Fifth avenue were the elevated structure on Sixth avenue removed as far south as 3d street. The trains could operate through West 3rd street to Greenwich street, connecting with the Ninth avenue system instead of going north in Sixth avenue to 53rd street, and then west to Ninth avenue as at present. I believe this change would work a wonderful improvement to real estate north of 3rd street, and it certainly would work wonders to relieve the present and future traffic congestion on Fifth avenue. Were Fifth avenue to be made a one way thoroughfare, to care for north bound traffic, and Sixth avenue a one way thoroughfare for south bound traffic, much of the present and future inconveniences would be eliminated. All side streets from Madison to Sixth avenue should also alternately be made one way streets.

This plan would help the congestion and make the problem of the Traffic Squad more simplified. The removal of the elevated structure from Sixth avenue would also necessitate the doing away with the elevated structure from 53rd to 59th street. In order to meet the demand for transportation in Sixth avenue, the Interborough Company might issue a transfer to the surface line.

Objects to Bill.

Editor of the RECORD AND GUIDE:

There was recently introduced in the Senate by Mr. Murphy (No. 517-Int. 472) a bill to provide for the appointment of a Commission to investigate and report on the necessity or desirability for the enactment of a State building code, and making an appropriation therefor.

Among other things, the bill provides that the Commission shall consist of seven members to be appointed by the Governor, one of whom shall be an employing carpenter contractor, and one an employing mason contractor, both of whom shall be actively engaged in building operations; two architects, one structural engineer, one expert in fire prevention and one attorney. Each of such persons so appointed shall have been actively engaged in his respective calling or profession for at least two years.

The last sentence above quoted makes the bill ridiculous. Undoubtedly there are "Boy Wonders" who, after an experience of two years, might be qualified to act in these capacities, but never having had the privilege of meeting such prodigies, would be more than grateful of having the opportunity of so doing.

If the above bill is worthy of consideration, and enactment, why not provide a commission of sufficient experience? BUILDER.

the rock drill, and the hoisting of the huge steel beams for the superstructure have resulted in an almost immediate response on the part of the investing and building public, and although these new lines have not yet been placed in operation, and will not be for some time, active real estate movements have been manifested in anticipation of the extensive shifts in population and the consequent rises in value which history has shown will follow.

In the East Bronx, however, curiously enough, there has been practically no response, and this vast new area, offering unusual opportunities for residential development, has remained comparatively passive, in spite of the steady progress of work on the new rapid transit system. There is every reason, however, for optimism regardless of this rather unusual situation. The city is growing steadily toward the north, and the southern and western portions of the Bronx have already begun to feel the effects of this tendency toward expansion. The one great drawback to the East Bronx has been the lack of quick communication with the important business and commercial centers of the city. This deterrent has now been eliminated.

Traffic Congestion.

Editor of the RECORD AND GUIDE:

Referring to your recent articles regarding traffic conditions, I am in accord with many of your views, particularly the idea that some action be taken promptly, with less talk about appointment of expensive commissions, etc., which seldom get anywhere and cost a lot of money. It would seem to me that the practical men in the Traffic Department of the New York Police are the logical ones to submit plans for improved traffic conditions. The appointment of an independent traffic commission would unnecessarily delay possible improvement and surely be very expensive. The engineering suggestion submitted of a Fifth avenue tunnel, referred to by the Mayor at the Real Estate Board Dinner on February 3, is in my opinion impractical. I do not believe that many would ride in a tunnel under Fifth avenue. An ordinance might compel commercial wagons to do so, but this would be done at great inconvenience and possible hardship to business. However, allowing that all the commercial wagons did use this proposed tunnel, how much relief would this afford?

It is pleasure automobiles and not business traffic that congests Fifth avenue at certain times in the day and we fairly well know that the majority of people riding for pleasure or to shop want to be on the main thoroughfare and not shunted into a tunnel where the air and light would be bad, not to mention other inconveniences. I believe that money spent for this mode of transit on Fifth avenue would be wasted; nor do I at this time deem it necessary to install a new street between Fifth and Sixth avenues from 34th to 59th street, if present thoroughfares are made more available.

I might suggest the following improvements in present conditions which would greatly help the situation:

1. Allow no parking of automobiles on crowded streets.
2. Make all traffic in crowded sections of Fifth avenue turn right when leaving the avenue, even if necessary for such traffic to tour a city block in order to cross the avenue, thus crossing quickly at sharp right angles.
3. Removing of elevated pillars on Sixth avenue to curb line.
4. Immediate change in grade at 34th street and Park avenue.
5. Removing of parkways in middle of Park avenue.
6. The immediate improvements as planned, adjacent to Grand Central terminal.
7. Make Broadway and Seventh avenue more available for traffic by repaving same promptly.

I believe our traffic conditions are like many of our laws. Instead of enforcing something that is available we continue grasping out for new and many times im-

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REAL ESTATE NEWS OF THE WEEK

Prominently Located Properties Figure in the
Transactions Closed—Business Well Distributed

TRADING this week concerned prop-
erties in many sections of the city.

The demand for investment holdings, both large and small, irrespective of location, was well maintained, and there was no falling off in the amount of business as compared with previous weeks.

The upper Fifth avenue section contributed two interesting transactions which reflected the unusual interest which is being displayed in building sites in this neighborhood. Early in the week the vacant block front on the avenue from 109th to 110th street was sold, and this transaction was followed a few days later by the sale of another valuable corner at 103d street. In both cases the identities of the purchasers have been kept secret and no information was available regarding their plans. The sales, however, are interesting, insofar as they forecast the possible beginning of a number of important building operations in the Fifth avenue section, north of Mount Sinai Hospital, at 100th street, which hitherto has seemed to mark the most northerly point as far as high class residential construction was concerned. Recently it was announced that one of the corners at 105th street would be improved with a costly residence, and this announcement may have stimulated the demand for the acquisition of additional sites suitable for similar construction.

On Washington Heights a number of valuable multi-family and business structures passed into new ownerships. Among them were apartment houses on Wadsworth avenue, in West 172d street, and a business building at St. Nicholas avenue and 191st street. Riverside Drive also contributed an important transaction in the sale of a valuable apartment house at the corner of 93d street, which figured in a trade with suburban property.

Other large transactions involving Manhattan properties included a costly twelve-story mercantile building in East 19th street, figuring in its fourth resale within a year; the block front on Twelfth avenue, from 133d to 134th streets, purchased by the New York Central & Hudson River Railroad Company, and the property at 39 West 17th street, sold by the city to the New York Trade Electrical School, which has been the tenant.

Several important building operations are forecasted as a result of deals closed this week in both the downtown and uptown sections of the city. A desirable building plot in Renwick street will be improved with a three-story garage, and in Harlem a group of sixteen dwellings were acquired by a builder who plans unique alterations. In Livingston place, facing Stuyvesant Square, a large hospital site was rounded out which will be utilized for the construction of a million-dollar building by the directors of the Beth Israel Hospital. St. Vincent's Hospital also added to its holdings on lower Seventh avenue by acquiring a small property which gives the institution control of the entire block front on the east side of the avenue from 11th to 12th streets.

Considerable interest was shown in auction room offerings, and a number of parcels offered both at forced and voluntary sale passed into the hands of outside bidders. Among them was the four-story dwelling at 66 West 40th street, opposite Bryant Park, purchased by Dr. Charles W. Stimson, an adjoining owner, for \$60,000, and the six-story tenement at the southwest corner of Rivington and Chrystie streets, bought by Leonard Weill, the operator, for \$31,500. William Hoffmann paid \$9,800 for a three-story tenement at 212 East 55th street, or about \$200 above the incumbrances. The three-story building at 2356 Third avenue passed into the hands of Anna F. Cooper on a bid of \$7,800. In the Bronx, the two five-story flats at 2969 to 2973 Briggs avenue was bought by John H. New-

schaefer for \$86,680, about \$2,000 above existing incumbrances.

In Brooklyn the Sheepshead Bay Speedway property was sold at auction in the Brooklyn Real Estate Exchange for \$750 over a mortgage of \$2,040,000 and a mechanics' lien of \$75,000, to George J. Watson, representing a party in interest.

Considerable interest attaches to the announcement that the famous old Stewart Building occupying the entire block front on the east side of Broadway from Chambers to Reade streets is to be sold at auction by Joseph P. Day on Tuesday, April 10, by order of the Central Trust Company of New York and Edward D. Harris, trustees for the estate of the late Judge Henry Hilton. The sale is to be held in order to satisfy a foreclosure judgment, which up to December, 1912, amounted to about \$3,839,000 and on which taxes and interest since have accumulated. The Stewart Building was bought by Felix Isman from the estate of the late Judge Henry Hilton in April, 1906, for a reported price of \$4,500,000. Judge Hilton bought the property from Mrs. A. T. Stewart in February, 1884, for \$2,100,000, since which time it has been used as an office building. The building occupies the former site of Washington Hall, which was destroyed by fire on July 4, 1843. This parcel occupied the site, 100x140, at the southeast corner of Broadway and Reade street and was bought by Mr. Stewart in 1844, at auction, for about \$60,000. The northerly half of the present Stewart Building was erected on this site by Mr. Stewart and in 1847 he opened his famous department store. He later acquired the remainder of the block frontage and added to the original building.

Church Committee Formed.

In order to offset the possibility of any losses which might be entailed by holding the present St. Bartholomew's Church property at Madison avenue and 43rd street, pending the completion of the new church edifice now in course of construction on Park avenue, from 50th to 51st streets, a committee of the congregation is reported to have been formed which will assume responsibility for the difference in the proceeds of the sale if the selling price will involve any financial loss to the church. It is understood that various offers have been made for the corner based on early possession, but these offers have been refused because the congregation would be without a place of worship if the church was vacated at this time. The new committee will see to it that there will be no difference in the price which the church will finally get for the property and the valuation at which it is now being held. Members of the committee include Bishop William A. Greer, James Warren Lane, W. B. Osgood Field, Robert S. Brewster, Alvin W. Krech and Henry Lewis Morris.

New Route Projected.

As the first step toward carrying out the new transit plans for the relief of Central Brooklyn, the Public Service Commission has adopted the general route to provide for a connection between the Fulton street elevated line and the Fourth avenue subway, at Ashland place. The consent of the Board of Estimate and of the Mayor will be asked to this new route and if these are obtained the Commission will make an effort to obtain the consents of the abutting property owners. The route in question extends along Fulton street, between Vanderbilt avenue on the east and Rockwell place on the west, with a spur for one track through Lafayette avenue and abutting private property for a short distance. The two tracks provided for in this route will begin to depress near Vanderbilt avenue and will go underneath the surface of Fulton street just west of Carlton avenue.

LUNCHEON OF BRONX BOARD OF TRADE

Rapid Transit Conditions, as Applied to the Borough, Discussed by Prominent Men

MEMBERS of the Bronx Board of Trade and their guests heard several speakers discuss Bronx transit conditions at the luncheon held Tuesday at Ebling's Casino, St. Ann's avenue and 156th street. A. C. Edwards, of the Law Department of the Interborough Rapid Transit Company, appearing in place of Theodore Shonts, the president, who was unable to be present, declared that the White Plains avenue extension of the present West Farms system would be opened for traffic on Saturday, March 3.

He declared that of the four other sections, the Jerome avenue line would be placed in operation on May 1, and the Lexington avenue line, the 138th street to Alexander avenue line, and the 138th street to Southern Boulevard and Hunts Point road line on September 1, unless incidents occurred which were beyond their control.

Edward A. Maher, general manager of the Union Railway Company, discussed the affairs of that road. He said:

"The Union Railway pays \$400,000 a year taxes in the Bronx, or \$1,200 of our money goes to your taxes every time the sun sets. We, with our overhead trolley cars, do not wear out your streets. Still we have had to pay your borough \$143,784 for the repair of pavements in 1916, although we did not wear out one inch of the paving, and this must all come from the services we could give, for we can only give so much for a dollar.

"Consider that all other things have increased in value from 18 to 100 per cent., and that we are only now receiving 3.1 cents per passenger, and you can figure how necessary it is for us to be reasonable. There is no other place in the world where you can get so much for your five cents as on these car lines.

"In the Bronx the Union Railway runs cars 39,000 miles every day—a distance equal to five trips from Ebling's to San Francisco and return. This work employs 14,000 men, and the bulk of them live here in the Bronx. They are paid in salaries \$1,660,240 for carrying 180,000 daily, and from all of this traffic in the year 1916 we received a total of but 148 complaints."

Coroner William J. Flynn pointed out how transit facilities in the Bronx had failed to keep pace with the remarkable growth of the borough, although during the past seven years city assessments have been increased \$210,000,000, and the rate of taxation has gone up 48 per cent. He urged the completion of the Jerome avenue line. "If the Interborough really wanted to put this road in operation, it could be done in three weeks," he declared. "I have been out over the route by sections, and I know what the contractors say. The plumbing is in on all except four stations. The third rail is practically completed. From January 24 to February 27 not one foot of third rail was laid, and you can go and see for yourselves the rails piled on the street. The method appears to be to have one contractor finish his work before the other begins.

"Only twenty-seven cars will be needed for Jerome avenue at the start. They are being rebuilt from the old subway cars for this purpose, and if these Jerome avenue people do not open up next month I will move to ask Mr. Maher to install a three-minute headway on the Jerome avenue surface line. I believe it can be had. I have the Public Service Commission's report on the traffic on Jerome avenue made February 13 on both sections passing 167th street, which shows a badly crowded condition and a lack of cars, with eight and a half minutes between cars."

Professor Alexander Haring, of New York University, outlined the history of the Third avenue elevated system from its eight trains of four cars in 1888 to its 104 trains with 728 cars in 1917, and pointed out the enormous increase in the daily passenger traffic on this line. A feature at the luncheon was the show-

ing of moving pictures of subway construction. Olin J. Stephens, who presided, declared that the speakers at the annual banquet of the Bronx Board of Trade on March 22 would be Rear Admiral Robert E. Peary, Senator James Hamilton Lewis, General Leonard Wood and Judge Louis F. Gibbs.

LEGISLATION.

(Continued from page 287.)

the property and statement of encumbrances so far as determined.

The proposal is to amend the Code of Civil Procedure in reference to notices of judicial sales so as to provide for what is already the practice and is required by the rules of the Supreme Court, except that there is added that the notice of sale must contain "a statement of any

encroachments that may be shown by an accurate survey of the premises."

If the latter is included in a notice of sale it will open the door for rejection of titles by making a dispute as to any encroachments that are shown by an accurate survey.

The Real Estate Board is strongly opposed to this measure.

Assembly Int. Nos. 810, 811, 812, 813, 814, 815, 816, 819, Evans. These bills amend the Banking Law and the Personal Property Law as to savings and loan associations, trust companies, private bankers, savings banks, banks, land banks, insurance corporations and trustees, prohibiting the lending of money on bond and mortgage on real estate except by lending directly to the owner of real property on which said bond and mortgage is placed, and said bond and mortgage must be taken by the bank in its own name.

These bills are opposed. The Real Estate Board can see no necessity for such legislation. The bills are ambiguous and apparently dangerous.

Assembly Int. 841, Ryan, amending the Workmen's Compensation Law generally.

The bill practically enacts a new work-

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men's compensation law. The Real Estate Board is opposed to any such amendments to the law for, as it has previously stated, the present law is one of the best in the world and no thought of making any radical changes should be entertained by the Legislature. In addition, this particular bill greatly increases the benefits for injuries and would result in a very substantial increase in the cost of insurance.

Assembly Int. 849, Straub, amending section 21, Personal Property Law, by authorizing the investment of trust funds in mortgages on registered titles.

This bill was introduced at the request of the Real Estate Board. It is believed that its enactment would aid very materially in advancing the cause of Torrens title registration in this state, the advancement of which system along legally sound lines the Board has consistently advocated.

Assembly Int. 861, Evans, adding new article 14 to Real Property Law, establishing a bureau in the office of the Secretary of State for the registration and regulation of real estate brokers, and prohibiting any person or

corporation from acting as such broker without first procuring a certificate from the bureau. The fee for certificates is \$10 annually. The head of the new bureau is to consist of a board of nine members, appointed by the Governor, to serve without compensation. The State is to be divided into districts and each district must be represented on the board. \$20,000 is appropriated.

While this measure has some support from a few well-intentioned brokers, mainly in smaller communities, it is opposed by the Real Estate Board of New York on the ground that it places a tax upon one industry and restricts the free action of those engaged in that industry without any commensurate benefit to the community or revenue to the State. Personal character is the fundamental requisite for the success of the real estate brokerage business. The mere levying of a tax will not restrain those lacking in this requisite, while it would distinctly affect the standing of those possessed of such requisite by placing them in a specially taxed class.

The bill provides for a relatively small annual license fee and an unpaid com-

mission, but it provides also for several salaried officials and it would be easy to quote precedent to show the likelihood of larger fees and more and higher paid officials in the near future.

However, the bill is not opposed on the ground of cost, but on its basic defect of unnecessary and unwise restriction upon industry and enterprise.

Not only would the bill tax brokers, but it would also tax every subordinate in their offices, in any way negotiating sales.

Assembly Int. 888, Kiernan, amending the Greater New York Charter in relation to the construction of a recreation pier on the East River at the foot of East 96th street in the City of New York.

This bill is disapproved on the ground that it involves a considerable expenditure of money, which the city cannot afford at the present time, that it is mandatory legislation, and that it is unnecessary. At present there is a very good open pier at this place, used for commercial purposes. The neighborhood does not, from the character of its occupants, particularly demand a recreation pier, any more than it might be said that such a pier was needed in innumerable other places along the water front. There is a park on the river front running from 84th to 89th streets. This is a very pretty park, is quite commodious and those people who might use the recreation pier in the 96th street neighborhood have the use of that park.

Assembly Int. 907, Straub, amending the Greater New York Charter by increasing the salaries of the uniformed force of the fire department.

The Real Estate Board opposes this bill on the ground that it is a mandatory requirement for the local authorities to increase salaries. If such increase should be deemed necessary by such local officials, the Charter provides the necessary procedure for making such increases.

Assembly Int. 915, Callahan, making provision for the issuing of bonds in the amount of not to exceed twenty-five million dollars for the acquisition of sites and the construction and control of State terminal markets in cities of the State, and providing for the submission of the same to the people to be voted upon at the general election to be held in the year 1917.

The Real Estate Board opposes this bill. It deprecates this tendency to referring to the people matters which should be the subject of intelligent governmental policy. With reference to this particular bill, it has not been demonstrated that the expenditure of \$25,000,000 for terminal markets would be wise.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 48 against 30 last week and 38 a year ago.

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

The sales north of 59th street aggregated 33, as compared with 15 last week and 24 a year ago.

From the Bronx 7 sales at private contract were reported, as against 14 last week and 19 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 304 of this issue.

Heights Taxpayer Sold.

Arnold, Byrne & Baumann sold for the Henry Morgenthau Company, Robert E. Simon, president, the one-story business building on plot 100x100, at the southwest corner of St. Nicholas avenue and 191st street. The structure was completed a few months ago and is practically all rented. There are four elevators operating to the subway station at this point, which also connect with a tunnel running from Broadway to St. Nicholas avenue. The property was held at \$155,000. The Morgenthau Company has disposed of more than twenty lots in this vicinity during the past year. The block on the east side of St. Nicholas avenue has just been improved with three five-story apartment houses, and to the north and south six-story elevator apartment buildings have been erected. Walter M. Wechsler represented the selling company.

The two leading clothing establishments—one Broadway at 42nd Street—the other Madison Ave. at 44th Street—have had their elevators Shur-Loc equipped over a year.

As leaders, they must have all store accessories of the first-class!

On 42nd Street, between Broadway and 6th Avenue a leading electrical store—one of a chain, is equipped with Shur-Loc.

And at the corner of 5th Ave., is the most beautiful Library Building in the world—with elevators Shur-Loc equipped.

The big square around the City Hall has three great buildings, equipped or being equipped with Shur-Loc:—

The Municipal Building with 32 elevators, under Shur-Loc equipment for about a year.

The Pulitzer Building (N. Y. World) eighteen months installed.

And 41 Park Row (The Old Times Building) undergoing important alterations and improvements is now installing Shur-Loc on its elevators.

People who fear the best is too good for them may "skimp" on electric contacts (make believe interlocks).

But the Leaders must have Shur-Loc.

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NEW YORK TELEPHONE COMPANY

Several Parcels in Deal.

The Meredith Realty Co., D. F. Kelly, president, has purchased from the Estate of Jacob Bookman, the property known as "Harold Court," a seven-story elevator apartment house, with stores located at the northeast corner of Broadway and 102d street, half a block from the 103d street subway express station. The property has a frontage of 100.11 on Broadway with a depth of 75 feet in 102d street. The corner is occupied by

the Colonial Bank, under a long lease. The Meredith Realty Co. has also purchased the six-story elevator apartment house, adjoining on the west, known as the "Brittany," from Annie Schmidt, represented by George Schwegler. The "Brittany" has a frontage of 50 feet in 102d street, with a depth of 100.11, being 75 feet west of Broadway. The same company has purchased from Eva B. Driggs the five-story American basement house 243 West 102d street, adjoining

the above properties, and having a frontage of 18 feet in 102d street, with a depth of half the block; also the five-story American basement house 245 West 102d street from Suzanne Imperatori. This latter property has a frontage of 18 feet in 102d street, with a depth of 100.11 and adjoins on the west the other properties. The combined properties form a plottage of 100.11 feet on Broadway with a depth of 161 feet in 102d street. The properties are all well rented and the buyers have no plans affecting the improvement of the plot. L. J. Phillips & Co. were the brokers in the various transactions.

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Sale of Fifth Avenue Block Front.

Pease & Elliman have sold for Louis C. Tiffany, the executor of the Estate of Charles L. Tiffany, the entire block front on the east side of Fifth avenue, between 109th and 110th streets. This plot is 100 feet deep, and is practically unique, as, in 1889, when Fifth avenue was widened, the city took over the plot at the southeast corner of 110th street, making a "circle" at the point. The result is that the Tiffany plot has light on three sides, although its frontage on Fifth avenue is only 100.11 feet. It is also unique as regards the new zoning law, as this law allows it to be used for business to a depth of 100 feet from 110th street, and in the case of a regularly shaped block would not allow the entire block front to be used for business, as it may be in this case, owing to the shape of the plot. The result is that in 109th street, business may extend back 100 feet from the avenue. Mr. Tiffany was represented by Bayard L. Peck as attorney; and the buyer, who expects to improve the property with a dwelling for his own occupancy, was represented by the law firm of Parsons, Closson & McIlvaine.

Beth Israel Hospital Buys.

The directors of the Beth Israel Hospital have purchased property at 17 Livingston place, with a frontage of 53 feet in Livingston place and 20 feet in 17th street, which gives the hospital a frontage of about 150 feet in the place, with a depth of 120 feet facing Stuyvesant Park. On this site a building will be erected involving an outlay of approximately \$1,000,000, which is expected to accommodate about five hundred patients. The acquisition of this parcel rounds out the site adequate for the improvement which the directors contemplate, and it is expected that work will proceed soon on the erection of the new hospital. Beth Israel Hospital was founded in 1890 and has occupied its present quarters on the lower East Side for twenty-seven years. It has acquired additional property from time to time, and now controls a six-story building at the northwest corner of Jefferson and Cherry streets, and the adjoining building in Monroe street. The old hospital is to be continued for dispensary and emergency work.

Leasehold on Broadway Sold.

The leasehold on the theatre, store and loft building on the east side of Broadway, just north of 77th street, has been sold by the 2182 Broadway Company, Willis C. Roys, president, to the 225 West 77th Street Corporation, recently incorporated with Nathan Tillot, Jacob Doushness and A. E. Marsh as directors. The building is "L" shaped, and is two stories high with frontages of 77.5 feet on Broadway and 50 feet in West 77th street. The lease has about nine years to run. The property is owned by the Improved New York Properties Corporation, a holding company for the Hoe Estate.

Builder Buys in Harlem.

John P. Leo, architect and builder, has just purchased sixteen dwellings in Harlem for perfecting a group of new style residences designed to appeal to families desiring the privacy of a dwelling and the convenience of an apartment. The Germania Life Insurance Company is the seller of the property, which includes 202, 205, 210, 213, 220, 221, to 227, 230, 231, 248, 250, 252 and two others in West

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137th street, between Seventh and Eighth avenues. These properties were taken over by the insurance company about four years ago. Mr. Leo will make extensive alterations to the houses, the most important change being the separation of the basement from the rest of the building. On the first floor there will be a model kitchen and pantry with large dining room, and the two upper floors will be devoted to bedrooms. In each basement Mr. Leo will install a negro couple to look after the janitorial duties, as well as furnish maid service for the upstairs tenant.

Heights Exchange and Resale.

Charles S. Kohler and M. I. Strunsky sold for the S. B. Building Company the three five-story apartment houses, each on a plot 56.4x98x69, at 362 to 370 Wadsworth avenue, at the 191st street subway station. The buildings have recently been completed, and are fully tenanted, the aggregate rental being reported at about \$33,000. The selling company purchased the land from Gustavus L. Lawrence in January, 1916, through M. I. Strunsky, who also obtained the loans on these buildings. The present purchaser is Thomas Rees, who gave in exchange the six-story apartment house, known as Audrey Hall, at the northeast corner of St. Nicholas avenue and 172nd street, on plot 94.6x125. This structure is also fully tenanted, the rent roll aggregating about \$29,000. The brokers report that the exchange involved about \$500,000. The same brokers resold for the S. B. Building Company, to Frederick Brown, the Audrey Hall property.

City Sells to School.

Announcement has been made by City Chamberlain Milo R. Maltbie that 39 West 17th street has been sold by the city to the New York Electrical Trade School, which has been a tenant in the building for some time past. The purchase price was \$70,000. Charles H. Hyde, as trustee for the court and trust funds when City Chamberlain in 1910,

loaned \$70,000 on this property. Last Autumn the mortgagor defaulted in the payment of the interest, and on January 12 last the property was sold to the city for \$50,000. The present sale enables the city to pay the beneficiary the entire accrued interest and save the city from any loss.

Arthur Brisbane Resells.

Arthur Brisbane has sold through Pease & Elliman, the south corner of Fifth avenue and 103rd street, a vacant plot with a frontage of 100.11 feet on Fifth avenue, and 175 feet in the street. The plot comprises about seven lots, and was acquired by Mr. Brisbane, last December, from the heirs of Benjamin F. Dunning, Colonel Jacob Ruppert and the Estate of John G. Gillig. They were reported to have been held at \$250,000 at the time Mr. Brisbane purchased them. The buyer's identity has not been divulged, and no information was available this week regarding the future of the plot.

Terrace Court in Trade.

Terrace Court, a nine-story apartment house at the south corner of Riverside drive and 93rd street, valued at \$600,000, has been purchased by Samuel A. Megeath, president of Alsace Realty Company, from the West Side Construction Company. In part payment for the apartment house, which measures 145 feet on the Drive and 117 feet in the street, was given 42 acres, known as Robinswood, at Whitestone, L. I., with a frontage of 1,000 feet on Little Neck Bay. The property is free and clear. The title to the Riverside Drive house will be taken in the name of the Terrace Court Company, recently incorporated at Albany, with a capital of \$200,000.

Fourth Sale in a Year.

B. F. & G. Realty Company, Richard W. Freedman, president, purchased the twelve-story loft building at 106 East 19th street, from Frederick Brown, who

acquired it a short time ago. The building measures 25x92, and adjoins the Pocomo Building, at the southeast corner of Fourth avenue. In exchange Mr. Brown took the six story apartment house at the southeast corner of Pinehurst avenue and 179th street, 100x100 feet. G. W. Cahen and Theodore S. Tenney, the brokers in the deal, report that the properties were valued at \$375,000.

Buys in Renwick Street.

Pepe & Brother sold for the Ely Estate 23 to 27 Renwick street, three two-and-a-half story buildings, on plot 56.3 x60, to the firm of A. D. Juilliard, for improvement with a three-story garage to be used by that firm. Seven months ago Pepe & Brother sold to the same concern a plot in Van Dam street, west of the new Seventh avenue extension, to be utilized for the same purpose, but the architect filed the plans for the garage after the new Zoning Law went into effect. After the building was demolished the project had to be abandoned.

Railroad Buys in Manhattanville.

Duff & Brown Company sold for the Estate of Catherine A. Tone to the New York State Realty & Terminal Company, a corporation which holds title to a large part of the realty belonging to the New York Central Railroad, the block front on the west side of 12th avenue from 133rd to 134th street, running back in both streets to the tracks of the railroad. A portion of the plot is occupied by three two-story brick buildings.

Deal in East 74th Street.

Charles MacVeagh sold the two four-story dwellings at 36 and 38 East 74th street, each on a plot 200x102.2. The houses are reported to have been purchased by Cass Ledyard, Jr., who recently acquired the dwelling at 64 East 73d street through William B. May & Company. The houses just sold adjoin the modern residence at 40, acquired by Mr. Ledyard last November from Mr. MacVeagh, through the same brokers.

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ARCHITECT

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Hospital Trustees Square Plot.

St. Vincent's Hospital trustees purchased 11 Seventh avenue, an old dwelling on a lot 19.11 x 59 x irregular, from the estate of John H. Huse, which has owned the property since 1877. This purchase gives the hospital control of the entire block front on the east side of Seventh avenue from 11th to 12th streets, its holding extending back for a distance of 286.10 feet in 11th street, and 121.8 feet in 12th street.

Buy Ten Tenements.

Ennis & Sinnott have bought from Nathan Kean & Company the ten six-story new-law tenements, with stores, comprising the block front on the east side of Avenue A between 69th and 70th streets, measuring 200x170 feet. Harris & Vaughan were the brokers. The houses have been held at \$500,000.

Manhattan.

South—of 59th Street.

FRONT ST.—Ruland & Whiting Co. has resold for the Alliance Realty Co. to M. F. Ginnane the property at 232-4 Front st, a 4-sty stable, size 36x75. In part payment the Alliance Realty Co. took the 4-sty stable at 348-50 Water st, size, 34x60, and the vacant lot 357-9 Water st, 33x75. The Front st property was held at \$50,000 and the Water st properties at \$25,000 and \$18,000 respectively.

FRONT ST.—No. 61 Front st, a 5-sty building, on lot 23x85, has been sold by J. P. Gilford et al, whose family has owned the property since 1804. Cruikshank & Co. represented the sellers, and Cammann, Voorhees & Floyd the purchaser.

FRONT ST.—Cruikshank Co. resold for Samuel Kilpatrick 85 and 87 Front st, a 5-sty business building, 48x101.6, which has been bought by an investor, who takes the property free and clear of any mortgage.

MERCER ST.—Broadway-John Street Corporation, Elias A. Cohen, president, has resold, through William C. Walkers' Sons to Rocco De Finna, 53 Mercer st, a 3-sty loft building, purchased recently from the Farmers' Loan & Trust Co. The buyer will occupy the premises.

NORTH MOORE ST.—Nehring Brothers have sold for the Central Trust Co., trustee of the estate of Lillian S. Gillespie, to a client of the Charles F. Noyes Co. 42 North Moore st, a 6-sty loft building, on lot 25x100, adjoining the corner of Hudson st. It was held at \$40,000. This is the first sale of this property in twenty-six years. The brokers report that it was a cash transaction.

WATER ST.—Horace S. Ely & Co. sold 370 and 372 Water st, two old buildings, 38.2x58x irreg., between Oliver st and James slip, for Martha A. Peaston to a client, who will alter and occupy the premises.

10TH ST.—Horace S. Ely & Co. sold for Mrs. Helen Adams the 5-sty American basement dwelling at 23 West 10th st, on lot 29.6x100. The buyer is Frank R. Ford, who has been a tenant of the premises for many years. The property has not changed hands since 1893.

10TH ST.—Charles R. Faruolo has sold for the estate of Michael J. Newman 231 East 10th st, a 5-sty tenement, on lot 25.6x99.10.

35TH ST.—The Boynton Realty Co. is reported to have resold the 5-sty dwelling, 18.9x100.5, at 107 East 35th st, near Park av. The new owner will occupy. Mr. Mathews acquired this property yesterday from Charles G. Hopkins in part payment for the northwest corner of Madison av and 63d st, a remodeled store and apartment building, held at \$100,000.

36TH ST.—Jacob J. Tabolt sold for Mary D. Fitzsimons to the New York Telephone Co. the 4-sty building at 224 West 36th st, on lot 20x98.9. This is the first sale of the property since 1871, when it was acquired by the late Michael Fitzsimons for \$13,000. The property sold in the present deal for nearly three times that amount. The New York Telephone Co. recently took title to 206-222 West 36th st, and with this additional purchase now controls a plot 182x98.9.

52D ST.—Mrs. Margaret Flynn has sold to C. H. Treat, a plumbing contractor, the 4-sty dwelling, on lot 17x100.5, at 29 West 52d st. Ashforth & Co. were the brokers.

North—of 59th Street.

71ST ST.—Douglas Robinson, Charles S. Brown Co. sold for Cornelius W. Luyster, 16 East 71st st, a 6-sty residence, on lot 25x100.5, to Max Lissberger, for occupancy.

74TH ST.—Slawson & Hobbs have sold for Matilde Rosenheim the 4-sty dwelling 113 West 74th st, size 20x60x102.2. The property was held at \$40,000.

87TH ST.—Ernest N. Adler sold for Isaac Hecht, 521 East 87th st, a 5-sty tenement, with stores, on lot 25x100.8.

88TH ST.—The Lewis H. May Co. has sold for the Witmark estate, Jay, Isidore and Jules Witmark, executors, the 4-sty private house at 57 West 88th st, on a lot 20x100, to Felix H. Levy, who will extensively alter for his own occupancy. Nathan Burkan represented the Witmark estate, as attorney. The property was held at \$40,000.

93D ST.—J. S. Maxwell sold for Mary E. Barber the 3-sty dwelling 57 West 93d st, on lot 17x100.

93D ST.—Mary W. Crissman sold, through J. S. Maxwell the 3-sty dwelling 63 West 93d st, on lot 17x100.

132D ST.—The Walker Methodist Episcopal Church purchased from Clara Kinkley the one-time Mt. Gilead church property at 41 East 132d st, on a lot 20x99.11. The seller purchased the property at foreclosure on Nov. 29 at \$5,000 at the auction stand of Arthur C. Sheridan, auctioneer. The consideration in the present sale is stated to have been \$7,100.

133D ST.—Leon S. Altmayer and Chris. Volzing & Sons sold the 5-sty flat at 68 West 133d st, on lot 25x100. The house is fully tenanted and shows an annual rent roll of \$2,200.

133D ST.—Freidus & Co. sold for William Hyman 454 West 133d st, a 5-sty flat, 25x99.11.

140TH ST.—Pease & Elliman sold for the Dayton Building Co., Harris Maran, president, the new 5-sty apartment house at 561 and 563 West 140th st. The building was completed in January and is fully rented and was held at \$90,000. The buyer is Samuel W. Heiman.

141ST ST.—Henry R. C. Watson is reported to have sold the five 5-sty flats at 201 to 209 West 141st st, each on lot 20x99.11. The property adjoins the northwest corner of 7th av and was acquired by Mr. Watson eight years ago in foreclosure proceedings.

176TH ST.—Nason Realty Co. has resold for cash 574 to 580 West 176th st, between Audubon and St. Nicholas avs, two 5-sty apartment houses, on a plot 150x90. The houses were bought by the selling company recently from the Placid Co., John Katzman, president, through M. Cohn & Co.

207TH ST.—Gustavus L. Lawrence purchased from Laird Bros. the 1-sty garage building, 40x100, in the south side of 207th st, 100 ft. east of Broadway.

208TH ST.—Loton H. Slawson Co. has sold the four lots at the southeast corner of 208th st and 10th av to a corporation organized by an old-time builder. The new owners intend to erect a 5-sty building containing apartments of three and four rooms.

HAVEN AV.—Frederick Brown bought from the Filrose Construction Co., 106 to 110 Haven av, a 5-sty apartment, 75x103.30, opposite 171st st. The structure has accommodations for 29 families, arranged in 3, 4 and 5 room apartments, and is now fully tenanted. In part payment Mr. Brown gave 1379 Plimpton av, a 2-sty dwelling, 75x100, near 170th st.

NORTHERN AV.—Frederick Brown sold to the Clefleck Amusement Corporation, Robert vom Cleff, president, 60 Northern av, a 5-sty apartment at the northwest corner of 180th st, plot 75x100. In part payment Mr. Brown took in exchange 420-424 Tompkins av, Brooklyn, near Halsey st, a moving picture theatre, plot 60x80, with a seating capacity of about 600. The Northern av property was recently acquired by Mr. Brown in a cash transaction with the 600 Park Avenue Co. The deal involved about \$160,000. J. E. Sleight was the broker.

7TH AV.—McDowell & McMahon and Quinlan & Leland sold for Josiah H. DeWitt, the 5-sty apartment house at 1947 7th av, on plot 40x100, to Annie L. and Delphina J. McIntyre. The property was held at \$50,000.

Bronx.

FOX ST.—Frederick Brown bought from the Howala Construction Co., Charles S. Levy, president, 587 Fox st, northwest corner of Av St. John, a 5-sty apartment house. The property was held at \$85,000. Samuel A. Brenner was the broker.

ELM PL.—A. D. Phelps & Damiane have sold 2496 Elm pl, a 2-fam. house, on lot 26x90, to the McAllen Realty Corporation.

226TH ST.—Hugo Wabst sold for the T'leval Building Co. the plot, 100x109, in the south side of 226th st, about 221 ft. east of 5th av.

KINGSBRIDGE RD.—A. D. Phelps & Damiane have sold for a Mr. McCoy 10 East Kingsbridge rd, a dwelling on lot 16.8x90, located 50 ft. east of Jerome av, to the McAllen Realty Corporation, L. F. Kuntz, president.

LINCOLN AV.—James Montgomery & Son sold the southeast corner of Lincoln av and 135th st, a plot 50x100. The purchaser, it is reported, will erect a loft building for his own occupancy.

SOUTHERN BOULEVARD.—Arthur Weyl & Co. have sold for the Columbia Construction Co. the plot, 75x100, on the east side of Southern Boulevard, 325 ft. north of Barretto st, to the Hunts Point Garage Co., which will erect a 3-sty garage, with accommodations for more than 200 cars.

UNION AV.—Bond & Mortgage Guaranty Co. sold the 2-fam. dwelling at 684 Union av.

Brooklyn.

15TH ST.—Harry M. Lewis sold, for cash, the 4-sty apartments at 411 and 417 15th st, to the Dalton Holding Corporation, for Harry M. Eppes, receiver of the Kings County Mortgage Co. These houses were constructed by the Herald Construction Co., Max Kurzrok, about six years ago.

54TH ST.—Martin A. Ansbro sold the 2-fam. brick house at 563 54th st for Henry Sandkraut.

68TH ST.—Frank H. Malone has sold for Munroe Stiner & Bros., builders, the two new apartment houses at 325 and 329 68th st.

76TH ST.—E. J. Hollahan (Inc.) sold for the Lawyers Mortgage Co. the 1-fam. house 1333 76th st, on lot 22.6x100.

87TH ST.—Frederick Brown resold to Walter Lehn two plots at the corner of 87th st and 4th av, 80x100x118x107, and the corner of 93d st and 4th av, 117x114x86x109. Both were recently acquired by the seller in an exchange with the Ceri Realty Co.

CARROLL ST.—Charles Buermann & Co. sold for William Collins 1399 Carroll st, a 2-sty dwelling, on lot 20x127, to Mrs. Kate M. Kalb.

UNION ST.—John Sullivan Real Estate Co. has sold 712, 712A and 714 Union st, three private dwellings, on plot 50x100, for Mrs. Anna P. Sullivan to James Reynolds.

BEDFORD AV.—The Meister Builders bought the northwest corner of Bedford av and Prospect pl, a 1-sty store building, occupied by the C. T. Silver Co., Carl H. Paige, and Gilbert Perkins, automobile agents. The property was held at \$100,000.

AV G.—Robert G. Baimanno sold to Charles Moscarelli a concrete factory building, 200x200, at Av G and Schenectady av; also a detached dwelling, 50x100, at 241 Stratford rd to H. D. Poole.

LAFAYETTE AV.—Frank A. Seaver & Co. sold the 3-sty dwelling at 429 Lafayette av for the Gibraltar Construction Co.

LIBERTY AV.—Harris Reisler sold the northwest corner of Liberty av and Osborn st for the Bond & Mortgage Guarantee Co. to the Brooklyn Jewis Progress, of 1746 Pitkin av.

MARCY AV.—Frederick Brown resold to Isaac Levin, 954 to 964 Marcy av, a moving picture theatre, with two stores, 77x115x51x120, recently acquired by him in an exchange with Stephen Hoff.

PITKIN AV.—Daniel H. Jackson has sold to a client of John F. Giffing the southeast corner of Pitkin av and Chestnut st, at the foot of the Fulton st L station, size 25x100. The buyer will improve it with a 2-sty taxpayer.

Queens.

ROCKAWAY PARK.—H. Richter & Co. have sold for William L. Jones his dwelling at 30 Columbus av to Joseph A. Flanagan.

Richmond.

STAPLETON.—Moffatt & Schwab have sold the residence and garage, property of the estate of Charles Walter, Jr., on the corner of Cebra and Catlin avs, to Walter E. Franks, of New Brighton.

Nearby Cities.

JERSEY CITY, N. J.—Edward P. Hamilton & Co. sold for Duncan I. Roberts, president of United States Express Co., to the American Type Founders Co. a plot of 12,500 sq. ft., with buildings, at the northwest corner of Maple and Monitor sts.

NEWARK, N. J.—Louis Schlesinger (Inc.) has sold for Thomas N. McCarter and Uzal H. McCarter the large vacant plot at 242-268 Craton st, southwest corner Grafton av. The purchasers are the International Ticket Co., manufacturers of theatre, amusement and street railway tickets. The plot purchased has a frontage of 347 ft. in Oraton st and a depth of 152 ft. on Grafton av, and will be immediately improved by the erection of a 1-sty mill constructed brick building, size 100x200. The architect is William W. Knowles, and the structure will be erected by Henry M. Doremus & Co.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for Mrs. Kate A. Beck the apartment houses at 573-575 Highland av to Frederick F. Spiegel.

Out of Town.

ARDSLEY, N. Y.—C. E. Danforth, of Van Emburgh & Atterbury, stock brokers, has purchased the Schuyler place at Ardsley-on-the-Hudson, an estate of 70 acres adjoining the Ardsley Club property, through Nichols & Hobble from the estate of Philip Schuyler. It is a historic place, with a house of 30 rooms, built in 1835 by James Hamilton, a descendant of Alexander Hamilton. The estate has ever since been held by the same family. About 30 of the 70 acres in the estate are laid out as a park. It was held at \$300,000.

DARIEN, CONN.—Pease & Elliman have sold for Frederick Brown to a New York buyer his property on Ox Ridge rd, known as the Frankenberg Place, consisting of about 50 acres, two residences and outbuildings. This estate is one of the most beautiful upland properties in the section, and commands magnificent views of Long Island Sound and the surrounding country. It is not far from the new Woodway Country Club. The property was held at \$90,000. It is understood that the new owner, after making some alterations to the main residence, will make it his permanent home.

DIX HILLS, L. I.—Shields Brothers (Inc.) sold for Lewis B. Smith a tract of 20 acres in the Dix Hills section of Long Island. There has been considerable activity in this general vicinity during the past six months.

KEARNY, N. J.—Joseph P. Day sold for the Newark Factory Sites (Inc.) to the Pennsylvania Railroad Co., a strip of land, comprising about 26 acres, lying along its present right of way. The parcel begins at the Hackensack River, in the township of Kearny, and extends west as far as the Trexler lumber yards. This piece of land adjoins the Pennsylvania Company's yards in Kearny, and is to be improved by them for additional freight handling facilities.

LARCHMONT MANOR, N. Y.—Arnold, Byrne & Baumann, in conjunction with H. M. Olcott, sold for S. O. Eggers to Edward Hyams the southwest corner of Grove and Walnut sts, Larchmont Manor, N. Y., a 3-sty residence, 100x100.

MONTCLAIR, N. J.—F. M. Crawley & Bros. sold the Hallenbeck estate, one of the show places of the south side of Montclair, on the northwest corner of Gates av and Orange rd, comprising about four acres of land. The residence was built about ten years ago, on a frontage of about 450 ft. on Gates av and over 400 ft. on Orange rd. The sale was made for H. G. Hallenbeck, president of the Wynkoop, Hallenbeck, Crawford Co., printers, and former Mayor of Montclair. The property was held at \$75,000.

OLD LYME, CONN.—John Crawford sold for Miss Rosalie C. Goodman and Miss Lillian Goodman a large waterfront estate in the Neck rd, known as the Robert Hall place, to H. W. Gray. There are about 120 acres, with nearly a mile frontage on the Connecticut River. The main house was built 150 years ago and is in excellent condition. It has 25 rooms, two baths and

many old fireplaces, with Dutch ovens, &c. There also are a modern house and outbuildings.

RYE, N. Y.—Chas. Field Griffen & Co. sold for Thomas E. Munday a tract of vacant land on Highland rd, in the immediate vicinity of the Apawamis Golf Club, and consisting of about 8½ acres. The property was held at \$30,000. It will be developed into sites for high class residences.

SHINNECOCK HILLS, L. I.—Alfred E. Schermerhorn sold for the Swayne estate 8 acres to Thomas G. Condon.

STAMFORD, CONN.—Griffen, Prince & Ripley sold for the Southfield Point Co. a residence at Southfield Point, Stamford, Conn., adjoining the Southfield Point Club, to Rida Johnson Young, authoress. The house was built from the plans of Patterson & Dula, architects. It is situated on a plot 100x75 and contains ten rooms and three baths.

LEASES.

Old Dry Goods District Activity.

Daniel Birdsall & Company rented the store, basement and sub-basement of the Broadway-Leonard Building, 350 to 352 Broadway, to the Campe Corporation, agent for the Fitrite Underwear Co., of Spring City, Pa., and the Ballard Knitting Mills, of Norristown, Pa., and others. The lease is for a long period of years, and is of special importance, not only because it is one of the largest spaces to be occupied in New York by a wholesale underwear concern, but because it emphasizes the desire of the wholesale dry goods trade to remain downtown. Coincident with this lease more than one hundred of the wholesale knit goods merchants downtown have signed an agreement to become allied with the Wholesale Dry Goods Association whose object is the permanency of the downtown dry goods district and the improvement of it. In the near future, a meeting will be held for the purpose of including in the membership of the association practically all of the wholesale knit goods concerns of the city. The property at 350 to 352 Broadway is owned by Frank N. Hoffstat, president of the Pressed Steel Car Company, of Pittsburgh, Pa.

Jeweler Leases Store.

Sigmund Wyler, jeweler, now located at 6 East 46th street, has leased from Maison Maurice (Inc.) the southerly store in the new building at 661 to 663 Fifth avenue, near 52d street. Mr. Wyler had taken space with a frontage of 20 feet, and a depth of 70 feet, for a term of ten years, and will pay a rental aggregating about \$220,000. Lind & Pfeiffer and Joseph I. Green acted as attorneys for the lessor and lessee, respectively. Maison Maurice (Inc.) leased the entire property last October from the Phipps Estates for twenty-one years at a rental for the term of about \$1,500,000, and occupies for its own purposes considerable space therein.

Fifth Avenue Building Lease.

Marston & Company leased for T. T. Eckert, to J. B. Crook & Company, the six-story building at 549 Fifth avenue, adjoining the corner of 45th street, formerly the home of Colonel Eckert. The tenant will make alterations and take possession about the middle of March. The concern now occupies the store at 463 Fifth avenue, one of the buildings to be demolished for the new structure to be erected by the F. W. Woolworth Company.

Manhattan.

ALSENZ & McDERMOTT leased the store and part of the basement at 1407 3d av to W. Garber & Son, glass and window shade manufacturers.

DANIEL BIRDSALL & CO. rented at 31 West 4th st, the corner store, basement and sub-basement to S. Glatstone & Son; at 64 Grand st, the 5th loft to Leo Hirsh; at 28 West 22d st, space to W. P. Gibson; at 327 Church st, the 3d loft to Jacob Bloch; at 98 Franklin st, the 2d loft to Ferguson-McKinney Manufacturing Co., and at 27 Walker st, the 5th loft to Joseph Mulberg.

BRETT & GOODE CO. leased in 62-64 West 14th st, through to 65-67 West 13th st, the entire 6th floor to the Uncle Sam Doll Corporation; also in the Printing Crafts Building, 461-79 8th av, offices to L. Alterson & Co., Frank J. McCabe, A. J. Buschmann & Co. and the Textile World Journal.

BRETT & GOODE CO. leased the store and basement in 150 Lexington av to the Hein Photo Supply Co., represented by Frederick Fox & Co., and the entire 1st loft, containing more than 13,000 sq. ft., in 62-64 West 14th st, to the Metropolitan Purity Paper Bottle Co., represented by Daniel Birdsall & Co.

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CROOK & LIVINGSTON leased for the Centerboro Realty Co. a loft at 176 Madison av to Charles W. Sherwood, now located in the Pinchot house at 2 Gramercy Park, which was sold recently.

CROSS & BROWN CO. has leased the entire building at 130 Greene st to the Hatters Fur Exchange; at 100 5th av space to Philip Burg, Gordon & Schuval; at 102 5th av to I. Wertheimer and Robert L. Topf; at 346 Canal st 4th loft to Isidor Bauman and Harry Bayer; at 11 West 25th st space to Samuel J. Kaufman and Goldberg & Marks; at 16-24 West 61st st space to Abbott Motor Equipment Co.; at 434-8 Broadway to Nagel & Schindler, Henry Buss and Shroelky Bros.

CROSS & BROWN CO. has leased for the estate of Mary E. Pinchot the entire 9th floor of the building being erected at 109-23 West 64th st to the Springfield Motor Body Co.; at 30 East 42d st space to Crimore Manganese Corp.; at 434-8 Broadway to Samuel Swartz, Samuel Laber, Isidor Dauer and H. Osherofsky; at 2 West 47th st to F. W. Wakeham Co.; at 98-100 5th av to A. M. Weber, M. Weiss, Gellberg & Shanker and Leo M. Gilles; at 1416 Broadway to Frank S. Fox; at 17 West 36th st to Lerner Waist Co.; at 40-2 East 22d st to E. Oppenheimer; at 70-74 West Houston st 1st loft to Passman & Fox, in conjunction with Horace S. Ely & Co.; at 1416 Broadway space to Fred L. Ferguson.

CROSS & BROWN CO. has leased at 98-100 Bleeker st the 4th loft to Siegel Bros. & Turvin Co.; the 7th loft to Jacob Reiss; at 10 West 23d st 2d floor to E. W. Hammond & Co.; at 241-3 West 23d st the 2d loft to Phoebe Snow Corp.; at 18 East 41st st space to Natural Ice Assn. of America; at 30 East 42d st space to C. L. Sicard and United States Alloys Corp.; at 19-25 West 44th st space to J. J. Convery, in conjunction with Brett & Goode; at 501 5th av space to Arthur Guinness' Son & Co. and E. Quincy Smith.

CROSS & BROWN CO. has leased for the Berkeley Arcade Co. 5,000 sq. ft. of space at 19-25 West 44th st, running through the 18-22 West 45th st, to Trobridge & Ackerman; at 220 5th av space to David Zuckerman, American Lead Pencil Co., Marshall's Inc.; at 19-25 West 44th st space to Military Training Camp Association; at 100 5th av space to E. W. Dunner, S. Shapiro and S. Benjinson; at 1140 Broadway to Pacific Embroidery Co., in conjunction with R. S. Kamin; also space on the 16th floor to Wisconsin Chair Co., in conjunction with Frederick Fox & Co.; at 238-40 West 38th st ground floor to L. W. Allan; at 16 West 45th st the 4th floor to Jacob Labes; at 11-13 Waverly pl space to Morris Morsky; at 102 5th av to W. V. Loveland, Tobin & O'Brien and T. Stanley Curtis.

CROSS & BROWN CO. has leased, in conjunction with Rowantree-Schley, the store at 1140-1146 Broadway, in the new 16-sty Ayer

Building, 26th st and Broadway, to the Western Union Telegraph Co. for a branch.

DUFF & CONGER have leased the dwelling 116 East 95th st for Mrs. E. Hirsch to O. Sondhelm, and also the dwelling at 154 East 81st st for Richard H. Morrison to H. Meyenberg.

DUROSS CO. leased for the estate of Lawrence Mulry the 3-sty house 38 Bedford st to Nicola Saffomilla; and for John Peters the 3-sty house at 149 West 82d st to Stanley Sejman.

DUROSS CO. leased the store at 307 7th av to Shupnik & Reichenthal; also store space at 140-6 West 14th st to the Federal Wall Paper Co.; the store 421 West 16th st to Hagopian & Shishmanian; a loft at 16 East 13th st to Gordon & Cohen; and the store at 217 West 14th st to Lauricelli & Paino.

DOUGLAS L. ELLIMAN CO. have leased to Martin Beck an apartment consisting of 19 rooms and 6 baths and occupying an entire floor in the new building at 417 Park av, southeast corner of 55th st, for the Gresham Realty Co.; also a large apartment in the same building to C. H. Bettley; only two apartments now remain unrented in the entire building, although it will not be completed for occupancy before the fall; also leased apartments at 125 East 72d st for Julius Tishman & Sons to Mrs. J. G. K. Lawrence, in conjunction with Worthington Whitehouse (Inc.), at 103 East 86th st for the State Construction Co. to James C. Auchincloss, and at 130 West 57th st to George Morgan Browne.

DOUGLAS L. ELLIMAN & CO. have renewed the lease of a large apartment, comprising an entire floor, at 640 Park av, to Mrs. John A. Hadden; also renewed leases at 122 East 82d st for David Dows to Arlando D. Hammond, and at 130 West 57th st to Edwin S. Jarrett, and have subleased an apartment at 122 East 82d st for Miss Clara A. Avery to Louis M. Evin.

DOUGLAS L. ELLIMAN & CO. have leased, for a long term, for Robert E. Farley the 3d loft at 7 East 48th st to Mrs. S. R. Kerner.

J. B. ENGLISH has leased for the West 47th Street Realty Corporation the store and basement at 243-5 West 47th st to the Poslam Manufacturing Co.

EWING, BACON & HENRY have leased the entire 4th floor in 404-10 4th av to Bramson & Co., and the entire 10th floor to Ruthrauff & Ryan.

EWING, BACON & HENRY have leased for the Yale & Towne Manufacturing Co. space in their building at 9-11 East 40th st to H. T. Huber & Co., Mutual Tire & Rubber Co., Marks & Angus, Inc., and Hart & Hutchinson. This completes the renting of the entire building.

EWING, BACON & HENRY leased space at 9 East 40th st to H. T. Huber & Co., Mutual Tire & Rubber Co., Marks & Angus, Inc., and Hart & Hutchinson.

FIFTH AVENUE BUILDING CO. has leased in the Fifth Avenue Building space to the

American Mills Co., Rosenwald-Wimpfheimer, the Metal Products Corporation, Samuel N. Magill, the C. H. Eden Co., the Larkin Co., the David Adler & Sons Clothing Co., Charles E. Wilson, the Nashwaak Pulp and Paper Co., the Edwin C. Kleinberger Co., the New Toy Co., the Republic Bag and Paper Co., the Candy Shop, J. E. Dill, representing the Manufacturers Finance Co., Herman I. Lure, the Jordan Reporting Co. and the Talbot Co.

B. FLANAGAN & SON have rented 140 West 80th st for John Turner to Minnie McAuley; 102 West 77th st for Astrid Messer to John Stumpf, and 149 West 95th st for Annie R. Whitney to Helen E. Dingwell.

FREDERICK FOX & CO. have leased 15,000 sq. ft. of space at 88 University pl, running through to 12th st, the 4th loft, to the Dana Cloak & Suit Co. and the 9th loft to the Monroe Cloak & Suit Co.

FREDERICK FOX & CO. have leased large space at 334 4th av to Howard & Jones Co. and Central Bond & Mortgage Co. on long term leases; large space at 1140 Broadway to the Wisconsin Chair Co.; the 5th loft at 830 Broadway to Levinson Bros. & Nelkin; the 6th loft at 840 Broadway to Samuel Soldry, and space at 134-40 West 29th st to Max Greenberg & Co.

GOODWIN & GOODWIN rented for the Peter Moller estate to Herman Weiss the 3-sty dwelling at 140 West 120th st.

A. A. HAGEMAN has leased the 3d floor at 641 6th av to H. D. Mildeberger and the 4th floor in 639-641 6th av to James Markreostas, and also the store at 63 West 30th st to Simpson Electric Co.

HEIL & STERN have leased for Vincent Astor the 4th floor in the old Altman Building, at the southwest corner of 6th av and 19th st to the Lily of France Corset Co., who have taken a lease for a long term of years. The lessees are at present located at 20-6 West 22d st. The space leased covers about 20,000 sq. ft. and completes the renting of the building.

M. & L. HESS (INC.) have rented space on the 4th floor at 148-56 West 23d st to S. Robbins & Co., petticoats; and space on the 4th floor at 17-21 East 22d st to M. Pressner, notions, toys and novelties.

M. & L. HESS (INC.) and E. M. Goodman leased the 6th floor at 37-45 West 20th st to the Schwartz-Jaffee and Chas. D. Jaffee Co.

M. & L. HESS (INC.) have rented the front part of the 4th floor at 17-21 East 22d st to Amin Beder & Bros., laces, hosiery and underwear.

M. & L. HESS (INC.) leased the store and basement at 106 East 19th st to J. Goldstein, upholsterer, and the westerly store at 162 West 23d st to the Four Season Jobbing House, the tenant being represented by Louis Schrag.

M. & L. HESS (INC.) have rented space on the 12th floor in 148-56 West 23d st to Robert Soltau & Co., who for a great many years have

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been located at 75 John st. The new quarters will be used as offices and salesrooms only. Also rented space on the 4th floor to J. Hurwitz.

HENRY HOF has leased for James P. Carey the building at 303 East 37th st to Frank Gray.

HENRY HOF has leased for the estate of Mary Lysaght, the store and basement at 590 3d av to Andrew Davey, grocer.

HENRY HOF has leased the entire building at 159 East 39th st to Thomas H. Ellett and Erich Gugler, architects. After alterations the premises will be used as an architect's office and studio.

HENRY HOF has leased, in conjunction with Bastine & Co., for the estate of Mrs. C. A. Winters the entire 2d loft at 653-7 1st av to H. Alperstein.

P. HIRSHFIELD rented the 4th loft at 29 East 22d st to the New York Kimono Co., and at 19 West 24th st to I. Zelikow & Sons.

HOUGHTON COMPANY leased for Mary N. Shepard the 5-sty dwelling 303 West 71st st to Elizabeth A. Shaw.

HOUGHTON COMPANY, in conjunction with J. Edgar Leaycroft & Co., leased to Professor Paul F. Del Campiglio, the 3-sty dwelling, 59 West 93d st, for Edgar S. Appleby.

HUBERTH & HUBERTH have subleased for the Vesuvian Auto Heater Sales Co. of New York their store at 1791 Broadway, near Columbus Circle, to the Emerson Motors Co.

SAMUEL H. MARTIN has leased for Rose Cahen the store and basement at 2173 8th av to Otto Hinrichs.

PAYSON McL. MERRILL CO. leased apartments at 112 West 47th st to John B. Kerfoot; at 36 East 40th st to Mrs. E. D. Hutton and Mrs. M. Goodwyn; and at 23 West 30th st to Miss May E. Rhoades.

NEHRING BROTHERS have leased the store 29 Audubon av to the Brody Painting & Decorating Co.

CHARLES F. NOYES CO. has leased offices in Delmonico Building, 56-58 Beaver st, to Bond, McAneny & Co.; space on the 19th floor of 15-19 East 26th st to the Henderson Lithographing Co.; in 160 Broadway for Lawyers Title & Trust Co. to Abraham Lipton; a portion of the 3d floor in 52-4 Maiden la to Shamburg & Greenbaum, and additional space in the same building to the United Jewelers, Inc., and a long term lease of a floor in 6 Maiden la to Laubhelm Bros. for Lawyers Title & Trust Co.

CHARLES F. NOYES CO. has subleased for George Nash Co. the store at 219 Pearl st to Goldsmith Bros.; for Victor A. Harder Realty & Construction Co. the store and basement at 128-132 White st to the U. T. Hungerford Brass & Copper Co.; the 2d floor of the Schieren Building, 30x38 Ferry st, to Fred Rueping Leather Co.; and space in 96-98 Fulton st for William A. Paepke to Edward W. Zinn.

CHARLES F. NOYES CO. has negotiated an extension from February 1, 1918, of the H. B. Claffin Corporation lease at 218 Church st on a net rental basis. The building was recently purchased by Daniel P. Morse, president of the Parmelee Realty Corporation, and the Charles F. Noyes Co., in conjunction with Geo. R. Read & Co. secured last week a \$25,000 4½ per cent. mortgage on the building. The H. B. Claffin Corporation owns nearly the entire block bounded by Church, Worth, West Broadway and Thomas sts.

CHARLES F. NOYES CO. has leased for Fenton T. Newberry to J. & S. Holstein, the store 158 Broadway for a long term, at an annual rental of about \$10,000. After extensive improvements, the lessees will open their third downtown shop.

CHARLES F. NOYES CO. has leased a portion of the 2d floor at 171 Broadway, southwest corner of Cortlandt st, to the Monroe Clothes Shop for a long term. The Noyes Co. was the broker in the leasing of 170 Nassau st to the Monroe Clothes Shop and this lease at Broadway and Cortlandt st is their third downtown lease. The premises just leased are controlled by the Lloyd Realty Co., a subsidiary of the United Cigar Stores Co., and Pease & Elliman represented a sub-tenant from whom the lease was taken.

THOMAS J. O'REILLY rented for the estate of Robert E. Westcott, a loft at the northeast corner of Broadway and 110th st, to Francis Fuller; also for Emigrant Industrial Savings Bank, a store at 409 East 22d st, to Globe Waste Paper Co.

PEASE & ELLIMAN have leased for Abraham Goldsmith to Benedict Erstein the 4-sty dwelling at 50 West 75th st.

PEASE & ELLIMAN have leased for the Wood, Dolson Co., as agents, an apartment in 1337 Madison av to Madame Juliette Tallet; for I. Randolph Jacobs an apartment in 161 East 79th st to Walter L. Hess; and for Samuel A. Herzog an apartment in 255 West End av, at 72d st, to E. J. White.

PEASE & ELLIMAN have leased for 907 Fifth Av., Inc., one of the two last remaining apartments at the south corner of 72d st and 5th av. The lessee of this apartment is Mrs. John T. Willets, who takes a corner suite of 16 rooms and 5 baths. She will have as neighbors in the building Herbert L. Pratt, Daniel G. Reid, Henry A. Sinclair, W. C. Durant, Mrs. Marcus Daly, H. S. Parker, Mrs. Paul Morton, Carl Victor, Victor Morawetz, James McLean, Henry A. Stone and Jacob Schoonmaker.

PEASE & ELLIMAN have leased for Klein & Jackson the last vacant apartment in 31 East 72d st, which is under construction on the site of the old Waldo residence at the northeast corner of 72d st and Madison av, a suite of 14 rooms and 5 baths to J. Morris Miller, of the law firm of Hornblower, Miller, Potter & Earle; also leased for the 70 East 77th Street Co., in the house which it is building for occupancy in the fall, an apartment to Dr. Randolph D. Moffett; and also in the same house an apartment to Clark D. Rosenkranz; for J. E. R. Carpenter, the architect, and his associates, in

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MOUNT HOPE PLACE, 110, (near Concourse, two plots, each 50x125 ft., with dwellings; together or singly; best section of Bronx. **RAFFIN**.

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TWO BRICK HOUSES, one single with 4 families and one double with 8 families; good location and good rental; price \$23,000; cash \$11,000. For further information write Box 310, Record and Guide.

1-FAMILY BRICK HOUSE, 8 rooms and bath; end house; nice section of Bronx. Inquire **SULLIVAN, 5 Perot St., Kingsbridge.**

2 LOTS, 50x100, AT RICHMOND HILL; FREE AND CLEAR FOR \$1,200. T. B. DAVIS, 123 BERKELEY PL, BROOKLYN.

2,000 ACRES OF COAL LANDS for sale on head of Kentucky River, the Big Elkhorn. Seam of coal six to nine feet thick. Also 2,000 acres near head of Rockhouse Creek; same county; same coal; four to six feet. Address **J. H. FRAZIER, Whitesburg, Ky.**

1-FAMILY HOUSE FOR SALE, 6 rooms and bath, all improvements; 7 minutes' walk from Kew Garden station; two blocks from new elevated and trolley. **F. A. ALBRECHT,**

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Lovely hill country overlooking beautiful harbor; house 10 rooms, porches, electric light, well, cistern, chicken yard, ample grounds, boating, bathing, fishing; attractive; convenient to everything; next to and overlooking \$10,000 actual waterfront; price only \$3,500; no exchange. **W. H. CRUMP, 190 Wilson St., Brooklyn.**

FOR APARTMENT HOUSES, Plot 20 lots; choice location; Lincoln Ave., near Jamaica Ave., Brooklyn. Will sell in parcels if so wanted. Terms on application. **HERMAN NAEHER,** 312 60th St., Brooklyn, N. Y.

CEDAR LAWN.
For sale, ideal home for select family, eight acres, one mile from station; eleven room house, all improvements, large barns, high elevation, beautiful scenery; all kinds of fruit, grapes; good well; city water; price \$20,000. Box 145, Morristown, N. J.

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To close estate, 13th St., 3d & 4th Aves.; 2-story basement, frame; cars, subways, "L." Want cash above \$1,500 mortgage. Write for appointment.

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ARE YOU LOOKING for a fruit and grain farm in the Hudson River Valley? I have it right in the fruit belt, where the best apples grow; near Tivoli-on-the-Hudson, N. Y.; price right; terms agreeable. Write **F. A. ROSS, 109 W. 90th St., New York.**

FOR SALE.
Fifty-four room Hotel at Asbury Park, centrally located, by beach. Owner wishes to dispose of it because of ill health; modern improvements, full equipment and good will; might consider exchange for New York property, with additional cash. Address OWNER, 582 West 11th St., New York.

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ELEGANT COUNTRY PLACE on main Albany Post road, Hyde Park, Dutchess County, N. Y.; about two acres; fine 14-room mansion, barn, suitable for garage; outbuildings; fine lawn; fruit, shade trees; flower, vegetable garden; fine condition; may consider exchange for city property; phone in office. For particulars, terms, call any day. **GEORGE SCHWEP-PENHAUSER, 262 West 135th St.**

BEAUTIFUL GENTLEMAN'S residence, 15 rooms; modern improvements; electric light; elegant trim; large outbuildings; lawns, garden, grand shade trees; sacrifice \$3,500, cost \$9,000; unsurpassed for summer or all year around home, boarding house, sanitarium. Homelike 10-room Country Home, improvements; ¾ acre; only \$1,350, \$350 cash; healthy, romantic mountain location on large river, 86 miles. **SPINDLER, Lefever Falls, Ulster Co., N. Y.**

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Box 792, Record and Guide

the 19-sty apartment house which they are building at 550 Park av, the southwest corner of 62d st, opposite the Colony Club, for occupancy in the fall, an apartment to Ira Richards, Jr.; and for Bing & Bing an apartment in 417 Park av, at the southeast corner of 55th st, to Drs. Ernest Fahenstock and George D. Stewart

PEASE & ELLIMAN AND HORACE S. ELY & CO have leased the 2d, 4th, 6th and 7th floors in the building at 5, 7 and 9 East 59th st, with the connecting 4th floor at 784-85 5th av, to the firm of P. W. French & Co., whose main show-rooms are located at 6 East 56th st. They have leased this additional space for auxiliary show-rooms to take care of a large shipment of antiques and objects of art, which has just arrived from Europe. The space, comprises a floor area of over 20,000 square foot, and is leased for the Brandegee estate.

PEASE & ELLIMAN have leased for Pliny Fisk, a large apartment in the "Home Club," at 11 East 45th st, to E. F. Hutton, who is moving from the "Renaissance," at 43d st and 5th av; also in 550 Park av, a house now in course of construction at the southwest corner of 62d st, for occupancy in the fall of 1917, for J. E. R. Carpenter and his associates, an apartment of 14 rooms and 4 baths to J. Frank Stone.

PEASE & ELLIMAN subleased, for J. S. Yates his apartment at 144 East 36th st to Madame Gabrielle Gillis, of Paris, France; sublet, furnished, for Waldron Williams his apartment in 570 Park av to Mrs. E. E. Sofio.

PEASE & ELLIMAN have leased to the Schulte Cigar Co. for a long term the large corner ground floor store at the northeast corner of Kenmare st and Cleveland pl, and upon completion of alterations the Schulte Co. will open a branch establishment.

PEPE & BRO. have leased at 38 Grove st an apartment for Mrs. Connoughton.

JOHN PETERS leased for William Uhl to C. Bonaudi the store at 349 East 14th st.

PORTER & CO. leased for the estate of Theodore Dieterlen to Frida Maret the 3-sty dwelling at 41 West 127th st.

PREVILLE & ROSENBERG subleased for the Irene Underwear Co. their loft in 13-15 East 22d st to Salan & Rosenfield; lofts in 37 West 19th st to Sarkardy & Steuer and the R. & S. Cloak & Suit Co.; space in 19-27 West 21st st to Weisberg & Berman; loft in 109-13 West 25th st to Wolfert & Kissin; space in 27-35 West 24th st to Newman & Weinberger, and top loft in 113-17 West 31st st to Samuel Leifer.

GEO. R. READ & CO. have leased for Pease & Elliman and the Lord's Court Building Co. at 27 William st 9,000 sq. ft. on the 12th and 13th floors for a long term of years to the United States Branch of the Thames & Mersey Marine Insurance Co., Ltd., of Liverpool, England. The same brokers leased to Thames & Mersey their present offices, the entire 9th floor of the Seligman Building, 3 South William st, only three years ago, but due to the enormous increase in the marine insurance business this company, with many others, has had to more than double its quarters. During the past year in the marine insurance district Geo. R. Read & Co. leased 13,000 sq. ft. in the Corn Exchange Bank Building, 15 William st, to Wm. H. McGee & Co., marine insurance underwriters; 3,000 sq. ft. in the same building to R. A. Corroon & Co., marine insurance brokers, who have since had to move to secure larger quarters; an entire floor in the United States Trust Co. Building, 45 Wall st, to Hutchinson, Rivinus & Co., marine insurance brokers; and offices in the Farmers Loan & Trust Co. Building, 22 William st, to the Overseas Underwriting Corporation.

RICE & HILL have leased for the Broadway-John Street Corporation to John Catenis the store at 156 Fulton st, adjoining the Broadway corner store.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has rented offices at 80 5th av to the Melodious Phonograph Corporation.

SHAW & CO. have leased for Minnie G. Daniels the 3-sty dwelling 103 West 122d st to Madeline E. Bowne.

SLAWSON & HOBBS have leased through their 5th av office the 5th north apartment at 911 Park av to Mrs. Elizabeth St. Martin.

WILLIAM J. SMITH leased the Grange Theatre, at Broadway and 137th st, for the Milo Realty Co. to Charles Gould and Emil Kiendanz.

SUTTON & BENJAMIN have leased space at 30-32 East 20th st to B. Diamond, Miles Rosenbluth, Joseph La Vinler, S. Krieger & Co., Solomon Mossbacher, H. S. Wheeler, the Mallinson Importing Co., W. K. Mintz and Howard Cox.

STEPHEN H. TYNG, JR., & CO. have leased the entire 14th and 15th floors in the Fourth Avenue Building, 381 4th av, comprising 25,000 sq. ft., to the Crowell Publishing Co., publishers of Women's Home Companion, Every-week Magazine, Farm and Fireside and the American Magazine. The lease is for a long term at an aggregate rental of about \$100,000. In the Germania Life Building at 50 Union sq large space on the 11th floor to the Davison Pub. Co., textile publishers, for many years at 407 Broadway; in the Metropolitan Tower for the Metropolitan Life Insurance Co. the 17th floor to Wm. F. Taubel (Inc.); also leased to the Schulman Co., dealers in uniforms, boy scout supplies, etc., the 4th floor at 22 East 17th st; the entire 3d floor in the Jackson Building, 31 East 17th st, to Winsor & Newton (Inc.), dealers in artists' colors; and to C. Ironmonger Advertising Agency in the Emmet Building, 95 Madison av, large space on the 11th floor.

E. K. VAN WINKLE has leased an apartment at 678 Academy st to George P. Bolender; also at 723 St. Nicholas av to Charles Heymann.

WM. H. WHITING & CO. have leased the building 244 Water st to Jos. H. Merritt Co.; the store and basement 255 Pearl st to Wheelock, Lovejoy & Co.; and the 1st loft at 54-56 Franklin st for H. L. Moxley & Co. to Ed. R. Ladew Co.

Brooklyn.

CHARLES E. RICKERSON leased dwellings at 287 Prospect pl to John Curriuan and at 213 Sterling pl to Philip Tregunna.

BULKLEY & HORTON CO. have leased the stone yard and adjoining buildings at the southeast corner of Butler and Nevins sts for Thomas Bradley & Son to John C. Benedict.

PEASE & ELLIMAN have leased to the Schulte Cigar Co. for a long term, in the buildings recently completed by the Wellworth Realty Co., the large store and basement at the corner of Nostrand and Church avs. This is a prominent transfer corner and will have subway station of the new line. The Schulte Co., upon completion of alterations, will open a branch.

CHARLES E. RICKERSON has leased 56 Sterling pl, a 3-sty dwelling, to Otto Pelzer; and 1268 Pacific, in conjunction with Buckley & Horton, to Dr. James M. Farrar.

Queens.

H. RICHTER & CO. have rented a dwelling for John and F. Holler on 8th av, Rockaway Park, to Charles J. Grady, and a cottage for Frederick Kirby at 83 North 10 av to Mrs. Mary I. McInerney; for John J. McCormick, 14 South 3d av, to Mrs. Gleason; for Elmore Ordenstein a cottage on Oxford av, corner Cronston av, Belle Harbor, to William Chubbuck.

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Out of Town.

FEIST & FEIST (INC.) leased for the S. Leschziner Realty Co. the store and basement at 901 Broad st, Newark, to the D. F. Segelke Rubber Co.; also for the Charlotte Realty Co. a store in the building to be erected at the northwest corner of Springfield av and Prince st to Diamond Brothers.

FISH & MARVIN have rented, furnished, for the season the property of Mrs. Grace S. Sloane on Forrest av, at Rye, N. Y., to Mrs. Arthur Friend.

FISH & MARVIN have rented, furnished, for the summer the property of Arthur W. Corning, known as "Rockledge," on the Old Boston Post rd, at Rye, to Gustave Schiff, of this city. The property comprises 3 acres, large Colonial residence and outbuildings. Fish & Marvin also rented, furnished, for the summer for Mrs. George R. Cornwall her property on the Boston Post rd, at Rye, to Jacob Hilder. The property comprises 7 1/2 acres, large Colonial residence and outbuildings.

PEASE & ELLIMAN have leased for the Schulte Realty Co. the store at 1184 Main st, being in the property at the corner of Main and Golden Hill sts, Bridgeport, Conn., and directly adjoining the Schulte Cigar Store. This is a portion of the large ground floor and basement recently leased by Pease & Elliman to the Schulte Co.

PEASE & ELLIMAN have leased for Mrs. J. N. Cuneo her place at Scarsdale to A. J. Erdman. Mrs. Cuneo was represented by H. A. Cushing as attorney. This property, which is rented furnished, is on Heathcote rd, and contains 3 acres with a dwelling and garage. Mr. Erdman is a member of the firm of Halle & Stieglitz.

ROBERT E. FARLEY ORGANIZATION has rented for the Day Syndicate, a house under construction at Gedney Farm, to J. S. Jones, of Brooklyn.

KENNETH IVES & CO. have rented for Alfred L. Ferguson his estate at Greenwich, Conn., containing about ten acres, large residence and outbuildings, to Percival S. Hill, president of the American Tobacco Co., for the summer.

REED, CLARK & LEE CO. rented at White Plains the residence of W. H. Reburn at 89 Hamilton av to H. S. Meek; of O. L. Wood at 107 Fisher av to Irving Heidl; of T. N. Feiber at Prescott rd and Soundview av to Henry A. Schubert; of Hamilton Perine at Chatterton and Alexander av to Stanley A. Livingston; of Frederick T. Burns and Charles Fenno at 21 Valley rd to Rudolph Frank; of Frederick Cone on Soundview av to Agnes Pfaff, and the residence of the White Plains Construction Co., South Oakway, Hartsdale, to J. E. Johnson, Jr.

SCARSDALE ESTATES, Robert E. Farley, president, has leased for ten years the Greenacres Garage, at the Hartsdale Station, Scarsdale, to Greenacres Garage Co., Edward A. O'Brian, president.

ALFRED E. SCHERMERHORN rented cottages at Southampton, L. I., for James T. Kilbreth to Mrs. L. L. Delafield; for Mrs. Frederic H. Betts to George H. Whigham; for the Residence Construction Co. to Mrs. Ellis Treat; for Mrs. De Lancey Nicoll to Mrs. Patrick A. Valentine; for Henry E. Coe to Mrs. L. F. Day; for L. F. H. Betts to R. A. Franks; also to Henry A. Budd and Henry Mellon.

ALFRED E. SCHERMERHORN rented cottages at Southampton, L. I., for Mrs. Henry M. Johnson to W. Rathbone Bacon; for the estate of James H. Pierson to Mrs. Herbert A. Scheffel; for Miss Sophie Johnson to Mrs. Grosvenor Nicholas; for Mrs. William M. Grinnell to F. P. Dunne; for the estate of Sidney S. Harris to James L. Barclay; for Mrs. Maria S. Hanhausen to Walter R. Tuckerman; for Samuel L. Parrish to Joseph S. Clark; for the estate of James H. Pierson to Charles F. Rogers; for Mrs. Edward H. Kendall to Mrs. Thomas L. Shevlin and for Grenville T. Emmet to Stuart Davis.

JOHN F. SCOTT has rented for Richard L. Fenton for three years his house on the corner of Burton av and Crawford rd, Woodmere, L. I., to Mrs. J. Decks Koehl.

BURKE STONE (INC.) has leased for the Eastchester Mortgage and Realty Co. an apartment in "Pennfield Court," Bronxville, to Mrs. C. B. Houghton.

E. S. & S. F. VOSS rented for Mrs. Adolph Ladenburg her house, known as Heathcote, at Westbury, L. I., to G. Foster Rawlins; at Hewlett Bay Park, Hewlett, L. I., for C. M. Hamilton his house and 8 acres to Samuel N. Hinckley; for the Hewlett Bay Co. house No. 29, with several acres, to J. P. Kane; at Woodmere for W. H. Amerman a house in Pine st to Kenneth B. Boardman; at Lawrence, for Mrs. H. B. H. Pierson a dwelling and several acres to Mrs. Ethel C. Vollmer, and for W. A. Winant one to Clarence P. Wyckoff.

IVAN L. WRIGHT of Boston has leased the former residence of Ansel B. Gildersleeve at Huntington. Theodore S. Hall was the broker in the transaction.

REAL ESTATE NOTES.

FRANK L. HOLT has removed his offices to the City Investing Building, 165 Broadway.

EDWARD F. FITZGERALD has opened an office at 114-116 East 28th st, where he will transact a general real estate business.

F. R. WOOD, W. H. DOLSON CO. has moved its mortgage department from the Guaranty Trust Building to 141 Broadway.

WILLIAM J. A. MCGOVERN is now associated with Knox McAfee, Jr., real estate and insurance, 200 West 72d st.

ASHFORTH & CO., of 11 East 42d st, will move early in April to the new Astor Trust Building, 5th av and 42d st.

CHARLES W. SMITH of 228 Broadway will in the future be with the sales department of Nehring Brothers.

CHARLES F. NOYES CO. has arranged a \$55,000 loan with a savings bank for Samuel Kilpatrick covering his recent purchase at 85-87 Front st.

IRVING SILVERSTONE has sold for cash to Louis Goldstein the property at 49 Rutgers st. Title passed on Wednesday. A. Fred Silverstone acted as attorney in the transaction.

A. D. PHELPS & DAMIANE (INC) have opened offices at 554 Melrose av, where they will engage in a general real estate and insurance business.

GOODWIN & GOODWIN have been appointed agents for the 6-sty elevator apartment house at 61 Hamilton pl, being the southeast corner of West 140th st.

THOMAS J. McLAUGHLIN has opened an office at 391 East 149th st, where he will transact a general real estate and insurance business.

LEON S. ALTMAYER and Chr. Volzing & Son (Inc.) negotiated a 1st mortgage of \$10,000 at 5 per cent. per annum for a long term on the 5-sty flat 68 West 133d st.

QUINLAN & LELAND have placed for the Seco Realty Corporation a loan of \$100,000 at 4 1/2 per cent. for five years on the new 5-sty apartment house at the southwest corner of St. Nicholas av and 174th st.

CHARLES M. BALDWIN, of Gaines, Van Nostrand & Morrison, Inc., was the broker in the sale of the two 4-sty houses at 359-361 Lexington av, adjoining the northeast corner 40th st, for Marie N. Hogue to T. H. Gee. The property will probably be altered, but its future disposition has not yet been determined.

NEHRING CO. has been appointed managing agent by the estate of Robert E. Westcott of the St. Nicholas Building, at 162d-163d sts, Amsterdam and St. Nicholas avs; by the Clinton Realty Co. of 2021 La Fontaine av; by the Narcho Realty Co. of 922 Elmsere pl; and by Albert E. Hartcoen of 2017 Marmion av.

ARTHUR ROSENBERG has resigned from the advertising department of the New York American, terminating sixteen years' service as manager of the real estate department, and as special assistant to the advertising manager. Mr. Rosenberg has not announced his future plans, excepting that he will devote part of his time to a series of illustrated lectures on newspaper production and advertising.

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	1916
	Feb. 23 to Mar. 1	Feb. 25 to Mar. 2
Total No.	181	197
Assessed Value	\$11,689,900	\$9,919,150
No. with consideration.	28	48
Consideration	\$1,043,520	\$1,115,650
Assessed Value.	\$1,079,700	\$1,234,350
Jan. 1 to Mar. 1		
Total No.	1,329	1,291
Assessed Value	\$90,230,350	\$72,279,150
No. with Consideration	178	200
Consideration	\$9,850,107	\$8,768,236
Assessed Value	\$12,077,000	\$9,165,400

Mortgages.

	1917	1916
	Feb. 23 to Mar. 1	Feb. 25 to Mar. 2
Total No.	88	100
Amount	\$5,664,866	\$2,821,401
To Banks & Ins. Cos.	19	33
Amount	\$4,595,000	\$1,486,600
No. at 6%	32	31
Amount	\$3,852,516	\$968,475
No. at 5 1/2%	3	6
Amount	\$533,000	\$498,000
No. at 5%	19	20
Amount	\$471,150	\$1,030,250
No. at 4 1/2%	7	2
Amount	\$318,000	\$21,500
No. at 4%	.....	1
Amount	.....	\$480
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	27	40
Amount	\$490,200	\$302,696
Jan. 1 to Mar. 1		
Total No.	637	657
Amount	\$27,739,290	\$18,358,840
To Banks & Ins. Cos.	133	158
Amount	\$14,826,400	\$8,921,250

Mortgage Extensions.

	1917	1916
	Feb. 23 to Mar. 1	Feb. 25 to Mar. 2
Total No.	34	38
Amount	\$1,741,725	\$1,943,750
To Banks & Ins. Cos.	13	15
Amount	\$1,214,600	\$1,109,000
Jan. 1 to Mar. 1		
Total No.	378	350
Amount	\$23,972,400	\$17,917,052
To Banks & Ins. Cos.	186	188
Amount	\$17,930,175	\$14,061,300

Building Permits.

	1917	1916
	Feb. 24 to Mar. 2	Feb. 26 to Mar. 3
New Buildings	15	9
Cost	\$975,500	\$705,000
Alterations	\$155,232	\$119,596

	Jan. 1 to Mar. 2	Jan. 1 to Mar. 3
New Buildings	72	50
Cost	\$12,256,300	\$6,964,295
Alterations	\$2,219,119	\$2,126,280

BRONX.

Conveyances.

	1917	1916
	Feb. 23 to Mar. 1	Feb. 25 to Mar. 2
Total No.	133	90
No. with consideration.	16	14
Consideration	\$447,050	\$148,089
Jan. 1 to Mar. 1		
Total No.	935	964
No. with consideration.	119	120
Consideration	\$1,202,436	\$1,022,525

Mortgages.

	1917	1916
	Feb. 23 to Mar. 1	Feb. 25 to Mar. 2
Total No.	53	70
Amount	\$302,900	\$801,952
To Banks & Ins. Cos.	2	3
Amount	\$4,600	\$138,000
No. at 6%	15	29
Amount	\$86,950	\$426,248
No. at 5 1/2%	3	6
Amount	\$19,000	\$30,600
No. at 5%	16	7
Amount	\$103,800	\$37,500
No. at 4 1/2%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	19	28
Amount	\$93,150	\$307,604
Jan. 1 to Mar. 1		
Total No.	447	602
Amount	\$3,193,955	\$5,753,892
To Banks & Ins. Cos.	35	46
Amount	\$609,950	\$1,432,000

Mortgage Extensions.

	1917	1916
	Feb. 23 to Mar. 1	Feb. 25 to Mar. 2
Total No.	10	11
Amount	\$154,300	\$217,250
To Banks & Ins. Cos.	5	5
Amount	\$92,500	\$148,750
Jan. 1 to Mar. 1		
Total No.	143	127
Amount	\$2,963,099	\$2,486,050
To Banks & Ins. Cos.	40	51
Amount	\$947,250	\$1,370,005

Building Permits.

	1917	1916
	Feb. 23 to Mar. 1	Feb. 25 to Mar. 2
New Buildings	31	6
Cost	\$170,750	\$325,000
Alterations	\$22,300	\$10,200
Jan. 1 to Mar. 1		
New Buildings	76	106
Cost	\$1,246,925	\$3,515,400
Alterations	\$147,225	\$121,175

BROOKLYN.

Conveyances.

	1917	1916
	Feb. 22 to 28	Feb. 24 to Mar. 1
Total No.	452	392
No. with consideration.	31	28
Consideration	\$150,064	\$243,520
Jan. 1 to Feb. 28		
Total No.	3,549	3,551
No. with consideration.	388	311
Consideration	\$5,068,388	\$2,793,373

Mortgages.

	1917	1916
	Feb. 21 to 28	Feb. 24 to Mar. 1
Total No.	308	314
Amount	\$1,180,850	\$1,551,224
To Banks & Ins. Cos.	56	76
Amount	\$304,900	\$647,600
No. at 6%	162	174
Amount	\$413,412	\$610,553
No. at 5 1/2%	71	81
Amount	\$377,850	\$532,340
No. at 5%	45	29
Amount	\$237,425	\$216,559
Unusual rates	.....	.....
Amount	.....	\$1,300
Interest not given	30	28
Amount	\$152,163	\$190,490
Jan. 1 to Feb. 28		
Total No.	2,502	2,761
Amount	\$10,604,994	\$11,768,660
To Banks & Ins. Cos.	442	645
Amount	\$3,105,950	\$4,396,375

Building Permits.

	1917	1916
	Feb. 23 to Mar. 1	Feb. 25 to Mar. 2
New Buildings	63	146
Cost	\$723,250	\$896,000
Alterations	\$71,840	\$161,510
Jan. 1 to Mar. 1		
New Buildings	722	863
Cost	\$6,293,450	\$6,597,270
Alterations	\$557,160	\$589,145

QUEENS.

Building Permits.

	1917	1916
	Feb. 23 to Mar. 1	Feb. 25 to Mar. 2
New Buildings	70	115
Cost	\$313,795	\$709,605
Alterations	\$31,290	\$5,070
Jan. 1 to Mar. 1		
New Buildings	460	854
Cost	\$1,530,962	\$3,482,767
Alterations	\$145,917	\$146,858

RICHMOND.

Building Permits.

	1917	1916
	Feb. 23 to Mar. 1	Feb. 25 to Mar. 2
New Buildings	6	17
Cost	\$5,350	\$21,650
Alterations	\$10,750	\$3,139
Jan. 1 to Mar. 1		
New Buildings	87	115
Cost	\$480,058	\$149,495
Alterations	\$80,190	\$22,469

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

SPECULATIVE and investment building interests seem to be the chief sufferers from the existing high prices of building materials and supplies. At the present writing there is no prospect of relief in sight; no price recession seems possible, for the tendency now is all toward further advances in substantially all lines of building commodities. Considering the limitations in supply and the heavy demand for practically all materials, present prices will be thought almost nominal when compared with those likely to maintain by the time that the building season becomes really active, provided the present ratio of increase is continued. Speculative and investment builders naturally feel the increased prices more seriously than do the owners who construct buildings to extend their manufacturing or business facilities or the individual who builds for the gratification of his personal desires and tastes. There is a limit at which the former is able to dispose of or rent his improved property, and with the high construction costs his margin of profit is decreased and in numberless instances they have made improvements to property impractical if not absolutely prohibitive.

On the other hand, the private owner builds because he has cash in hand to cover the additional costs that he is willing to disburse, or in the case of concerns building to expand their businesses they appreciate the necessity of immediate improvements and feel that the additional costs incurred will be offset by the additional profits made possible.

During recent weeks the advanced cost of building construction has become somewhat obscured by the agitation caused by the increased cost of food-stuffs and living in general. The two conditions are analogous, however, as they are largely due to similar causes. The latter condition affects everyone and might possibly become the subject of Federal or State legislation, while the increased cost of building construction is felt only by those directly connected with the building and allied trades and property owners contemplating improvements, and cannot be legislated against. That the condition is a serious one is at-

Common Brick.—Recent advances in the price of common brick, together with the increased number of inquiries being received for that commodity, has helped considerably in restoring the faith of the dealers. There is no question about recent market conditions as applied to common brick; they were bad if not hopeless. The situation is much brighter now, however, with sales more numerous and prices stronger than they have been for some months. A continuation of mild weather is expected to greatly enliven building activities in these parts and this will naturally improve the brick situation. The storm of the week was not of sufficient intensity to have a retarding effect on building. The industry seems to be recovering somewhat from its late somnolence and although there have not been many operations of importance placed under contract during the last few weeks there are numerous small projects, both in this city and the surrounding territory, that are coming to light daily and that will require immense quantities of materials in their construction. Common brick is now selling at \$9.75 to \$10 in cargo lots, with the majority of sales being made at the latter figure. Dealers feel, however, that the brick market has reached the limit of price for the present supply and that while this level is likely to be maintained for a time, no further advance will be made until brick manufacturing

is tested by the fact that structural operations in this section of the country have materially decreased in number and many projects that were about to be started are being held up pending a recession of commodity prices to a level that will allow the owner and builder a margin of profit worthy of his time and labor. There is but little immediate prospect that the conditions will be relieved. With freight embargoes still in force and freight yards filled to capacity with cars waiting unloading and removal it is likely to be a considerable time before the situation is radically changed. A continuation of mild weather in the East will, it is claimed, result in unlocking the wheels of thousands of freight cars that are now being held in crowded yards, and this will greatly assist in relieving the situation.

Among the reasons advanced for the high cost of building materials and supplies in all parts of this country is that ascribed to the options that are being taken on commodities of every description, and in gigantic quantities, by concerns making plans to ship knocked-down buildings by the million dollars' worth into Europe, just as soon as the present war is ended. The reason seems logical, as it is a well known fact that the requirements of European countries for materials and buildings for the reconstruction will be greatly in excess of the available supply for some years to come.

While there lately seems to be an improvement in the labor situation, as applied to the number of skilled mechanics available on account of the completion of munition orders, in the unskilled labor market there is still a dearth for which there is at the present writing no relief in sight. The building operations and extensions and improvements that can no longer be held back, owing to the insistent demand for new structures, together with the labor required as farm help, continues to present a serious problem to employers of this class of labor. Practically all of the unskilled labor in this country is obtained from Europe, and as the war has all but stopped emigration the source of supply has been shut off, and the consumer of this class of labor will feel the condition keenly.

is resumed and the increased cost of labor and fuel necessitates a jacking up of prices all along the line.

SUMMARY—Transactions in the North River brick market for the week ending Friday, March 2, 1917:

Condition of market: Demand fair; prices higher. Quotations: Hudson Rivers, \$9.75 to \$10.00 to dealers in cargo lots alongside dock. Number of cargoes left over from last week, 13; arrived, 0; sales, 8. Distribution: Manhattan, 2; Brooklyn, 1; Bronx, 1; Jersey City, 3; Portchester, 1. Left over Friday, March 2, 5.

Structural Steel.—Although the prices of structural steel shapes have advanced somewhat during the last week, the number of orders booked during the period were smaller and the inquiries less numerous. The recent lull in the building trades is responsible for this condition, as there have been but few structures contracted for requiring steel in sufficient quantity to affect the market. The bulk of recent construction has consisted of small structures and alterations calling for little if any structural steel. Suburban work has kept the building trade alive during the past few weeks. The outlook is excellent, however, as there are many important projects contemplated in this city and in neighboring towns that will require large amounts of steel shapes, and it is confidently expected that these operations will be placed on the market in the near future. The general condition of affairs has been so unsettled of late that pros-

pective builders have hesitated to commit themselves for fear that further complications will upset their calculations and cause serious losses instead of the profits counted on. Practically the only contracts placed for structural steel for local consumption were those of the Hinkle Iron Company for 800 tons for the Prince George Hotel, in Manhattan, and Levering & Garrigues Co., for the steel required for the addition to the Niles-Bement-Pond plant at Plainfield, N. J. Numerous steel contracts are now being figured and it is expected that announcement of award will be made at an early date. American railroads are still in the market for tonnage for track and bridge work and these commitments will comprise a large part of the steel output for the next few months. There has been no improvement in the traffic situation and the trade is suffering badly from delayed deliveries. Mill shipments of steel shapes for delivery in two to five months are now quoted at 3.419c. to 4.169c., New York.

Linseed Oil.—The demand for this commodity has recently been light and the condition is attributed to the cold weather and unsettled political situation. There is considerable speculation as to the attitude of the consuming trade in the event of a declaration of war. The consensus of opinion seems to be that only a material falling off in the demand for linseed oil can hold the price down, as there is a shortage of flaxseed for the world's consumption.

Cement.—The Portland cement situation is satisfactory, with prices holding steadily in spite of the heavy demand. The market is virtually being swamped with inquiries for this commodity, current inquiries indicating a demand that is greatly in excess of the available supply. The mills are being pushed to full capacity, but the increased activity in the manufacture of cement will be of little avail unless the freight embargoes are lifted and normal conditions in transportation speedily follow. The traffic congestion is a very serious problem to the cement industry and if the condition can be relieved the market will experience no difficulty in absorbing all produced.

Lumber.—With a continued heavy demand and a tendency toward steadily rising prices for all kinds and grades of lumber the market is holding strong in the face of traffic congestion. Present prospects indicate that the spring demand for lumber will be particularly heavy, especially in the Metropolitan district. The stocks are generally low and no break in demand or price is looked for at this writing. Incomplete reports from the sawmills of the country indicate that the production of lumber in the United States for 1916 was 11.2 per cent. greater than in 1915. For the Eastern States alone the increase in production was 7.9 per cent. and for the other States shows the increase was 16.7 per cent. Taking the total estimated production of 38 billion feet in 1915 and applying the computed per cent. of increase to the output for 1916 the cut for last year becomes 42½ billion feet or within 3¼ billion feet of the record production of 46 billion feet in 1907.

Window Glass.—The local trade is experiencing the shortage of this commodity and it is expected that the condition will lead to advances in price before long. The shortage is attributed to the intolerable transportation situation that has hindered the delivery of this commodity from manufacturer to jobber and further to the cold weather and the consequent curtailment of the fuel supply, especially natural gas, that has caused a number of factories to limit and in many cases to stop production altogether.

CURRENT WHOLESALE PRICES.

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

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

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

North River common.....	\$9.75@	\$10.00
Raritan common.....	10.50@	—
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.....	—@	\$0.98
Less than 5 bbls.....	—@	.99

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

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

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b. N.Y.).		
8 to 12 in., 16 to 20 ft.....	\$30.00@	\$38.00
14 to 16 in.....	40.00@	44.00
Heart face siding, 4-4 & 5-4	34.00@	36.00

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

base price, per M.....@ 26.00

Hemlock, W. Va., base price

per M.....@ 25.00

Hemlock, Eastern mixed

cargoes.....22.00@

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

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

\$32.00

Wide cargoes.....32.00@

34.00

Add \$1.00 per M. for each inch in width

over 12 ins. Add \$1.00 per M. for every 2

ft. over 20 ft. in length. Add \$1.00 per M.

for dressing.

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

Standard slab.....\$4.25@

\$4.50

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

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

—

Cypress shingles, 6x18, No. 1

Hearts.....8.75@

\$9.00

Cypress shingles, 6x18, No. 1

Prime.....7.25@

—

Quartered oak.....85.00@

88.00

Plain oak.....60.00@

63.00

Flooring:

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

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

Maple, No. 1.....\$43.00@

Yellow pine, No. 1, common

flat.....@ 27.30

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

25.00

PLASTER—(Basic prices to dealers at

yard, Manhattan):

Masons' finishing in 100 lb.

bags, per ton.....@ \$15.00

Dry Mortar, in bags, return-

able at 10c. each, per ton.....6.75@

7.25

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

0.6%

Block, 3 in. (hollow).....0.6%

0.8%

Block, 4 in. (hollow)......12½

Boards, ½ in. x 8 ft......15½

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@

4.169

Beams & channels over 14 in. 3.419@

4.169

Angles 3x2 up to 6x8.....3.419@

4.169

Zees and tees.....3.419@

4.169

Steel bars, half extras.....3.419@

4.169

TURPENTINE:

Spot, in yard, N. Y., per gal.....@ \$0.52

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

86%

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

86%

B quality.....87%

87%

ELEVATOR HOUSES FOR THE BRONX

Buildings Cover Ground Area of About
18,000 Square Feet—\$500,000 Involved

MULTI-FAMILY houses of the elevator type are not so numerous in the Bronx as to make an improvement of this character unworthy of comment. While such structures have been erected there remains an unlimited field for operations of like nature and it is very probable that investors and builders will appreciate their opportunity and proceed with the erection of others, as the demand for accommodations in modern apartments is still greatly in excess of the supply.

A noteworthy project, involving the erection of two high class elevator apartments, is now underway on the east side of the Grand Boulevard and Concourse, occupying the entire frontage between 159th and 161st streets, and containing approximately 18,000 square feet. The structures will be of fireproof construction, nine stories in height, and will contain all modern improvements and conveniences. The owner is the Con-

distance telephones in all suites giving day and night service through switchboard in main hall, refrigeration systems throughout the building, and large refrigerators installed as part of the equipment of every unit.

An adequate supply of steam heat will be supplied when required through the medium of two steel heating boilers in each building, with separate hot water heaters. Sanitary laundries, complete with steam clothes dryers and necessary laundry equipment, will be located in the basements.

Throughout these buildings all construction and finish will be in accordance with the best methods of modern practice. These buildings will provide living accommodations for a maximum of one hundred and twenty-nine families. The cost of the project is estimated at approximately \$500,000, exclusive of the value of the ground.

Gas Company's New Building.

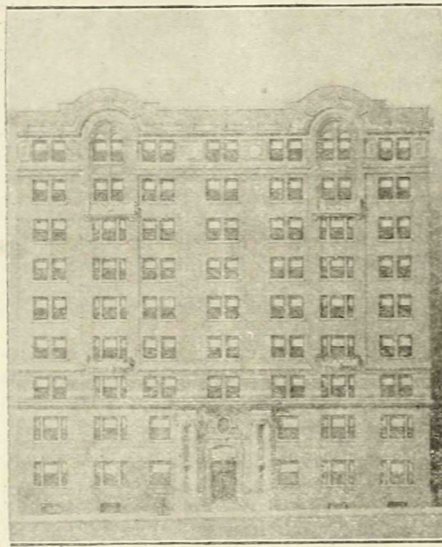
The new building of the Consolidated Gas Company, 212 to 218 West 57th street, between Broadway and Seventh avenue, will be ready for occupancy on April 1. This building will be occupied by the company's branch office to take care of the company's customers living in the territory bounded by 23d street and 110th street, west of Fifth avenue.

With the completion of and occupancy of this building this block will undergo a change, as where the Inverness Apartment stood at the southwest corner of 57th street and Seventh avenue a large studio building is now under course of construction, which will flank the gas company's building on the east. On the west it is now flanked by the building of the American Society of Civil Engineers.

The Consolidated Gas Company's building has a frontage of 120 feet in 57th street. The front of the building is of buff limestone and of the true Italian Renaissance in design. The main entrance is in the centre of the building and is 20 feet wide, the frame being of ornamental iron. On each side of the main entrance are two show windows, or four in all, each of the windows being 20 feet wide, and at either end of the building there are two secondary entrances, whereby admittance is made to the upper floors. The building is three stories in height, the ground, or first floor, having a clear height of 18 feet. This unusually high first floor is expressed in the facade by a colonnade. The first floor, or the floor on the street level, will be the main sales and display room. This is an imposing room in appearance, 116 feet in width and 50 feet in depth. A counter will run the full length of this room, the counter being of black and white marble, which now costs less than steel, the screen itself being of painted plaster. The ceiling of the display room is of plaster, highly ornamental in design and, as in the case of the counter screen, will be Italian Renaissance in design. Ornament in this room, intended for the public, is of plaster, Warren & Wetmore, the architects, having relied on the painted finish for their chief effects. This decoration will be in black ivory relieved with light decoration of a golden tone. The expansive floor of this room will be black and orange terrazzo with black marble borders.

The gas outlets in the floor have ornamented brass covers, which furnish the relief to the otherwise dark pavement. Suspended from the ceiling and also jutting out from the side walls are exquisitely and specially designed fixtures, which will furnish the gas illumination.

On April 1 the office of the Consolidated Gas Company, now located at 112 West 42d street, is to be permanently closed. The building is a part of the McCreery estate, which will erect a new structure on the site.



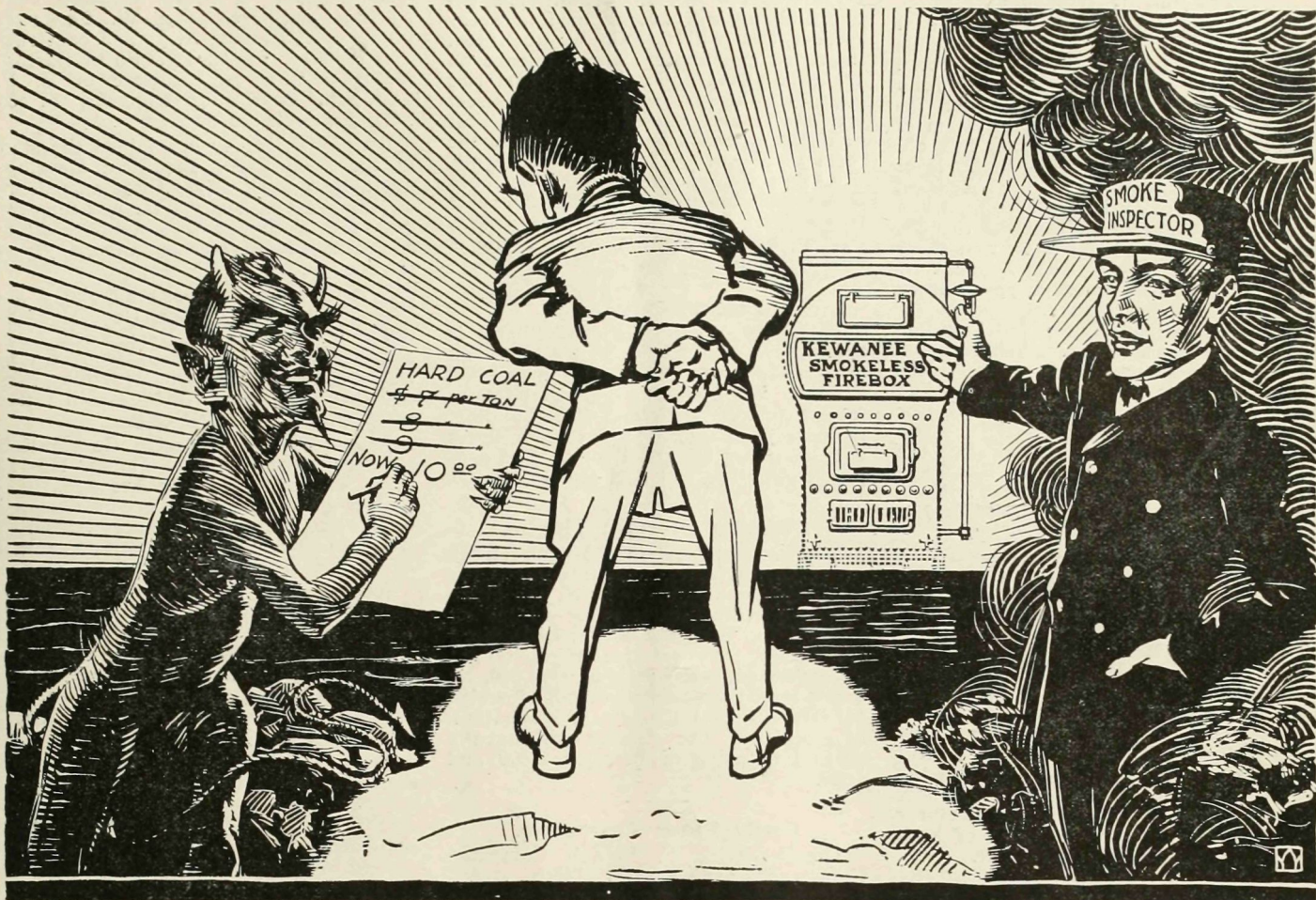
Clarence L. Sefert, Architect.
NEW BRONX ELEVATOR APARTMENTS.

course-Plaza Construction Company, Inc., John H. J. Ronner, president, and the construction is from plans prepared by Clarence L. Sefert, architect, 2010 Broadway.

These buildings are being erected in a neighborhood readily accessible for tenants, with all methods of transportation in close proximity. The section in which these buildings will be located seems to have been neglected by apartment house builders up to the present time, and the construction of this operation will no doubt influence other investors to the improvement of their properties along similar lines.

Particular care and thought in the planning of this project has resulted in exceptionally large rooms, with courts of extra size, and suites so arranged that every unit and almost every room is provided with direct sunlight at some time during the day. Every modern improvement, which years of experience in apartment house planning and construction have shown to be essential, will be installed for the comfort of tenants. The various suites contain from two to five rooms, each with bath. The two-room units contain kitchenettes instead of the more pretentious kitchens that are a part of the larger suites. The units on each floor have been so arranged that suites of one to eight rooms are possible if found desirable. In suites of six or more rooms, two baths are included.

Each building will be equipped with two electric elevators, one passenger and the other a combination freight and passenger car, and all-night service will be rendered. Among the special features that these structures will contain are included mail chutes with letter drop from main hall on each floor and U. S. Mail Box in entrance hall, local and long



Between the Devil and the Deep Blue Sea

You owners of big buildings are between the Devil and the Deep Blue Sea, unless your buildings are heated with a boiler that will burn any old coal.

On one side of you the price of coal is jumping like a scared rabbit. And on the other side the smoke ordinance says nix on the smoke. A swell mess. If you burn soft coal and make smoke, the Smoke Inspector is going to jump your frame. And if you burn hard coal, your coal bills will eat up all your profits.

KEWANEE Smokeless Boilers Burn Any Coal

Get a Kewanee Smokeless Boiler heating your building. Then you don't need to lose a minute's sleep—because a Kewanee Smokeless Boiler burns *any* coal—and burns the cheapest stuff ever dug out of a mine without making enough smoke to blacken a lady's handkerchief.

It's the best insurance against a jumping coal market you can get. And remember when you burn soft coal smokelessly you don't waste any of it. And that means a big cut in your heating costs.



KEWANEE BOILER COMPANY

KEWANEE, ILLINOIS

Steel Heating Boilers, Radiators, Tanks, Water Heating Garbage Burners
New York City—47 W. 42nd Street

The "Silent Watchman."

On February 8 a fire loss occurred at the Hotel Endicott, Columbus avenue and 81st to 82d streets, a building erected twenty-eight years ago. Recently John F. Garrety, general hotel manager, installed an up-to-date sprinkler system of the highest efficiency, bringing this old hotel up to the present day methods of fireproof buildings. The fire occurred about 10.30 o'clock in the evening when many of the guests were at the theatre, and no one in the hotel knew that there was a fire until two or three hours later, when they noticed water dripping down through from the ceilings.

Upon investigation, the hotel people discovered that a large fire had occurred within those rooms and that the "Silent Watchman," to wit: the sprinkler, had put out the fire without the knowledge or assistance of any outsider.

The above was approved by the New York Fire Insurance Exchange through the office of William T. Ritch, Inc., Insurance Specialists, Builders Exchange, 34 W. 33d St., N. Y. City.

Manufacturers Aided.

At the meeting of the Queens Chamber of Commerce to be held on Thursday afternoon, March 8, Dr. Edward Ewing Pratt, Chief of the Bureau of Foreign and Domestic Commerce of the United States Department of Commerce, will speak on the subject of "How Uncle Sam Helps the Business Man." Dr. Pratt will come from Washington to tell the business men of Queens Borough how the Government aids the manufacturer and producer in the extension of both their foreign and domestic trade.

To Alter Harlem Hotel.

Extensive improvements are to be made in the near future to the thirteen story Hotel Theresa, which occupies the entire block front on the west side of Seventh avenue from 124th to 125th street. This hotel was built four years ago by the estate of Gustave Sidenberg, as a monument to his wife, Theresa Sidenberg, from plans by George and Edward Blum, architects. On account of the demand for accommodations, the Estate has decided to devote the entire second floor to suites of rooms and to transfer the hotel office, lobbies and lounging rooms to the ground floor, where stores are at present. They also contemplate building an extensive mezzanine to be used for a barber shop, manicure and haberdasher. The architects, George and Edward Blum, approximate the cost of the alteration at \$25,000.

Downtown Projects.

Improved conditions downtown are reflected by the alteration of properties managed by the Charles F. Noyes Company for incoming tenants. The Charles F. Noyes Company announces that extensive improvements are to be made at 28 to 30 Burling slip and at 175 Front street by Joseph F. Cullman from plans by Aymar Embury, 2nd; the "Scott Building" at 35 to 37 Frankfort street, also owned by Mr. Cullman, is to be altered from plans by Frederick Putnam Platt, and it is understood that negotiations are pending for the leasing of this entire building containing 40,000 square feet of space. No. 166 Front street is being altered from plans by Frederick Putnam Platt for Miranda & Company, who have taken a ten years' lease; 207 Pearl street is to be reconstructed from plans by Frederick Putnam Platt, and extensive alterations are to be made from plans by James S. Maher at 14 Cliff street. Mr. Maher is also making additional changes including installation of electric elevator at 50 Lispenard street, owned by the Parmelee Realty Corporation.

File Plans for Costly Dwelling.

C. P. H. Gilbert, architect, has filed plans in the Department of Buildings for the new residence and garage to be erected for A. G. Paine, Jr., extending through from 31 East 69th street to 40 East 70th street. The size of the prop-

erty is 25x200 feet 10 inches. The entire building will be fireproof in every respect and will contain all the most improved appliances. The residence on the 69th street end will be six stories high, and the garage on the 70th street end will be two stories high. The roof of the garage will be constructed in the form of a roof garden, with a pergola. The material of the facades on both streets will be of red brick and marble trimmings. Contracts have been awarded for the construction and the site is now being excavated.

Edison Co. to Build.

The New York Edison Company is having plans prepared by William Weissenberger, Jr., 32 Union square, architect, for a six-story brick and reinforced concrete store and office building, to measure about 50x130, at 177th street and Monterey avenue, Bronx. The proposed structure will cost about \$100,000.

Designing Brooklyn Theatre.

R. Thomas Short, 370 Macon street, Brooklyn, architect, will draw plans for the proposed two story brick and stone moving picture theatre to be erected on a plot 120x172, at the corner of Bedford avenue and Brevoort place, Brooklyn, at an estimated cost of about \$225,000, by a company now being formed, of which D. Herman, 2941 Broadway, Manhattan, is president. The theatre will have a seating capacity of between 2,500 and 3,000.

Costly Bronx Apartments.

The Frederick F. French Company, Courtlandt avenue and 148th street, builder, plans the erection of three five-story brick apartment houses at the northeast corner of Tinton avenue and 147th street, from privately prepared plans. The houses will measure respectively 50x100, 75x100 and 75x100, and will involve an outlay of approximately \$260,000.

New West End Avenue Project.

George F. Pelham, Inc., 30 East 42nd street, is preparing sketches for a twelve-story brick, stone and terra cotta apartment house, to be erected at the southeast corner of West End avenue and 73rd street, by Jacob Axelrod, 200 West 72d street, owner and builder. The building will measure 78x90 feet.

PERSONAL AND TRADE NOTES.

J. B. Wallach, architect, has opened an office in the Foster Building, Madison avenue and 40th street.

Wright and Kremers, architects, have moved their offices from 311 Falls street to the Gluck Building, Niagara Falls, N. Y.

Alva O. Greist has opened offices at 51 East 42d street, as consulting engineer, specializing in public utility properties.

Joseph L. Burke & Co., general contractors, have opened offices in the Foster Building, Madison avenue and 40th street.

International Engineering Company, 307 Sun Building, Detroit, Mich., wishes to receive copies of manufacturers' catalogues.

Thompson & Binger (Inc.), general contractors, with main offices in Syracuse, N. Y., have opened an office at 280 Madison avenue, room 1204.

New York Blue Print Company, manufacturer and importer of sensitized papers and drawing materials, has moved its offices to 102 Reade street.

Amsterdam Building Company, builder and general contractor, has taken additional space at 140 West 42d street and will now occupy an entire floor.

Paul Gillespie, Earl W. Porter and Ernest F. Schreiber announce the opening of offices for the practice of architecture under the firm name of Gillespie, Porter & Schreiber, in the Brandeis Theatre Building, Omaha, Nebraska.

A. Pearson Hoover, formerly contracting engineer, John W. Ferguson Company, Paterson, N. J., and construction engineer for C. T. Main of Boston, Mass., is now an associate of E. P. Goodrich, consulting engineer, of 35 Nassau street.

Dwight D. Miller has joined the staff of the Society for Electrical Development, New York City. He is a graduate of Harvard University. He was for over ten years with the Westinghouse Electric and Manufacturing Company, as sales engineer.

Eric T. King has been appointed assistant secretary of the General Contractors' Association, New York City. Mr. King, who is a graduate of Union College, class of 1905, was for ten years assistant engineer on the Catskill water system for New York City.

James McCreery Realty Corporation purchased the Halter Building, 112-114 West 42d street, some years ago. Extensive improvements are contemplated to this property from plans by Alfred C. Bossom, after which the structure will be known as the McCreery Building.

John C. Jay, Jr., formerly vice-president of the Pennsylvania Steel Co., and chairman of the board of the Maxwell Motor Co., has joined the firm of Jamieson, Houston & Graham, consulting engineers, 40 Wall street. The firm will hereafter be known as Jamieson, Houston, Graham & Jay.

Frank Yardley, formerly vice-president of Jenkins Brothers, manufacturers of valves, packing, etc., 80 White street, New York, was recently elected president of the company to fill the vacancy caused by the death of Alfred B. Jenkins. Frank T. Swain, general manager, was elected vice-president. Samuel Laird, manager of the Philadelphia business, has been elected a director to fill the vacancy in the board. With these exceptions, the officers and directors were re-elected.

National Brick Manufacturers' Association will hold its annual convention at the Hotel McAlpin, March 5-11. This convention will be in connection with the National Complete Building Exposition and will include a number of interesting and instructive features. The social events of the convention will include a smokerette, Wednesday evening, at which ladies will have the privilege of attending, and the annual banquet of the association, which will take place Thursday evening.

Roscoe C. Briggs, of the Briggs Lumber Co., Oneonta, was elected president of the Lumber Dealers' Association of the State of New York at the recent convention in Syracuse. Other officers elected were: First vice-president, C. C. Harper, Traders' Box & Lumber Co., Rochester; second vice-president, T. H. Bennett, Post & Henderson Co., Oswego; third vice-president, H. D. Gould, Middletown; fourth vice-president, A. G. Veeder, Veeder & Brown, Inc., Schenectady; directors for three years, R. G. Pratt, Binghamton; John A. Willard, Northville; William Hendricks, Buffalo, and William A. Serven, Pearl River.

The McGraw Publishing Company and the Hill Publishing Company, New York, have been consolidated as the McGraw-Hill Publishing Company, Inc. The new company acquires all the properties and interests of the two constituents, including the following technical journals: Electrical World, Electrical Railway Journal, Electrical Merchandising, Engineering Record, Metallurgical and Chemical Engineering, The Contractor, American Machinist, Power, Engineering News, Engineering and Mining Journal, and Coal Age.

Two of these papers, Engineering News and Engineering Record, will be consolidated under the name, Engineering News-Record, with Charles Whiting Baker, now editor of Engineering News, as editor-in-chief. James H. McGraw will be president of the new company, Arthur J. Baldwin, now president of the Hill Publishing Company, vice-president and treasurer, and E. J. Mehren, vice-president and general manager.

NO ARCHITECTS SELECTED.

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

IRVINGTON, N. J.—The Second Reformed Church of Irvington, J. F. Renner, 99 Florence av, Irvington, N. J., chairman of Building Committee, contemplates the erection of a 1-sty brick and stone church, 40x60, at the cor of Florence and Elmwood avs, for which no architect has been selected. Cost, \$14,000.

ROCHESTER, N. Y.—The Knights of Columbus, William Shafer, chairman Building Committee, Powers Block, Rochester, are raising funds for the purpose of erecting a club house in the east side of East Main st, bet Alexander and Union sts. No architect has been selected.

OSSINING, N. Y.—The Catholic Foreign Mission, Sumersset, Hill, contemplates erecting a college building, for which no architect has been retained.

COHOES, N. Y.—The City of Cohoes, Board of Education, City Hall, Cohoes, contemplates the erection of a high school at the cor of Columbia and Bevan sts, for which no architect has been selected. Cost, \$150,000.

PLANS FIGURING.

DWELLINGS.

GLEN RIDGE, N. J.—Guilbert & Betelle, 665 Broad st, Newark, architects, are taking bids on the general contract for the alteration and addition to the 2½-sty brick and frame residence at 138 Ridge-wood av, for Henry Blank, 17 Liberty st, Newark, N. J., owner. Cost, \$20,000.

SCHOOLS AND COLLEGES.

NEW ROCHELLE, N. Y.—The City of New Rochelle, Board of Education, is taking bids on the general contract to close 8 p. m., March 6, for the alteration and addition to the high school on North av, from plans by Edgar A. Josselyn and C. E. Dobbins, Grand Central Terminal Building, Manhattan. Cost, \$170,000.

STABLES AND GARAGES.

MANHATTAN.—T. F. Devine, 81 West End av, owner and builder, is taking bids on sub-contracts to close March 21, 1917, for the 5-sty brick and reinforced concrete garage, 100x100, at the southwest cor of West End av and 65th st, from plans by James C. Cocker, 2017 5th av. Cost, \$110,000.

BRONX.—John De Hart, 1039 Fox st, Bronx, architect, is taking bids on the general contract for the 2-sty brick and reinforced concrete garage, 54x76, at 913½ Tinton av, and 912 Forest av, for John W Decker, 2605 Grand Blvd and Concourse, owner.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Henry Otis Chapman, 334 5th av, architect, is taking bids on the general contract for the 11-sty brick and stone store and office building, 65x100 and 25x100, at 6-8 West 57th st, through to 56th st, for Michael Dreicer, 560 5th av, owner.

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Manhattan.

APARTMENTS, FLATS & TENEMENTS.

BROADWAY.—George F. Pelham, Inc., 30 East 42d st, has plans in progress for a 6-sty brick, stone and terra cotta apartment house, 176x90 ft, in the block front of Broadway, between 169th and 170th sts, for the 169th St. Co., c/o Jacob Axelrod, 200 West 72d st, owner.

35TH ST.—Francisco & Jacobus, 200 5th av, have completed plans for alterations and addition to the 10-sty apartment house, at 150 East 35th st, for the Durham Realty Co., 200 5th av, owner. Cost, \$4,000.

4TH ST.—Josephine Wright Chapman, 46 Washington sq, is preparing plans for the alteration of the 4-sty brick and stone dwelling, 22x109, at 132 West 4th st, into studio apartments, for Mrs. J. H. Nichols, owner. Cost, \$10,000.

DWELLINGS.

91ST ST.—Addison C. Mizner, 431 5th av, has completed plans for alterations to the 6-sty brick dwelling, at 109-11 East 91st st, for Isaac T. Burden, 290 Broadway, owner. Includes a 1-sty and basement extension. Cost, \$4,000.

45TH ST.—John J. Kiernan, 52 Vanderbilt av, has completed plans for alterations to the 3-sty brick furnished room

house and store, 19x78 ft, at 123 West 45th st, for John Blockhaus, 271 Broadway, owner. Cost, \$3,500.

80TH ST.—Cross & Cross, 10 East 47th st, have preliminary plans in progress for the alteration and addition to the 4-sty brick and stone residence at 12 East 80th st, for W. R. Cross, 33 Pine st, owner. Cost, \$40,000.

FACTORIES AND WAREHOUSES.

25TH ST.—Paul C. Hunter, 191 9th av, has plans in progress for alterations from a residence to a 4-sty brick warehouse, 22 x98 ft, at 413 West 25th st, for Johnson & Bullock Co., 511 West 20th st, owner. Cost, \$6,000.

HALLS AND CLUBS.

SHERIFF ST.—Gross & Kleinberger, Bible House, have completed plans for alterations to the 5-sty brick dance hall, meeting room and apartment, 40x47 ft, at 66-68 Sheriff st, for Abraham Gersten, 365 East 8th st. Cost, \$15,000.

MUNICIPAL.

PARK AV.—Pilcher & Tachau, 109 Lexington av, have preliminary plans in progress for the alteration and extension to the armory at Park av and 94th st, for

the City of New York, Armory Board, C. D. Rhinehart, secretary, Hall of Records. Cost, \$100,000.

STABLES AND GARAGES.

208TH ST.—Moore & Landsiedel, 148th st and 3d av, Bronx, have completed plans for a 2-sty brick garage, 99x100 ft, at the northwest cor of 208th st and 9th av, for the A. I. Bldg Corp., 4925 Broadway. T. G. Galardi, 4925 Broadway, owner. Cost, \$20,000.

68TH ST.—Hill & Stout, 299 Madison av, have completed plans for the alteration to the 3-sty brick private garage, 25x60, at 168 East 68th st, for Edmund Coffin, 34 Pine st, owner.

127TH ST.—Nathan Langer, 81 East 125th st, will prepare plans for the 1-sty garage in the north side of 127th st, 105 ft east of 3d av, for Morris Goldstein and Max Marcus.

OLD BROADWAY.—Elliott Lynch, 341 5th av, has been retained to prepare plans for a garage on a plot 143x100, at the northwest cor of Old Broadway and 131st st, for the A. L. S. Realty Corp., c/o William F. H. Armstrong, 153 Riverside drive. Details will be available later.

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STORES, OFFICES AND LOFTS.

BROADWAY.—Aymar Embury, 2d, 132 Madison av, will draw plans for alterations to the store and office bldg at 2307 Broadway, for J. Jorgenson & Son, 2271 Broadway, lessee.

25TH ST.—George F. Pelham, Inc., 30 East 42d st, architect, and C. J. Peppesen Inc., 62 West 45th st, steel engineer, have plans in progress for a 16-sty brick store and loft bldg, 50x84 ft, at 32-34 West 25th st, for the Rexton Realty Co., Samuel Kempner, pres., 37 Liberty st, owner. Cost, \$200,000.

WHITEHALL ST.—Starrett & Van Vleck, 8 West 40th st, have completed plans for alterations to the 4-sty brick office building, 27x66 ft, at 22 Whitehall st, for the Chesebrough Bldg Co., Robert A. Chesebrough, pres., 24 State st, owner. Cost, \$7,000.

GREENE ST.—G. A. & H. Boehm, 7 West 42d st, have completed plans for the alteration to the 6-sty brick loft building, 40x100, at 203-205 Greene st, for the Equitable Trust Co, 35 Wall st, owner. Cost, \$25,000.

MADISON AV.—Benjamin W. Levitan, 20 West 31st st, has completed plans for the remodeling of the brick and stone business building at the northwest cor of Madison av and 55th st, for the Lans Curiosity Shop, 439 4th av, Manhattan.

5TH AV.—J. B. Crook & Co., 463 5th av, Manhattan, have leased space in the 6-sty brick and stone store and office building at 549 5th av, and contemplate making interior alterations. Name of architect will be available later.

BROADWAY.—Theodore C. Visscher, 299 Madison av, has completed plans for alterations to the 16-sty brick bank and office building, 75x150, at 320-324 Broadway, for the Central Syndicate Building Co., 320 Broadway, Justin L. Hopkins, pres., owner. Cost, \$15,000.

MISCELLANEOUS.

14TH ST.—Hugo Taussig, 1476 Broadway, has completed plans for alterations to the 4-sty brick office, market and packing house, 50x100 ft, at 409-11 West 14th st, for James S. Herman, 408 West 14th st, owner, and Nathan Schweitzer & Co., 291 Washington st, lessee. Cost, \$30,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
EASTBURN AV.—Moore & Landsiedel, 3d av and 148th st, have completed plans for a 5-sty brick apartment, 46x85, at the southeast cor of Eastburn av and 173d st, for the Roofing Construction Co., 1679 Carter av, owner and builder. Cost, \$50,000.

MOTT AV.—Clarence L. Sefert, 2010 Broadway, has completed plans for a 9-sty brick, stone and terra cotta apartment, 100x110, at the northeast cor of Mott av and 159th st, for the Concourse Plaza Construction Co., c/o John J. Ronner, 1278 Fulton av, owner and builder.

174TH ST.—The Kreymsborg Architectural Co., Southern Blvd and 163d st, has completed plans for two 5-sty brick and stone apartment houses, 58x90 and 48x87, on the block front in the north side of 174th st, from Anthony to Carter av, for the Adsar Realty Co., 919 Fox st, owner and builder. Cost, \$120,000.

HOTELS.

CITY ISLAND AV.—M. J. Garvin, 3307 3d av, is preparing plans for a 1 and 2-sty frame hotel, 38x134 ft, on City Island av, 174 ft north of Cross st, for William H. Higgs, Clason Point av, owner. Cost, \$15,000.

SCHOOLS AND COLLEGES.

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

STABLES AND GARAGES.

CONCORD AV.—Robert E. La Velle, Rockville Centre, L. I., has completed plans for a 1-sty brick garage, 75x96, on the west side of Concord av, 100 ft south of 151st st, for James C. Gaffney, 1148 Tiffany st, owner. Cost, \$23,000.

STORES, OFFICES AND LOFTS.

3D AV.—Robert E. La Velle, Rockville Centre, L. I., has completed plans for a 2-sty brick store building, 50x110, on the west side of 3d av, 50 ft north of 173d st, for James C. Gaffney, 1148 Tiffany st, owner. Cost, \$20,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
RYERSON ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick and stone apartment house, 50x89 ft, in the

east side of Ryerson st, 102 ft south of Myrtle av, for the Etlich Realty Co, 293 Vermont st, owner. Cost, \$35,000.

68TH ST.—Kallich & Lubroth, 215 Montague st, have plans in progress for a 4-sty brick and stone apartment house, 40x88 ft, in the south side of 68th st, 360 ft west of 2d av, for Nicola Lenzzi, 1251 66th st, owner. Cost, \$25,000.

DRIGGS AV.—Sass & Springsteen, 32 Union sq, Manhattan, have plans in progress for a 6-sty brick tenement and store, 84x80 ft, on the west side of Driggs av, 21 ft north of South 4th st, for the Novelty Realty Co., 1856 Eastern Parkway, owner and builder.

SMITH ST.—William Debus, 86 Cedar st, has plans nearing completion for ten 3-sty brick and stone flats and stores, 20x55 ft, in the block front on the west side of Smith st, bet. Butler and Baltic sts, for Louis Beers Sons, 149 Remsen st, owner. Total cost, \$75,000.

RIDGE BLVD.—Kallich & Lubroth, 215 Montague st, have plans in progress for a 4-sty brick and stone apartment house, 60x85 ft, on the south side of Ridge Blvd, 75 ft north of Bay Ridge av, for J. C. Bldg. Corp., 5395 5th av, Brooklyn, owner. Cost, \$30,000.

BAY RIDGE AV.—Kallich & Lubroth, 215 Montague st, have plans in progress for a 4-sty brick and stone apartment house at the northeast cor of Bay Ridge av and Ridge Blvd, for the J. C. Building Corp., J. Moskowitz, pres., 5305 5th av, Brooklyn, owner and builder. Cost, \$30,000.

STERLING PL.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty brick and stone apartment, 70x105, in Sterling pl, near Kingston av, for a company now being formed. Cost, \$55,000.

UNION ST.—Feinberg & Ricca, 26 Court st, are preparing plans for a 4-sty brick and stone apartment, 57x100, in the south side of Union st, 100 ft east of Franklin av, for the Terris Co., S. Rosenfeld, pres., 232 Remington av, Arverne, L. I., owner and builder. Cost, \$50,000.

CLEVELAND ST.—S. Millman & Son, 1780 Pitkin av, have completed sketches for four 3-sty brick and stone tenements, 20x72, in the west side of Cleveland st, south of Dumont av, for H. Rosenthal, 1387 St. Marks av, owner and builder.

EAST 2D ST.—Cohn Bros., 361 Stone av, have completed plans for two 4-sty brick tenements, 40x88, in the west side of East 2d st, 20 ft south of Cortelyou road, for William Treid, 501 Stratford av, owner and builder. Cost, \$50,000.

ROEBLING ST.—Sass & Springsteen, 32 Union sq, Manhattan, have completed plans for a 6-sty brick and stone tenement and stores, 40x64, at the southeast cor of Roebling and 3d sts, for Philip Schoenfeld, 225 South 3d st, Brooklyn, owner and builder. Cost, \$40,000.

BLAKE AV.—Morris Rothstein, 1767 Pitkin av, is preparing plans for three 4-sty brick and stone apartments, with stores, 50x90, at the southwest cor of Blake av and Amboy st, for the Rinshop Realty Co., Morris Gordon, 771 Hopkinson av, pres., owner and builder. Total cost, \$95,000.

GRAFTON ST.—E. M. Adelson, 1780 Pitkin av, has completed plans for two 4-sty brick tenements, 50x86, in the west side of Grafton st, 100 ft south of Blake av, for Sattrose Realty Co., 156 Glenmore av, Bklyn, owner and builder. Cost, \$50,000.

CHURCHES.

FOSTER AV.—R. I. Dodge, 233 Broadway, is preparing sketches for the alteration to the 2-sty brick, stone and terra cotta church and church house at the northwest cor of Foster av and East 23d st, for the Flatbush Presbyterian Church, c/o Rev. Herbert H. Field, 578 East 16th st. Cost, \$60,000.

DWELLINGS.

EAST 17TH ST.—A. G. Carlson, 226 Henry st, has completed plans for a 2-sty frame dwelling, 22x50 ft, in the east side of East 17th st, 180 ft, south of Av O, for George J. Quinlan, 1117 Putnam av, owner. Cost, \$6,000.

WEST 1ST ST.—Joseph J. Eberle, 489 5th av, Manhattan, has completed plans for six 1-sty frame dwellings, 18x32 ft, in the east side of West 1st st, 195 ft north of West av, for Lewis F. Day, 2750 Ocean Parkway, owner. Total cost, \$27,000.

VARET ST.—Jacob Fisher, 25 Av A, Manhattan, has plans in progress for alterations and additions to two 3-sty brick dwellings, 50x100 ft, at 240-242 Varet st, for Mr. Sameth, owner. Cost, \$10,000.

EAST 2D ST.—Kennedy & Bone, 157 Remsen st, have completed plans for a 2½-sty frame dwelling, 20x36 ft, in the east side of East 2d st, 130 ft south of Av

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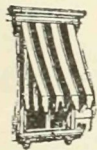
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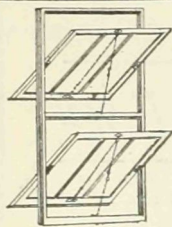
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WEST 30TH ST.—M. Perlstein, 37 Fulton av, Middle Village, L. I., has completed plans for a 2-sty brick dwelling, 20x56 ft, at 2911 West 30th st, for Charles Martino, 2914 Mermaid av, owner. Cost, \$3,500.

WEST 29TH ST.—Perlstein & Perlstein, 37 Fulton av, Middle Village, L. I., have completed plans for two 2-sty dwellings, 20x60 ft, in West 29th st, 100 ft south of Mermaid av, for the Siegel Contracting Co., 2926 West 29th st, Brooklyn, owner. Cost, \$3,500 each.

WEST 5TH ST.—Perlstein & Perlstein, 37 Fulton av, Middle Village, L. I., have plans in progress for two 1-sty frame bungalows, 14x42 ft, at the northwest cor of West 5th st and Thompson pl, for Max Flaxman, 521 Thompson pl, owner. Total cost, \$3,000.

10TH AV.—MacDonald Mayer, 189 Montague st, has completed plans for eight 2½-sty frame dwellings, 17x44 ft, on the west side of 10th av, bet 79th and 80th sts, for the Andsten Bldg. Corp., 860 53d, Brooklyn, owner. Total cost, \$32,000.

SURF AV.—George H. Suess, 2966 West 29th st, Brooklyn, has completed plans for a 2½-sty frame dwelling, 27x41 ft, on the east side of Surf av, 278 ft west of Kingsland av, for Ernest Kraft, 193 Montague st, owner. Cost, \$3,000.

JAMAICA AV.—William Debus, 86 Cedar st, has plans in progress for five 3-sty brick and stone dwellings and stores, 20x55 ft, at the northwest cor of Jamaica av and Waverly pl, for R. Lucia & Bro., Inc., 759 Woodward av, owner. Total cost, \$35,000.

JAFFRAY ST.—Benjamin F. Hudson, 319 9th st, has completed plans for a 2½-sty frame dwelling, 24x48 ft, in the east side of Jaffray st, 100 ft south of Oriental Blvd, for Mary Parker Smith, owner. Cost, \$8,000.

BELMONT AV.—E. M. Adelson, 1780 Pitkin av, has plans in progress for two 2-sty brick dwellings, 20x55 ft, on the south side of Belmont av, 50 ft east of Schenck av, for Louis Schwartz, 877 Blake av, owner. Cost, \$5,000 each.

WEST 29TH ST.—Perlstein & Perlstein, 37 Fulton av, Middle Village, L. I., have completed plans for five 2-sty frame dwellings, 20x40 ft, in the east side of West 29th st, 100 ft south of Neptune av, for Ida Sugar, 376 West 127th st, Manhattan, owner. Cost, \$2,000 each.

AV S.—Cantor & Dorfman, 367 Fulton st, have completed plans for two 2½-sty frame dwellings, 16x42, at the northeast cor of Av S and East 13th st, for the Kraslow Construction Co., 188 Montague st, owner and builder. Cost, \$5,000 each.

52D ST.—Martin & Savignano, 6005 14th av, have completed plans for a 2½-sty frame dwelling, 17x52, in the south side of 52d st, 65 ft west of 16th av, for the Ramal Building Co., Pasquale De Rosa, pres., 275 86th st, owner and builder. Cost, \$4,500.

AV U.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for a 3-sty brick and stone dwelling, with stores, 28x75, at the northwest cor of Av U and Mill av, for the Atlantic Gulf & Pacific Co., Mill Island, Brooklyn, owner. Cost, \$7,500.

5TH AV.—Emil J. Ericson, 1077 East 2d st, has completed plans for interior alterations to the 2-sty brick dwelling, with stores, 36x42, on the west side of 5th av, 64 ft south of 44th st. Cost, \$4,000.

MARINE AV.—Koch & Wagner, 26 Court st, have completed plans for a 2½-sty frame dwelling, 31x36, on the east side of Marine av, 75 ft north of 97th st, for John P. Mueller, 9715 Shore rd, owner. Cost, \$7,000.

CLEVELAND ST.—Morris Rothstein, 1767 Pitkin av, is preparing plans for a 2-sty brick and stone dwelling, 16x58, in the west side of Cleveland st, 50 ft south of Dumont av, for the Index Improvement Co., H. Rosenthal, pres., 1387 St. Marks av, owner and builder. Cost, \$6,000.

MARY ST.—William Von Felde, 2188 Metropolitan av, Middle Village, has completed plans for two 2-sty frame dwellings, 20x55, in the west side of Mary st, 10 ft north of Metropolitan av, for Christian Hoerning, 12 Admiral st, East Williamsburg, owner. Cost, \$8,000.

FACTORIES AND WAREHOUSES.
9TH ST.—Edward Hahn, Bridge Plaza, L. I. City, has plans in progress for alterations and addition to the 2-sty brick factory building, 50x90 ft, in 9th st, for the Tartar Chemical Works, owner.

STABLES AND GARAGES.
ATLANTIC AV.—Shampan & Shampan, 772 Broadway, have completed plans for

the garage to be erected on a plot 143x200, at the northwest cor of Atlantic av and Bedford pl, for Louis Gold, 44 Court st, owner and builder.

ROBINSON ST.—George J. Lohenstein, 230 Martense st, has completed plans for the extension to the 2-sty brick garage, 50x90, in the north side of Robinson st, 212 ft west of Nostrand av, for Theodore Maass, 1376 Nostrand av, owner and builder. Cost, \$10,000.

39TH ST.—Cantor & Dorfman, 373 Fulton st, have completed plans for a 1-sty brick garage, 95x60, at the southeast cor of 39th st and 14th av, for the Borough Park Garage, Inc., 116 West 29th st, Manhattan, owner. Cost, \$10,000.

LIBERTY AV.—Charles Infanger & Son, 2634 Atlantic av, are preparing plans for a 3-sty brick garage and shop, 40x57, on the north side of Liberty av, 50 ft west of Barbey st. Owner's name will be announced later. Cost, \$20,000.

WEST 29TH ST.—Perlstein & Perlstein, 37 Fulton av, Middle Village, are preparing plans for two brick garages, 18x20, at 2906 West 29th st, for the Siegel Contracting Co., 2906 West 29th st, owner and builder.

DE KALB AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 1-sty brick and stone public garage, 40x100, on the south side of De Kalb av, 60 ft west of Sumner av, for the D. & K. Realty Co., 264 Van Buren st, owner and builder.

3D AV.—William J. Conway, 400 Union st, has completed plans for a 1-sty brick and stone garage, 37x50, on the west side of 3d av, 50 ft north of Sackett st, for Rose and Jennie Firnenio, 573 Sackett st, owners and builders. Cost, \$5,000.

WATKINS ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 1-sty brick and stone public garage, 40x100, in the east side of Watkins st, 125 ft south of Riverdale av, for David Weiss, 467 Watkins av, owner and builder. Cost, \$12,500.

KENT AV.—Shampan & Shampan, 772 Broadway, have completed plans for the garage to be erected on a plot 114x100, at the northeast cor of Kent av and Taylor st, for the G. & M. Improvement Co., owner.

STORES, OFFICES AND LOFTS.
BROADWAY.—Tobias Goldstone, 50 Graham av, has completed plans for alterations from a moving picture theatre to stores, at 1779-1781 Broadway, for Hyman J. Gaus, 12 Jefferson st, owner. Cost, \$2,000.

NOSTRAND AV.—William Debus, 86 Cedar st, has completed plans for two 1-sty brick store buildings, 18x60, on the east side of Nostrand av, 65 ft south of St. Marks av, for Michael Schaffner, 847 Park pl, owner and builder. Cost, \$14,000.

MISCELLANEOUS.
GOLD ST.—Helme & Corbett, 190 Montague st, Brooklyn, have completed plans for the interior alterations to the 3-sty brick settlement house in the east side of Gold st, 51 ft north of High st, for the Rev. J. B. Gorman, Cathedral pl, Manhattan, owner. Cost, \$5,000.

Queens.
APARTMENTS, FLATS & TENEMENTS.
LONG ISLAND CITY.—Edward J. Decker, 734 Vernon av, L. I. City, has completed plans for a 4-sty brick tenement, 40x90, at the northwest cor of Washington av and Marion st, for Genaro Napolitano, 76 Marion st, owner and builder. Cost, \$30,000.

DWELLINGS.
MIDDLE VILLAGE, L. I.—Perlstein & Perlstein, 37 Fulton av, Middle Village, are preparing plans for ten 2-sty frame dwellings, 20x52, in the south side of Memorial st, 100 ft east of Norton av, for the Norton Park Realty Co, L. Cherry, pres., 464 Grand st, Manhattan, owner and builder. Cost, \$2,500 each.

ELMHURST, L. I.—E. Rose & Son, Elmhurst, have completed plans for a 3½-sty frame and shingle dwelling, 18x38, in Blaine pl, for Edward Johnson, owner. Cost, \$3,500.

MASPETH, L. I.—Perlstein & Perlstein, 37 Fulton av, Middle Village, have completed plans for five 2-sty frame dwellings, 20x40, on the west side of Collins av, 44 ft south of Pacific st, for the Monmouth Construction Co., c/o Joseph Kurlander, 45 Humar st, Maspeth, owner and builder. Cost, \$6,000 each.

JAMAICA, L. I.—Vincent Repecci, 2 Remsen st, Jamaica, has had plans completed privately for a 2½-sty frame dwelling, 17x36, in the south side of Claude pl, 320 ft east of New York av. Cost, \$3,000.

CORONA, L. I.—Alfred De Blasi, 94 Jackson av, Corona, has plans in progress for a 3-sty brick and cast cement dwelling, with store, 25x100, at the southeast cor of 45th st and Hayes av, for Leonard Lahu, 6 Burnside av, Corona, owner and builder. Cost, \$6,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, is preparing plans for a 2½-sty brick dwelling, 26x43, on the east side of Hill Crest, west of Park av, for Adam Metz, 9 Amhurst av, Jamaica. Cost, \$15,000.

RICHMOND HILL, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, has completed plans for two 2-sty frame dwellings, 16x39, on the north side of Myrtle av, 57 ft west of Walnut st, for the Raufe Construction Co., 16 Parkview av, Glendale, L. I., owner and builder. Total cost, \$6,000.

JAMAICA, L. I.—Cantor & Dorfman, 373 Fulton st, Brooklyn, have completed plans for a 3-sty brick and stone dwelling with store, 26x52, in the north side of Fulton st, 160 ft east of Clifton av, for the C. I. Bldg Corp., Louis Gold, pres., 44 Court st, Brooklyn, owner and builder. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Hans Liebau, Post Office Building, Jamaica, is preparing plans for a 2-sty brick refuse destructor building approach and chimney, 74x42, at the cor of Van Alst and Graham avs, for the Borough of Queens, Bureau of Street Cleaning, Daniel Ehntholt, Commissioner, Subway Building, L. I. City. Cost, \$35,000.

STORES, OFFICES AND LOFTS.

NEWTOWN, L. I.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have plans in progress for a 2-sty brick telephone building for the New York Telephone Co., 15 Dey st, Manhattan, owner.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Hunt & Hunt, 28 East 21st st, Manhattan, are preparing plans for a residence for Mrs. O. H. P. Belmont, 15 East 41st st, Manhattan, owner.

OYSTER BAY, L. I.—Charles A. Valentine, 25 Madison av, Manhattan, is preparing plans for the alteration of the 2½-sty residence of E. M. Townsend, on Guthrie Island. P. H. Fabricius, 56 West 45th st, is the heating engineer. Cost, \$20,000.

Suffolk.

DWELLINGS.

PORT JEFFERSON, L. I.—Ford, Butler & Oliver, 101 Park av, Manhattan, are completing plans for a 2½-sty frame, stucco and shingle residence, 110x35, with a wing, 50x30, for Thomas M. Scott, owner.

Westchester.

DWELLINGS.

MT. KISCO, N. Y.—Cross & Cross, 10 East 47th st, Manhattan, are preparing plans for a 2½-sty frame and stucco residence, 100x25x irreg, with garage, for Burnham Moffat, owner. Cost, \$20,000.

MUNICIPAL.

HARMON, N. Y.—Charles McDonald, Jr., Realty Building, White Plains, engineer, has revised plans in progress for a bridge across the Croton River at Harmon for the Board of Supervisors of Westchester County, E. P. Barrett, chairman, Court House, White Plains, N. Y. Cost, \$37,000.

STORES, OFFICES AND LOFTS.

WHITE PLAINS, N. Y.—A. G. C. Fletcher, 103 Park av, Manhattan, has completed plans for a 1-sty brick store bldg, 40x165, on Railroad av, for J. H. McArdle, c/o Genung, McArdle & Leeney, 135 Main st, White Plains, owner.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has completed plans for two 3-sty frame flats, 24x51, at 226-228 Hillside av, for Louis Kaplan, 26 Runyon st, Newark, N. J., owner and builder. Cost, \$6,000 each.

EAST ORANGE, N. J.—E. H. Shepard, 564 Main st, East Orange, has completed plans for a 4-sty brick and stone apartment house, 51x81, at the southwest cor of William and Walnut sts, for Peter Broderson, 564 Main st, East Orange, owner. Cost, \$40,000.

WEST NEW YORK, N. J.—John P. Messmer, 140 4th st, Union, N. J., has completed plans for a 5-sty brick and stone apartment, 50x85, at the southwest cor of Palisade av and 9th, for Herman J. Wilhelm, 937 Monroe st, North Bergen, N. J. Cost, \$50,000.

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WEST NEW YORK, N. J.—A. B. Paola, 140 Central av, West Hoboken, N. J., has completed plans for the alteration and addition to the 3-sty brick flat, 23x37, at 606 Hudson av, for Francisco Guastella, on premises, owner. Cost, \$6,000.

PASSAIC, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has plans in progress for a 3-sty brick tenement, 22x52, for Stefan Pellegrino, 305 Passaic st, Passaic, owner and builder. Exact location will be announced later. Cost, \$8,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for the addition to the four 3-sty frame flats, 131-137 Danforth av, for Simon Sussler, 75 West 26th st, Bayonne, owner. Cost, \$8,000.

GARFIELD, N. J.—A. Ginsberg, 11 Bloomfield av, Passaic, has completed plans for a 2-sty frame flat, 22x53, on the River road, near Willet st, for A. Urlensky, 153 Hope st, Passaic, owner. Cost, \$5,000.

LODI, N. J.—Frank Pirrone, 104 Midland av, Garfield, N. J., has completed plans for a 2-sty brick tenement, 22x50, at 11 Autumn st, for Paulo Gallante, 90 Main st, Lodi, owner. Cost, \$4,500.

PATERSON, N. J.—Flavio Grosso, 126 Market st, Paterson, is preparing plans for a 3-sty frame flat, 26x66, at the northwest cor of North 6th st and Temple st, for Giovanni Rainella, 110 North 3d st, Paterson, owner. Cost, \$7,000.

WEST HOBOKEN, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for a 2-sty brick flat, 50x86, at the northwest cor of Summit av and Union st, for Freda Cotte, 510 Clinton av, West Hoboken, owner and builder. Cost, \$30,000.

WEST NEW YORK, N. J.—Nathan Welltoff, 76 Montgomery st, Jersey City, has completed plans for two 4-sty brick apartments, 37x83, on Hudson av, bet 7th and 8th sts, for Israel Levine, 99 Andrew st, Bayonne, owner and builder. Cost, \$35,000 each.

NEWARK, N. J.—Joseph D. Allen, Union Building, Newark, has completed plans for a 4-sty brick and limestone apartment, 32x90, at the southeast cor of Orchard and Tichenor sts, for Aidak & Ruderman, 508 South Belmont av, Newark, owners and builders. Cost, \$40,000.

JERSEY CITY, N. J.—Nathan Welltoff, 76 Montgomery st, Jersey City, has completed plans for a 4-sty brick apartment house, 35x67, at the southeast cor of Oxford av and the Boulevard, for the Oxford Construction Co., Jacob Welltoff, pres., 13 Wegman Court, Jersey City, owner and builder. Cost, \$75,000.

CHURCHES.

ASBURY PARK, N. J.—Clinton B. Cook, 505 Bond st, Asbury Park, has new plans in progress for the alteration and addition to the 1-sty church on Springwood av for the Mt. Pisgah Baptist Church (colored), Stephen W. Dromgoole, pres. Board of Trustees, owner. Cost, \$8,500.

DWELLINGS.

HALEDON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, is preparing plans for a 3-sty frame dwelling, with store, at 189 Belmont av, for Joseph Canarano, 177 Belmont av, Haledon, owner. Cost, \$6,000.

WEST ORANGE, N. J.—R. A. Weekes, Osmun Building, Ridgewood, N. J., is preparing sketches for a 2½-sty frame dwelling, 26x30. Owner's name withheld. Cost, \$6,000.

ASBURY PARK, N. J.—Leroy Godfrey, 127 Main av, Ocean Grove, N. J., is preparing plans for a 2½-sty frame dwelling, 24x28, on Locust drive, for Gustavus Isaacson, 313 11th av, Bradley Park, N. J., owner. Cost, \$4,500.

DEAL, N. J.—Leroy T. Godfrey, 127 Main av, Ocean Grove, N. J., is preparing plans for a 2½-sty frame dwelling for Mrs. Edward Remsen, Belmar, N. J., owner. Cost, \$7,000.

ENGLEWOOD, N. J.—Aymar Embury, 2d, 132 Madison av, Manhattan, is preparing plans for a residence and garage for H. H. Westinghouse. Cost, \$30,000.

HUDSON HEIGHTS, N. J.—Nicholas Soldwedel, 421 Bergenline av, Union Hill, has completed plans for a 2-sty hollow tile and stucco dwelling, 21x40, on Fulton av, for Henry C. Bohm, Hudson Heights, owner. Cost, \$6,000.

CHATHAM, N. J.—R. S. Shafter, 21 Maple st, Summit, is preparing plans for a 2½-sty dwelling, 25x32, for Dwight L. Budd, Chatham, N. J., owner. Cost, \$5,000.

SUMMIT, N. J.—May & Anderson, 20 East 43d st, Manhattan, have plans in progress for a 2½-sty stone and frame

residence, 47x27, with a wing 25x30, in the north side of Whitridge pl, 300 ft east of Essex rd, for Isaac E. Edgar, c/o American Piano Co., 5th av and 39th st, Manhattan, owner. Cost, \$16,000.

PALISADE PARK, N. J.—George Hitchings, 116 Nassau st, Manhattan, has completed plans for a 2½-sty hollow tile and stucco dwelling, 22x45, for Bernard Boyle, 263 West 152d st, Manhattan, owner. Cost, \$4,000.

PATERSON, N. J.—Charles H. Benjamin, 772 East 25th st, Paterson, is preparing plans for a 2½-sty frame dwelling, 26x32, in East 31st st, for Robert J. Edwards, 143 Graham av, Paterson, owner and builder. Cost, \$4,000.

RIDGEWOOD, N. J.—R. A. Weekes, Osmun Building, Ridgewood, is preparing sketches for two 2½-sty frame dwellings, 28x32. Owner's name will be announced later. Cost, \$7,000 each.

ELIZABETH, N. J.—Barnes & Van Bergen, 60 West Scott pl, Elizabeth, owners and builders, have had plans completed privately for two 2½-sty frame dwellings, 26x30, on Park av, near Bay Way. Cost, \$3,500 each.

MAPLEWOOD, N. J.—Harvey Robertson, 230 Highland av, Newark, is preparing plans for a 1½-sty frame dwelling, 26x47, on the north side of Maple av, bet Wyoming and Myrtle avs, for Adam Ruckstuhl, 311 Central av, Jersey City, owner. Cost, \$4,000.

BLOOMFIELD, N. J.—Harvey Robertson, 230 Highland av, Newark, has plans in progress for a 2½-sty frame dwelling, 17x47, for Max Greenhouse, 40 Hillside pl, Newark, owner. Cost, \$3,500.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, is preparing plans for three 2½-sty frame dwellings, at the cor of South and Race sts, for Frank Putz, 301 Washington av, Elizabeth, owner. Total cost, \$4,500.

FACTORIES AND WAREHOUSES.

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

ORANGE, N. J.—Starrett & Van Vleck, 8 West 40th st, Manhattan, are preparing plans for a 3-sty reinforced concrete and



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brick veneer grocery warehouse, 97x146, on Lincoln av, for Charles M. Becker & Bros., 539 Main st, Orange.

NEWARK, N. J.—The Butterworth-Judson Co., O. Wolpert, assistant engineer in charge, on premises, is having plans prepared privately for four additional buildings to its manufacturing plant on the meadows, bet Avs P and R. Cost, \$7,500.

NEWARK, N. J.—August M. Kleemann, 741 Broad st, Newark, is preparing plans for a 1-sty brick printing shop, 25x80, at 67 Ridgewood av, for the Clinton Hill Press, 154 Badger av, Newark, owner. Cost, \$4,500.

NEWARK, N. J.—Fletcher-Thompson, Inc., Bridgeport, Conn., engineer, has plans in progress for a brick and steel refining plant, to include an office building and garage, in St. Charles st, bet the Lehigh Valley and Central Railroad tracks, for the Union Smelting & Refining Co., Av D and East 14th st, Manhattan, owner.

CRANFORD, N. J.—C. C. Bill, 8 West South av, Cranford, has completed plans for a 1-sty brick silk mill, 46x120, on Centennial av, for George and Thomas Sheheen, Centennial av, Cranford, owner and builder. Cost, \$3,500.

NEWARK, N. J.—John B. Acocella, Union Building, Newark, has completed plans for a 1 and 2-sty storehouse and stable, 40x55, at the northwest cor of Malvern and Adams sts, for Raffaele & Carmine Giordano, 57 Malvern st, Newark. Cost, \$4,000.

NEWARK, N. J.—The Synthetic Chemical Co., 149 Broadway, Manhattan, contemplates an extension to its chemical plant, Charles G. Armstrong & Son, 149 Broadway, Manhattan, are consulting engineers.

NEWARK, N. J.—Charles Knopf, 523 Springfield av, Newark, has completed plans for a 1-sty cement block shop, 50x60 ft, at 733 and 735 South 11th st, for Wilhelm Benke, 491 Hunterdon st, owner. Cost, \$4,500.

SCHOOLS AND COLLEGES.

MILFORD, N. J.—Clarence B. Dilts, 59 Bonnell st, Flemington, N. J., has revised plans in progress for a 1-sty brick public school for the Board of Education of Kingwood Township, Milford, N. J., owner. Cost, \$18,000.

ASBURY PARK, N. J.—E. A. Arend, Kinmouth Building, Asbury Park, is completing plans for the alteration of the 1-sty frame church into a public school, at the cor of 1st av and Emory st, for the Board of Education of Asbury Park, William I. Thompson, pres. Cost, \$10,000.

DUMONT, N. J.—Ernest Sibley, Palisade Park, N. J., is preparing plans for the alterations and addition to the 2-sty brick school, 36x100, for the Board of Education of Dumont. Cost, \$35,000.

NORTH BERGEN, N. J.—Hensel & Weir, 809 Savoy st, West Hoboken, are preparing sketches for the annex to Public School No. 7 for the Board of Education of the Township of North Bergen. Cost, \$60,000.

ENGLEWOOD, N. J.—Guilbert & Betelle, 665 Broad st, Newark, are preparing plans for the 2-sty brick public school on Englewood av for the Board of Education of Englewood. Cost, \$125,000.

Other Cities.

CHURCHES

ROCHESTER, N. Y.—Foote, Headley & Carpenter, Carter Building, Rochester, have revised plans in progress for the alteration and addition to the 1 and 2-sty brick and stone church in Ambrose st, near Jones st, for the Lake Av Baptist Church, E. W. Fisk, chairman Building Committee, 262 Court st. Cost, \$100,000.

DWELLINGS.

GREENWICH, CONN.—Aymar Embury, 2d, 132 Madison av, Manhattan, is preparing plans for a 2½-sty brick veneer and stucco residence, with garage, at Putnam Manor, for H. G. Silleck, 882 West End av, Manhattan, owner. Cost, \$20,000.

GREENWICH, CONN.—Cross & Cross, 10 East 47th st, Manhattan, have completed plans for a 2½-sty hollow tile and stucco residence, 200x75, with garage, for Miss E. S. Lauder. Cost, \$125,000.

STAMFORD, CONN.—Emmons & Abbott, 1 Bank st, Stamford, have completed plans for a 2½-sty frame and stucco dwelling, 28x30, on Fairfield av, for Quintino Ventriolo, owner.

GREENWICH, CONN.—Rowe & Smith, 1123 Broadway, Manhattan, have new plans in progress for the 2-sty residence, 40x125, with an Italian garden, for Russell A. Cowles, 99 John st, Manhattan, owner.

John Locke, Havemeyer pl, Greenwich, has the general contract. Cost, \$125,000.

BUFFALO, N. Y.—The Donner Steel Co., c/o J. K. Frye, 475 Abbott road, Buffalo, has had plans completed privately for a 1-sty reinforced concrete boiler house, 30 x60, and a reinforced concrete tunnel, 600 ft long, on Abbott road. Cost, \$65,000.

FACTORIES AND WAREHOUSES.

STAMFORD, CONN.—Emmens & Abbott, 1 Bank st, Stamford, have completed plans for the brick and steel storehouse in Sumner Park, for William T. Finney, 35 Atlantic st, Stamford, owner. Cost, \$40,000.

HALLS AND CLUBS.

ALBANY, N. Y.—Obenaus Nichols Co., 119 State st, Albany, is preparing plans for a 5-sty brick Odd Fellows Temple, 65 x130, at Lodge and Howard sts, for the Odd Fellows of Albany, Edward Sanford, pres., 71 State st. Cost, \$150,000.

HOSPITALS AND ASYLUMS.

WATERVLIET, N. Y.—M. L. & H. G. Emery, 42 N. Pearl st, Albany, are preparing plans for a 3-sty brick orphan's home on Boght road, for St. Coleman's Home, Boght st, Watervliet, owner. Cost, \$50,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

HARRISON, N. J.—John Barba, Harrison, N. J., has the general contract for a 3-sty frame flat, 21x37, in the south side of Ann st, 100 ft east of Manor av, for Frank Pepinger, 3 Kingsland av, Harrison, owner, from plans by J. B. Warren, 31 Clinton st, Newark, architect. Cost, \$5,500.

CHURCHES.

MANHATTAN.—The Miller-Reed Co., 103 Park av, has been awarded the general contract for the superstructure of the 1½-sty brick, stone and terra cotta church, 87x110, at the northeast cor of Fort Washington av and 178th st, for the Fourth Church of Christ, Scientist, F. R. Rowley, 1st Reader, 717 West 177th st, from plans by the Estate of S. S. Beman, McCormick Building, Chicago, Ill., architect.

DWELLINGS.

MANHATTAN.—Charles Ward Hall, 140 Nassau st, has the general contract for



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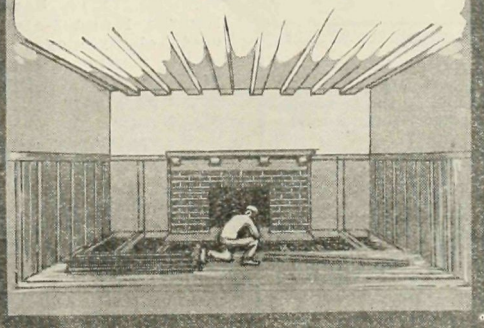
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TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., February 26, 1917.—Sealed proposals will be opened in this office at 3 p. m., April 9, 1917, for the extension, remodeling, etc., of the United States post office and courthouse at Alexandria, La. Drawings and specifications may be obtained from the custodian at Alexandria, La., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., March 1, 1917.—Sealed proposals will be opened in this office at 3 p. m., April 26, 1917, for the construction of the United States Post Office at Fremont, Ohio. Drawings and specifications may be obtained from the Custodian of the site at Fremont, Ohio, or at this office, in the discretion of the Supervising Architect. Drawings and specifications will be ready for delivery after March 15, 1917. Jas. A. Wetmore, Acting Supervising Architect.

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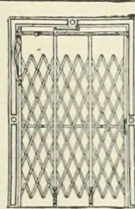
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the alteration to the 5-sty brick and stone dwelling, with stores, 50x80, at 110-112 East 59th st, for Nathan & Carrie Kaufman, Hotel Ansonia, Broadway and 73d st, Manhattan, owners, from plans by Taylor & Levi, 105 West 40th st. Cost, \$5,000.

SPRINGFIELD, L. I.—Alexander S. Sollow, 574 St. Nicholas av, Manhattan, has the general contract for the 2-sty brick and stone dwelling and chapel, 78x50, for the Springfield Cemetery Society, 14 Delancey st, Manhattan, owner, from plans by Sass & Springsteen, 32 Union sq, Manhattan. Cost, \$16,000.

PURCHASE, N. Y.—Marcello Mezzullo, Old Broadway, Portchester, has the general contract for the 2½-sty hollow tile and stucco garage, 40x60, and a 2-sty garage and chauffeur's quarters, for Mrs. Walter Pforzheimer, 236 West 70th st, Manhattan, owner, from plans by Carrere & Hastings, 52 Vanderbilt av, architects, and A. F. Brinckerhoff, 15 East 40th st, landscape architect. Cost, \$25,000.

SUFFERN, N. Y.—Harley Wanamaker, Washington av, Suffern, has the general contract for the alteration and addition to the 2½-sty frame residence, 44x48, of Albert H. Schroeder, from plans by Armstrong & De Gelleke, 122 East 25th st. Cost, \$12,000.

PORTCHESTER, N. Y.—Allison F. Coe, Park av, Portchester, has the general contract for a 2-sty stucco dwelling, 28x25, in Orchard st, for John Colantine, Palmer pl, Portchester, owner, from plans by William J. Smith, 37 West 35th st, Manhattan, architect. Cost, \$7,000.

BLOOMFIELD, N. J.—James Tripett, Bloomfield, has the general contract for a 2-sty frame dwelling and store, 44x38, at 161-3 Bloomfield av, for Louis and Theresa Mower, Harrison, N. J., owner, from plans by F. N. Pierson, Bloomfield, architect. Sodovic De Sontis, 28 Oakwood av, Bloomfield, N. J., has the mason work. Cost, \$3,500.

KEARNY, N. J.—Samuel Marshall, 3 Devon st, Kearny, has the general contract for a 2½-sty frame dwelling, 22x46, at 133 Chestnut st, for William C. and Martha Karnatz, Kearny, owner, from plans by J. B. Warren, 31 Clinton st, Newark, architect. Cost, \$4,500.

NEW ROCHELLE, N. Y.—C. G. Schaad, 193 Washington av, New Rochelle, has the general contract for alterations to the 2½-sty frame residence, 30x45, at Davenport Neck, from plans by A. G. C. Fletcher, 103 Park av, Manhattan, architect. Owner's name will be announced later. Cost, \$4,000.

FLUSHING, L. I.—Donald McDonald, Botanic pl, Flushing, has the general contract for alterations and extension to the dwelling and store in the north side of Boerum pl, 120 ft south of Amity st, for August Schmidt, owner, from plans by A. E. Richardson, 100 Amity st, Flushing, architect. Cost, \$3,500.

OYSTER BAY, L. I.—L. E. Tucker, 141 Broadway, Manhattan, has the general contract for a 2½-sty brick dwelling and garage, 100x40, for M. H. Davenport, owner, from plans by John J. Petit, 103 Park av, Manhattan, architect.

NEW BRIGHTON, S. I.—George W. T. Osborne, 42 Perry av, West New Brighton, has the general contract for a 2½-sty tile and stucco dwelling for William S. Van Clief, Ferry st, Port Richmond, S. I., owner, from plans by James Whitford, Staten Islander Building, Tompkinsville, architect.

WOODMERE, L. I.—Eugene Cornell, Neptune av, Woodmere, has the general contract for a 2½-sty frame and shingle dwelling, 30x38, for Nathan Arnold, 255 West 84th st, Manhattan, owner, from plans by Howard & Howard, Mott av, Far Rockaway, L. I., architect.

FACTORIES AND WAREHOUSES.

MANHATTAN.—The Wharton-Green Co., 22 William st, has the general contract for the 1 and 2-sty brick, steel and concrete electric experimental plant, 40x122, at the southeast cor of Amsterdam av and 202d st, for Chili Exploration Co., 120 Broadway, owner, from privately prepared plans.

MANHATTAN.—George Hoffman, 1071 Washington av, has the general contract for addition to the 5-sty brick and reinforced concrete factory building, 30x90, at 134th st and 3d av, on the 134th st side, for the Metal Roofing Materials Co., 203 East 135th st, owner, from plans by A. E. Davis, 258 West 138th st, architect. Cost, \$20,000.

NEWARK, N. J.—G. W. Wharton, 334 Stephans st, Belleville, N. J., has the general contract for addition to the 1-sty manufacturing plant on Mt. Prospect and Verona avs, for the Heller Bros. Co., 879

Mt. Prospect av, Newark, owner, from plans by John H. and Wilson C. Ely, Firemen's Building, Newark, architects. Cost, \$14,000.

EAST ORANGE, N. J.—Edward M. Waldron, Inc., 207 Market st, Newark, has the general contract for additional buildings to the 4-sty brick manufacturing plant, 93x152, from North 18th to North 19th st, near Springdale av, for the General Electric Co., 17th av cor Boyd st, Newark, owner, from plans by J. H. and Wilson C. Ely, Firemen's Building, Newark, architects. Includes 2-sty wing, 59 x28. Cost, \$100,000.

ELIZABETHPORT, N. J.—Austin Co., 26 South 15th st, Philadelphia, Pa., has the general contract for a 1-sty brick factory, 200x200, for the Singer Mfg. Co., Elizabethport, owner, from privately prepared plans. Cost, \$60,000.

BAYONNE, N. J.—Austin Co., 26 South 15th st, Philadelphia, Pa., has the general contract for the 1-sty brick and steel factory building, 100x200, for the Tidewater Oil Co., Constable Hook, Bayonne, N. J., and 11 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$50,000.

PATERSON, N. J.—Felix G. Pittet, 126 Market st, Paterson, has the general contract for addition to the 1-sty brick silk mill, 56x86, on 6th av, cor East 11th st, for the Helvetia Silk Mill, F. A. Baer, pres., on premises, owner, from privately prepared plans. Cost, \$5,000.

STABLES AND GARAGES.

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

NEWARK, N. J.—Enstice Bros., 40 Clinton st, Newark, has the general contract for a 1-sty garage, 70x115x37, in Lombardy pl, near Front st, for the Newark Lime & Cement Co., 65 Bridge st, Newark, owner, from plans by Percy E. Taylor and William A. Bishop, Essex Building, Newark, engineers. Cost, \$14,000.

LAWRENCE, L. I.—John H. Smith & Son, Lawrence, L. I., has the general contract for a 1½-sty hollow tile and stucco garage and chauffeur's quarters for J. A. Barnard, owner, from plans by Ford, Butler & Oliver, 101 Park av, Manhattan, architects.

GREAT NECK, L. I.—R. H. B. Elliott, 28 East 29th st, Manhattan, has the general contract for the 2-sty brick and frame garage, stable, dairy and two cottages for S. Vernon Mann, 7 Wall st, Manhattan, owner, from plans by S. Edson Gage, 28 East 49th st, Manhattan.

STORES, OFFICES AND LOFTS.

MANHATTAN.—P. B. Polhemus, 110 West 34th st, has the general contract for the alteration of the 2-sty brick store and salesroom, 28x124, at 1849 Broadway, for Mary Averill, Lake Mahopac, N. Y., owner, and Frank B. Thomson, 65 Grove st, Jamaica, L. I., lessee, from plans by William H. Spalding, 35 Bergen av, Jamaica. Cost, \$5,000.

MANHATTAN.—The Standard Contracting Co., 15 East 42d st, has the general contract for the alteration to the 3-sty brick and stone store and office building, 33x98, at 22 East 34th st, for the Astor Estate, 23 West 26th st, owner, from plans by B. J. Kaufman, 23 West 42d st, lessee. Cost, \$8,000.

MANHATTAN.—Walter D. Jones, 165 Broadway, has the general contract for the alteration of the 5-sty brick residence, 16x60, at 120 East 57th st, into a store building, for Miss Cordelia G. Hammill, c/o George G. Hammill, 101 Park av, owner, from plans by Shape & Bready, 220 West 42d st. Cost, \$7,000.

MANHATTAN.—William C. Monks, 503 5th av, has the general contract for alterations to the brick and stone store at 49 West 34th st, for the Cammeyer Co., Louis M. Hart, pres., 6th av and 20th st, owner, from plans by Rouse & Goldstone, 38 West 32d st, architects. Cost, \$8,000.

MANHATTAN.—Mohr Bros., 552 7th av, have the general contract for a 1-sty brick store building, 49x50, at 532-534 7th av, for Mary Morss, 214 West 59th st, owner, from plans by George Rieger, 260 West 122d st, architect. Cost, \$4,000.

MANHATTAN.—Frank Schreiber, 197 Worth st, has the general contract for alterations to the 8-sty brick loft building, 22x82, at 14 West 4th st, for the Ranken Realty Co., 52 William st, owner, from plans by Theodore A. Meyer, 114 West 28th st, architect. Cost, \$3,500.

BROOKLYN, N. Y.—William Kennedy Construction Co., 215 Montague st, Brooklyn, has the general contract for interior alterations to the department store at 422-436 Fulton st, for the Abrast Realty Co., c/o Abraham & Straus, on premises, owner, from plans by Starrett & Van Vleck, 8 West 40th st, Manhattan, architects. Cost, \$10,000.

NEWARK, N. J.—Enstice Bros., 45 Clinton st, Newark, has the general contract, and George S. Clark's Son & Co., 31 Clinton st, Newark, the masonry work, for addition to the 1-sty brick factory building, at 166-170 Emmett st, for the Dolph Mfg. Corp., John W. Dolph, pres., 178 Emmett st, Newark, owner, from plans by Bartlett & Marsh, 738 Broad st, architect. Consists of 1-sty addition and also the erection of a brick drying tower. Cost, \$6,000.

WEST ORANGE, N. J.—Coward-Former Bldg Co., West Orange, has the general contract for a 3-sty brick front and 2-sty rear lodge and office building, 65x67, on Northwill rd, for the Masonic Lodge, of West Orange, West Orange, N. J., owner, from plans by B. H. Shephard, 564 Main st, East Orange, architect. Cost, \$25,000.

MISCELLANEOUS.

EAST ISLIP, L. I.—E. W. Howell, George st, Babylon, L. I., has the general contract for a 1 and 2-sty frame bowling alley, 106x30 ft, for Percy Williams, East Islip, owner, from plans by John M. Baker, 9 Jackson av, L. I. City, architect. Cost, \$20,000.

BUFFALO, N. Y.—John F. Stabett, 1127 Niagara st, Buffalo, has the general contract for the steel and reinforced concrete viaduct on the Hamburg turnpike, between Tiftt st and Rogers-Brown Canal, for the Pennsylvania R. R. Co., Charles MacArthur, engineer, 632 Brisbane Building, Buffalo, owner, from privately prepared plans. Cost, \$175,000.

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.

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.

NATIONAL WHOLESALE LUMBER DEALERS' ASSOCIATION will hold its 25th annual meeting at the William Penn Hotel, Pittsburgh, Pa., on March 21-22.

ASSOCIATED MANUFACTURERS OF ELECTRIC SUPPLIES will hold its annual meeting at Delmonicos, New York, on March 15. On March 13, a number of sections of the Association will meet at the Hotel Biltmore.

NATIONAL MACHINE TOOL BUILDERS' ASSOCIATION will hold its spring meeting at the Hotel Sinton, Cincinnati, Ohio, May 21-22.

NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Elks Hall, Jersey City, N. J., May 15-17.

NEW YORK STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at the Ten Eyck Hotel, Albany, N. Y., March 13 and 14.

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.
RQ.....Reduce Quantities.
*StSys.....Storage System.

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

Week Ending Feb. 24.

MANHATTAN ORDERS SERVED.

- Amsterdam av, 856—Cushman's Sons, Inc, 49 ManhattanRefSys(R)-FR-CF
Broadway, 768—John Wanamaker, Bway and 10thRefSys(R)-FP-FD-CF
Broadway, 1675—General Lead Battery & Elec CoCF-FP
Broadway, 1764—Newton Holden.....Rec-FA-NoS
Central Park West, 106—Charles W. West, RefSys(R)-FP-FD-CF
Duane st, 212—National Match Co, 328 E 55.....FP
3 st, 90 E—John E Kennedy, RefSys(R)-FP-D&R-FD-CF
11 st, 41 E—Berg BrosRec
21 st, 34 E—Washington Auto Coat Co, FA(R)-Rec-GE-O-FP(R)
12 st, 632 E—S Winkle & Son.....RQ
22 st, 214-24 E—Mutual Milk & Cream Co, Obtain Plan Approval
61 st, 306-16 E—F G Brewer Co, RefSys(R)-FP-FD-CF
64 st, 32 E—Frank L. Leland est, 138 Riverside dr.....RefSys(R)-FD-CF
73 st, 173 E—Mrs P O Alexandre, c J A Lane, 320 BwayFP
75 st, 235 E—Sebastiano Cosumano.....RQ
133 st & Convent av—Female Academy of Sacred HeartRefSys(R)-FP-D&R-FD-CF
Houston st, 318 E—John E Kennedy, RefSys(R)-FP-D&R-FD-CF
8 av, 205—John Palmer & Co, RefSys(R)-D&R-FP-FD-CF
8 av, 376—Omer Gysels, RefSys(R)-D&R-FP-FD-CF
8 av, 688—A Steinthal & Co.....RefSys(R)-FP-FD
5 av, 636—Est T R A Hall.....RefSys(R)-FP-FD
5 av, 998—Curtis Security Co, RefSys(R)-FP-FD-CF
1 av, 650—Kips Bay Brewing & Malting Co, RefSys(R)-FP-D&R-CF-FD
Gouverneur & Water sts—Gouverneur Hospital, RefSys(R)-FP-FD-CF
Greenwich st, 132—Adam Siebert, RefSys(R)-FP-FD-CF
James slip, 5, 7, 9—Nectar Co.....FP(R)-El
Lafayette st, 123—Fred Hollender & Co, RefSys(R)-FD-FP
Lewis st, 179-83—Harry Alperstein.....FA
Madison av, 667—Frederick Haberman, RefSys(R)-FP-FD-CF
Manhattan st, 91-7—Mutual McDermott Dairy Corp, 214 E 22.....RefSys(R)-FP-FD
9 av, 363—Yulman Bedding Co.....RQ
Park av, 375—Montana Realty Co, 30 E 42, RefSys(R)-FP-FD-CF
Park av, 405—Willis C Hand, RefSys(R)-FP-FD
Park av, 410—Est Ogden Goelet, 9 W 17, RefSys(R)-FP-FD-CF
Park av, 449—Tinker Realty Corp, 40 Wall, RefSys(R)-FP-FD-CF
Park av, 471—471 Park Av Inc, RefSys(R)-FP-FD-CF
Park av, 555—Edinburgh Realty Corp, 109 E 61, RefSys(R)-FP-FD-CF
Park av, 550—550 Park Av Corp, 214 5 av, RefSys(R)-FP-D&R-FD-CF
Park av, 875—875 Park av Corp, 30 E 42, RefSys(R)-FD-App
Prince st, 137—Darrow & Rudden, RefSys(R)-D&R-FD-FP
St Nicholas av, 1369—James Butler, 390 WashingtonCF-RefSys(R)-D&R-FP-FD
2 av, 588—Ester & Jacob Rosenfield, RefSys(R)-FP-D&R-FD-CF

- 7 av, 2035-7—Abram Pinkowitz....FA-NoS-Rec
2 av, 2352-4—E J MaederFP(R)
Grand st, 149—Jacob Franz.....St(R)
Grand st, 177—Louis Eisenberg, 149 Bway...Ex
Great Jones st, 23—Est Chas A Coe, 69 Wall, Ex
Lexington av, 746—Est Philip M Smith, care Katie F.....Ex
Maiden la, 93-5—Jefferson M Levy, 128 Bway.FP
Monroe st, 284—John P Leo.....Ex-FP
Pearl st, 207—Longman & Martinet, St(R)-Ex(R)
Reade st, 64—C F Noyes & Co, St(R)-Ex-FP(R)
Sheriff st, 22-32—R Hoe & Co, 504 Grand.Ex-FP
Spring st, 2-4—Innes & Center.....Ex
Walker st, 42—Baudoin Est, care Jno F 1181 Bway.St(R)-FP-Ex
Warren st, 21—St Stephens P E Ch, 124 W 69, St(R)
Warren st, 61—Wm C Walker's Sons...St(R)-Ex
3 st, 44 W—S Hyman, 435 W Bway.....Ex-FP
4 st, 28-30 W—Shortland Bros, 110 Wall, St(R)-FP-Ex
18 st, 120-2—Chas BrendonFP
41 st, 140 E—Tiffany & Co, 397 5 av.....Ex
49 st, 635-7 W—Brambach Piano Co..FP-St(R)
Wooster st, 148—Spear & Co.....St(R)-O
Chrystie st, 131—G Panolfi & Son.....Rub
Duane st, 12—Saml T Townsend, care Sherman B, 115 Bway.....WSS(R)-Spr(R)
E Broadway, 45—Wolf Bomzon et al, FE(R)-FP-St(R)
15 st, 21 E—Frederick A Austin.....Rec-Rub
15 st, 21 E—Chas Veail.....Rub
16 st, 108 E—Louis Rice, 452 Ft Washington av.....WSS(R)-FP(R)
30 st, 108 E—Leta N L Clews, care J B 15 BroadFP(R)-WSS(R)
32 st, 130-2 E—Wm L Condit.....DC
52 st, 13-15 E—Harley T Proctor, 11 E 52.Ex-FP
73 st, 351-3 E—Wm B Koller et al, 289 3 av, Rec-O-ExS-FP-St(R)
105 st, 228 E—Giovanni Corbiarelli.....Rub
8 av, 491-3—Patrick J McGuinness, 83 8 av, Tel 4 st, 66-8 E—Jacob M Levy, 157 W 117...Rub
Front st, 207—Hunter & Trimm.....FA
Grand st, 74—Katherine A Kingsland, 15 Prince's Gate, London, England.....DC
Grand st, 410—Regal Mortgage & Security Co, 45 W 25FE(R)-St(R)
Hudson st, 670-6—Helen R R Robinson, c D, 14 WallA-FD
Nassau st, 58—Swan Realty Corp.....A-FD
Suffolk st, 65-7—Davis Michelson, 64 W 114, GE-FD-A-ExS
Washington st, 57—St Joseph's Maronite R C Church, 56 Washington.....Rub
14 st, 342 W—Newton Bldg Co, 670 Hudson, A-FD
34 st, 18-20 W—Astor Est, 23 W 26.....A-FD
43 st, 228 W—Mary Law.....Rub
50 st, 501-3 W—Y W C A, 7 E 15.....A
74 st, 156-8 W—Wm W Scraghan, 34 Warburton av, Yonkers, N Y.....FP(R)-WSS(R)-DC
West st, 47-9 B Crystal & Son.....O-Ex(R)
8 av, 312-4—8th Av Amusement Co, Stip(R)-FA-Rub-ExS-Ex(R)-WSS(R)-Rec-D&R-FP(R)
West End av, 525—West End-85th St Co, RefSys(R)-FP-FD
West End av, 600—West End Construction Co, 73 E 90.....RefSys(R)-FP-FD-CF
14 st, 416 W—A Silz, Inc, RefSys(R)-FP(R)-FD-CF
14 st, 427 W—W J Farrell.....RefSys(R)-FD-CF
15 st, 7 W—Soc of N Y Hospital, 8 W 16, RefSys(R)-FP-FD-CF
26 st, 506 W—Griffin Roofing Co.....D&R
34 st, 1 1/2-9 W—James McCreery & Co, RefSys(R)-D&R-FP-FD-CF
42 st, 348 W—G H McCoun.....CF
44 st, 130 W—Lamb's Club.....RefSys(R)-FP-FD
46 st, 531 W—Walker Vehicle Co, Grand Central TerminalRec
50 st, 530 W—Joseph Schmitzberger, RefSys(R)-FP-D&R-FD-CF
52 st, 109 W—Ogden Mills, 2 E 69.....FP
52 st, 135 W—Mrs C W Harkness, 2 E 54.....FP
52 st, 136 W—Ford Delivery Car Co, 1664 BwayRec-FA
56 st, 164 W—James Sugden Co.....Rec-NoS-FA
58 st, 200 W—Durham Realty Corp, 200 5 av, RefSys(R)-FP-FD-CF
70 st, 1 W—Blessington Co, RefSys(R)-FP-FD-CF
72 st, 175 W—Morewood Realty Holding Co, RefSys(R)-FP-FD-CF
75 st, 235 W—William Waldorf Astor, 25 W 26RefSys(R)-FP-FD-CF
125 st, 226-8 W—A Mundorf, D&R-FP-RefSys(R)-FD-CF
152 st and 8 av—N Y Railways Co, 165 Bway, RefSys(R)-FP-FD
Willett st, 25—Isidor Zimmerman, DC-GE-O-FP
Willett st, 25—Isidore Gruber.....WSS(R)-FP-O
Centre st, 168—Myra R Harper, 131 E 21..FD-A
23 st, 128 E—Chas Lane.....A-FD
34 st, 327-9 E—Samuel Lennig.....FD-A
95 st, 312-6 E—Central Verein of N Y C...A-FD

BRONX ORDERS SERVED.

- Dawson st, 886—Louis Greenwald, NoS-FA-Rec
149 st, 430 E—C Umland.....RefSys(R)-CF
150 st, 251 (rear)—G DeFiglio.....FA-NoS
167 st, 448 E—East Side Iron Wks.....App-CF
180 st, 889 E—Frances Ulanoff.....Rec-FA
Lafayette av, Sevilla Home for Children, RefSys(R)-D&R-FD
Park av, 2866-8—A Baselice.....FA-NoS
Westchester sq, 80—George Joseph, RefSys(R)-FP-CF
Hoffman st, 2336—Wm Burland, 860 E 161...FP
Hoffman st, 2334—Heleon Wet Wash Co...FA

BROOKLYN ORDERS SERVED.

- Downing st, 98—A J Williamson.....D&R
11 st, 340—E G Haviland, 367 7 av.....FP
Putnam av and Downing st, swc—A J WilliamsonRQ
Stuyvesant av, 282—Estelle Albright, NoS-FA-Rec-El
Wortman av and Barbey st—Norman C NewmanD&R
Herkimer st, 1288—D H Backstein, NoS-FA-Rec-FP
Union st, 811—McIntosh Bros.....CF
Wierfield st, 391-7—Fred Bruzel, Rec-NoS-FA-CF-StSys(R)-SA

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.

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Contractors (General).

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

Cornice and Skylights.

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

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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.

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Elevator, Alterations and Repairs.

AMERICAN ELEVATOR & MACHINE CORP., 117 Cedar St. Tel. Rector 4738.
MAINTENANCE CO., 417-421 Canal St. Tel. Spring 9670.
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.

PEELLE 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.

Flooring.

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

Folding Gates.

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

Gas.

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

Gas Cooking Appliances.

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

Hardware, Builders'

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

House Mover and Shorer.

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

House Wreckers.

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

Incinerators.

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

Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 90 Maiden Lane. Tel. John 796. James J. Hoey, Executive Special Agent.
RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

Interior Woodwork.

EMPRE 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.