

REAL ESTATE RECORD AND BUILDERS GUIDE.

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WHY WE DO NOT HAVE HOME RULE

Same Principles Should Apply to City and State
As Govern Between State and Federal Authorities

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WHILE there are certain points of the local administrative and financial problem in which Mayor Mitchel's demand for home rule centers, it may be of value to give a wider perspective to the issue.

Fundamentally, the struggle for home rule has in it nothing new. It carries with it an issue over which men have disputed for centuries—the question as to where the jurisdiction of the State shall end and the jurisdiction of the city or other local government shall begin. This was a factor in the politics of the Roman Empire, in the middle-age-adjustments with feudalism, in the struggles for constitutional government in England. The best that can be hoped for is that as much of self government will be left to the citizens of each locality as is compatible with the purposes of the broader establishment. In making decision as to where the line of authority shall be drawn, exactly the same principles should govern as between State and Federal authority—viz: each jurisdiction should do the things it is best fitted to do with as little interference as possible. Subject to the more general principle of unity of parts, each should do the things that primarily affect its own constituency.

The Home-Rule Principle.

Services, like diplomacy, national defense, regulation of commerce, that affect the welfare of the nation as a whole, together with those activities which are general in application and which cannot with equal advantage be administered by state governments, should be administered by the federal agency; those activities which are general in character but which can best be administered by states should be so conducted; the functions and activities that have to do with the well being of local communities should be left to local government—the State retaining only such an overlordship as will contribute to good administration.

This is an ideal which has been departed from. In this State and other States, legislation having to do with cities and other local governing units has not infrequently turned on quite another point. It is not because anyone thinks that the question as to what salaries New York City pays its teachers is primarily a State-wide matter that we have State legislation on the subject. It is not because the Legislature at Albany is better qualified or is more closely in touch with the police problem of New York, with the local street cleaning problem or the local fire fighting problem, that men run to Albany for legislation.

What is usually overlooked is the fact that the demand for legislation which interferes with the principle of home rule originates in the locality affected. The reasons for this local demand relate to one or the other or both of two assumptions: (1) either that the local authorities cannot be trusted, (2) or that the legislative is a more favorable instrument for the protection of special interests. The first assumption is a fundamental defect in all our political thinking—it is reflected in all our constitutions and charters. It has been made, however, in what has been conceived to be the interest of common welfare—is a result of patriotic im-



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pulse. The second assumption, on the other hand, is selfish and unpatriotic—an outgrowth of local organization for spoils.

Let us consider first the assumption that the local authorities cannot be trusted. This is inherent in the thinking of the American people. They distrust all authority; they distrust everybody and everything connected with authority; they even distrust their own electorate. Our government was conceived in distrust—and to this end our constitutions and charters are looked to to prevent those in authority from doing harm.

Distrust of Public Officers.

This observation is not made to detract from the value of those great charters which were worked out by our forefathers. But their title to renown lies in the protection which they have afforded to the liberties of the people. As charters of liberty, American charters and constitutions are among the world's masterpieces of political thought; as charters of incorporation for doing business (the business of the people), they are among the world's greatest failures. And they are failures for the reason that popular distrust of government caused our constitution makers to seek protection in the emasculation of authority—in putting limitations on the exercise of powers, instead of giving to officers the powers needed to make them effective public servants and at the same time adopting devices to make them responsible and responsive to the will of the people.

This is the thing that distinguishes our political development from the political development of England, France and other countries which have responsible governments. Up to the time of the American Revolution, English government was not responsive and responsible; that was the reason for our revolt. We sought to protect our liberties first by revolution, then by a process of emascu-

lation; they have also had their revolts, but these have been followed by developing methods of effective popular control without emasculation. And as popular control has been made more effective, as confidence has grown, the powers and functions of the government itself have been increased.

Observe how these two systems have worked out in local as well as in state government. To the very extent that control over the government has been perfected, to the extent that the government was made responsive and responsible, the people came to trust their executives and legislatures. Under a system of effective popular control only such men could continue in office as were trusted by a majority. The result has been, the government had the means of knowing at all times where a majority stood on every question; and the people could force the retirement of officers who did not have a majority back of them. The reaction has been one of mutual trust. Our officers, on the other hand, have had no way of knowing whether a majority is back of them on any measure while it is under discussion; the people have had no way of enforcing responsibility and making the government responsive. In America there has been a growing distrust, a growing discontent. An administration is seated by a majority, then there is a cumulation of dissatisfaction and distrust until the end of a fixed term, say four years, when the thing to be expected happens: the electorate "turns the rascals out."

Appeals to State for Protection.

Since there is no provision made for keeping the government and public opinion in adjustment—no way of enforcing the opinions of a majority on officers—increasing distrust has caused the people to go to the State capitol to get measures adopted which will operate to take away from local officers powers which they alone should exercise. Thus the balance between local and State governments is destroyed. Home rule is sacrificed on the altar of popular discontent—the result of a plan of political organization that does not provide for responsible administration under adequate popular control.

The fact of popular discontent with local authorities and of the irresponsibility and irresponsiveness of State officers give to the special interests their opportunity. This accounts for the success of the lobby which is maintained at the State capital to get measures through that will give to the promoters their advantage at the expense of the local community.

Some of the evils of the system may be mitigated by the vigilance and the organized efforts of local officers, but so long as the people seek protection by emasculation of the government itself—by refusing to give to officers the powers which are necessary to efficient administration—any effort to obtain home rule can do little more than give temporary relief.

How can the people be expected to be satisfied with the results obtained by an administration organized as has been that of New York City? The first process was gradually to limit and hamper the mayor, and to deprive him of powers

TAX REPORT FOR 1916 COMPLETED

Manhattan Shows a Decrease of About \$32,000,000, While Other Boroughs Indicate Increases

till he was reduced to an impotent figure-head. The activities of the government were directed and controlled by committees of the Board of Aldermen. Dissatisfaction with the irresponsibility, the irresponsiveness, the inefficiency, the infidelity and waste of public resources under this form of government finally expressed itself in a charter that took not only the administrative, but also most of the important legislative powers away from the aldermen and placed them in the hands of a Board of Estimate and Apportionment. While this was measurably better in that a majority of the board was required to answer to the electorate of the whole city and the minority was answerable to borough instead of ward constituencies, still the present charter cannot stand the test of experience longer than it takes to convince the people of their mistake. The underlying theory of present organization is still distrust. The controlling principle is to prevent officers from doing harm by limitation of powers. The charter still does violence to every principle of effective organization; it still confuses responsibility; it still provides no effective means of popular control that is consistent with efficient handling of affairs.

What would happen if the stockholders of a corporation were to provide in their charter for a commingling and confusion of board with executive responsibility? What would happen if they were to provide for the election of seven executives, each one as executive responsible for only a part—with no provision for leadership, no provision for enforcing solidarity of action and unity of policy, or for the enforcement of discipline—with no way of knowing what is the will of a majority on any of the great questions of policy to be decided until it is too late? What would happen is just what is happening in the City of New York. Each executive would look out for himself. There would be lack of harmony, lack of solidarity of action and lack of current adjustment of policy to demand. At the end of each four years when the next election came around, the chances would be ten to one that the stockholders would turn the officers out, attributing faults of administration to them instead of attributing them to bad organization. Furthermore, each time the State legislature met, dissatisfied stockholders would run to the capital to get legislation to curb the powers of their corporate officers.

In New York this legislative interference not only takes the form of further curtailment of powers, but also imposes mandatory requirements. By analysis of the 1915 expenditures it is found that \$50,000,000 was appropriated for objects that are the subjects of mandatory legislation. Of the remaining \$149,000,000 only about \$60,000,000 was for purposes within the control of the mayor—yet the voters will hold the mayor responsible for all of the increases in the tax rate.

While something may be done to relieve the present financial situation through the repeal of certain mandatory legislation, the only way to get home rule and to keep it will be to obtain a charter revision which will enable the city to have a government organized on such lines that they may have a full fledged responsible executive, with powers of representative and electoral control, adapted to enforce responsibility and to make the executive responsive to the will of a majority—and what is quite as important, provide a means whereby the executive may know whether he has a majority back of him all of the time. This will enable the administration to have some continuity of policy because public opinion so far as it lends support will be a continuing force.

If we may have a government in which trust may be substituted for distrust, then home rule and state authority may be adjusted on sane lines. Until we have a charter revision that provides for a responsible executive with adequate machinery for making the administration responsive to the will of the people, it may be confidently expected that bills will be sent to Albany each year that are opposed to this principle of local autonomy.

ON March 1, the Board of Tax Commissioners forwarded to the Board of Aldermen for their approval the assessment rolls of real and personal property for 1916.

The total assessed valuation for the five boroughs is \$8,584,352,511, of which \$8,207,822,361 consists of real estate (including real estate of corporations and special franchise assessments) and \$376,530,150 of personal property. There is an increase of \$99,061,574 in the real estate values, while personal property is assessed at \$24,478,395 more than last year. The 1915 real estate values showed an increase of \$58,900,875 and the personal an increase of \$11,756,195 over 1914.

Lawson Purdy, President of the Board of Tax Commissioners, said concerning the personal assessment list for 1916:

"The total personal assessment exceeds that for 1915 by \$24,000,000. That

\$1,523,000 net, but this was due to an increase for new buildings, as the decrease in the assessed value of land amounted to \$8,297,000.

"The most notable increase in Queens was Volume 4 of the First Ward. This is mainly the new factory zone near the Bridge Plaza. It lies between Jackson avenue on the east and Newtown Creek on the west. The total increase is \$2,722,595. The total increase in Queens is very encouraging, being over \$23,000,000.

"Brooklyn is doing well also, showing an increase in ordinary real estate of over \$35,000,000. Almost \$6,000,000 of this came from Flatbush. There was an increase of \$12,000,000 in the Bronx. The largest increase in any one section was for Volume 5, Section 10, which lies between the Southern Boulevard and Prospect avenue and is intersected

CLASSIFIED ASSESSMENTS FOR 1916 AND 1915.

Boroughs	REAL ESTATE.				1916.	1915.	Inc or Dec.
	1916.	1915.	1916.	1915.			
Manhattan	Ordinary real estate.....	\$4,748,231,066	\$4,780,526,075	Dec.	\$32,295,009		
	Corporate real estate.....	101,350,945	99,935,435	Inc.	1,415,510		
	Special franchises.....	280,248,618	265,340,985	Inc.	14,907,633		
Bronx.....	Ordinary real estate.....	619,288,876	607,225,456	Inc.	12,063,420		
	Corporate real estate.....	47,526,600	44,890,950	Inc.	2,635,650		
	Special franchises.....	32,053,720	25,010,258	Inc.	7,043,462		
Brooklyn.....	Ordinary real estate.....	1,632,038,807	1,596,367	Inc.	35,497,440		
	Corporate real estate.....	29,214,655	22,836,805	Inc.	6,377,850		
	Special franchises.....	91,107,508	73,017,854	Inc.	18,089,654		
Queens.....	Ordinary real estate.....	487,996,860	464,399,194	Inc.	23,597,666		
	Corporate real estate.....	32,611,590	30,344,190	Inc.	2,267,400		
	Special franchises.....	18,786,164	14,288,994	Inc.	4,497,170		
Richmond.....	Ordinary real estate.....	81,093,570	79,198,535	Inc.	1,895,035		
	Corporate real estate.....	3,116,730	2,889,710	Inc.	227,020		
	Special franchises.....	3,156,652	2,314,979	Inc.	841,673		
		<i>Manhattan.</i>	<i>Bronx.</i>	<i>Brooklyn.</i>	<i>Queens.</i>	<i>Richmond.</i>	<i>Total.</i>
1916..	\$5,129,830,629	\$698,896,196	\$1,752,360,970	\$559,394,614	\$87,366,952	\$8,207,822,361	
1915..	5,145,802,495	677,126,664	1,692,396,944	30,362,236	2,963,728	99,061,574	
Inc...	15,971,866	21,742,532	59,964,026	509,032,378	84,403,224	8,108,760,787	
GRAND TOTALS OF REAL AND PERSONAL PROPERTY.							
		<i>Manhattan.</i>	<i>Bronx.</i>	<i>Brooklyn.</i>	<i>Queens.</i>	<i>Richmond.</i>	<i>Total.</i>
1916..	\$5,447,017,929	\$705,134,696	\$1,796,150,060	\$546,105,674	\$89,944,152	\$8,584,352,511	
1915..	5,438,152,085	683,931,464	1,735,518,436	517,155,078	86,058,929	8,460,815,992	
Inc...	8,865,844	21,203,232	60,631,624	28,950,596	3,885,223	123,536,519	

result was reached after canceling about \$100,000,000 of assessments carried over from previous years and which investigation showed were erroneous. The collection of taxes on personal property will probably exceed the collection for 1915 by about \$2,500,000, or 60 per cent.

"The best collections of the tax levy on personal property since consolidation have amounted to 70 per cent. of the levy, which has been about the result since 1910. This year it is expected that 90 per cent. of the levy will be collected on account of the extraordinary efforts to eliminate all uncollectible items.

"The total increase in the assessed value of all real estate is \$99,000,000. Ordinary real estate contributes only \$40,000,000. In the Borough of Manhattan there was a decrease in the assessed value of ordinary real estate amounting to \$32,000,000, and the increase in the other boroughs was as follows: Bronx, \$12,000,000; Brooklyn, \$35,000,000; Queens, \$23,000,000, and Richmond, \$1,900,000.

"There was an increase in the assessed value of real estate of corporations and special franchises in every borough. The special franchise assessment increased \$45,000,000, and the assessment of real estate of corporations increased \$13,000,000.

"Five sections out of eight in the Borough of Manhattan showed a net decrease. The only sections showing a net increase were the fourth and fifth, which include the territory from 40th to 96th street, and the eighth, which is all of Manhattan Island north of 155th street. The greatest increase was in the Volume of the record, which includes the territory lying between 40th and 59th streets, Third and Sixth avenues. The total increase here was \$17,417,000, of which \$14,536,000 was increase in land value.

"The greatest decrease was in Volume 4, Section 3, which lies between 14th and 40th streets, Fourth and Sixth avenues. The total decrease was \$21,000,000 in this volume. The decrease south of Liberty street and Maiden Lane was only

by Westchester avenue. Here the increase was \$1,500,000."

The following table was compiled by the New York Herald:

Building.	Assessed Valuation.	
	1916.	1915.
Whitehall Building.....	\$6,200,000	\$6,300,000
Standard Oil Building.....	3,200,000	3,250,000
City Investing Building..	6,625,000	6,625,000
Singer Building.....	7,000,000	7,000,000
Woolworth Building.....	9,500,000	9,500,000
Hudson Terminal Build....	12,120,000	12,250,000
Flatiron Building.....	1,800,000	2,075,000
Metropolitan Building....	12,500,000	12,415,000
Fifth Avenue Building....	6,800,000	7,390,000
Park Row Building.....	2,700,000	2,700,000
Broad Exchange Bldg....	5,195,000	5,495,000
Emigrant Sav. Building...	3,100,000	3,100,000
Equitable Building.....	20,000,000	15,000,000
Tribune Building.....	1,750,000	1,750,000
Pulitzer Building.....	1,950,000	1,950,000
Times Bld., L'acre sq....	1,850,000	1,885,000
Park Building.....	1,400,000	1,450,000
Herald Building.....	2,500,000	2,250,000
Evening Mail Building...	975,000	1,000,000
Evening Post Building....	1,250,000	1,300,000
National City Bank.....	5,500,000	5,500,000
N. Y. Stock Exchange....	5,300,000	5,300,000
N. Y. Produce Exch.....	4,000,000	4,000,000
N. Y. Cotton Exchange....	975,000	975,000
Knickerbocker Club.....	930,000	770,000
Harvard Club.....	1,250,000	950,000
Yale Club.....	325,000	390,000
Lambs' Club.....	295,000	278,000
National Arts Club.....	392,500	405,000
N. Y. Athletic Club.....	950,000	925,000
Princeton Club.....	160,000	165,000
Union League Club.....	1,825,000	1,835,000
Ansonia Hotel.....	3,750,000	3,750,000
Belmont Hotel.....	4,450,000	4,550,000
Astor Hotel.....	3,875,000	3,840,000
Buckingham Hotel.....	1,950,000	1,900,000
Biltmore Hotel.....	8,200,000	8,575,000
Collingwood Hotel.....	480,000	485,000
Holland House.....	1,169,000	1,315,000
Imperial Hotel.....	3,565,000	3,940,000
McAlpin Hotel.....	9,450,000	9,450,000
Knickerbocker Hotel....	3,800,000	4,050,000
Majestic Hotel.....	1,830,000	1,830,000
Martiniue Hotel.....	2,000,000	2,100,000
Marlborough Hotel.....	1,725,000	1,600,000
Netherland Hotel.....	2,000,000	2,050,000
Park Avenue Hotel.....	1,700,000	1,700,000
Plaza Hotel.....	8,000,000	8,000,000
Ritz-Carlton Hotel.....	2,450,000	2,400,000
St. Regis Hotel.....	2,700,000	2,650,000
Waldorf-Astoria Hotel...	12,050,000	12,125,000
Madison Square Garden..	2,850,000	3,000,000
Casino Theatre.....	1,100,000	880,000
Hippodrome Theatre.....	2,250,000	2,250,000
Knickerbocker Theatre...	1,280,000	1,200,000
Metropolitan Opera House	3,400,000	3,120,000
Palace Theatre.....	1,070,000	1,070,000
Vitagraph Theatre.....	2,425,000	2,250,000
Wallack's Theatre.....	954,000	1,110,000
Grand Central Terminal..	18,950,000	18,175,000
Pennsylvania Station....	16,280,000	16,350,000

DIGEST OF RECENT LEGISLATION

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

(Special to the Record and Guide)

ALBANY, March 3.—The law-making body of the State consists of fifty-one Senators and one hundred and fifty Assemblymen, but the making of laws is controlled by a small coterie of men, who number less than the fingers on both hands. Notwithstanding all pretensions of our democratic institutions, this blunt statement is readily perceived by any man who has had dealings with members of the Legislature. The only people who are so slow of discernment as not to realize this fact seem to be the boards, associations and other unions of citizens banded together for the common weal. The recital of this declaration is made for the purpose of rousing the Real Estate Board of New York, the Property Owners' Protective Association and all similar organizations to action in the right direction if they wish to bring to an issue of success the campaign for Home Rule and relief from confiscatory taxation.

The Real Estate Board has, during the session, sent a number of typewritten announcements to each member of the Legislature giving reasons for favoring certain bills or objecting to the passage of others. Nearly fifty bills affecting real estate property have been introduced and very few will be enacted into laws. Most of the bills are doomed before the clerks in the Bill Drafting Bureau have been able to whip them into shape, as, for instance, the Walker-Bleecker bill, which amends Section 249 of the Greater New York Charter by providing for reducing the tax rate on buildings and improvements upon real estate. A hearing by the Joint Cities Committee of the Legislature was held this week on the bill. Everybody, including the legislators who introduced the bill, were aware that this amendment could not be passed. Nevertheless, a very large body of New York City's taxpayers arrived at the Capital last Tuesday to oppose the measure. "Using cannons to kill sparrows," remarked one of the legislators when he glanced at the array of expert talent which had made the trip from New York in order to discuss the demerits of a bill never intended for enactment. Frederic C. Leubuscher, member of Mayor Mitchell's Committee on Taxation, spoke in favor of the bill. He mentioned "the vigorous, well-organized and well-supported fight which the land speculators of New York City are making" against the bill. This fight was not justified. A careful study of the personnel of party leaders, and their views on live questions would have made unnecessary this "vigorous, well-organized and well-supported fight" and should have led to a saving in efforts which could be used to better advantage for some worthier cause.

One of the party leaders entrusted with tax and city legislation is Senator Ogden L. Mills. His influence on New York City bills is beyond doubt. He belongs to the small coterie of legislators who decide the fate of all measures. Note here what he says about Frederic C. Leubuscher and other disciples of Henry George's teachings: "Our single-tax friends are fond of talking of certain well-known wealthy families and give the impression that most of New York City real estate is monopolized by the few rich holders. It is greatly to be regretted that they have created a false impression by centering public attention, not upon the normal condition, but upon the unusual and abnormal."

Any legislator expressing such views and in a position to pass or kill measures can safely be entrusted with the carrying out of the program of the Real Estate Board, and it was therefore folly, not to say a gross blunder, to ignore

Senator Mills and to request another member—without the influence necessary to pass legislation—to act as spokesman or introduce bills for the Real Estate Board.

Senator Mills and his family are large owners of real estate. His views should be read. He says: "A careful examination of the real estate situation, not only in the State at large, but in New York City itself, will disclose a surprising number of small holders of real estate who depend upon the income from this property for living. In many instances the head of the family before dying has invested his earnings in real estate in the hope that either the increased value or the increased earning of the property would be sufficient to take care of his wife and partly educate his children. Cases are now frequent in which those who owned the property pay out a large part, or nearly all, of the income in taxes. The situation of the small salaried man who desires to own his own home is even more serious; in fact, the high rates constitute a positive deterrent to home building. In summarizing, therefore, it should be clearly borne in mind that the injustice of the present system lies not in the fact that it bears heavily on all real estate owners, but rather in the fact that it fails to discriminate and sometimes bears with such crushing force upon those who are least able to pay."

If the Real Estate Board and other organizations working for relief from tax burdens would enlist influential men like Senator Mills in their cause, the battle would be half won. Mailing carbon copies of resolutions does not carry much weight with legislators. The citizens of New York should realize that political expediency is, in nine cases out of ten, the only argument which will prevail. At the present time the Legislature is controlled by men residing in up-State districts. Senator Mills happens to have found favor in their eyes and they have admitted him to their inner circle. The legislators from districts above the Harlem River are not inclined to give to New York City more Home Rule than is absolutely required by political expediency. Senator Brown of Watertown, Majority Leader and temporary President of the Senate, has incorporated in his New York City bills all concessions the citizens of New York will receive in this line from the present Legislature. His bills will be discussed next week and be passed, no matter what opposition may develop.

It is stated—and this report has not been refuted—that Senator Brown is aspiring to the Governorship and Senator Ogden L. Mills could be tempted to sit in the United States Senate in place of Mr. O'Gorman. Under these conditions, Brown and Mills should not be averse to give the real estate men of New York City some encouragement. The political support, or rather the number of votes which each could garner if Home Rule provisions are enacted, might open the path for a better understanding.

But before anything is done the citizens or those who claim to be their spokesmen should study the mental make-up of the men holding the balance of power at Albany. While on this subject, it is not amiss to quote State Comptroller Eugene M. Travis, a resident of Brooklyn, on New York City affairs. Addressing the Chamber of Commerce in Auburn last Wednesday, he declared that New York City was responsible for the large expense of the State government. He said he was opposed to the city's efforts to obtain a share of the State highway funds, and added he favored a small direct tax throughout the State.

State Comptroller Travis is also a candidate for the Governorship. If his stars of hope should by accident carry

him to the Executive Chamber, the City of New York will continue to contribute seventy per cent. of all revenues to the State funds and receive no equitable return. More than any other class of people, the real estate men are in need of a signpost with the inscription, "Stop, look and listen." S. L. S.

Land Subdivisions.

The Committee on the City Plan of the Board of Estimate held an important conference this week in relation to the proposed bill to require an approval of the street layout of a land subdivision as a condition precedent to its being received for record in the County Clerk's office. The land developers of Brooklyn, Queens and especially of Richmond were well represented. The general consensus of opinion was that some control was essential but that there was danger of possible delays incident to receiving the approval of the Board of Estimate.

A committee of property owners, of which David J. Tysen was chairman, proposed an amendment to the bill to provide for the approval of a map by the president of the borough only in case no tentative or final map of the streets had been adopted by the Board of Estimate.

The Committee on the City Plan, after considering the various proposals made to it, decided to amend the proposed bill by providing that plans of subdivisions be submitted first to the borough president and, if approved by him, transmitted to the Board of Estimate. Unless acted upon within twenty-one days by the Board of Estimate, any plan can be accepted for filing without the board's approval.

Company Enlarges.

The American Real Estate Company announces an important departure from its long-established policy by entering the building management field. Heretofore the company has confined its activities solely to its own properties, but with the large increase in its holdings it has developed the management department into an important arm of its business, and has just launched an active campaign in the interest of Areco service for other owners of improved real estate.

Some of the well-known properties controlled by the American Real Estate Company are the Hendrik Hudson and Hendrik Hudson Annex, the Manhasset, Vanderbilt Avenue Building, the Arena, the Mercantile, the Stockton and Annex, all in Manhattan, and Chester Hall, Areco Court, and a number of other large units in the Bronx and Yonkers. The new department will have offices in Manhattan, the Bronx and Yonkers.

Subway Contract Signed.

Oscar S. Straus, Chairman, and Travis H. Whitney, Secretary of the Public Service Commission, signed this week the contract for the construction of the East River tunnel from 14th street, Manhattan, to North 7th street, Brooklyn, which has been awarded to Booth & Flynn, Ltd.

The 14th street tunnel is the beginning of the B. R. T. line which will run through the heart of the Eastern District partly as a subway and partly as an elevated line, by Metropolitan, Bushwick, Johnson and Wyckoff avenues, to join the Cypress Hills line.

The contractors have undertaken to hasten the work so as to complete it within twenty-seven months, by which time the balance of the line should be finished. Should this program be carried out the new line will be ready for operation about January 1, 1919.

MEASURES AFFECTING REAL ESTATE

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

AMONG the bills acted upon by the Real Estate Board's special committee on legislation and taxation, at its weekly meeting, were two bills which relate to tenement houses, and which are strongly opposed. The one adds defects in lighting and means of escape in case of fire among the causes for which the Tenement House Department may order a tenement vacated, and the other makes more stringent the Tenement House Law in relation to the occupation of cellars. A bill abolishing the office of Chamberlain in New York City, and transferring his powers and duties to the Comptroller, was endorsed.

The reasons for the action taken by the committee on the various bills follow in detail:

Senate, Int. 546, introduced by Mr. Mills, an act amending section 221 and 221-a, Tax Law, by substituting a new schedule of rates of the transfer tax, and exempting transfers to a father, mother, husband, wife, widow or child, to an amount not exceeding \$5,000.

This bill very considerably increases the rate of inheritance taxes, partly by lowering the minimum sums to which the present excess rates apply and partly by taxing at much higher rates than heretofore those remotely or not at all related to the decedent. The bill is approved on the ground that it is fair and reasonable, and provides additional revenue for the State from very proper sources.

Senate, Int. 547, introduced by Mr. Mills, an act to amend the tax law, in relation to imposing a tax upon and with respect to incomes.

Without referring to this bill in detail attention is directed to the suggestion made by the Real Estate Board to the Mills Committee, which appears in a letter addressed to the Mills Committee on October 6, 1915, approving the general principle of a State Income Tax, modeled on the Federal Income Tax, but carrying a lower rate, the product of the tax to be apportioned between the State and the locality.

Senate, Int. 557, introduced by Mr. Slater, an act amending section 379, General Business Law, by making it lawful to receive or contract to receive and collect any sum to be agreed upon by the parties as compensation for making advances or loans of not less than \$1,000 hereafter made and repayable on demand or a specified date and secured by mortgage on real estate in first and second class cities.

This bill is approved for the reason that it now makes legal what all along has been done under cover, and for the further reason that it is most likely that the cost of second mortgages will be greatly reduced when the risk of their validity disappears, and thus, in the end it will be helpful to the borrower.

Assembly, Int. 603, introduced by Mr. Brennan, an act to amend the Greater New York Charter, in relation to abolishing the office of Chamberlain and transferring his powers and duties to the Comptroller.

This bill is approved. It is in line with the legislation combining various city departments in one department and saving duplication of labor and expense.

Assembly, Int. 609, introduced by Mr. Marsh, an act amending section 1341-a, Greater New York Charter, by including defects in lighting and means of escape in case of fire, among the causes for which the tenement house department may order a tenement vacated.

This bill is disapproved. The penalty proposed is out of all proportion to the alleged offense. It would give an opportunity for increased oppression or blackmail.

Assembly, Int. 610, introduced by Mr. Marsh, an act amending section 95, and repealing section 96, Tenement House Law, by providing that no room in the cellar of a tenement house erected prior to April 10, 1901, shall hereafter be occupied unless all conditions prescribed by section 90 are complied with. The ceiling of basement rooms must be at least four feet six inches above the surface of the street or ground outside. It strikes out the provision requiring an open space extending along the entire frontage of at least one room.

This bill is disapproved. There is no necessity whatever for this law and present living conditions do not demand

THE accompanying report on bills before the Legislature is furnished by the Real Estate Board's Committee on Legislation. The members of the committee are:

Henry R. Chittick, assistant solicitor of the Lawyers Title & Trust Company.

David A. Clarkson, of Ogden & Clarkson, real estate brokers.

Robert E. Dowling, president City Investing Company.

William B. Ellison, ex-Corporation Counsel.

Samuel P. Goldman, of Goldman, Heide & Unger, attorneys.

Stanley M. Isaacs, of M. S. & I. S. Isaacs, attorneys.

John P. Leo, architect.

Laurence McGuire, president Real Estate Board of New York.

B. E. Martin, president Building Managers' Association.

Carlisle Norwood, attorney.

it. The present provisions for occupancy of apartments which ordinarily are occupied by janitors, some parts of which are below the level of the sidewalk, are ample, as they have been ever since the enactment of the law fifteen years ago. These basements were regulated by the existing act, and exceptions were made as to tenements erected before the 10th of April, 1901, provided that there was compliance with the very stringent provisions of the act with reference to light, ventilation and sanitary conditions, and the occupancy was with the approval of the Tenement House Department. The amendment proposes to eliminate the provisions which applied to houses erected prior to the act, that is, before April 10, 1901, over which the Department has no control by reason of the provision against occupancy without a special permit from the Department. The amendment would prevent the occupancy of a basement unless the ceiling of every part of the room should be at least 4 ft. 6 in. above the surface of the street. The present law requires that the ceiling shall be only 2 ft. above the street level. This additional requirement of 2 ft. 6 in. above what is now required by law is not only wholly unnecessary but would seriously affect a very large number of flat houses, so-called "walk-ups," held by small owners, and compel them to give the janitors rooms in the upper part of the house, rentals of which are greatly needed, not for profit but merely for carrying charges, and in numerous instances this would undoubtedly result in the abandonment of the equity of the property to the mortgages, wiping out the small owners.

Assembly, Int. 67, introduced by Mr. Powers, an act authorizing the Board of Estimate and Apportionment of New York City, in a proper case, upon application, to change the terms of a contract made prior to January 1, 1914, by the city or its departments for public works, so that the contractor shall receive, in addition to the contract price, the amount of the extra cost of compensation insurance under the Workmen's Compensation Law, if it appears to the satisfaction of the board that the contract will be unjust or oppressive to the contractor if such additional allowance is not made, and

Assembly, Int. 618, introduced by Mr. Powers (same as Senate, Int. 675, introduced by Mr. Newton), an act authorizing the Court of Claims to change the terms of contract entered into prior to January 1, 1914, with the State where the cost of carrying out the contract has been increased by premiums for workmen's compensation, if it appears to the court that the contractor will be oppressive unless additional allowance is made.

These bills are disapproved for the reason that the Workmen's Compensation Law was under consideration for a number of years, and undoubtedly the contractors submitted their contracts with the understanding that such legislation was in contemplation. The con-

tractor, at any rate, was forced at all times to provide liability insurance.

Assembly, Int. 651, introduced by Mr. Marsh, an act amending section 391, Greater New York, by providing that borough presidents may charge for permits for removal of pavements, etc., a sufficient sum to cover the expense in connection therewith, including the cost of supervision and inspection to see that the pavement is properly relaid. All inspection pursuant to the section must be done by persons in the City's employ.

This bill is disapproved on the ground that it places an additional burden upon the individual owner of real estate, which should be borne by the city generally. The practice heretofore was not to charge by the inspection. The amendment proposes that a charge should be made. The present practice is much better. It might also open the door to a very substantial increase in the number of inspectors.

Quick Legislative Action.

Several weeks ago the realty interests of the city began to realize that Judge Crane's decision, in which he held that an assessment was a lien when confirmed and not when entered, was so broad that it might be held to mean that taxes were also a lien when confirmed. The fact that the Appellate Division had sustained his opinion gave added interest to it.

Prompt action became necessary and Walter Lindner, of the Title Guarantee & Trust Company, and of the Real Estate Laws Committee of the Real Estate Board drafted a bill to remedy the situation. The bill was introduced on February 21, by Senator Mills of the Senate, and Assemblyman Ellenbogen of the Assembly. Owing to the lack of a quorum of the Legislature, no action could be taken until Monday night, February 28. As the Board of Aldermen must meet on or before March 3 to confirm the tax rate, swift action was necessary.

The Real Estate Board sent its representative to Albany on Monday and he succeeded in having the rules of both houses suspended and the bill passed. He brought the bill to the Mayor Tuesday morning, February 29, and it was advertised in two evening papers on that day, and the hearing set for Thursday morning, March 2, at half past 10 o'clock. At that time Acting-Mayor Dowling approved the bill and the Real Estate Board sent it at once to Albany, where it was approved by the Governor and became a law the same day.

To pass a law and have it approved by the Mayor and signed by the Governor in four days is probably a record.

This bill is of great importance to the realty interests, as the several title companies would probably have refused to pass titles unless the question as to when the taxes become a lien was properly settled.

Change in Commissions.

The Board of Governors of the Real Estate Board of New York has approved the following change in the schedule of commissions, on the recommendation of the Committee on Ethics and Commissions: For renting private dwellings or apartments, furnished for the season, the commission on the total rent to be paid 5 per cent. The report on which action is taken says that the decision is due to the fact that in renting furnished houses or apartments there is considerably more work required of the broker for inventories and other matters pertaining to a furnished house, than is ordinarily required in renting unfurnished houses.

There are forty-two bridges in New York City, representing an investment on the part of the city in land and structures of more than \$135,000,000.

INDUSTRIAL ZONES FOR BROOKLYN

Plan of the Districting Commission Establishes Zones Throughout Borough—Future Development of the City Carefully Considered

THE plans of the Districting Commission, if adopted, will definitely establish industrial zones throughout the Borough of Brooklyn. A careful statement, prepared by George W. Tuttle, describing the Brooklyn industrial districts, has been given out by the commission.

Considered as a city in itself, Brooklyn ranks fourth among the cities of the United States in the value of manufactured products. Its greatly varied industries are now located mainly in a belt of considerable width on the East River, New York Upper Bay and Newtown Creek; also in the areas bordering on English Kills, Wallabout Canal, Gowanus Canal and along the lines of the Long Island Railroad in Atlantic avenue and Van Sinderen avenue.

Brooklyn's Waterfront.

Of the 575 miles of waterfront in the city, Brooklyn possesses 200 miles, a considerable portion of which is near the business portion of the city and is available for shipping of heavy draft. Recent expansion of shipping facilities in the port of New York has been mainly in Brooklyn. The principal terminal of the Barge Canal is now being constructed at Gowanus Bay and another has been selected at Greenpoint.

Much has been and is being done to bring industry to Brooklyn. The New York Connecting Railroad passes through the heart of the borough and will give it direct connection with the trunk lines. Large terminal companies have provided facilities for the manufacture, storage and shipping of goods on several sections of Brooklyn's waterfront, and a municipal freight terminal railroad, which will connect with all the trunk lines, has been planned to coordinate them and supply freight facilities to the entire waterfront between the Brooklyn Bridge and Bay Ridge. Plans for a great industrial expansion on the shores of Jamaica Bay have also been made, a channel of 18 feet has been dredged; several large industrial plants have located thereon.

Greenpoint District.—This is an area adjacent to the East River and Newtown Creek, between Bushwick Inlet and Meeker avenue. It is naturally a manufacturing section on account of its excellent waterfront facilities.

Williamsburgh District.—This includes an area on the East River between Division avenue and Bushwick Inlet. It is of easy access to the business center of the city by means of the Williamsburgh Bridge. The area, in the former city of Williamsburgh, contains well-established industrial centers and includes factories of all kinds. A large terminal on the waterfront gives this district excellent rail and water connections.

Wallabout District.—This is an area in the vicinity of the Wallabout Canal. The portion along the waterfront is intensively occupied by large manufacturing plants, with products of great variety. A considerable portion of the district, however, is located back from the waterfront in what is now largely a residential section. This applies especially to the area between Willoughby street and Lexington avenue and between Nostrand avenue and Grand avenue. Had the districting plan been put in operation several years ago, the district could have been preserved as a good residential section. The segregation of the factories near any of the rail or water terminals would have been advantageous.

Central Brooklyn District.—This is an area on the East River, between the Brooklyn Bridge and the Navy Yard, extending back to Fort Greene Park. The belt along the waterfront is intensively developed. It is so near the business center by way of the Brooklyn and Manhattan Bridges that it is a favorite location for high-class industries.

Red Hook District.—This district is bounded by Buttermilk Channel, Upper Bay, Gowanus Bay and Hamilton avenue. It is noteworthy for its heavy manufactures and drydocks. The area includes Atlantic Basin, Erie Basin and the State Barge Canal terminal now under construction. A large part of this section, admirably adapted for commercial development, has been neglected, from lack of freight-handling facilities.

South Brooklyn District.—This industrial area extends from two to three blocks back from the waterfront between Hamilton avenue and Bay Ridge Parkway. This area is noted for the Bush Terminal, with its warehouses, industrial buildings and docks where steamships discharge their cargoes from many foreign ports to the large steamship piers built by the City of New York and the terminal of the New York Connecting Railroad.

Bushwick District.—This is a section on Newtown Creek and English Kills between Meeker avenue and Flushing avenue, extending back approximately to Bushwick avenue. The section contains many factories producing goods of a bulky nature requiring water transportation, among which are foundries, asphalt works, saw and planing mills. There is considerable vacant land available for manufacturing. Easy access to railroad and water transportation is furnished by Newtown Creek and the Bushwick station of the Long Island Railroad. These advantages indicate the rapid industrial growth of the district. Were it not for some inappropriately located industrial plants, some parts of the area, properly residential, might be protected.

East New York District.—This includes an area in which a considerable number of industries are located in the vicinity of the Long Island Railroad and its Manhattan Beach division which will become a part of the Connecting Railroad at East New York. It extends from Sackman street on the west to Euclid avenue on the east, two to seven blocks from these railroads, mainly on the south side of the Long Island Railroad. The East New York freight station of the Long Island Railroad and the Connecting Railroad furnish good railroad freight facilities, and transit facilities to the business center by way of the Williamsburgh Bridge are excellent. The scattering of industries through residential blocks is very noticeable.

Atlantic Avenue District.—This includes Atlantic avenue, between Flatbush avenue and Howard avenue, with adjacent areas, three to four blocks wide, mostly on the south side of the avenue. This section has numerous high-class industries located therein and many residential buildings which are gradually being replaced by modern factory buildings. The Long Island Railroad freight terminal at the junction of Atlantic and Flatbush avenues, and rapid transit connections with the business center of the city, give the district certain advantages for industrial use.

New York Connecting Railroad District.—This district includes belts of variable width along the Manhattan Beach division of the Long Island Railroad, leading from Bay Ridge, which will be a part of the New York Connecting Railroad. Substantially all of the existing manufacturing plants near the railroad are included in the district.

Gravesend Bay District.—This is a large area on Gravesend Bay, between Dyker Beach Park and Sea Gate, in which industrial use is small at the present time. It has a waterfront, however, which at some time may be required for industrial purposes, and for that reason its ultimate use is somewhat uncertain. Until port and terminal plans are more definitely settled and its desirability for wharfage shown, it was thought best to leave this area undetermined, which permits its industrial use.

Jamaica Bay District.—This large area which borders on Rockaway Inlet, Jamaica Bay and the several inlets leading into the interior has been left undetermined as to use. This is because port and terminal, industrial railway and rapid transit plans have not taken such definite form that the appropriate use of all portions is clear.

It is proposed to limit the height of all buildings in direct proportion to the street width in accordance with present and prospective intensity of use, as shown on tentative height district maps prepared by the commission. The height to which buildings can be carried in these industrial districts may generally be described as follows: A belt from 500 to 2,500 feet wide along the shores of New York Bay, East River and Newtown Creek, between Bay Ridge avenue and Meeker avenue, which extends east along Fulton street to include substantially the entire central Brooklyn district, is allowed a building height of two times the street width. It includes that portion of the borough most intensively occupied by industry.

In all the other industrial or undetermined areas in the borough, industrial buildings may attain the height of one and one-half times the street width, with the following exceptions: the Gravesend Bay District, west of Cropsey avenue, Harway avenue, West 18th and West 17th streets; the Coney Island District, the undetermined area on Rockaway Inlet west of Flatbush avenue, and the undetermined area on Jamaica Bay east of Flatbush avenue and exceeding a distance of from one to six thousand feet from the bulkhead line. In these last described areas, buildings are limited in height to the width of the street.

Further restrictions are proposed as to the lot area which may be covered by buildings. These are shown on a tentative area district map prepared by the commission. Belts along the entire industrial portion of the waterfront and along those portions of the railroads where considerable industrial development may be anticipated, are in what are denominated "A" area districts. These districts include all areas appropriate for warehousing and most of the present manufacturing sections. Storage buildings therein can ordinarily cover the entire lot up to the full height allowed. All factory buildings in these areas when required by law to have courts shall have courts not less than one inch in least dimension for each foot in height above the street.

Most of the remaining industrial areas, usually located some distance from the waterfront, back of the "A" area districts, are in "B" and "C" area districts, which are industrial so far as non-residential buildings are concerned. Three districts permit industrial buildings to cover the whole lot on the ground story only. Restrictions as to yards and courts limit the area which can be covered above that story. Yards above the first story shall be not less than two inches in least dimension for each one foot in height of building above the street. When, however, a building is on a corner lot, or is not more than 55 feet deep, no yard is required. Requirements as to outer courts in these last mentioned areas are the same as those in the warehouse districts mentioned above.

Certain areas on Jamaica Bay 1,000 feet or more from the bulkhead line are in the "D" area districts. The whole lot may be covered on the ground story. Yards above the first story shall be not less than four inches in least dimension for each foot in height of building above the street, and outer courts shall be not less than two inches in least dimension for each foot above the street. Otherwise the regulations are the same as in the "B" and "C" area districts above mentioned.

(Continued on Page 373.)

LOCAL TAXES FOR LOCAL BENEFITS

Traders' License, Along Lines Required in Baltimore, Md., Suggested as a Remedy to Relieve Burden on Realty

By EMIL LEHMAN, of Fred'k Southack & Alwyn Ball, Jr.

THE Mayor recently suggested a program of legislative relief, by which he hopes the Legislature will pass laws which will decrease the budget for 1917 by \$25,275,000, or 31.5 points, and his Committee on Taxation reported that by a direct tax, on net incomes of both individuals and business corporations, the City of New York would net about \$15,000,000 to \$20,000,000 in addition.

I desire to call attention to other means of creating revenue in the form of a "Traders' License," which was required in the City of Baltimore in 1834, a copy of which is attached hereto. This license was in the sum of \$1,000, on which the trader paid \$4.55 or less than one-half of 1 per cent.

The principle of this tax, which is to collect from all profit bearing wealth its share of the expense of government, is in line with the city's repeated advocacy of "Home Rule," and in keeping with the Mayor's suggestion that the State give to the city the tax levied on transfer of stocks in New York City, estimated at \$4,000,000, a portion of automobile taxes collected here, estimated at \$700,000, a division of new excise taxes (as in the past estimated at \$1,000,000, and the abolition of the direct State tax of \$13,975,020.

Expenses Should Be Divided.

If a property owner should be heavily taxed for owning property in the greatest city in the world, to pay its expenses, retain and further its prestige, and support its government (which sometimes invests their money and credit to build subways, bridges and markets, bringing into being outlying sections which compete with the same owners who pay the taxes and furnish the credit basis) it is only fair that the merchants who transact their business here and receive not only the same benefits as the property owner, but the additional benefit of the large established markets for the sale of their merchandise, should also pay their fair share of the expenses of that same government.

The Mayor's Committee indirectly advocated this same principle of "local taxes for local benefits" when in their recent report they stated that "they were of the opinion that the direct income tax was one of the fairest of all taxes and stated that such a tax carefully devised, would go far towards solving the fiscal problem of New York City and that all incomes ought to be taxed whether they accrue to residents of New York, or non-residents," it being their idea to return a portion of such taxes to the locality where collected.

If Baron Astor, although a British subject, must pay his taxes on his real estate here, as well as the Federal tax on his income, for benefits received in this country, why should not all merchants, who would not locate their business in this city, unless it were to their financial interest, pay a traders' license for the benefits they receive here?

Realty Owner a Merchant.

A real estate owner is a merchant whose commodity is land and buildings, which cannot be moved like merchandise, to a better locality when trade centers change, and there are many today who are paying the compulsory real estate tax of \$1.87 per \$100 on property that is not earning carrying charges without considering the great depreciation in their equities, such tax really amounting to a license to own real estate.

The present law compels them to pay much more than their equitable share of the city's expenses, which should be apportioned over a wider field. Even when values fall and the eight various city departments demand large outlay for structural changes, and the installation of

TRADERS' LICENSE.

(Not Transferable).

CITY OF BALTIMORE:

This is to certify that license hath this day been granted to....
..... Trader, whose capital, "according to his own estimate," "at the principal season of sale, is worth \$....., and does not exceed \$.....," to sell or barter any "kind of goods, wares or merchandise, foreign or domestic" at his store, No. With in the City of Baltimore, under and in virtue of an Act of Assembly passed December Session 1827, entitled "An Act to regulate the issuing of Licenses to Traders, Keepers of Ordinaries and others," and also a Supplement thereto passed December Session 1831, Chap. 262.

This License to continue until the first day of May next.

Test, W. M. MEDEALFE,
Clerk, Baltimore City Court.
May 23, 1834.

automatic sprinklers and fire alarm systems, the tax rate increases about 25 points to about \$2.12 with prospects of a steadily increasing budget in 1917, 1918 and 1919 as per the Comptroller's estimate to the Brown Committee. They have also been assessed \$13,975,020 for direct state tax, which accounts for approximately 17 points of the proposed tax rate.

Borough President Marks stated before the Legislative Committee on December 27, 1915, at the City Hall, that he thought assessments in Manhattan had increased much more than actual realty values. At this same hearing Borough President Pounds was reported as saying that he thought the city is facing a crisis and that real estate was bearing too great a burden. Borough President Mathewson agreed, saying that new sources of revenue must be found.

We need economy in our administration and a halt in such commitments as the Interborough city subway contract, Public Service Commission leases, courthouse site, and other taxes beyond the discriminating few now assessed.

Why Discriminate?

We tax franchises of all public utility corporations for use of the city's streets—receive large taxes from the Pennsylvania Railroad and the New York Central Railroad for the privilege of having their terminals here, where they receive benefits not obtainable elsewhere—tax liquor dealers for the privilege of selling liquor (in addition to the taxes imposed by the Federal Government), tax auto owners for registration, and make it obligatory for theatres, auctioneers, pawn-brokers, push-cart vendors, plumbers, boot-blacks, and others, to pay the city for a license to do business. Why not tax all merchants? Why discriminate? Why put all the load on the shoulders of a few trades instead of distributing it equally? Assess all merchants, manufacturers and professional people doing business here, on the amount of business transacted yearly, by a traders' license, and abolish the personal property tax, which is difficult to collect.

New York City spends large sums on New York harbor, which affects the whole country indirectly, but pays almost all of the expenses, receiving but little aid even from the Government, this money being paid chiefly by property owners.

The President's recent message suggested a tax on builders in the form of an excise tax of \$.25 a ton on fabricated iron and steel material, which includes

beams and girders, all of which would naturally be added to the cost of constructing a building, and which in the final analysis will be an additional tax or expense on a real estate owner.

There was a time when any increased taxes could be shifted by the owner on his tenants, by an increase in the rent, but this cannot be done nowadays, when owing to general conditions in the real estate market, with particular reference to the majority of the mercantile buildings, leases are being negotiated at 10 to 50 per cent. reductions from the high level of a few years ago, at which time taxes were much lower than today, and departmental orders requiring large outlay for structural changes, were comparatively insignificant. Herein we have the cause and effect of a demoralized real estate market, aside from the oversupply.

If we continue to pile up taxes on the property owners and for the sake of argument, they could shift the burden on their tenants, rents would become so high that there would be an exodus of wage earners to New Jersey or elsewhere, which would react and lower land values here.

Mr. Strasbourger's Opinion.

Former Tax Commissioner Strasbourger recently said in a letter to the Record and Guide, "As land values depreciate so the borrowing capacity depreciates and so public improvements must cease. The argument that only the landlord is affected is not that of the honest thinker, but that of the demagogue and trouble-maker."

If taxes continue to increase on real estate the tenant might have to pay a higher rent as a result, which would be placing the burden on the shoulders of the poor, and which also might affect the future growth of the city, as well as the value of its outstanding bonds, amounting on November 30, 1915, to \$1,356,124,469.84, of which \$947,582,347.89 was held by the public.

The Mills Committee reported that all of the real estate experts agree that real property is today paying all that it can possibly afford; that additional taxes could not be shifted to the tenants, who are today paying the maximum amount; that an increase therefore must come out of the capital value of real estate; and that such an increase would necessarily wipe out the equities of thousands of owners and might precipitate a panic.

It is a truism to say that landlord and tenant are copartners in the expenses of a municipality, reflected in the yearly budget and that there exists a community of interest insofar as the taxes assessed are concerned. They both receive through rent or taxes the protection of the police and fire departments, as well as the judicial and educational branches of the city.

Merchants Should Be Taxed.

The merchants should pay some tax to the city for the privileges of the large markets for the sale of their merchandise, which markets have been created through the foresight and speculative investments of the property owners, who have made possible the New York City of today.

Mr. Strasbourger in his letter also advocated a tax on business done in the State, of about one-tenth of one percent. of gross business, which should be divided equally between the State and locality where collected.

No doubt one of the objections that will be raised by the merchants to a traders' license is that such a tax would be a tax on thrift, but what of the property owner, the investor and speculator? Has he no rights other than paying all of the expenses of maintaining the government of the city, even when his in-

(Continued on page 376.)

TWO IMPORTANT OUT OF TOWN PROJECTS

Million Dollar Arcade To Be Erected at Milwaukee, Wis.—Armory and Drill Hall for Cornell University

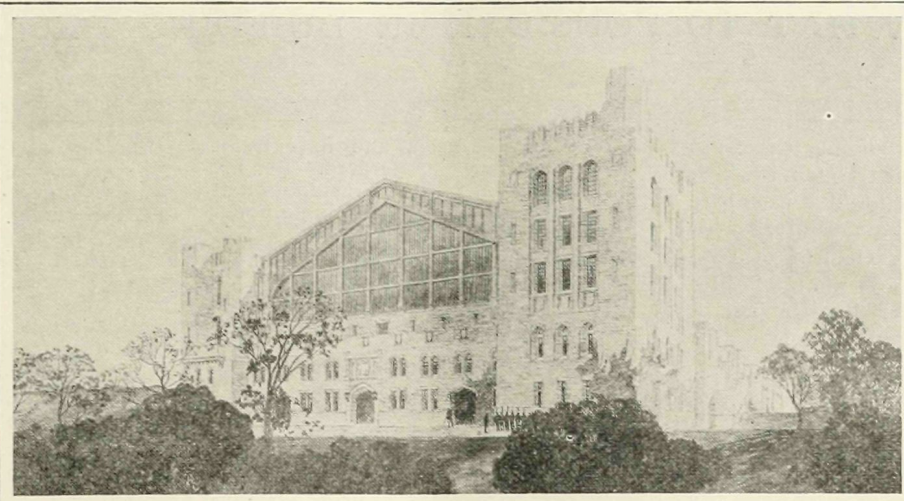
INDIVIDUAL building contracts, totalling upward of one million dollars are not unusual, but are scarce enough to warrant comment when the operation is in a smaller community than New York City, and the contractor selected to perform the work is a native of Manhattan.

The John H. Parker Company, 315 Fourth avenue, has obtained a general contract to erect the Plankinton Arcade, at Grand avenue and Second street, Milwaukee, Wis., from plans and specifications prepared by Holabird & Roche, architects, Chicago, Ill. The building will be two stories in height, with basement, 422 x 200 feet, and provision will be made in construction for the future addition of ten stories. The columns will be of the reinforced concrete type, and the same style of construction will be used for the floors, roof and foundations. The exterior walls of this structure will be built of granite terra cotta for the base, above which cream white glazed terra cotta of ornamental design will be used. The store fronts will be framed with ornamental cast iron and glazed with polished plate glass. An interesting feature of the exterior will be the showcases on piers between the windows. These are to be of iron, lined with mirrors and artistically lighted.

An important feature of this building will be the arcades, the main ones being 32 feet wide. In the basement the arcade will extend the entire length of the building and will have a floor of terazzo, with marble base, and walls and ceiling of ornamental plaster. In the first story a large rotunda has been planned located at the intersection of the arcades, and from which four flights of stairs lead to the basement.

The main arcade feature will be extended up through the second floor and will be roofed over with a copper skylight supported upon steel trusses. This skylight will extend over the entire arcade area.

Four entrances to the structure will be provided, which will be the full width of the arcades, one entrance being on each street and one on the alley side.



Eastern Concrete Steel Co., Builder.

ARMORY FOR CORNELL UNIVERSITY.

Lewis F. Pilcher, State Arch't.

Two electric elevators will be provided, one near each end of the east and west arcades, running from the basement to the second floor, and an escalator or moving stairway will be located at the north entrance, running from the first to the second floor. The escalator will equal the carrying capacity of ten elevators. Two freight elevators will also be installed.

Space in the basement of this structure will be devoted to a restaurant and grill room, with the necessary kitchens and pantries, a billiard room, Turkish bath, public toilet rooms, barber shop and hairdressing parlor. These features, with several shops, will have their entrances from the main basement arcade.

Armory for Cornell University.

According to the present rate of progress the new armory and drill hall being erected on Cornell Heights, Ithaca, N. Y., and which will be used in connection with Cornell University, will be entirely completed and ready for use by the time the autumn college term opens. This structure is one of the largest of its kind in the country, and ranks among the best in construction and equipment.

The new armory was planned by the office of the State Department of Architecture, Lewis F. Pilcher, State Architect, and the construction is rapidly progressing under his personal supervision. The Eastern Concrete Steel Company, Morgan Building, Buffalo, N. Y., has the general contract for the erection and completion of this operation and other contractors who are supplying labor or materials for the job are as follows: Edward Joy Co., 133 Mar-

Metal Co., 52 Broadway, Manhattan, roofing materials.

The ground dimensions of the building measure 442x246 feet. The structure is one story in height, with two towers, one at each end, which are four stories in height. The construction throughout is fireproof in every particular. The stone used in the construction of this project was quarried near Ithaca by the general contractor's organization and the trimmings are of cast stone.

The basement has been planned to provide for the toilet rooms, shower baths, rifle range, non-commissioned officers' quarters and storage rooms. In this portion are also located the locker, janitor's and armorer's rooms and a large lecture hall. On the first floor are located the administration offices, trophy room, squad room, field instruction room and drill hall. In the towers, on the second floor, space has been devoted to quarters for the engineer, drill hall gallery and a lecture room. The third floor in the tower has been set aside for the use of the signal corps with a small lecture room in connection with it. The band quarters and a fourth lecture room occupy the fourth floor of the towers. The cost, including the necessary equipment and furnishings, is expected to be in the neighborhood of \$330,000.

For some time past Cornell University, which is a non-military school, has maintained a military company in connection with its work which has attained a high rate of efficiency. The added facilities for military instruction which will be possible are expected to increase the popularity of the military course.

ket street, Syracuse, N. Y., outside heating; John W. Danforth Co., 70 Elliott square, Buffalo, N. Y., inside heating; R. T. Ford, 200 South avenue, Rochester, N. Y., plumbing; Isidore Fajans, 122 East 25th street, New York City, N. Y., electrical work; Seneca Engineering Co., Montour Falls, N. Y., structural steel; H. Weigenstein, 350 Riley street, Buffalo, N. Y., ornamental iron and sheet metal work; John Drews, 1276 Jefferson street, Buffalo, N. Y., painting, and Asbestos Protected



J. H. Parker Co., Builder.

PLANKINTON ARCADE.

Holabird & Roche, Archt's.

BUILDING MANAGEMENT

WHAT TO CONSIDER IN BUILDING DESIGN

IN a modern office building there are so many different elements which enter into the construction that each part of the building must be considered with particular care. Each element of construction is represented in the market by different types of material and manufacture, and unless such element is wisely selected, a project which figures well before construction may afford a poor return on the investment in the completed building.

In making up preliminary figures for a prospective building, real estate operators as a rule include maintenance, repairs and depreciation charges as well as interest, promotion charges and operating expenses. The three latter items are fixed in proportion to the total expense of the building. Maintenance, repairs and depreciation charges vary materially with different types of construction.

Real estate operators, in considering the construction of a new office or commercial building, have in mind certain points which to them indicate the probable success or failure of such an operation. In the first place the proportion of rentable space to lot area is one feature which determines the success of the venture. If the rentable area is too small in proportion to the size of the lot, the income of the building will be so seriously curtailed that it will not pay the proper dividends on the investment. The amount of space consumed by corridors, elevators or public rooms, is, of course, the important factor in determining the relation of rentable area to lot size.

Architects' Duties.

Questions of construction or of materials entering into the building, and all general details, are usually left to the architect, but it is also advisable for the owners and real estate operators to be sufficiently conversant with the various types of materials, so as to recognize the relative value of the different types of construction.

It is not the first cost in a building that counts in its ultimate success so much as the continual expense of maintenance and repair. For example, in a certain large office building certain plumbing fixtures were used which were considerably more expensive than any of the competitive fixtures proposed. The owners have justified the extra expense by the fact that not one cent has been spent for plumbing repairs for a period extending over a number of years. In another building belonging to the same owners where plumbing fixtures of a less expensive type were installed, there is a continual open account for plumbing repairs. It is not just to assume that in every case it is necessary to obtain the most expensive article nor that the highest price is an insurance against defects, but the above illustration will serve to indicate that after careful examination and comparison of expenses in other buildings the owners did exercise good judgment in selecting the fixtures they had installed.

So it is with the heating installation. A battery of boilers—that is two or three boilers set up side by side—while consuming more space in the lower part of the building, is more efficient in operation, presents a flexible heating unit, and provides insurance against failure of the entire plant in extreme weather. For example, where one boiler could easily accomplish the work desired, it is more advisable to take two boilers of a smaller size with an aggregate heating capacity as may be required, these two boilers being arranged so that in mild weather

one only may be used, and in extreme weather both may be operated. The life of the boilers in such an installation is longer than is the life of the single boiler previously referred to.

This statement, of course, is true within certain limits. Where boilers are installed of a radiating capacity, say, less than 4,000 feet, it would be absurd to put two small boilers in place of one, but from this point upward it may be assumed with reasonable accuracy that a battery of two or more boilers is well worth considering.

The first cost of some of the special vacuum heating or vapor systems seems to the average investor as being prohibitive in a commercial enterprise. Investi-

gation into the relative merits of a gravity system, vacuum system or a vapor system, however, might readily show that the saving in coal consumption and the saving in operating expense of the boiler plant would be sufficiently great to represent good interest on the additional investment.

An analysis of the various kinds of structural elements such as concrete, terra cotta, plaster blocks or metal partition, is of sufficient importance to be well worth while in the case of a proposed building. The principal consideration, however, by which the relative value of types of construction should be judged is stability; and in this connection the quality of permanence would also enter.

CREATING BETTER HOUSING IN CITIES

By GEORGE B. FORD*

THERE are two main divisions to city planning work, first, that in which the city controls the development of public property, and, second, that in which the city controls the direction of the development of private property. The first is commonly called City Planning. The second is called Districting.

MUCH has been said with regard to the relation between the physical planning of the city and housing. I find, however, that very little attention has been devoted to a consideration of the effect of building districts and restrictions on housing. I have been particularly impressed in the course of my work with the New York Districting Commission, with the comparative importance and value of the latter means of effecting housing betterment.

There are two main divisions to city planning work; first, that in which the city controls the development of public property, and second, that in which the city controls the direction of the development of private property. The first is commonly called City Planning. The second is called Districting. As virtually all housing is on private property, it is reasonable to suppose that the control of the direction of the development of private property will more directly and probably more effectively influence housing than could city planning proper.

Where We Stand.

When we come to examine where we stand in the matter of the city controlling private property, we find that we have a great many housing and tenement laws, which apply in the same way to all parts of the city and to all kinds of buildings. We find, however, that except for the establishment of fire limits we have almost no districting laws which affect buildings differently in different parts of the city or town. Furthermore, our present laws affect housing betterment primarily from without. Districting would regulate and control those bad effects due to environment over which the house owner has no control.

A man takes his savings and buys a plot of land in a residential district and builds on it a house for his own use.

*Mr. Ford is Consultant to the Commission on Building Districts and Restrictions, New York City. Paper read before the New Jersey State Housing Conference.

After he has lived there a year or two someone comes along and buys the plot adjoining and erects a factory on it. The man who built the residence finds his home spoiled, and in desperation tries to sell his place and move out. He discovers that the value of his property has been materially reduced.

The Risks an Owner Takes.

Again, a man builds a good house for himself, on a plot 50x100 feet, in a restricted residential area. After he has been there a few years the restrictions run out. On the plot next door to him, say to the south, there is erected a six-story apartment house. Most of his sunlight and a great deal of his light and air has been cut off. The value of his property has markedly depreciated. Both of these are typical cases happening constantly in every city and town.

Districting according to use would save the first man. Districting according to height and area of buildings would save the second man. In other words, to avoid the harmful incursion of factories, the region in which the first man's house is located should be fixed as an exclusively residential district, or possibly a district with stores too for local trade only.

The quarter in which the second man lives might have had a height and area district imposed on it which would have made it poor business to erect anything except high-class residences in the neighborhood. Districting based on the social and economic needs of each part of a city or town will conserve that which should be conserved. It stabilizes property development and conserves realty values. It helps a man's own property as well as that of his neighbor.

Districting does away with much of the feeling that a man always has when he is buying property, that he has got to take a gambler's chance, that property around him, over which he has no control, is not going to be developed in such a way as to harm him. It preserves that which is good in existing developments and makes it far easier to predetermine the character of the development in those portions of the city which are yet to be built up. It also makes it possible for us to decide what type of housing is most advantageous under various conditions of land values, topography and distance from the center of the town.

In other words, it should be determined what type of housing is economically and socially right in a district, then impose on that district local restrictions which will make the development of the desired type inevitable.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Gas Heat for Apartments.

FREQUENT mention has been made in this department of gas heating systems for use in apartment houses and residences and most of them have reported conditions in the natural gas belt. The discovery has been made that there are some very modern and up-to-date apartment houses in Queens Borough that are heated exclusively by city gas. Through the co-operation of the American Gas Light Journal, pictures of one of the nine apartment houses in that vicinity using gas for heat and of the various appliances used in the system are shown.

The apartment shown is the Winston, at Van Alst avenue, northwest corner of 12th street, Long Island City, erected last year. It contains sixty-three apartments of three, four and five rooms which rent from \$4.50 to \$5.00 per room per month.

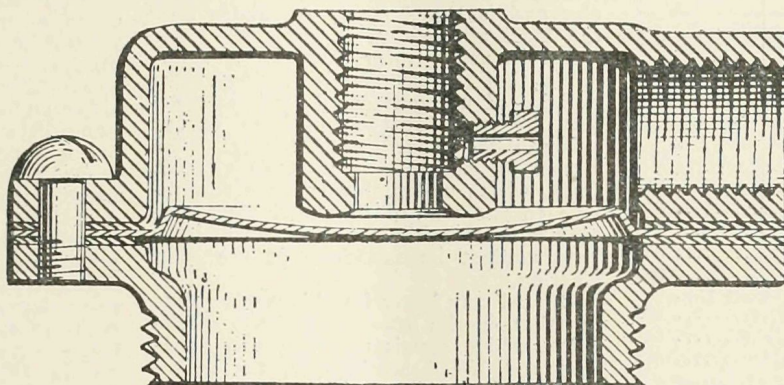
In each living-room and dining-room there is a gas-fired steam radiator, and the kitchens are equipped with coal ranges and gas cookers. The gas for the radiators is metered to the tenants. The main halls and the bathrooms are heated with hot-water heat, supplied by the owners.

The system has proven successful as far as the tenants are concerned, as they can obtain heat at small expense whenever they want it. The owners are satisfied, as the cost of heating is reduced, and there are fewer complaints from the tenants, consequently it is easier to obtain and keep good janitors.

When apartments are heated from a central heating plant in the cellar, the tenants are always at the mercy of the janitor, and it is impossible to satisfy all of them all the time. Some wish heat late at night, others early in the morning, and if the heating system is not properly installed some of the apartments are too hot, while others are too cold, and the pipes thump at the most unexpected times; these objections do not occur when gas-fired steam radiators are used. The cost of installation of the kind referred to is about the same as

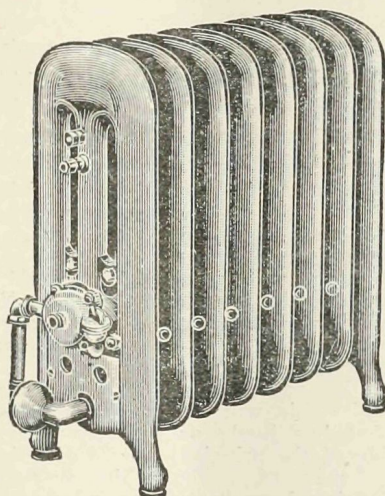
the older type of cellar supply systems, the additional cost of the gas radiators being offset by the saving in steam piping.

The gas-fired steam radiator is a portable steam generator for room heating, and consists of a cast-iron radiator of conventional type, beneath which is a combustion chamber containing a gas burner. The work of the appliance is to supply heat from a small quantity of water placed within the radiator, the steam being generated by means of the gas burner. The appliance performs the function of a one-pipe steam-heating system.



Gas is supplied by the East River Gas Company, the rate being 80 cents per 1,000 cubic feet. The radiators were supplied by J. B. Slattery & Bro., Inc.

The gas piping necessary for the heat-



ing system costs very little to install, as it merely requires extending the kitchen fuel lines or the lighting lines, a fraction of one per cent. of the total cost of the building. The success of these installations is one more proof

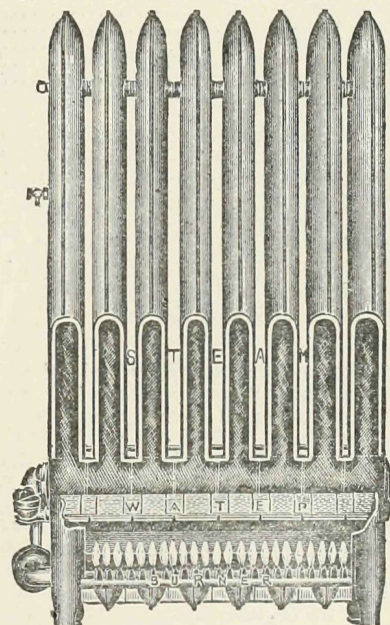
of the necessity of piping modern buildings throughout for gas.

There is shown the two main types of radiators used. One view shows the end appearance with gas feed, while the second shows the combustion system.

The boiler and radiator are one, so that no intermediate piping is necessary and no heat is lost in transmission. The radiator is so designed that it can be used independently, or connected to a central heating equipment of the one-pipe type. The gas burner may be used as an auxiliary when the main boiler is not in operation. The radiators are equipped with a positive air valve and a regulator actuated by steam pressure controls the gas supply. The gas is thereby reduced so that steam pressure can never be above five pounds per square inch. An overflow filling cup shows the water level when the cover cap is removed. There is a pilot lighter which, with the safety valve, controls the gas supply. Perfect combustion is provided with absence of odor from this cause, both at the full and shut-off consumptions, and the burner is properly proportioned so that flash-backs cannot occur.

This is made possible through a highly perfected control system in the form of improving mixing chambers for the gas and air.

The air valve is of the positive type, and the gas orifice is fixed—which assures satisfactory operation of the burner, as does also the rigidity of the piping which insures the gas jet being centrally located in the neck of the burner,



which is important for complete combustion in a blue flame burner.

Water is placed in the radiator through the filling cup, which, when full, indicates that the water in the radiator is at the proper level. No gauge glass is provided, the water being observed by removing the cap of the filling cup, which should be done about once a week until the interval of time necessary for refilling the radiator is determined, which in some cases is necessary only once or twice during the entire heating.

Coupled with the many other gas equipments that have been placed upon the market in recent years, the modern apartment house can be operated entirely by this fuel as has been the case in the seven Long Island City operations, of which the one described in the foregoing article is an excellent example. Not only is this true of large apartments but the all-gas dwelling is also feasible.

Safety, besides, is the predominating factor in modern gas appliances. The high development of the thermostatic control of gas heating and similar devices has made it possible to utilize self contained hot water radiators, hot water heaters and even hot air furnaces without danger of explosion or extinguishment.



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The ruthless destruction of a good neighborhood is rightly described by President Stoughton, of the Municipal Art Society, as a tragedy. There have been many such in old New York, and nothing does more to lessen the community spirit and local patriotism in the city proper—and nothing has done more to build up the suburbs.

The constitutionality of the War Emergency Revenue Act is being tested in the courts all over the country. The latest decision is from a U. S. Circuit Court at Philadelphia upholding the law. The case will be taken to the U. S. Supreme Court. Under this law certain real estate papers, including deeds of conveyances, insurance policies and contracts of sale, are subject to a stamp tax.

A report just published from the U. S. Bureau of Labor on an investigation made by Prof. F. H. Streightoff of De Pauw University in this city, states that he found that the cost of living in this city to a man living independently, to be \$9.73, and that for a family of five (three being unemployed children) \$16.85 is necessary for decent support, this average sum including \$6.25 for food, \$3.85 for rent, and \$2.95 for clothing. This is an important economic fact to remember.

The new edifice for St. Bartholemew's under the larger plans will represent an expenditure of \$4,200,000 at least, and probably a great deal more before it is entirely finished and furnished. The bishop would have it a noble and beautiful civic feature of the nation. A world famous church will add greatly to the land values of Park avenue, and probably in time will be followed by other beautiful erections. With Fifth avenue claimed by commerce through most of its extent, Park avenue seems certain to be its ultimate successor as the finest residential street in the city, and it will have the protection of the new districting regulations.

City Government by Log-Rolling.

In this issue Dr. Frederick A. Cleveland begins a series of three articles on home rule for New York City. We may expect from Dr. Cleveland a discussion in which knowledge of the drift of current academic teaching is supplemented by practical experience; and we commend his series to the special attention of our readers.

One of the points made in Dr. Cleveland's first article turns on the relative trustworthiness of the State authorities and the municipal authorities. The demand for legislation which interferes with home rule originates largely in this city and is based partly on distrust of the local authorities.

Let us assume, for the sake of argument, that the distrust is justified. No policies of moment can be put into effect by the local authorities except through the Board of Estimate. The Board of Estimate is a small elective body, which undeniably is more responsive to the will of the local electorate than is the Legislature. You can at least vote against its members at the next election.

Our Albany letter for this week points out that, in the law-making body of the State, which consists of fifty-one Senators and 150 Assemblymen, the actual making of laws rests with a small coterie of men representing up-State districts. What chance of passage has any measure favored by New York City unless it is capable of "log-rolling?" Home rule is intended to put a stop to city government by log-rolling.

The Work of the Industrial Commission.

With the enactment of the bill for bringing together the various departments now exercising a supervision over buildings in this city, the New York State Industrial Commission, which was formerly the State Department of Labor, will cease to have jurisdiction here. Its duties in relation to the erection of new buildings and the alteration of old ones will then be taken over by the borough building bureaus, and its control over the maintenance of buildings by a city department of safety to be created as part of the operations of the new statute. While this will mean the removal of what has justly or unjustly been considered the principal source of irritation and cause of expense which over-regulation has brought upon owners and tenants, it will not in any respect change the material requirements of the Labor Law itself. The law will stand, but its enforcement in respect to the things stated will be in other hands.

The Labor Law as it reads today is largely the product (through Legislative enactment) of the State Factory Investigating Commission, which was created after the Triangle factory fire, six years ago this month, while the public was in an hysterical state of mind and political agencies for the extension of the public service were unusually active. Authorized to inquire into the conditions under which manufacturing was carried on, to the end that remedial legislation might be enacted for the protection of the life and health of all factory workers, the Commission made in all four reports of its activities to the Legislature, and the latter, acting on many of the recommendations contained therein, from time to time enacted the most remarkable body of special laws ever contained in the statute books of any State. Investigations were conducted by the Commission along many lines, among others into the general sanitary conditions prevailing in factories and bakeries, the fire hazards in factories, wages and the cost of living, manufacturing in tenements, women's trades and wages, night work of women in factories, conditions in mercantile establishments and conditions in the dangerous trades. The members of the Commission listened to voices from many directions, the most influential of which, judging from the nature of the bills subsequently introduced, came from the new fraternities for social welfare promotion.

Upon the advice of the Commission amendments were passed concerning the installation of automatic sprinklers, fire-alarm signal systems and fire drills, fire-escapes and exits, the limitation of the number of occupants, the construction of future factory buildings, and the regulation of elevators, besides a code of fire-prevention laws. Summary power was granted to the Commissioner over unclean and unsanitary factories, and many provisions were made in the law for the comfort of employees—so far as good ventilation, washing facilities, seats for women, dressing-rooms, cleanliness of workrooms, accident prevention, sanitation in mercantile establishments and limitations on hours of labor for women, could ensure their comfort. Since the year 1913, when the code assumed large proportions, the cost of the department has greatly increased. For the year 1914 alone an increase of 56 per cent. in expenditures and of 68 per cent. in personnel was reported by the Commissioner, who defended the larger cost on the ground that it was an evidence of progress and a source of distinction to the Empire State, as well as a measure of government concern for social justice.

Rightly considered the department's expanded work for the health, safety and comfort of wage-earners was truly in a large degree a justifiable benevolence, but in another large degree it was indefensible as an intrusion upon private business concerns, as an invasion of local political rights and as an extravagant expenditure of public funds. It will be with mixed feelings, therefore, that New York City real estate interests will look back upon the work of the State Industrial Commission and its predecessors. There will be a feeling of gratitude for certain beneficent laws, a feeling of relief at the departure of the State factory inspectors, and a pleasant expectation of a simplified, co-ordinated and reasonable inspection service by our own competent local authorities.

The Householder's Duty.

The fact that there are in this city hundreds of four-story and basement houses, once private dwellings, which have been converted into lodging or boarding houses, like the one in 44th street, where a fire was attended with loss of life, has raised the question if the time has not come to take official action for a closer inspection of such buildings with a view to the safety of the people who live in them.

Having not more than fifteen bedrooms above the basement floor, they are not required to have fire-escapes, nor more than one exit for each house; and, though used as lodging houses, and sometimes having a restaurant in the basement, as this one had, making them hotels in miniature, they are still classified under the law as "private dwellings," and are not subject to inspection, except by the Fire Department when searching for hazardous conditions.

In a sense they are just beyond the protecting arm of the law; and, when the one exit is cut off by flames and stifling smoke, or when fire, breaking out in the kitchen, shoots up the dumb-waiter shaft to the upper floors, as in this instance, the persons who may by this misfortune be hemmed in have only a small chance of surviving. Public opinion would not support an official direction to equip all buildings classified as private dwellings with fire-escapes, but where extremely hazardous conditions exist, as in some lodging houses, the Fire Commissioner has full authority to abate them. Miss Frances Perkins, the executive secretary of the Committee of Safety, was justified in saying that a few precautions in the basement of the 44th street house would have prevented this disaster.

Householders have a duty to perform as well as public officers. Tall city dwellings without balconies, without a back piazza or any sort of exit other than a non-fireproof stairway are more or less hazardous places of abode, and it behooves those who live in them to take thought of what might happen—and then to take precautions.

A Manufacturer's Suggestion.

Editor of the RECORD AND GUIDE:

There is an agitation on foot against the encroachment of manufacturing buildings in and adjacent to Fifth avenue, and in reference to the excellent work the Fifth Avenue Association is doing to stop this threatened menace, I wish to state that as a member of the association I heartily approve of all that has been done. But it is one thing to say that no more money will be advanced by the lending companies for the improvement of property that will menace the district, and another to provide a place for the garment industry.

I therefore make the following suggestion, which I trust will be taken up by the lending companies and by builders, and it is that modern fire-proof plants be erected in that section of Long Island City bounded by the East River and the Queensboro bridge, and by the Long Island Railway, up to the old 34th street ferry.

This is an area where the boom has not yet struck, and lots can be purchased at from \$2,000 to \$3,000 each. Not only would this give a manufacturing site where the rents would be infinitely less than in the very choice locations in New York where the factories now are, but it would also give a chance for the building of modest homes or flats in that section, so that the workmen could be within walking distance of their factories.

Another great advantage is that that section of the city is shortly to be so well connected with the city proper that it will take only from 5 to 10 minutes to reach 42nd street, New York. The Queensboro subway is already in use, and the elevated roads and other connections will be in readiness before long, so that a manufacturer can have his plant in Long Island City and his showrooms in the beautiful section of Fifth avenue, New York, and be within very few minutes of either office or plant.

That this can be done successfully is borne out by the fact that my own firm is doing this. Our plant is located from 8th to 9th street, between West and Vernon avenues, Long Island City, while our office is at 320 Fifth avenue, and we can reach the heart of the city from our factory with the present Queensboro subway in eight minutes.

I hope that builders and monied institutions will take this suggestion under advisement. Adopted, it would go a long way to alleviate the present condition on Fifth avenue, and I am of the opinion that it would effectually stop the present menace.

HENRY M. TOCH.

Is It a Tax on Architects?

Editor of the RECORD AND GUIDE:

The new law for the registration of architects provides that architects who have not been in practice in this State shall not be admitted to registration here until they have proved their competency before the State Board of Examiners. In brief, the law provides that architects not having practised in the State before the act takes effect shall not be permitted to practise unless duly registered. Architects already engaged in practice may secure such a certificate. If they fail to do so they may not be styled or known as "registered architects," nor may they append to their names the magic initials "R. A." This is the only penalty involved. If, however, such an architect is not registered at this time he may not subsequently avail himself of the clauses which permit him to submit evidence of experience or diplomas of recognized schools, but must go to the trouble (whatever his attainments, his experience and his education) of presenting himself before a board of examiners selected by the regents.

Consider the result. The capable and reputable members of the profession will register to save themselves possible future annoyance. The public will enjoy the precise measure of protection it now enjoys. The properly qualified architect is neither worse off nor better off than he was before. The State has collected a considerable sum in fees, which, however, is to be spent upon the creation of

a board of examiners.

Similar laws have been passed in two or three other States, with a very doubtful degree of success. One of them, owing to its low requirements for registration, acts purely as a form of taxation of architects in its own and neighboring States.

I believe many of your readers would be glad to know who and what were back of this legislation, and whether the committee of the American Institute of Architects approved it upon full knowledge and mature consideration.

JOHN OAKMAN.

"Keep to the Right."

Editor of the RECORD AND GUIDE:

Certain traffic arrangements, improvements, are under way, and have partly to do with the instruction of pedestrians how to avoid disaster.

It seems to me that a very important part of this pedestrian's duty to others is not controlled by any authority, and that some propaganda for this purpose should be started.

I mean that the public should be educated to keep to the right, especially on those arteries of travel which are so terribly congested, such as our streets in lower Manhattan.

A sign of this nature (for pedestrians), "Keep to the Right," appears on the Brooklyn Bridge. Why not extend a few of these to the lampposts on Park Row and Broadway?

This is not alone a necessity to make clearances more agreeable on the sidewalk, but also to avoid the danger of mix-up and personal collision in the roadway used for vehicular traffic, where fast moving vehicles bearing down on one are a menace to life and limb.

One-fifth, at least, of our walks are not on sidewalks, but in roadways.

LEWIS PHILLIPS.

Favors a Flexible Tax.

Robert S. Binker, secretary of the City Club: "I am in favor of a State income tax because a proper budget system requires one flexible tax which can be raised or lowered to meet the annual demands of the State budget. I am also heartily in favor of such a tax because I believe the general property tax should be used exclusively for the support of local government."

Riverside Drive Improvement.

A public hearing on the tentative plans for the extension of Riverside drive between West 155th and West 165th street will be held by the Board of Estimate on Friday, March 17.

The necessity of modifying the lines of Riverside drive in such a way as to avoid the abrupt angular turns in the vicinity of West 158th street and to remove the short curves in the section between West 162d street and West 163d street, has been recognized ever since that portion of the drive south of West 158th street was completed, and a number of plans looking to this end have been submitted to the Board.

The latest plan contemplates an entirely new route which would provide for carrying the street over the railroad right-of-way from West 155th street northwardly with an outlet into the existing drive along the line of Little West 165th street, or even carrying it still further north to an outlet within the limits of Fort Washington Park. Either way would permit of the development of what must otherwise always be interior land, notwithstanding that it could be given an enormous value if street frontage were afforded. Chief Engineer Lewis in a report says:

"I am advised that in the contract which it is proposed to enter into with the New York Central Railroad Company relative to the relocation of its road, it is expected to secure such rights as might be needed for the construction of a viaduct of the character proposed without payment, in which case it is clear that the cost of the improvement would be almost wholly limited to the construction charges which, for the section outletting into Little West 165th street,

might be roughly estimated at \$1,000,000.

"The advantages which either of these plans possess in comparison with those heretofore considered are too obvious for discussion, and it is also clear that both of them have one substantial advantage in that they would bring about a benefit to the abutting property to an extent sufficient to meet a very large portion of the expense which would be involved.

"It would also appear that in case either of these plans were carried out it will be practicable by widening West 158th street through the westerly half of the block to connect it with the Drive by a ramp."

LAW DEPARTMENT

This department is intended for the enlightenment of all interested in the real estate market, whether as a broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on law matters, and they will be answered by a committee selected from members of the Real Estate Board of New York.

Questions and Answers.

Question No. 1.—Certain real property in the City of New York is affected by a covenant which prohibits the erection of "apartment houses." Would such covenant prohibit the erection of "apartment hotels"? W. T.

*Answer No. 1.—*The inference from Judge Van Vost's Special Term opinion in the Musgrave case would appear to be that had he had to decide such a case he would have answered the question in the affirmative, as he appears to put **tenement houses in one category and apartment houses and hotels in another.** He said he was not aware of any definition of the word "tenement houses." Since that opinion was written, more than one case has distinguished between tenement houses and apartment houses. These cases are of quite recent date. They are: *Kitching v. Brown*, 87 N. Y. Supp. 75, 92 App. Div. 160; *McClure v. Leaycraft*, 90 N. Y. Supp. 233, 234, 97 A. D. 218; *Liquot v. Jaekle*, 72 N. J. Eq. 233, 65 Atl. 221, 224; *Grimmer v. Tenement House Dept. of City of New York*, 204 N. Y. 370, 97 N. E. 884; *Marx v. Brogan*, 111 A. D. 480, 98 N. Y. Supp. 89, 90.

An "apartment hotel" case is *Bristol Hotel Co. v. Pegram*, 49 Misc. 535, 98 N. Y. Supp. 512, 514 (though it does not decide the question asked).

Question No. 2.—Attention is called to the decision of Doonan vs. Killilea 87, Misc. 427, recently affirmed by the Appellate Division, which decides that an assessment levied, but not entered, is a "charge." If this is so, why is not an installment of the annual tax on realty in the City of New York a charge, as to such installment not paid? J. L.

*Answer No. 2.—*In the Doonan case, "the confirmation of an assessment was held to be a charge **within the meaning of a covenant against incumbrances.**" I confess I do not see much connection between the two cited cases, i. e., I think it might easily be held that the two decisions are not inharmonious.

Question No. 3.—Would a posthumous child of a deceased owner of the equity, born say August 14, 1900, be cut off by the entry of a final judgment in a suit to foreclose a prior mortgage. Such final judgment being entered on June 30, 1900, and the Referee's deed recorded August 15, 1900? M. A.

*Answer No. 3.—*No.

Question No. 4.—A certain domestic corporation is a necessary party to a suit to foreclose a mortgage on property in this State. Service is attempted to be made on such corporation by serving its president, personally, at his residence in Connecticut. Is such service effective so that the Court obtains jurisdiction over such corporation? W. A.

*Answer No. 4.—*N. Y. Code of Civil Proc., pp. 431, expressly provides for service "within the State." Under the Virginia statute regulating service on corporations, the service must be made within the State upon an office or agent there resident; and where process against a domestic corporation was served upon the president of the corporation at his residence in Philadelphia it was held insufficient to give the court jurisdiction (*Dillard v. Central Virginia Iron Co.*, 82 Va. 734). From the language of many other State statutes it would clearly appear that in these jurisdictions service must be within the State.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits
Together With Other Current Realty Items

REALTY VALUES BEING STABILIZED

Returning Confidence, Employment of Labor,
Plentiful Money Are All Influencing Factors

By ROBERT E. SIMON, Pres. Henry Morganthau Co.

NO one will dispute the facts that there never was a time when so large a percentage of labor was employed at good wages throughout the country, that so large a percentage of land was under cultivation and producing satisfactorily, and that the manufacturers, the railroads and the merchants were doing a healthy business.

New York is the main artery of commerce and finance of the entire country, and some of this prosperity from every portion of the country percolates through our midst. The results are being gradually felt more and more and the signs of returning confidence in conditions, as they are and will be for a very considerable time in the future, are becoming more and more evident. If, therefore, we can profit at all from experiences in the past, real estate in the city of New York must be on the eve of reaping its share of the country's prosperity. It is ready for it. There have been a great many lean years since there has been a healthy cash market for investments in properties involving investment of small amounts as well as the larger higher priced properties.

The present owners of property having gone through the lean years are tired and discouraged, and ready and willing to accept the first reasonable offer. Unfortunately, very similar to the stock market where the public usually get in at the highest and out at the lowest, and only the opportunist and the far-seeing student of conditions reverses this order and makes the big profits; so in real estate the investing public holds back until it has seen profits made and as a rule does not avail itself of the low market for making splendid investments.

There is so much idle money seeking investment, so many property owners ready to quit at the wrong time and sell their properties at low prices and just at the eve of a rising market that these buyers and sellers are bound to meet and get together, resulting in a very active selling market which will be apparent this spring, unless all signs fail.

It is true that experience has proved that values of property and incomes to be derived therefrom in certain sections of the city were overestimated and the result has been a serious loss to a very large number of investors. It is also true that the taxes have increased considerably during the last few years and will probably increase somewhat during the next few years. These conditions should not deter investment in real estate. The mere fact that a large number of investors lost heavily in Third Avenue R. R. securities or in New Haven stocks is no reason why all traction or railroad stocks should be condemned, nor should the increasing tax rate deter investment in real estate any more than to regulate the price. With the pay-as-you-go plan of the city, in time our taxes should be substantially decreased; not only will there be a constant watch on the expenditures of the moment but there also will be a very substantial decrease in the amount necessary for interest and amortization of bonds.

The point which I wish to drive home is that, notwithstanding adverse conditions which may be emphasized or magnified to the prospective investor,

the fact remains that New York City is the hub of the United States, if not the hub of the world. That there is a price at which New York City real estate anywhere is a safe and sound investment and that price depends upon the particular class of investment or the particular locality. I feel safe in asserting this much, however, that there isn't any section of greater New York or any class of real estate investment but one is able to purchase now at a price where it becomes a good purchase and now is the time to take advantage of this situation. I don't anticipate a wild boom. I sincerely hope that it will not be such, but I do feel confident that there will be a very healthy market condition with an optimistic point of view on the part of bankers, lenders on bond and mortgage, and purchasers. The constant attack on real estate which has driven the prices down to a level where they are at present will cease, and there will be a complete reversal of point of view and a feeling will develop, justifiably, that real estate is now at a point where this criticism and attack and fault-finding is no longer rational. Having reached the level where values cannot go any lower, there is but one course open, and that is for them to rise. I firmly believe that that time has come.

BROADWAY SUBWAY PROGRESS.

Bids for Station Finish for Seven Stations Will Be Opened March 9.

WITH the idea of getting the new Broadway subway into operation early next year the Public Service Commission is advertising for bids for station finish for seven stations on that line between Morris street and Trinity place on the south to and including Union Square on the north. Bids for this work will be opened March 9 next, at 2.15 o'clock p. m., and the contract will be awarded shortly thereafter.

It is the intention of the commission to push this work so that it will be finished in time for the track-laying and signal installation in the spring. The construction contracts upon the lower part of the Broadway subway are nearly completed, and with good luck those between Blecker street and 26th street should be completed during the coming fall.

The Canal street subway, which is to connect the Broadway line with the Manhattan Bridge and the Fourth avenue subway in Brooklyn, should be completed in March of next year, and then trains from the Fourth avenue subway can operate through Canal street to Broadway and north through Broadway as far as the completed structure will permit, which will probably be between 14th street and 28th street. As the Fourth avenue subway is already operating to Coney Island by the Sea Beach connection, this will make possible through operation from 14th or 28th street to Coney Island during the next summer season.

Plan for Route No. 64.

The Public Service Commission has sent to the Board of Estimate and Apportionment for approval the route and general plan for Route No. 64. This is

a modification of Route No. 49, known as the Culver Line or Gravesend avenue route in Brooklyn. Route No. 49 is included in the Dual System contracts as one of the branches of the Fourth avenue subway, to be operated by the New York Municipal Railway Corporation.

This route connects with the Fourth avenue subway through the 38th street cut, and continues from Tenth avenue over the private right-of-way of the Prospect Park and South Brooklyn Railway Company to Gravesend Avenue at about Cortelyou road, and thence down Gravesend avenue and Shell Road to Coney Island. The construction contracts for the elevated railroad have already been awarded, and for some months the Commission has been negotiating with the company for the required easement. The commission and the company have not been able to agree as to the value of the easement. The company asked for about \$181,000, and the commission would not allow more than \$50,000. The commission, therefore, decided to modify the route by continuing the elevated railroad from Tenth avenue through 37th street to Gravesend avenue, thus avoiding the company's right-of-way. Route No. 64 provides for this modification. By the change the city will save not only the price of the easement, but also about \$156,000, the estimated cost of changes in the South Brooklyn Railway tracks, less the cost of private property needed for the modified route, estimated at about \$40,000.

LOCAL IMPROVEMENTS.

The Following Municipal Improvements Have Been Approved.

Washington Heights District—
Paving: West 215th street, between Park Terrace East and Indiana road; West 217th street, between Park Terrace East and Park Terrace West; Park Terrace West, between 215th street and 218th street; Seaman avenue, between 215th and 218th streets; West 218th street, from a point about 125 feet east of Park Terrace west to Seaman avenue. Amendment to resolution adopted September 22, 1914: Paving 190th street between Wadsworth and St. Nicholas avenues in such a way as to substitute a sheet asphalt pavement for one of granite block.

Bowery and Greenwich districts—
Alteration and improvement to sewer in Blecker street between the Bowery and Carmine street, approved to the extent of \$10,000.

Fifth Avenue and Factories.

Edward M. Bassett, chairman of the Heights of Buildings Commission, appointed by the Board of Estimate, and Walter Stabler, chairman of the subcommittee on the districting of Manhattan, addressed the members of the Fifth Avenue Association on Tuesday at their luncheon in Delmonico's and told what efforts were being made to save Fifth avenue from factory invasion. Mr. Bassett said that the commission would make a tentative report to the Board of Estimate within a week or ten days, which will contain some of the recommendations in accord with the ideas of the Fifth Avenue Association. Mr. Stabler told in more detail the tentative plan of the commission with reference to Fifth avenue. For this avenue, from 34th to 60th streets, he declared, it had been decided to allow buildings one and a quarter times the width of the street, or 125 feet high. Buildings higher than 125 feet would have to be set back from the building line one foot for every two and a half feet of additional height, the maximum height being 200 feet. A. H. Ball of Best & Company, chairman of the Executive Committee of the association, presided.

Chelsea and Greenwich Sections.

Chelsea and Greenwich, through their civic organizations, have filed with the City Plan Commission various requests relative to preserving their neighborhood residentially at the same time that proper provision might be made for growth along business and industrial lines.

Numerous conferences have been held at which representatives of the Central Mercantile Association, Chelsea Neighborhood Association, Greenwich Village Improvement Society, Chelsea and Greenwich Commissions, the West Side Taxpayers' Association, the Moore, Ray and Cushman estates, the Chelsea Homes Corporation and various real estate interests were present and discussed with the Manhattan Committee of the City Plan Commission the several recommendations being made for improving the city's real estate and for protecting it from depreciation by reason of constantly shifting usages of property. The general plans of the commission were approved by the Chelsea and Greenwich organizations.

The commission's provision left the great area along the Chelsea docks with its unique terminal and transportation facilities open for all industrial and commercial purposes. Chelsea interests were represented by Joseph W. Cushman, Clarkson Cowl, James P. Eadie, Edmund L. Baylies, Louis Schrag, Knowlton Durham, Frank Demuth and Joseph E. Kean, Edward H. Pfeiffer and others.

Modern Hotel Equipment.

Four kitchens at the Hotel Biltmore are employed to furnish food for guests who very often aggregate 4,000 diners at one sitting, and out of the 1,500 employees of the hotel 450 are employed in the culinary art. The main kitchen is on the fourth floor. Here are several telautographs which register orders for private service and automatically controlled dumbwaiters are there to convey the food to the desired floors, and pneumatic tubes to receive the checks. It is only necessary to place a plug in a designated hole, and the dumbwaiter ascends to the floor desired.

The silverware is polished by being placed in a revolving barrel containing shot and small steel pins.

A new supper room just opened in the hotel is finished in blue, gray and old gold and has a wonderfully soft appearance to the eye—it is, in fact, as restful a room as could be imagined. The lighting effect is in pink. The woodwork is in English walnut, heavily carved, with oil effects of blue toward the ceiling to harmonize with the blue and gold overhead. The five chandeliers hanging from the ceiling are of the most exquisite design and cast a golden-pink radiance over the entire room.

PRIVATE REALTY SALES.

SMALL sales were conspicuous in an active market which reflected practically all the elements necessary for a healthy condition. Not only was there a decided improvement when compared with last week's business, but the trading was more general and included buying and selling of an unusually diversified character. The purchasing rather extensively of small investment properties in Manhattan and the Bronx, while they are individually of little significance, yet collectively are indicative of a most encouraging development, because they show the tendency for people of small means to more favorably regard real estate. Hitherto, this class of business has been confined a great deal to professional traders.

The demand for private houses also continued. Although the upper East Side appeared to be in favor, especially in those locations in the immediate vicinity of Central Park, there were also deals for similar holdings in other sections of the city.

Large building projects, principally of a commercial nature, were forecasted by the accumulation of desirable sites. This week the demand centered on midtown locations. In the Fourth avenue district a loft builder bought a plot near the Park Avenue Hotel and further south a row of buildings on Broadway at 21st street passed into new ownership, which will also improve with a store and loft building on the strength of the prospective new transit facilities of the section.

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In the downtown district negotiations were finally concluded which culminated in the sale of a skyscraper office building, assessed at \$2,825,000.

An interesting lease in 57th street, off Fifth avenue, to a dressmaker, reflected the inroads which business is making in exclusive residential blocks, and may be taken as an indication of the new state of mind of some of the wealthy owners in the locality who have realized that further resistance would be futile.

The auction market this week contributed several interesting transactions. There was active bidding for the four-story dwelling at 72 Park avenue, which was offered in partition proceedings by the executors of the Minnie K. Trowbridge Estate. The house was finally sold to Emil E. Camerer of the Dwight School for \$58,300. The house is assessed at \$96,500. It was offered at auction last December and struck down to Wm. A. White & Sons, acting for a client, on a bid of \$45,000, but this sale was set aside by the court following an objection raised by one of the parties in interest, who claimed that this price was too low. Other desirable properties acquired this week included the four-story building at the southwest corner of Fifth avenue and 16th street, taken over by the Bank for Savings in the City of New York for \$115,000, and the seven-story apartment house at the southeast corner of Riverside Drive and 84th street acquired by Dudley S. Harde for \$340,000.

Considerable interest will center next week on another of the Special Sales Days to be conducted by Joseph P. Day in the Exchange Sales Room at 14 Vesey street, on Thursday, March 9. He will offer various kinds of properties in Manhattan, Brooklyn, Bronx and Newark. They include the two dwellings at 11-13 West 51st street, and the five-story house at 132 West 134th street in Manhattan; also desirable sites in the Bronx on the east side of Bainbridge avenue, between Bedford Park Boulevard and East 201st street, at the southeast corner of Fairmount and Kearney avenues, and at the corner of Sedgewick avenue and Kingsbridge terrace.

L. J. Phillips & Company will offer at auction on Wednesday, to close the estate of Isaac Phillips, the three-story dwelling at 324 West 22nd street, which has been in one ownership for half a century. This is in one of the blocks in the Chelsea district which still retains its residential character, although the land is not restricted to private house use.

The total number of sales reported and not recorded in Manhattan this week were 38, as against 26 last week and 26 a year ago.

The number of sales south of 59th street was 14 as compared with 2 last week and 13 a year ago.

The sales north of 59th street aggregated 24, as compared with 24 last week and 13 a year ago.

From the Bronx 19 sales at private contract were reported, as against 10 last week and 23 a year ago.

Statistical tables indicating the number of recorded instruments will be found elsewhere.

\$900,000 Mid-Town Deal.

Livingston Phelps has purchased 12-14 East 46th street, a modern eight-story store and office building on a plot 50 x 100, opposite the Ritz-Carlton Hotel, recently completed by the Ritz Realty Company, Robert M. Catts, president. The building is nearly 100 per cent. rented to an excellent class of tenants and it is said that the building can be maintained practically fully rented and produce a gross income of about \$50,000 a year. In part payment for the property Mr. Phelps gave the five buildings known as 912-920 Broadway at the southeast corner of 21st street with a frontage of 96 feet on the avenue and 73.4 in the street. The property was formerly occupied by Pursell's bakery and restaurant, and has been held in the family of the seller for many years. This site will be

improved by the new owner with a modern store and loft building, which he plans to have completed about the same time as the opening of the spur of the Broadway subway in the early part of 1917. The deal involved about \$900,000 and was negotiated by Douglas L. Elliman & Company.

Buys \$3,500,000 Office Building.

The Edward W. Martin Company, of Newark, has purchased, through De Selding Brothers, from the Broadway Building Company, Stewart Browne, president, the nineteen-story office building, 170 Broadway, at the southeast corner of Maiden lane, on a plot which fronts 76.7 feet on Broadway and 110.11 feet in Maiden lane, which has been held at \$3,500,000. The building is fully tenanted with desirable tenants and is said to bring in an annual rental of about \$300,000 a year. Fifteen years ago, the same broker sold the land to the Broadway Building Company, and this firm erected the present structure. Among tenants in the building are the Guardian Trust Company, the Pennsylvania Railroad, Reed & Barton, the Maiden Lane Savings Bank, H. W. Wheeler & Company and M. & L. Kahn.

School Instead of Apartments.

Dr. Ransom J. Parker purchased from Mrs. Frank Jones and Miss Mary A. Pondir the four-story dwelling, 147 West 70th street, and from the Bracher estate the three adjoining and similar houses at 149-153, forming a combined site of 80 x 100.5. The brokers were Vasa K. Bracher and George J. Ryan. It was originally announced that the purchaser would build a five-story apartment house on the site, but title was passed on Thursday to Dr. Parker, who immediately conveyed to the Roman Catholic Church of the Blessed Sacrament whose edifice abuts the plot, at the southeast corner of Broadway and 71st street. It was reported that a parochial school would be built.

Another Heights Operation.

Harris & Maurice Mandelbaum have resold to a builder, represented by James Harris, the northeast corner of Fort Washington avenue and 171st street, comprising a plot of six lots, fronting 100 feet on the avenue and 161 feet in 171st street. This is the second sale of the one-time Wright estate lots made by the sellers, they having previously disposed of a plot adjoining the one just sold to the V. R. Construction Company, which is erecting two six-story apartment houses. The remainder of their lots are reported to be under active negotiation for sale to builders for similar improvements.

Loft Builders Buy.

The Hasco Building Company, Lorne A. Scott, president, has purchased through Francis B. Robert, from the estate of Frank B. Mesick, the vacant plot, 66.4 x 110, at 44-50 East 32d street, directly opposite the Park Avenue Hotel. The plot has been held at \$225,000. The new owner is having plans prepared by Walter Haefeli for the erection of a twelve-story commercial building to cost about \$275,000. The site adjoins the southwest corner of Fourth avenue acquired recently by William T. Evans in an exchange for the Wendolyn Apartment House at Riverside drive and 100th street.

New Bronx Industry.

The Otto Higel Company of Toronto, Canada, and Buffalo, New York, manufacturers of piano player actions, has purchased through J. Clarence Davies, the Gorsch Company and Joseph P. Day from the de Peyster Estate, the block front on the south side of Nereid avenue, between Bronx Boulevard and Bullard avenue, consisting of twenty-two lots with a frontage of 275 feet on the two latter thoroughfares. The purchaser will immediately begin the erection of a five-story factory to cover the entire plot. It is said that employment will be given to about 500 people.

New Princeton Club Option.

The Princeton Club, which last December obtained an option to purchase the northeast corner of Park avenue and 58th street, a plot 75.5x90, is reported to have taken a new sixty-day option for the same site, which may be utilized for the construction of a new eight-story club house. The property belongs to the estate of Washington Irving and J. Metcalfe Thomas. It is understood that action on the option will be taken within a few days and contracts for the purchase made. The present quarters of the club are at Lexington avenue and Gramercy Park.

Buys Site for Residence.

William Woodward, president of the Hanover National Bank, has sold to the Fireside Realty Company, William E. Iselin, president, the dwelling at 9 East 56th street on lot 25 x 100.5, his present residence. The brokers in the sale were William B. May & Co. The property was given in part payment for the vacant plot 51.10 x 100, at 9-11 East 86th street, which Mr. Woodward intends to improve with a costly residence for his own occupancy. This plot has been held at \$200,000.

Site for Harlem Church.

The Greater New York Corporation of Seven Day Adventists has purchased from the Pierce Estate, the Union Trust Company, trustees, the plot 50 x 100, in the south side of 138th street, beginning 250 feet east of Seventh avenue. It is the intention of the purchasers to build a church on the plot. The broker in the deal was the Cruikshank Company. Howard H. Arthur represented the buyers.

Manhattan—South of 59th St.

SPRING ST.—The estate of David Page is reported to have sold the northeast corner of Spring and West sts, three 6-sty and one 4-sty commercial buildings, on plot 80.5x57. Confirmation of the report could not be obtained yesterday.

STANTON ST.—Samuel Grossman sold for Carolina Greenfield to Jacob Glimka 127 Stanton st, a 5-sty tenement, on lot 25x75.

WASHINGTON ST.—James H. Cruikshank is reported to have sold 706 Washington st, on lot 23x82.3x irreg.

WASHINGTON ST.—The estate of Hugh J. Grant is reported to have sold the 2-sty tenements, on plot 46.1x64.8x irreg., at 712-714 Washington st.

WASHINGTON ST.—Unz & Co., printers, bought from Elbridge T. Gerry the 6-sty factory building at 34 Washington st, which they have occupied for the last fifteen years. The broker in the transaction was the Cruikshank Co.

54TH ST.—The Mutual Life Insurance Co. has sold to a newly-formed corporation, 223-231 East 54th st, 2 and 3-sty buildings, on plot 125x100.5, at one time occupied by the Joseph Doelger brewery.

56TH ST.—The estate of Thomas Edwards sold, through the Douglas Robinson, Charles S. Brown Co., 131 East 56th st, a 3-sty dwelling, on lot 12.6x100.5.

56TH ST.—Edward Coleman is reported to have sold 118-122 West 56th st, one-time stables, converted into garages, on a plot 75 x100.

Manhattan—North of 59th St.

61ST ST.—N. Brigham Hall & Wm. D. Bloodgood (Inc.) sold for Henry C. Trumbower, of Philadelphia, 170 East 61st st, a 4-sty dwelling, on lot 20x75.5.

71ST ST.—Slawson & Hobbs sold for the estate of James Van Clief the 3-sty dwelling 216 West 71st st, on lot 18x102.2.

89TH ST.—Frederick Oppenheimer sold for Herman Kahrs to Adolf Swidorski, 213 East 89th st, a 5-sty tenement, lot 25x100. The purchaser gave in exchange property in Brooklyn.

91ST ST.—Pease & Elliman sold for Mrs. Erna Fisher, the 4-sty dwelling, 68 East 91st st, on lot 20x100.8, to Mrs. Irving K. Hall of Orange, N. J., who will occupy.

94TH ST.—Frederick Oppenheimer and William G. Schellhammer sold 334 East 94th st, a 5-sty flat, for Johanna R. Ernst. The buyer gave in part payment 43 Freedom av, Brooklyn.

96TH ST.—Charles W. Smith & Max Blau sold for Frederick Brown Nos. 203-209 East 96th st, two 6-sty apartment houses, with stores, 75x100, held at \$100,000, to Julius I. Herrmann, who gave in part payment 58 Edgecombe av, a 4-sty dwelling, 15.10x100, also a free and clear farm of 80 acres at Port Jervis, N. Y.

101ST ST.—Shaw & Co. sold for Mrs. Elizabeth D. Clarke 247 West 101st st, a 4½-sty dwelling, on lot 16.8x104.

127TH ST.—Charles W. Smith & Max Blau sold for Leopold Trier, 227-229 East 127th st, a 5-sty tenement, on plot 30x99.11.

150TH ST.—W. S. Baker sold for the T. & S. Realty Co., Samuel Wacht, president, the plot, 100x100, in the north side of 150th st, 200 ft. east of Broadway. The buyer is a builder, who will improve the site with two 6-sty apartment houses.

175TH ST.—The Corporal Realty Co. Ennis & Sinnott, purchased, through M. J. Strunsky & Co., 561 West 175th st, a new 6-sty apartment house, on plot 50x113. The house is fully rented and is the last of a row of three erected by the sellers, the Mose Goodman Corporation, which held it at \$85,000.

177TH ST, ETC.—Frederick Brown sold, through Louis Cowan, 650 West 177th st, a 5-sty apartment house, on plot 42.6x100. The purchaser gave in part payment 707 Union av, a 6-sty flat, on lot 25x100, at the northwest corner of 155th st.

207TH ST.—Charles W. Smith and Max Blau sold for James J. Martin to Frederick Brown 704 West 207th st, a 5-sty new-law apartment house, on plot 50x125, which has been held at \$70,000.

EDGECOMBE AV.—W. J. Huston & Son sold for Leonard McClaury, 198 Edgecombe av, a

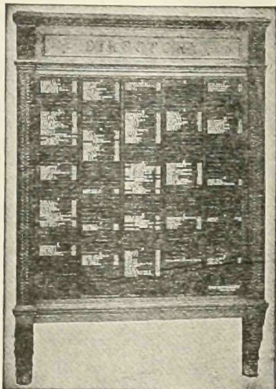
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The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

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125 feet east of Third Ave., two lots, 50x100, free and clear, for sale; reasonable. Apply
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Ten family new law flat and cheap for cash.
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Water front, 160 ft., 20 lots, Grand St., near Metropolitan Ave.; formerly occupied by Knickerbocker Ice Company.
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Factory town, two river Blocks, rail and boat daily; deep water dock; electricity, trolley, town water; exceptionally adapted factory; workmen's cottages.
CRONKHITE, 101 West 85th St.

3-sty dwelling, on lot 21.4x50xirreg.

LXINGTON AV.—Worthington Whitehouse (Inc.) sold for Carrie B. Kupfer, the 3-sty dwelling 859 Lexington av, on lot 16.6x80, to Dr. T. Parodi. The buyer owns No. 861 and 863, and now controls a plot with a frontage of 53.11 on the avenue and 80 ft. in the street.

ST. NICHOLAS AV.—Charles S. Kohler sold 1466 and 1468 St. Nicholas av, adjoining the southeast corner of 184th st, two old-fashioned 4-sty tenements, for Louise Eckhardt. The purchaser contemplates the installment of stores and the improvement of the buildings.

8TH AV.—A. L. Frey and A. Asher sold, through F. W. Lohns, 2429 8th av, a 5-sty flat, on plot 25.6x100.

Bronx.

CHARLOTTE ST.—Frederick Brown has resold, through A. L. & S. Wolfson, the 5-sty flat 1433 Charlotte st, on plot 40x100.

CHARLOTTE ST.—A. L. & S. Wolfson and I. Kashare have sold 1503 Charlotte st, a 5-sty flat, on plot 37.6x100.

173D ST.—The Wolf Bread Co., which has a plant in the south side of East 173d st, between Washington and Park avs, has acquired through Frederick Oppenheimer an adjoining plot of 50x100 ft., which gives the concern a plot 100x100. The parcel will be improved with a 2-sty bakery.

ARTHUR AV.—Gussie Morgenstern sold 2110-2112 Arthur av, a 5-sty apartment house, on plot 50.2x92.6xirreg to the Crown Operating Co.

BATHGATE AV, ETC.—Benenson Realty Co. sold the 6-sty apartment house at the northwest corner of Bathgate av and 172d st, on plot 54x90.2, taking in exchange the two 5-sty flats 429-431 East 136th st, on plot 50x100, and seven lots at Long Beach, L. I.

BROWN PL, ETC.—The Empire City Mortgage and Holding Co., Barkin & Weiss, sold to Joseph Frieze the northeast corner of Brown pl and 135th st, a 5-sty flat, 33x100. A lot, 40x70, in 228th st, near Marble Hill av, was taken in part payment.

CRESTON AV.—Henry Von Lubkin purchased from the Gaines-Roberts Co., 2546 and 2550 Creston av, two 5-sty apartment houses, each on plot 40.7x100. Recently the Gaines-Roberts Co. sold to Mr. Lubken the three adjoining and similar houses at 2534 to 2542 Creston av. This sale disposes of a row at this point erected by the sellers last year.

FAILE ST.—American Real Estate Co. sold to Adelstein & Avrutine the plot, 100x148, at the southeast corner of Faile and 165th sts for improvement with two 5-sty apartment houses from plans by C. B. Mayer.

GRANT AV.—The Profitable Realty Co sold to M. J. Moskowitz, a Brooklyn builder, two corner plots, comprising the northwest corner of Grant av and 165th st, 109.5x100, and the southeast corner of 166th st and Grant av, 100x100. The

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buyer will erect 5-sty apartment houses on each site.

HULL AV.—Lauter-Lodes (Inc.) sold for Kate T. Schmitt 3067 Hull av, a 2-fam. house, on lot 25x110.

SHERMAN AV.—Lowenfeld & Prager purchased the block front on the west side of Sherman, av between 165th and 166th sts, a plot 360x100. The buyers gave in exchange the 5-sty flat, plot 40x100, at 2154 Crotona av.

WASHINGTON AV.—Paul M. Rines has sold the vacant lot, 25x89, on the east side of Washington av, 25 ft. south of 185th st. The buyer will erect a taxpayer.

WHITLOCK AV.—Paul M. Rives sold 907 Whitlock av, a 5-sty new law tenement, 50x100, held at \$55,000.

WILKINS AV.—Samuel Grossman and Louis Tarnospolsky sold for Frank Starkman to Henry Greenspan 1563 Wilkins av, a 5-sty apartment house, on plot 50x100.

Brooklyn.

PARK PL, ETC.—Henry Pierson & Co. sold for N. O. Edwards the dwelling 366 Park pl; and for Henry J. Purvis the plot, 50x131, in the south side of Prospect pl, west of Washington av.

4TH ST.—Charles E. Rickerson sold for Miss Dixie Baxter, 573 4th st a 3-sty dwelling.

10TH ST.—Jerome Property Corporation sold for J. C. Casey 583 10th st, a 3-sty house, on lot 20x100.

70TH ST, ETC.—Frank A. Seaver & Co. sold for B. Schwartz the plot, 40x100, in the north side of 70th st, 180 ft. east of 20th av; also with Herbert J. Callister for George Averell a plot, 40x100, in the south side of 81st st, 100 ft. west of 4th av, and the plot, 100x100, in the north side of 82d st, 100 ft. west of 4th av.

BEDFORD AV, ETC.—Bulkeley & Horton Co. sold 1483 Bedford av, a 4-sty apartment house to Mrs. Shirley S. Lloyd, who gave in part payment the 3-sty dwelling, 139 Ocean Parkway.

BEDFORD AV.—Frank H. Tyler sold for the estate of Adolf Mandel, bankrupt, the plot 200x310.9, comprising the east side of Bedford av, from Malbone st to Sterling st, to the Marmor Holding Co., which will build apartment houses.

MYRTLE AV.—Bulkeley & Horton Co. sold for the Brooklyn Trust Co. 466 Myrtle av, a 3-sty store and flat building.

UTICA AV, ETC.—Friday & Lehman sold for the Novelty Building Co. the northeast corner of Utica av and St. John's pl; also for the estate of Charles T. Corwin five lots in the north side of President st, 182 ft. east of Troy av, and for the Aaron Construction Co. the plot, 100x120, at the northwest corner of Troy av and President st to Isidor Klein.

5TH AV.—Samuel Galitzka Co. sold for the J. P. Duffey Co. to Simon Abels the block front on the west side of 5th av, between 79th and 80th sts, a plot 200x100, on which he will build ten 3-sty business buildings; also sold for Morris Green the 3-sty building 814 5th av, on lot 20x100; for the J. P. Duffey Co. a plot 60x100 in the north side of 80th st, 100 ft. west of 5th av; and a lot 20x100 in the south side of 79th st, 100 ft. west of 5th av.

Queens.

FLUSHING.—The New York Telephone Co. purchased from the estate of James W. Cain a plot, 70x100, on the east side of Bell av, 30 ft. south of Lawrence boulevard. The telephone company will erect a building for a new central office.

LONG ISLAND CITY.—A. Garside & Sons, shoe manufacturers, purchased, through Burton Thompson & Company, the block front, 200x200, on Webster av, between 6th and 7th avs, on which it is reported they will erect a 5-sty factory.

LONG ISLAND CITY.—Roman-Callmann Co. have sold for the Milleage Realty Corporation the two 3-sty houses at 113-115 14th av to an investor, who gave in part payment a furnished cottage at the corner of Ocean av and Straiton av, Arverne, L. I.

Nearby Cities.

NEWARK, N. J.—Feist & Feist (Inc.) sold for Charles F. Caulfield to William Schmidt the dwelling at the southwest corner of South 11th st and Madison av. The buyer gave in exchange the dwelling at 760 South 10th st.

Rural and Suburban.

BERGENFIELD, N. J.—Kurz & Uren and Paul Weber sold for the Ruhl Real Property Co. a 10-room house and ½ acre of land.

BRONXVILLE, N. Y.—Fish & Marvin sold for Mrs. Anna Mulvihill lot on Front av, Bronxville, to Jacob Steuhl and also for Miss Nellie Mulcahey a lot on Front av to a New York client.

GLEN HEAD, L. I.—Burton Thompson & Co. sold to Karl Eiler, of the American Smelting and Refining Co., about four acres of wooded land lying at the intersection of Downing av and Littleworth la, adjoining his residence.

HUNTINGTON, L. I.—John A. Eckert has purchased the Julia A. Sammis property on West Neck, comprising a large dwelling and several acres of land. Theodore S. Hall was the broker.

LARCHMONT, N. Y.—Alexander Bradley & Son sold for the Corporate Investing Co. the old Flint Homestead, on Oak Bluff, to Frederick F. Dawes, who gave in part payment his property on Homestead av, Mount Vernon.

LOCUST VALLEY, L. I.—Cocks & Willets have sold to A. C. Bedford, treasurer of the Standard Oil Co. of New York, 45 acres at Locust Valley, L. I. This property commands a fine view of the Sound and is in the immediate neighborhood of the large estates of George F. Baker, Jr., William D. Guthrie and J. P. Morgan.

RIDGEWOOD, N. J.—Charles B. Van Valen and the H. A. Douglas Co. sold to James M. Reid, of Garnet Springs, an estate of 15½ acres, between Westwood and Ridgewood. The estate adjoins the country home of the late Marshall P. Wilder.

SCARSDALE ESTATES, Robert E. Farley, president, has sold to Clarence W. Eisner of White Plains, N. Y., a plot immediately north of Otto J. Grassi's new residence on Walworth ave, Greenacres, Hartsdale, N. Y.

LEASES.

Huntington House for Trade.

Miss Anna McCormick, dressmaker, of 4 West 57th street, has leased from Mrs. Collis P. Huntington the seven-story residence on a lot 25 x 100, adjoining her mansion at the southeast corner of Fifth avenue and 57th street. The brokers were Pease & Elliman. The lease marks the end of a long fight made by Mrs. Huntington to prevent trade invasion. Mrs. Huntington originally owned the land on which the house at 8 East 57th street was erected and sold it to John F. Carroll, who built the present structure, but never occupied it. He sold it to D. H. Morris, who also failed to take possession as he bought one of the Lenox Library plots and built there. Mrs. Huntington later acquired the property from Mr. Morris in order to prevent its being taken over for business purposes, and it has remained unoccupied for several years.

Leases Astor Block Front.

John J. Gillen has leased from William Waldorf Astor, the easterly block front on Tenth avenue between 14th and 15th streets a plot with a frontage of 200 feet, on the avenue, by 100 feet in each street, now partially improved with stables and wooden buildings. The lease is for a term of twenty years with two renewal privileges and the aggregate rental for the first term will be about \$300,000. Mr. Gillen is having plans prepared for a large structure, the greater part of which will be used as a wholesale market. The architect is James S. Maher.

West Side Restaurant Lease.

Van Norden & Wilson have leased for John E. Roosevelt, et al, trustees, to the Silver Lunch Company, the property at 462 Eighth avenue, adjoining the northeast corner of 33d street, for twenty-one years. The lease contains a four-year option, giving the lessees the privilege to purchase at a stated price. The lessees will improve the property with a new building to meet the requirements of business. This property is directly opposite the new 22-story Printing Crafts Building.

Rents Building from Plans.

The Laidlaw Company, W. R. Laidlaw, president, has leased from Holzman Brothers, the two five-story buildings, 16 and 18 West 60th street, on plot 50x100, for twenty-one years at an aggregate rental of about \$300,000. The present buildings will be razed and a modern six-story building erected for the occupancy of the tenant, an importer of automobile cloths and textiles. The brokers were George Howe and Clark T. Chambers.

Manhattan.

AMES & CO. have leased for G. W. Enright the 2d loft in 112 West 31st st to New Ideal Film Co.; also for John A. Weser the store and basement 142 West 31st st to Gillis & Merowitz, picture frames; for the Terminal Realty Co. a loft at 26 West 31st st to M. A. Paeltz, furs.

DANIEL BIRDSALL & CO., leased the store at 9 Wooster st to G. A. Weber; the store at 1 Lispenard st to Aranof & Stern, and the store at 119 Mercer st to the Sterling Paper Box Co.

DANIEL BIRDSALL & CO. leased the 1st loft at 632 Broadway to S. Cohen & Sons; a loft at 41 Greene st to Bijou Doll Co.; the 1st loft at 119 Greene st to the Claratory Toy Co., and the 2d loft at 114 Spring st to S. Ornster.

DANIEL BIRDSALL & CO. leased lofts at 632-4 Broadway to S. Cohen & Sons; at 41-3 Greene st to Bijou Doll Co.; store at 9 Wooster st, to G. A. Weber; store and basement, 1 Lispenard st, to Aranof & Stern; store and basement, 119 Mercer st, to Sterling Paper Box Co., and a loft to Claratory Toy Co., and a loft at 114-16 Spring st to S. Ornster.

CAMMANN, VOORHEES & FLOYD have leased the building at 93 Gold st to Marcus, Forscher & Co. for James J. Moore.

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CAMMANN VORHEES & FLOYD have leased lofts at 107-109 Lafayette st to The Harvey Press; at 141 Fulton st to Walker & Florio; 5 Cedar st to S. Fillin.

CAMMANN, VORHEES & FLOYD have leased the building 136 West 54th st to Zumbach Motor Repair Co.; also 9 Catharine slip to P. & L. Castellano; and the store 552 3d av to M. & D. Jaffe.

FIRM OF LEONARD J. CARPENTER rented to the Le Ta Company, corporation, the 6th loft at 131 Liberty st, and the 1st loft at 84 4th av to William L. Bruhn.

CLARK & GIBBY (INC.) have leased the easterly store in the World's Tower Building, 110-112 West 40th st. This gives them the entire first floor with two complete stores, one for the display of oak furniture and one store for mahogany.

CROSS & BROWN CO. has leased at 1140-6 Broadway 8,000 ft. of space, in conjunction with M. & L. Hess (Inc.), to William M. Van Buren; at the northeast corner of Av A and 32d st the 4th floor to the Reid Art Products Co.; at 220 5th av space on the 9th floor to Troekman Clearing Credit Co.; and at 33-5 West 46th st the 5th loft to E. H. Finnan (Inc.).

J. CLARENCE DAVIES rented the store and basement at 72 Nassau st for the United Merchants' Realty and Improvement Co. to the Wolf Novelty Co.

DUFF & BROWN CO. leased at 612 West 178th st, a new building which was opened on Feb. 1, 21 apartments to the following tenants: W. F. Barr, George W. Adolph, Edward von Ungar, William R. Shropshire, E. A. Lyon, George H. Lee, Herbert C. Lewis, Louis M. Baker, William J. Murphy, B. M. Yohn, Harry Stevens, Frank B. Kelly, E. DeWitt Haddock, R. M. Rosenberg, John J. O'Toole, Asser Diamant, F. E. Gernon, John W. Ahern, J. W. Koerner, H. W. Lichtenstein and F. E. Brown.

DOUGLAS L. ELLIMAN & CO. have leased apartments at 108 East 82nd to H. R. Kunhardt, Jr., and George P. Butler, at 157 East 81st st, furnished, for John L. Tonnele, Jr., to Lowell R. Burch and at 840 Park av renewed the lease to Miss Madeline Gelschenen.

DOUGLAS L. ELLIMAN & CO. have rented an apartment of 13 rooms and 3 baths at 430 Park av to F. G. Achelis; also for Bing & Bing apartments at 129 East 82d st to Sidney Prager, and for the East 82d Street Corporation at 108 East 82d st to Talbot J. Taylor, Jr., and Dr. William H. Sheldon.

DOUGLAS L. ELLIMAN & CO. have rented an apartment comprising 18 rooms and 5 baths on the 11th floor south, 420 Park av; also apartments at 340 Park av to Major William A. Wadsworth, of Geneseo, N. Y., in conjunction with S. Osgood Pell & Co.; for Bing & Bing at 1000 Park av to Dr. Charlton Wallace, and for the East 82d Street Corporation at 108 East 82d st to George P. Butler.

J. ARTHUR FISCHER leased for the Rigny estate the top loft in 817 6th av to E. Pollak, metal plater; also the southerly store in 753 7th av to "Benno," stationer; and to William Murphy the 1st loft in 667 6th av for an advertising agency.

GOODALE, PERRY & DWIGHT have leased the building 1145 Broadway to Huyler's for Mrs. William Quaid for a long term.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD (INC.) leased for Philip Rhineland the store at 50 West 21st st to L. Koch and Bro., buttons; for the estate of Theophilus E. Roessle to the Superior Laundry the store at 585 Columbus av, and for the estate of Walden Pell the 2d floor at 38 6th av to Joseph Cattedgio, tailor.

M. & L. HESS (INC.) have leased the entire 2d floor at 39-47 West 19th st to Phil M. Lewis & Son, paper boxes; also space on the 10th floor at 49-53 East 21st st to Joseph Bloom.

M. & L. HESS (INC.) have leased in conjunction with Louis Schrag the entire 6th floor at 115-117 East 23d st, containing 5,600 sq. ft., to the Novelty Slide Co.

HOUGHTON COMPANY has leased for Edward H. Proudman the 4 story dwelling, 131 West 97th st to John Barrett.

HOUGHTON COMPANY has leased for Alfred K. Hills the 4-sty dwelling 129 West 81st st to Eliza Hill.

HUBERTH & HUBERTH leased the 4-sty dwelling at 335 West 58th st.

SAMUEL H. MARTIN has leased for Nathan Ottinger the store and basement at 31 Columbus av to the Harvey Stores (Inc.).

NEHRING CO., Jules Nehring, president, has leased store No. 3 in 605-609 West 181st st, at \$2,500 per annum.

NEHRING CO., Jules Nehring, president, has leased to L. Wertheimer two stores at an aggregate rental of about \$5,000 per annum. L. Wertheimer now conducts a dry goods store at 617-621 West 181st st.

NEHRING CO., Jules Nehring, president, has leased apartments to Willard Carpenter at 165 Audubon av; to Rafael Conte at 240 Audubon av; to Dr. W. P. Colvin at 605 West 181st st; to Henry Feist at 558 West 164th st; and to Jacob Gold at 548 West 164th st.

NELSON, LEE & GREEN have leased 301-303 East 47th st for the Clausen-Flanagan Brewery for 5 years from April 1 to the J. C. Krauss Co., now at 155 West 32d st.

CHARLES F. NOYES CO. has leased for Vincent Astor in the Astor House Building, Broadway and Vesey st, offices on the 6th floor to Sidney C. Ormsby Co.; a portion of the 4th floor to Cane & Stenholm; space on the 6th floor to William C. Daly and Peter P. McElligott; and additional space on the 5th floor to the New England Mutual Life Insurance Co.

CHARLES F. NOYES CO. has leased for the Collegiate Realty Co., William Henry Barnum and William K. Everdell, for a long term at an aggregate rental of about \$175,000, space in the Underwriters' Building, 123 William st, to the Niagara Fire Insurance Co., for many

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years in Maiden la. The New York Fire Insurance Exchange and affiliated bodies is located in the building. The lease includes space on the 3d, 4th and 5th floors, with underwriting offices on the ground floor. The Noyes Co. reports that the Woodbridge Building, at William and John sts, the Hillard Building, Golden Hill Building and Underwriters' Building are 100 per cent. full.

CHARLES F. NOYES CO. has leased for B. Crystal & Son the entire 8th floor and half of the 3d floor in the Babbitt Building, 74-80 Washington st, and the entire 5th, 8th and 11th floors in the Crystal Building, 47-9 West st, a total of 40,000 sq. ft., to a client of Burton Thompson & Co., at a rental of about \$20,000 per annum. The Noyes Co. has also leased for the same owners the store 74 Washington st to Nicholas Geraigy & Co., and the store 76 Washington st to the Grecian Importing and Trading Co. These leases complete, under the direction of the Noyes Co., the rental of the Crystal Holdings at this point, including 46-50 West st and 74-80 Washington st, buildings purchased by the present owners from the Babbitts and reconstructed. Only 7,500 sq. ft. of space will be available in these buildings May 1, next, and negotiations are reported pending to lease this space.

THOMAS J. O'REILLY leased space at 601 West 111th st for Cushman Sons, Inc., to John King, Jr.

PARK & TILFORD have leased only the corner half of the store at the northeast corner of Broadway and 41st st, and not the whole store, as reported in last week's Record & Guide.

PEASE & ELLIMAN have rented furnished for Effingham Lawrence to Pierre L. Barbey the 4-sty dwelling 103 East 39th st; also at 850 Park av for George F. Johnson and associates an apartment to George C. Heimerdinger.

PEASE & ELLIMAN have leased to the John Day Tailoring Co. the westerly store at 154 Fulton st; also to Marino & Florio the store and basement at 40 Maiden la, and temporarily for the Schulte Realty Co. the store at 44 Nassau st; also temporarily for the United Cigar Stores Co. to Ullman Co. the store at 43 Church st.

PEASE & ELLIMAN have leased in the Foster Building, under construction at the southwest corner of 40th st and Madison av, for the agents, the F. R. Wood-W. H. Dolson Co., offices to the American District Steam Co. of North Tonawanda; also for Bing & Bing an apartment in 1000 Park av, now under construction, to G. W. Fleming; and for the same owners 11 rooms and 3 baths in 993 Park av to William Prall Thompson.

F. & G. PFLOMM rented for the estate of Ada Howe the parlor floor store at 32 West 29th st to Schnell & Jackson, furriers.

F. & G. PFLOMM, in conjunction with Herbert Hecht & Co., rented to Henlein & Greentree, jobbers, about 6,000 sq. ft. of space on the 10th floor of the Johnson Building, 1333 Broadway.

RICE & HILL have leased for the Breml Realty Co., at a rental of about \$200,000, the 6-sty apartment houses known as the Chateau d'Armes, at 46 Fort Washington av, and the Ronda, at 47 Fort Washington av.

HIRAM RINALDO leased for the Bernhard estate to E. Frank, now at 74 Bowery, the 4-sty building at 267 Grand st for a term; also for the Steingaster estate to the Consolidated Cake Baking Co. part of the building at the southwest corner of Grand and Cannon sts, and the 5-sty building adjoining at 5 Cannon st, for ten years.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased offices at 23 and 25 East 26th st to the Priscilla Publishing Co.; also with Frank D. Vieller, space at 681 5th av to J. Armstrong Sternhouse, architect, and with Robert Brown, to Moen & Connelly.

SENIOR & STOUT (INC.) leased for William S. Patten the 4-sty dwelling 137 West 64th st to Ruth Peters; for Abner T. Brown the garage at 110 West 52d st to Thomas Hyland; for Robert Jaiffay the 4-sty dwelling 60 West 46th st to Maria Claudin, and for Samuel Mead the two upper floors at 158 West 50th st to Jean Casenave.

S. W. STRAUS & CO. have leased from the Wendel estate the 2d floor at 150 Broadway for five years.

SHAW & CO. have leased for DeWitt C. Judson the corner cafe at 200 St. Nicholas av to M. Bullwinkel.

SLAWSON & HOBBS have rented furnished apartments in the Sherman Hotel for Lydia A. Fleming, and 225 West 80th st for Mrs. Holton.

SPEAR & CO. have rented for Charles E. Manierre the 5-sty building at 24½ Grove st to Alexander Geiger.

SPEAR & CO. have rented for the 76 Fifth Av. Corp. the 10th loft at 39-47 West 19th st to Joseph M. Gustin; for the New York Life Insurance Co. the 4th loft at 153-159 West 15th st to Jacobs Bros.

SPEAR & CO. have rented for Thomas Watson Sons the 5th and top lofts at 38 East 21st st to Charles Birnbaum and Paris Art Novelty Co.; for Alfred Seton the 5th loft at 35 East 10th st to Larry Lieberman Co.; for John H. Day the first loft at 9 East 4th st to Charles Forbert.

J. G. WHITE & CO. leased the 2d and 3d lofts in 261-267 Canal st to Sigmund Galewski, bags and suit cases.

JOSEPH P. DAY leased space in 55 Duane st to Raymond Kinstler, printer.

WM. A. WHITE & SONS have rented the store and basement at 30 Great Jones st to L. Krotosky's Sons; also the store and basement at 24 West 20th st to Branower & Son, Inc.

F. R. WOOD-W. H. DOLSON CO has leased space at 29 West 19th st to Werner Brothers and Schall & Markowitz; at 109 West 26th st

to Adolph Alper; at 127 West 26th st to Grauer & Herskovitz, Cobert & Knobler and Strauss & Derem; at 373 5th av to Violet Hyatt; at 1368 Broadway to H. Otzman, L. E. Von Zental, S. Muttler and the Richman Protective Alarm Co. and the store at 10 West 32d st to Max Haber.

F. R. WOOD-W. H. DOLSON CO leased apartments at 225 West 86th st to Walter G. Pollak and to Mrs. Ella S. Davis; at 159 West 80th st to Margaret H. Klokow; at 300 Central Park West to Mrs. Anna B. Boyer; at 961 St. Nicholas av to Sylvan Hoffman; at 560 West 144th st to S. Josephthal; at 9 West 68th st to William W. Willard; at 315 West 98th st to Nicholas G. Rost; and at 10 West 61st st to Charles E. Cook.

BERNARD WURTENBERG leased lofts at 49-51 West 24th st to A. Feier; at 136-140 West 21st st to F. Richard; at 34-36 West Houston st to Goldberg & Co.; at 39 East 19th st to S. Baverman; at 36-42 West 21st st to Cassidy & Dorfman.

Brooklyn.

PEASE & ELLIMAN have leased for the Schulte Realty Co. for a long term the store and basement adjoining the Schulte Cigar store at the corner of Duffield st, in the property at 519 Fulton st. This lease completes the en-

tire rental of the building which the Schulte Co. acquired several months ago.

Queens.

LEWIS H. MAY CO. has leased for A. Gussow the Hotel Ostend, fronting on the ocean at Rue de St. Felix, Ostend, Far Rockaway, L. I., to Mrs. Bettie S. Lindeman and Miss Fannie Shelt. The tenants will conduct the Ostend in connection with the Lindeman Hotel and Shelburne Hotel at Edgemere, L. I.

JOHN F. SCOTT has rented for Miss Elizabeth S. Cheever her house the "Lincoln Cottage" at Wave Crest, Far Rockaway, L. I. to Franklin Mott Warner.

Suburban.

APFELBAUM & APFELBAUM leased for the William Gerstley estate the store at 164 Main st, Paterson, N. J., to the Braus Specialty Shop, cloaks and suits, for ten years at an aggregate rental of about \$60,000.

H. SCHUYLER CAMMANN, in conjunction with John F. Scott, leased for Andrew Weston his cottage on the southwest corner of Central av and Rockaway turnpike, Lawrence, L. I., in the vicinity of the Rockaway Hunt Club.

JOSEPH P. DAY and the Milan Ross Agency have leased to Mrs. William Elsinger, of St.

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LOWENFELD & PRAGER
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Paul, the residence of Miss Martha Lemon on Ocean av, Deal, N. J., for the summer.

EDELL & DODGE AGENCY leased at Cedarhurst for Mrs. M. R. O'Conner, of Lawrence, her cottage for five years; also for W. E. Woodley his new cottage on Washington av to I. Levy, of Lawrence, for three years; for L. P. Edsell his furnished cottage for the season to J. B. Rice; for W. E. Woodley furnished cottages on Washington av.

FEIST & FEIST (INC.) leased at Newark the 3-story building 28 Central av for James H. Shackleton to the Robert Freeman Decorating Co.; also the store and basement at 9 Central av to A. K. De Lemos & Co. for the Public Service Gas Co.; and for Joseph Oschwald to the Fairbanks Co. the 3-story building 90-91 Academy st.

FISH & MARVIN rented for Theodore E. Knowlton his property at Lawrence Park West, Bronxville, to Lawrence M. Jacobs, vice president of the International Corporation.

FISH & MARVIN have rented furnished the country estate of Abram V. Whiteman, known as "Inter Staaten," in King st, Greenwich, to Adolph Wimpfheimer. The property comprises about 25 acres, a large country house and numerous outbuildings. It adjoins the Sutro estate and the estates of Nicholas F. Palmer, William F. Ward and George Quintard Palmer. The same brokers also leased for Mrs. Anna R. Mead her property at Wilson Park, Tarrytown, to Charles E. Danforth.

H. GOLDSCHMIDT leased at Cedarhurst houses for Liddie M. McQuinney on Washington av to N. J. Miller; for Miss Katherine J. White in White's lane to Leopold Newborg; for Dr. Charles F. Craft on Atlantic av to M. Leve; for Frank M. Jensen in Spruce st to I. R. Rubens; also at Lawrence for Phillip H. Mayer in Central av to B. Mordecai; for S. P. Flagg her house on Washington av to Edwin Goldsmith, and for William Mitchel on Washington av to Morris Langsdorf.

HECKSCHER & DE SAULLES have rented for Robert Rudd Whiting, editor of Ainslee's Magazine, the Stewart estate at Rye, N. Y., to Seelye Benedict for the summer.

L'ECLUSE, WASHBURN & CO. have leased the W. H. Bartindale property at Plandome, on Manhasset Bay, to E. E. Cerf.

LEWIS H. MAY CO. has leased for Albert Jenkins cottage on Kenridge rd, Lawrence, L. I., to Theodore Sternfeld.

JOHN F. SCOTT has rented for Oscar Weingarten his country house on Ocean av, Cedarhurst, L. I., to J. Victor Onativa.

JOHN F. SCOTT has rented for M. Keller a new house he is now building on Cedarhurst Av, North, at Cedarhurst, L. I., for three years to P. G. Mumford.

JOHN F. SCOTT has rented for Marshall C. Lefferts his country seat known as "Hedge-wood" on Ocean av and Tanglewood crossing, Cedarhurst, L. I., to Mrs. A. B. MacLouth, of California.

REAL ESTATE NOTES.

JOHN J. CLANCY & CO. have been appointed agents for 975-985 8th av.

SATZ CO. denies the sale reported last week of the dwelling 116 East 78th st.

FRANK E. SMITH & SON have removed their offices from 3 Madison av to 5 East 42d st.

NEHRING CO., Jules Nehring, president, has been appointed agent for 501 West 176th st and 500 West 177th st.

CHARLES F. NOYES CO. has negotiated a loan of \$20,000 at 5 per cent. with the Brooklyn Trust Co. covering 74 East 92d st.

HOUGHTON COMPANY has been appointed agent for 137 West 64th st and 129 West 81st st.

CHARLES F. NOYES Co. has been appointed managing agent by Albert H. Frankel and Morris Cooper for 206-208 Pearl st, 240-242 Pearl st and 3 Burling sl.

A. & C. E. HALLEY, real estate and insurance, of 2069 Westchester av, have opened a branch office in the Title Guarantee & Trust Co. Building, 372 East 149th st.

DUFF & CONGER have been appointed agents by Richard D. Morrison for the apartment houses 110-112 East 84th st and 107 East 85th st.

CUTNER & LIPSET announce that they have opened offices at 1181 Broadway, where they will specialize in the leasing and selling of business property.

LEON S. ALTMAYER has negotiated a first mortgage of \$25,000 at 5 per cent. on the 5-story apartment house at the southeast corner of Clay av and 168th st.

AMES & CO. were the brokers in the recently-recorded sale of 162 West 32d st for William H. Eagleston to the Lawyers' Realty Co.

GOODALE, PERRY & DWIGHT have been appointed agents for the three elevator apartment houses 249, 251 and 255 West 111th st; also for the 8-story business building 22 East 21st st.

SHAW & CO. were the brokers in the recently-recorded sale of the "Buckingham Palace," a 6-story elevator apartment house, on plot 100x 100, and of the 4-story business building, 48 West 125th st.

IRA J. ETTINGER has been appointed an examiner in the office of the President of the Board of Aldermen, with a salary of \$3,000 a year. He has long been identified with real estate interests and was endorsed by several of the leading taxpayers' organizations.

THOMAS J. O'REILLY obtained for the Charles Weisbecker Corporation a \$25,000 loan on 246-248 West 124th st from the Emigrant Industrial Savings Bank. The same broker has been appointed agent by Mrs. C. P. Hunt of 2272 1st av and 505 East 118th st.

A LOT at Hawthorne, in Westchester County, has been donated to the People's Relief Committee for the Jewish War Sufferers by Warren and Arthur Smadbeck, of 71 West 35th st. The lot will be placed on sale at the Bazaar of the People's Relief Committee, which takes place at Grand Central Palace from March 25 to April 3.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION, at its meeting in the Hotel Majestic on Monday evening, March 6, will discuss the Gary System, after an address on the subject has been made by William Wirt, Superintendent of Public Schools at Gary, Ind., under whose auspices the experiment is now being conducted in this city. On Monday evening, March 20, Tristram Walker Metcalfe, of the Globe, will talk on the same subject.

FIRST MORTGAGE GUARANTEE CO. of Long Island City at a recent meeting of the stockholders elected the following directors: H. Pushae Williams, Paul Bonyne, Morgan J. O'Brien, Jr., William H. Williams, Jules S. Bache, Samuel Riker, Jr., Charles H. Jones, Stewart W. Eames, John A. Leach, John J. Halleran, Clinton R. James, John F. James, E. Covert Hulst, W. Elmer Payntar, Cyril Crimmins, Joseph T. McMahon. At a meeting of the board of directors called for the election of officers, H. Pushae Williams was elected president and Hamilton A. Higbie, assistant treasurer.

OBITUARY.

JAMES Y. GERAGHTY, lawyer and real estate broker, died on Monday at his home, 26 West 96th st, aged forty-three. He was a graduate of Columbia University and of the Columbia Law School. He is survived by his widow and four children.

JOSEPH PETERS, Coney Island real estate man, died on Sunday at his home, 134 Bay 28th st, Bensonhurst, aged twenty-eight.

CHARLES RUSSELL, local secretary of the Commercial Union Fire Insurance Co., died on Monday at his home, 124 Henry st, Brooklyn, aged fifty-three. He is survived by three sisters and one brother.

REAL ESTATE STATISTICS

The Following Table is a Resumé 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 1915. Following each weekly table is a resumé from January 1 to date.)

MANHATTAN.

Conveyances.

Table with 4 columns: Date (Feb. 25 to Mar. 2, Feb. 26 to Mar. 4, Jan. 1 to Mar. 2, Jan. 1 to Mar. 4) and 5 rows: Total No., Assessed value, No. with consideration, Consideration, Assessed value.

Mortgages.

Table with 4 columns: Date (Feb. 25 to Mar. 2, Feb. 26 to Mar. 4, Jan. 1 to Mar. 2, Jan. 1 to Mar. 4) and 8 rows: Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Amount, Interest not given.

Mortgage Extensions.

Table with 4 columns: Date (Feb. 25 to Mar. 2, Feb. 26 to Mar. 4, Jan. 1 to Mar. 2, Jan. 1 to Mar. 4) and 5 rows: Total No., Amount, To Banks & Ins. Cos., Amount, Interest not given.

Building Permits.

Table with 4 columns: Date (Feb. 26 to Mar. 3, Feb. 27 to Mar. 5, Jan. 1 to Mar. 3, Jan. 1 to Mar. 5) and 5 rows: New buildings, Cost, Alterations, New buildings, Cost, Alterations.

BRONX.

Conveyances.

Table with 4 columns: Date (Feb. 25 to Mar. 2, Feb. 26 to Mar. 4, Jan. 1 to Mar. 2, Jan. 1 to Mar. 4) and 4 rows: Total No., No. with consideration, Consideration.

Mortgages.

Table with 4 columns: Date (Feb. 25 to Mar. 2, Feb. 26 to Mar. 4, Jan. 1 to Mar. 2, Jan. 1 to Mar. 4) and 10 rows: Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Amount, Interest not given.

Mortgage Extensions.

Table with 4 columns: Date (Feb. 25 to Mar. 2, Feb. 26 to Mar. 4, Jan. 1 to Mar. 2, Jan. 1 to Mar. 4) and 5 rows: Total No., Amount, To Banks & Ins. Cos., Amount.

Building Permits.

Table with 4 columns: Date (Feb. 25 to Mar. 2, Feb. 26 to Mar. 4, Jan. 1 to Mar. 2, Jan. 1 to Mar. 4) and 5 rows: New buildings, Cost, Alterations.

BROOKLYN.

Conveyances.

Table with 4 columns: Date (Feb. 24 to Mar. 1, Feb. 25 to Mar. 3, Jan. 1 to Mar. 1, Jan. 1 to Mar. 3) and 4 rows: Total No., No. with consideration, Consideration.

Mortgages.

Table with 4 columns: Date (Feb. 24 to Mar. 1, Feb. 25 to Mar. 3, Jan. 1 to Mar. 1, Jan. 1 to Mar. 3) and 10 rows: Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Amount, Interest not given.

Building Permits.

Table with 4 columns: Date (Feb. 25 to Mar. 2, Feb. 26 to Mar. 4, Jan. 1 to Mar. 2, Jan. 1 to Mar. 4) and 5 rows: New buildings, Cost, Alterations.

QUEENS.

Building Permits.

Table with 4 columns: Date (Feb. 25 to Mar. 2, Feb. 26 to Mar. 4, Jan. 1 to Mar. 2, Jan. 1 to Mar. 4) and 5 rows: New buildings, Cost, Alterations.

RICHMOND.

Building Permits.

Table with 4 columns: Date (Feb. 25 to Mar. 2, Feb. 26 to Mar. 4, Jan. 1 to Mar. 2, Jan. 1 to Mar. 4) and 5 rows: New buildings, Cost, Alterations.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

ANOTHER springtime season is at hand, and not in years has any approached with a more cheering countenance, nor has any been surer of a heartier welcome. It has been a week of mixed weather, of wintry wind and storm, with only one day that seemed like spring. The Hudson is still solidly frozen over, the railroads are still clogged, and all the conditions were present for a sharp rise in values in building materials, had there been a strong demand. But this the weather prevented.

The movement of all the fundamental materials was light, but so much better from what they have been are the prospects for building activity, that quotations in a number of industries bounded up to levels which seem high in comparison with the past, but are merely what is to be expected in the boom times which have come to them. Lumber has been the leader of the week, having scored sharp advances for yellow pine, hemlock and spruce. Structural steel, brick and cement have not changed. The upward flight of gasoline has been the sensation.

An early settlement of the bituminous coal miners' dispute is promised, but the railroad congestion continues. The steel prosperity boom is the greatest in the country's history. Premiums for prompt delivery may soon be in order. A great deal of work is being figured in the metropolitan district, in order to take advantage of the present level of steel

prices, as it is realized that steel will not be lower soon, whatever may happen to other materials. A great deal of new work is in sight in the outer boroughs as well. A report from the Bronx Board of Trade states that realty experts are of the opinion that during 1916 a minimum of \$25,000,000 will be expended in building construction. Many express the view that with the nearing completion of the Rapid Transit lines now under construction in the borough, this total will be greatly exceeded and that the number of buildings and amount spent in their erection will go above the \$30,000,000. Those of this opinion are the same men who, early in 1915, predicted a thirty-million-dollar year—which prediction has come true. They look for great building activity in that part of West Bronx by early spring. The Board of Trade asserts that, as during 1915 the Bronx led all other boroughs in the percentage of increased building operations, the record for 1915 will be maintained during the present year, with a high probability of the records showing an increase when the books are closed on December 31.

The business outlook is generally bright. Somewhat higher interest rates are being predicted. Apparently, the rising costs are not retarding plans for building operations but rather forcing them out, with the expectation that the opening of navigation will presently bring in new supplies and put prices down.

opinion, the outlook is brighter than in any previous year that I recall."

The cement show at Chicago was, in Mr. Moyer's estimation, a wonderful success. The attendance was larger than in any previous year. The Concrete Road Congress attracted highway engineers from the Atlantic to the Pacific and from Canada to the Gulf. Public interest in concrete roads is constantly growing. Miles of it are being built in New York State, but none in this city. Mr. Moyer also attended the Building Show and the National Dealers' meeting at Cleveland.

Lumber.—Wholesalers have more inquiries than for years. Sharp advances have been made in yellow pine, hemlock and spruce. The hardwood market is steadily gaining strength.

The yellow pine situation is remarkable. Exports from the South Atlantic and Gulf ports during the last half of 1915 amounted to 35 per cent. more than the first half of the year, and floods have to some extent limited production.

The continued metropolitan railroad freight congestion has also its effect on prices. Brooklyn retailers report business as only fair, which is not surprising, considering the weather, which has, up to this writing, been mostly cold and stormy. Local hardwood men report a satisfactory business. Reports from local dealers up the Hudson and in New Jersey are of fair to good business.

Steel.—Builders with tenders out and contracts in prospect are anxious to close orders for structural steel before prices take another upward swing. The recent advance of \$5 in the price of plain material has had the effect of hurrying the arrangements for all contemplated operations. Fabricators expect considerable work to come out during the next few days. The Dock Department will receive new bids for the West 46th street pier on March 10. The work will take 4,000 tons. The Edison Company has bids on 500 tons for an office building in Pearl street, Brooklyn; the Long Island Railroad for 1,400 tons, needed for bridges at Bay Ridge, and the Interborough on 400 tons for various extensions. Figures are also in on a number of apartment houses. The Hay Foundry & Machine Works have booked the addition to Bloomingdale Brothers' store. Milliken Bros. will supply six huge smokestacks for the New York Steam Company, 500 tons. The Passaic Structural Steel Company has booked the 600 tons required for the office building at 509 Fifth avenue.

Hardware.—Orders are at a flood tide. Those using the stock phrase, "same as last," are not passed until the new quotations are confirmed. Sellers are using care and discrimination, in view of the rising prices of metals. Wire nails have advanced \$2 a ton in carload lots to jobbers, effective March 1, as announced by the American Steel & Wire Co. Cut nails, at store, are \$2.70, when carted by the jobber. Manila hemp rope, first grade, from jobbers, is 18 cents a pound, unchanged since February 11.

Gasoline.—The March circular from the Standard Oil Company came out Thursday and announced an increase of 1 cent a gallon in the wholesale price of gasoline. This makes the current tank wagon charge 24 cents. The price in wood is 28 cents. Garages are charging 27@28 cents, and consumers are fearful that the price will go to 35 and even 40 cents this Spring, unless there is an embargo on exportations, which is not likely.

COMMON BRICK HELD BACK.

Light Demand on Account of the Storm, But the Market Is Firm.

OWING to generally adverse weather conditions this week, the demand for Hudson River common brick has been light. But prices have been firm at \$8.50, though a little weak at the top price of \$9, which is the price to dealers by the cargo at the wharf. Prices have stiffened a little at the approach of spring, and with the knowledge that brick will soon be in large demand, and probably before navigation opens to let down new cargoes.

Cargoes around the city have been held up, with no sales to take the place of the barges that would have been discharged if the storm had not prevented. The Hudson is still closed for brick shipments, though the Newburgh and Poughkeepsie steamers have kept a track open for themselves through the middle of the river all winter. A more severe winter season than usual has kept the ice embargo firm, and it is an interesting question for the brick trade whether materials will be in large demand before the new supply comes in. That there will be a fine demand for brick the coming spring seems assured from all the work that is being planned and hurriedly put under contract to avoid still higher prices of other materials.

Raritan brick is in short supply, because of a large quantity that has been ordered in advance upon which deliveries are now being made and under the shorthanded conditions in the Raritan Valley for brickyard labor and the difficulties attendant upon navigation, coupled with shortage of barges. Quotations, \$8.50 to \$9.

The property formerly known as the Walsh brickyard at New Windsor, covered in an action at law against Joseph A. Lahey and others, as executors, etc., was sold at the court house at New-

burgh this week to the Columbus Trust Company on a single bid for \$10,000. Several weeks ago the same bank purchased another part of the property and now owns the whole of the Lahey brickyard property with the exception of a small parcel yet to be sold off.

Official transactions for Hudson River brick covering the week ending Thursday, March 2, in the wholesale market.

Open Barges, left over, Friday A. M., Feb. 25—7.		Arrived.	Sold.
Friday, Feb. 25.....	0	0	1
Saturday, Feb. 26.....	0	0	0
Monday, Feb. 28.....	0	0	0
Tuesday, Feb. 29.....	0	0	0
Wednesday, March 1.....	0	0	2
Thursday, March 2.....	0	0	0
Total.....	0	0	3

Reported en route, Friday, March 2—0.
Condition of market, firm. Prices: Hudsons, \$8.50 to \$9; covered Hudsons, \$9; Raritans, \$8.50 and \$9 (wholesale, dock, N. Y.). Cargoes left over Friday A. M., March 3—4. Covered sold, 0. Covered, 0. Left over covered barges, 4. Open barges left over, 4.

Plan Filings.

	Week ending			
	March 4, 1915		March 2, 1916	
	No.	Value	No.	Value
Manhattan.....	7	\$657,690	9	\$705,000
Bronx.....	21	567,250	6	325,000
Brooklyn.....	176	1,096,775	146	896,000
Queens.....	96	284,970	115	709,605
Richmond.....	12	14,865	17	21,650
Totals.....	312	\$2,621,460	293	\$2,657,255
Last week, 214. Estimated value, \$1,978,293.				

Cement.—Prices are unchanged for Portland at \$1.67 and Rosendale at \$1 to dealers, but they may make a sudden move upward on two accounts. First the higher cost of coal, and, second, the demands of labor.

"The only actual drawbacks at the present time to a situation described as the most promising for manufacturers and dealers in years," said Albert Moyer of the Vulcanite Portland Cement Company, "are, first a lack of transportation facilities, a possible shortage of labor for public works, and a shortage of steel for building operations. Otherwise, in my

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district are as follows:

Note.—Price changes are indicated by black-face type.
 Hudson common\$8.50@**\$9.00**
 Raritan common**8.50**@ **9.00**
 Second hand common..... 4.00@ 5.00
 Newark (yard)..... 8.25@ 8.50
 Front or face.....20.00@36.00

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

Domestic Portland, Spot.....\$1.67@
 Over 30 days.....@**\$1.72**
 10c. bag; returns on bags.
 Mill base **1.05**@
 Con. Rosendale net, to dealers,
 wood or duck bags..... 1.00@
 Dealers' net prices to job..... 1.20@
 7½c. bag; return on bags.
 Alsen's GermanNo Quotation
 Dyckerhoff GermanNo Quotation

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in.....\$1.10@
 Trap rock, ¾ in..... 1.00@
 Bluestone, 1½ in..... **.80**@ **.85**
 Bluestone, ¾ in..... **.90**@ **1.00**

GLASS, Window—from jobbers' list—Discounts.

Window, 1st three brackets....90-10
 All other single thick.....89
 Double thick90-5
 Plate, discounts off lists up to 5
 ft.90-10
 Plate, discounts off lists over 5
 ft.90-10-5

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in.\$0.85
 ¾ in.80
 P. S. C. gravel.95

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—
 4x12x12 in..... **\$0.0625**
 6x12x12 in..... .0875
 8x12x12 in..... **.106**
 10x12x12 in..... .125
 12x12x12 in..... .156
 Interior—
 2x12x12 in..... **\$0.042**
 3x12x12 in..... **.042**
 4x12x12 in..... **.0475**
 6x12x12 in..... **.063**

LIME (Standard 300 lb. bbls. wholesale):
 Farnham Cheshire, finishing.\$1.55@**\$1.60**
 Eastern common 1.15@ 1.37½
 Hydrated finishing 8.50@ 9.50

LINSEED OIL—

American Seed City Raw....**\$0.77**@**\$0.78**
 American Seed City Boiled.... **.78**@

LUBRICANTS (Mineral):

Black, refined, summer.....**\$0.13**@**\$0.14**
 Black, 20 gravity, 15 cold test .15@
 Wax, crudeper lb. **.04**@**\$0.05**
 Cylinder, light filtered..... .25@ .28
 Cylinder, dark, steam, refined.. .17@ .25

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.):
 8 to 12 in.....**\$28.50**@**\$35.00**
 14 to 16 in..... **36.00**@ **38.00**
 Heart face siding 4-4 & 5-4@ **31.00**
 Flooring, 13-16x2½ & 3 ins. **13.00**@ **25.00**
 Hemlock, Pa., f. o. b. N. Y.
 base price, per M.....@ **23.50**
 Hemlock, W. Va., base price
 per M.....@ **23.00**
 Hemlock, Eastern mixed
 cargoes@ **21.00**
 (To mixed cargo price add freight \$1.50.)
 Spruce Canadian.....\$24.00@**\$25.00**
 Spruce (W. Va. f. o. b. N. Y., lighterage
 limits):
 2x4, 18 and 20 ft.....**\$30.00**
 9 in., 16 ft. and under..... **31.00**
 Add \$1.00 per M. for each inch over 12
 ins.
 Add \$1.00 per M. for every 2 ft. over 20
 ft. in length.
 1x2 shingling lath, rough or dressed
 one side\$26.00
 LATH (Eastern spruce f. o. b. N. Y.):
 1½-in. slab\$4.50@**\$5.00**

PLASTER—(Basic dealer prices, at yard, Manhattan):

Masons finishing in 100 lb.
 bags, per ton.....\$9.50@**\$10.50**
 Mill base 8.50@

BLOCKS—

2 in. (solid) per sq. ft.....\$0.06
 3 in. (hollow)06
 4 in. (hollow) **.07**¼
 Boards ¾ in. thick, per sq. yd..... .16

SAND—

Screened and washed Cow Bay. 500
 cu. yds. lots, wholesale.....\$0.40@

SLATE (Per Square, N. Y.):

Penn. Bangor ribbon.....**\$4.10**@**\$4.50**
 Munson, Maine, No. 1..... **5.50**@ **5.75**
 Munson, Maine, No. 2..... **4.50**@ **6.75**
 No. 1 red.....**10.00**@**13.00**
 Unfading green **4.00**@ **6.00**
 Genuine Bangor **4.00**@ **4.75**
 Pen Argyle **4.00**@
 Vermont, sea green..... **3.00**@ **4.35**

STRUCTURAL STEEL (Tidewater):
 Beams & channels up to 14 in.2.419c@
 Beams & channels over 14 in.2.419c@
 Angles 3x2 up to 6xz.....2.419c@
 Zees and tees.....2.419c@
 Steel bars, half extras.....2.419c@

NEW YORK ARCHITECTS CONVENE

State Association of American Institute of Architects Holds Annual Convention at Albany

THE New York State Association of the American Institute of Architects held its annual convention in Albany, February 24. Delegates representing the various chapters throughout the State were present.

The New York delegates were Goodhue Livingston, Kenneth M. Murchison, Austin W. Lord, Arnold W. Brunner, Thomas Hastings, J. H. Freedlander, E. L. Tilton, William M. Kendall, Donn Barber, F. L. Ackerman, J. Otis Post, L. C. Holden, Grosvenor Atterbury, Owen Brainard, William R. Mead, Henry Bacon, William Emerson, Lawrence F. Peck, D. E. Waid, William A. Boring, A. B. Trowbridge, Chester H. Aldrich, Lionel Moses, Egerton Swartwout, Louis Ayres, Richard H. Hunt, Charles I. Berg, Lloyd Warren, Stowe Phelps, Charles Ewing, Bertram G. Goodhue, B. W. Morris, George B. Ford and Robert D. Kohn.

The Brooklyn delegates were William P. Bannister, Carroll H. Pratt, J. T. Hanemann, George H. Streeton, Alexander Mackintosh, Woodruff Leeming, Stephen W. Dodge, Frank H. Quinby, William A. Parfitt and Frank J. Helmlé.

Officers Elected.

The following officers were elected: Frank H. Quinby of Brooklyn, president; E. S. Gordon of Rochester, vice-president, and Edward L. Tilton of New York, secretary.

The convention adopted resolutions protesting against the Government heat, light and power plant, the erection of which has been started on the Potomac River, near the park in Washington, D. C.

The resolutions in part are as follows:

The New York State Association of Architects, comprising the four Chapters of the American Institute of Architects, within the State of New York, hereby registers an emphatic protest against the proposed erection of a power station on the selected site

near the Potomac river in the City of Washington, and recommends that before the work further proceeds, the National Art Commission should make a thorough investigation into the matter obtaining competent advice and give adequate consideration to the sites more appropriately located which will avoid offending the artistic sense of the people of the nation.

Be it further resolved that: Copies of this protest be sent to the Legislative Committees now having the matter under consideration and to the press and that the constituent members of this Association employ every reasonable effort to emphasize the importance of radical action to bring about the selection of a more appropriate site.

The association will keep in close touch with the situation and send a delegation to Washington to protest against the site as selected for the power station.

A committee was appointed to prepare a basic building code for New York State covering the construction of buildings other than factories.

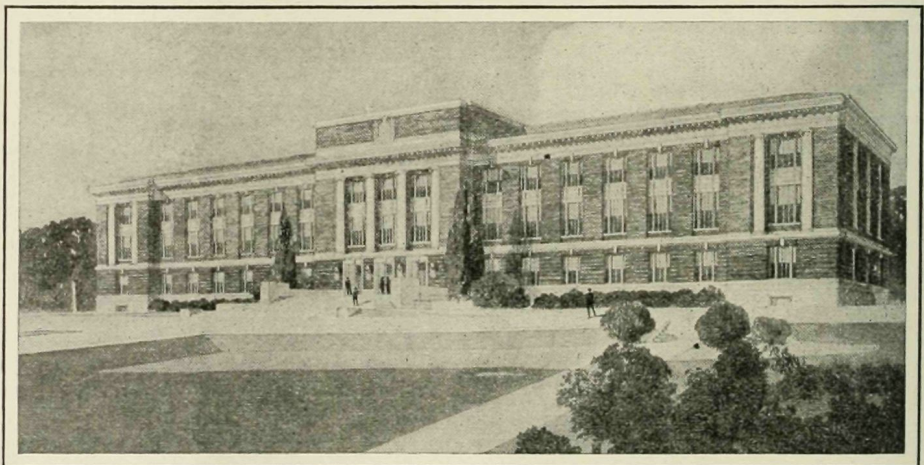
Keep Watersheds Free.

The association declared against the construction of any State or city institution upon land drainage in such a way as to pollute the potable water of any city or incorporated village of the State. A number of the delegates attended the hearing on the Wagner bills providing for the removal of the training school for boys, and the Mohansic State Hospital for the Insane from the Croton Water shed.

A committee was appointed to draft a bill creating a State Art Commission having the same jurisdiction over the designs of the State's public buildings and monuments, that the Municipal Art Commission now has in New York City.

Members of the State Board of Examiners for the Registration of Architects were present and reported the work of the board fully organized and a large number of applications for registration received.

NEW FORESTRY BUILDING FOR SYRACUSE UNIVERSITY



Lewis F. Pilcher, State Arch't.

BUILDING operations are nearing the final stage in the construction of the new structure for the College of Forestry, at Syracuse University, Syracuse, N. Y. The plans and specifications for this project were prepared by the State Department of Architecture, Lewis F. Pilcher, State Architect, and the construction is proceeding under the direction of Gustave De Kimpe, 68 Hudson street, Hoboken, N. J., who was awarded the general contract. This building has been planned and constructed to provide the best accommodation for efficient instruction in every phase of the science of forestry to a large number of students. The building occupies a plot 280 x 64 feet, south of the stadium, and is four stories and basement in height. Throughout this operation the construction is

fireproof in every particular. The facades are built of face brick with trimmings of Indiana limestone, and the main entrance approach is of granite.

In the basement of the building the space has been devoted to janitor's quarters, locker room, heating plant and storage and supply rooms. In addition there are rooms for woodworking, carpenter shop, library, mailing and offices. On the first floor there is a central hall, laboratory, stock room, reading room, offices, Silviculture, Seminar and Dendrology rooms, toilets and three lecture rooms. The second and third floors are to be used for offices and classrooms, while the fourth floor will be devoted to storage purposes. The erection of this structure represents the expenditure of nearly \$250,000.

INDUSTRIAL ZONES.

(Continued from page 355.)

Washington Heights.—In Washington Heights the entire area west of Broadway to the river has been reserved for exclusive residential use. To be saved for high-class residence buildings, this district demands immediate districting. Stores are already making their appearance in the basement and ground floor of buildings on both the avenues and the streets. Several stores have already invaded Fort Washington avenue, the street containing the best apartment houses in the northern part of the island. If not restricted now, business will, within the next few years, so invade the streets now occupied by fine apartment houses as completely to destroy the section for its best use.

Practically all the side streets have been restricted to residential use. The only side streets indicated as business streets are 158th, between Riverside Drive and Broadway; 160th street, between Broadway and Fort Washington avenue; 165th street, between Riverside Drive and Audubon avenue; 180th, 181st and 182d streets, between Amsterdam avenue and Broadway; 145th and 155th streets, between Broadway and Eighth avenue; 167th and 168th streets, between Jumel Place and Amsterdam avenue; 175th street, between Broadway and Wadsworth avenue; Jumel Place; and 166th, 167th and 168th streets, between St. Nicholas and Audubon avenues.

Most of the avenues, too, have been restricted to exclusive residential use. The only avenues indicated as business streets are: Broadway, north of 133d street; Amsterdam avenue, north of 130th street; St. Nicholas avenue, north of 160th street; Audubon avenue, between 165th and 182d streets; Wadsworth avenue, between 180th and 182d streets, and Hamilton Place, between Broadway and 138th street, and between Amsterdam avenue and 142d street.

The avenues restricted to exclusive residential use include Riverside Drive, Fort Washington avenue, Haven avenue, Northern avenue, Pinehurst avenue, Knowlton Place, Bennett avenue, Overlook Terrace, Chittenden avenue, Laurel Hill Terrace, Edgecombe Road, Bradhurst avenue, St. Nicholas Terrace, Hamilton Terrace, Hamilton Place, between 138th and 142d streets; Convent avenue, north of 130th street; St. Nicholas avenue, between 127th and 160th streets, and Wadsworth avenue, between 175th and 180th streets, and north of 182d street.

In so far as possible, the commission has protected all the parks from having their adjacent streets invaded by either business or industry. The Washington Heights section is the most fortunate in the city so far as the possession of beautiful parks is concerned. Although that part of Manhattan west of Eighth avenue and north of 125th street has an approximate area of only 2,593 acres, it contains six parks, with a total area of 202 acres. Roger Morris Park has an area of 1½ acres; Isham Park an area of 7.9 acres; Colonial Park, 12.8 acres; St. Nicholas Park, 30.1 acres; Fort Washington Park, 40.8 acres, and High Bridge Park, 98.8 acres. The city has spent about eleven million dollars in the mere acquisition of the land in these parks.

Although the streets adjoining parks cannot be protected on aesthetic grounds, it is nevertheless a fact that such streets are usually most desirable as residential streets. On this consideration the commission has protected such streets wherever possible. The streets so protected include all the streets bounding Fort Washington, Isham and Roger Morris Parks. Three sides of St. Nicholas Park have been protected, only 127th street being a business street. Amsterdam avenue is the only business street adjacent to Highbridge Park. Colonial Park abuts at either end on business streets, 145th and 155th streets.

Inwood.—Inwood has proportionately more business streets than Washington Heights. The streets in Inwood indicated as business streets are: Sherman avenue, Nagle avenue, Broadway, Tenth avenue, between Nagle avenue and

Broadway; Dyckman street, between Prescott street and Nagle avenue; Prescott avenue, between Riverside Drive and Dyckman street; Bogardus Place, Hillside avenue, Ellwood street, between Nagle avenue and Hillside avenue; 218th and 219th streets, west of Seaman avenue, and the streets from 206th to 215th street, between Broadway and Nagle avenue. The remaining streets, if not included in the factory district, are all restricted to exclusive residential use.

Marble Hill.—Broadway, View avenue, between Marble Hill avenue and Broadway, and 225th street, between Teunissen Place and Broadway, are the only business streets in the Marble Hill section. The remaining streets, if not in the unrestricted industrial district, are all reserved for residential purposes.

Industrial Districts.—The Manhattanville industrial district includes the lowland about the Fort Lee Ferry. It is naturally adapted for local manufacturing, having both rail and steamboat con-

nections and conveniently located with reference to the Harlem and Washington Heights markets. It is bounded by 127th street, Manhattan street, Convent avenue, 130th street, Amsterdam avenue, 133d street, Broadway, 135th street and the Hudson River. Buildings fronting Riverside Drive, between 129th and 135th streets, are restricted to residential purposes above the viaduct. The portion of the building under the viaduct may, however, be used for any purpose.

The Inwood industrial district contains the level stretch of land near the railroad station and the Dyckman street ferry. It is very small, embracing only about a block on either side of Dyckman street east to Prescott avenue.

The Harlem River factory district includes the area from 100 to 600 feet back from the Harlem River and Spuyten Duyvil Creek waterfront north of Sherman Creek.

The detailed tentative plans may be consulted in Room 501, Municipal Build-

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ing, and the commission hopes that they will be studied carefully by individuals and civic associations so that they may be amended where necessary before being submitted to the Board of Estimate.

Alteration in West 34th Street.

Many striking illustrations of what can be done in the way of remodeling old style buildings to meet the modern requirements of business and living are to be found in various sections of this city, but there are few with greater merit than is noticed in the alteration just completed at 22-4-6 West 34th street. This structure has been entirely remodelled to comply with the needs of the retail furniture and furnishing trade and will be the New York headquarters of Spear & Co., Inc., of Pittsburgh, Pa.

This building was leased "As is" from the trustees of the John Jacob Astor Estate, by Spear & Co., for a term of years, and they awarded a general contract to J. Odell Whitenack, 231 West 18th street, to remodel the building for their occupancy. The satisfactory result which was obtained was made possible by the splendid co-operation between the lessee and the builder. The plans for the alteration were prepared privately, but as these plans and details could not be made before removing the original cast iron "architecture" from the front of the building and exposing the structural portions beneath it, the Bureau of Buildings upon request permitted this preliminary work to be accomplished before the plans were approved.

The following concerns obtained sub-contracts for the supply of labor or materials for this interesting operation: Hay Foundry & Iron Works, 15 Madison Square North, structural steel; Otis Elevator Co., 26th street and Eleventh avenue, elevators; John J. Kenny, 236 West 20th street, plumbing; M. J. Callahan Co., 343 West 52nd street, heating; New York Architectural Terra Cotta Co., 401 Vernon avenue, Astoria, L. I., terra cotta; James F. Hughes Co., 172 Duane street, electric wiring; E. J. Reiser & Co., First avenue and 28th street, store fixtures, trim and cabinet work, and J. I. Haas, Inc., 1 Madison avenue, painting. The mason and carpenter work for this project was handled direct by the general contractor.

Altering this structure presented many difficult problems to the builder. The two intermediate cast iron columns of the front wall were first removed; the upper portion of the building was then shored up and new steel girders were set to support the upper part. The new terra cotta columns, fascias and cornice were then placed in front of the steel supporting members. A method for securing the terra cotta work at first promised to be a troublesome problem, but was solved finally through the experience and advice of the contractor responsible for supplying this material. There was no wall to be built up with it, and to which it could be secured in the usual manner. The steel beams had to be drilled and tapped, and specially bent bolts and dowels were necessary for each course of the terra cotta work. The wall above the steel beams was drilled through and a large number of bolts extended through the wall. Every piece of terra cotta in the front of the building was designed with reference to the manner in which it could be safely and securely set.

As the lessees are in the furniture business they wanted the front of their building to be in harmony with their line and to represent them. The front of the structure has been designed with this as the big idea. The show windows are built to represent a room in a country house and have a plastered and wood beam ceiling. The back part of the window represents an opening between a hall and a room with pilasters and low panel wainscot between. The Building Bureau insisted upon a fireproof passage from the stairs to the street. This was strongly objected to by the lessees on account of the lost space which it en-

tailed. They were later consoled for this seeming loss when it was discovered that they could make good use of the break in the hall partition to include a hallway with a stairway as a part of their window show.

In the design and construction of the entrance to this building a novel treatment has been made use of. This entrance takes up 25 feet of the frontage of the structure in the center of which, in place of the usual showcase, a miniature bungalow has been constructed. The lower story of this bungalow has been built of brick and the roof is shingled. At first it seemed as though there would be considerable difficulty about this roof. It had to be of shingles to complete the desired effect. These the Building Bureau objected to on the grounds that only a fireproof roof could be constructed. Finally it was decided to treat the shingles with a fireproofing material, which was sanctioned by the department. To extend the home idea the entrance floor is of red Welch quarry tile. The ornamental iron marquee was designed to carry out the trade mark of the concern and has been made with a spear between each of the glass pendants.

William Street Exits.

At the request of the Advisory Council of Real Estate Interests, the Public Service Commission has called a meeting of the committee which was appointed to consider the matter of subway exits and entrances in William street. In connection with this work also is the question of the exits and entrances in Nassau street for the Center street loop. The committee, as now constituted, consists of Travis H. Whitney, Leroy T. Harkness and Sig. Cederstrom, for the Public Service Commission; E. P. Goodrich, for the Borough of Manhattan, and E. C. Cammann and the secretary of the Advisory Council, for the real estate interests. Through Mr. Riegelman, counsel of the Public Service Commission, it has been possible to obtain two exits and entrances by consent of property owners. These have been obtained from Kuhn, Loeb & Company and the Bank of America.

All exits and entrances through private buildings which have heretofore been obtained by the Public Service Commission, have been without expense, upon the basis that the property owner derived a benefit from such a use of his premises. The property owner has also assumed the obligation for any injury that may occur to subway passengers or pedestrians. It has seemed to the Advisory Council that this additional obligation might be eliminated. It is conceded that to have exterior entrances and exits either upon Nassau or William street would be a serious obstacle to traffic along thoroughfares which are today overcrowded.

To Hold "Zone" Meeting.

The Advisory Council of Real Estate Interests has called a conference of representatives of financial institutions to consider the plans which have been prepared by the Commission on Building Districts and Restrictions for limiting the heights of buildings and districting the city into zones. The purpose of this meeting is to discuss the merits of the plans from the viewpoints of lenders upon mortgage, and the effect which their adoption will have upon general mortgage conditions in their tendency to stabilize property values throughout the city, and to gradually decrease the possibility of shifting values.

The meeting will be held in the Board Room of the Equitable Life Assurance Society on Wednesday, March 8, at 3:30 o'clock. Maps and copies of the plans may be obtained by communicating with the council or directly with Robert H. Whitten, secretary of the City Plan Commission, Municipal Building. The plans of the commission will be explained by Edward M. Bassett, chairman; George B. Ford, consultant, and Robert H. Whitten. Among the other speakers who will discuss the subject are the following: George McAneny, Charles D. Norton, first vice-president of the

First National Bank; Burt L. Fenner, of McKim, Mead & White; Otto M. Eidlitz, of Marc Eidlitz & Son; William J. Willgus, consulting engineer; John J. Pulleyn, comptroller of the Emigrant Industrial Savings Bank, and Henry A. Schenck, president of the Bowery Savings Bank.

Fire Alarms for Factories.

The Advisory Council of Real Estate Interests desires to call to the attention of property owners and taxpayers the importance of being represented at the public hearing at 230 Fifth Avenue which will be given by the Industrial Commission on Monday, March 6, at ten o'clock, upon the proposed amendment relating to the general specifications for fire alarm signal systems for factory buildings more than two stories in height, where more than twenty-five persons are employed above the ground floor. The Advisory Council has had introduced into the Legislature an amendment to the Labor Law, providing for the exemption of sprinkler buildings from the installation of fire alarms and from fire drills. These specifications will be supplementary to this bill and relate to the same provision of the Labor Law, 83-a, and are receiving the careful study of a special committee, consisting of Julius Franke, chairman; Otto M. Eidlitz and Frank A. Pattison.

Water in Concrete Mixtures.

H. Colin Campbell in discussing the subject of what amount of water should be used in concrete mixtures, in the "Scientific American," comes to the conclusion that about 25 per cent. of water gives the strongest mixture. He says:

"Although the tendency is now to use wetter mixtures for concrete than prevailed in general practice some years ago, there is still a controversy among self-styled authorities, engineers and contractors as to the proper consistency for concrete mixtures. In most cases the amount of water used has represented the arbitrary opinion of the engineer or person in responsible charge of the construction.

"In reinforced concrete work, there is no question but that wet mixtures facilitate placing the concrete in intimate contact with the reinforcement, but in reinforced work there is a possibility that too much water will be used, so that after the process of crystallization has been completed in the cement, an examination of the concrete would show pockets or voids along the reinforcement.

"The average contractor, simply for his own convenience, will frequently use more water in his concrete than necessary, because a wet mixture facilitates spouting and consequently saves time and money in placing expense.

"As in all things there must be a happy medium, so in concrete it is evident that the advocates of dry mixtures and the advocates of wet ones cannot both be correct. Tests have been recorded of experiments made in the Engineering Testing Laboratory of the Sheffield Scientific School, Yale University, involving experiments based on 1:2:4 mixtures, used with varying percentages of water. Conclusions based on these tests showed that concrete mixed with 27½ per cent. of water developed at the end of thirty days a maximum resistance, both to tension and compression, in comparison with mixtures made with other percentages of water. In other words these scientific experiments pointed to the fact that there is a definite limit to the amount of water that should be used, and that this limit is much below that generally used in most construction.

"Another interesting point brought out by the tests referred to was that to attain corresponding strength in mixtures using 30 per cent. and more of water, an increase of five per cent. upward in materials was required to equal the results shown by the mixtures containing 27½ per cent. water.

"This means that for concrete to meet certain test requirements, the contractor may give himself a margin of 5 per cent. or more for profit by adhering to the 27½ per cent. content of water.

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See Page 149 Sweet's Catalogue for particulars



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Local Associations for Contractors.

The electrical contractor is coming to realize more and more the value of organization. This is manifest, says the Electrical Review, not only in the activities of the national and state associations, but in many local organizations which have helped to weld together the interest of local contractors and prevent the antagonism and reckless price cutting which has so often occurred in the past, leaving a record of disaster in its wake. The electrical contracting business has had to meet problems common to a number of other industries and trial has usually shown that these problems can best be handled by co-operation, whereas the individual can do little to improve local conditions. It sometimes seems to be a slow matter for such associations to accomplish anything, but it is really necessary first of all for men to get acquainted before they can achieve much in the way of co-operation, and there must be a real intent to achieve something, which will stimulate a desire for participation in association activities.

Queens a Motion Picture Center.

The plant which the Fox Film Corporation contemplates erecting in Corona, with a frontage on Flushing Bay, will, according to the president of the concern, William Fox, be the largest in the country. Sixteen acres of ground will be used.

Queens borough is growing conspicuous as a center for the production of motion picture plays. The Gaumont Film Company, New York and France, the Equitable Motion Picture Production Corporation, both located in Flushing, and the Mirror Film Company, located in Glendale, are already established.

LOCAL TAXES.

(Continued from page 356.)

vestment is bringing no returns, as is now the case with thousands of owners? Is that not a tax on thrift and investment? By saddling all of the expenses on real estate, we are discouraging many owners from improving their old and vacant properties, and scaring many people away from investing in real estate, which naturally holds down the total assessed value and as a result restricts the city's borrowing capacity.

If a merchant wishes to show at an exposition he is generally charged an amount which not only includes rent, but an added sum for the privilege of being there to get the benefit of the buying and advertising prestige afforded by being there.

New York City is a permanent exposition of all things, with no direct charge for advertising.

Out-of-town buyers need no magnet to bring them here, knowing that they can buy anything they seek, and anyone with something to sell comes here to get the benefit of our established markets. That is why the majority of the going concerns of this country establish offices in New York City or have representation here.

If we require a Traders' License we would reach these non-residents doing business here, or as Cyrus C. Miller puts it "a man or corporation involved in a large business in New York City and deriving a large income therefrom, may have a domicile in a small town outside of New York, and pay a small tax levied by the assessor of that town. He or it may have a large fortune and pay a smaller tax than a resident of New York City with half the income and half the fortune. These tax evaders make greater burdens on other taxpayers in the city."

From the foregoing it will be seen that many of our prominent men qualified to know and speak are on record against increased taxes on real estate and favor more equitable distribution of taxes.

I believe that a Traders' License tax, graduated in fairness to all, residents and non-residents, and interstate relations, can be so drawn that if adopted the revenue received would go far towards aiding the property owner and New York City in solving their fiscal problem.

It would be interesting to have a referendum on this subject.

Plans for 32d Street Loft Building.

Walter Haefeli, architect, 245 West 55th street, is preparing the plans for a twelve-story store and loft building at 44-50 East 32d street, for the Hasco Building Co., 245 West 55th street, owner and builder. The structure will occupy a plot 66 x 98 x 110 feet and will be fireproof and modern in every particular. The facade will be constructed of face brick, terra cotta and Indiana limestone. The cost of this project is estimated at about \$275,000.

Community Building Planned.

Preliminary plans are being prepared in the office of Donn Barber, architect, 101 Park avenue, for a Community Center House to be erected in the town of Purchase, N. Y., and which will be the gift to the town from William A. Reid. The building will be located on the Wright property on Purchase street, near Harrison avenue. The structure is proposed to become the center of educational, social and athletic life of the community and will contain an auditorium seating about three hundred people. The details of this operation are not fully decided upon, but it is expected that the construction will cost upward of \$100,000.

New Building for Sugar Refinery.

The plans and specifications are being prepared by H. Engle for a ten-story fire-proof structure in South 3rd street, Brooklyn, for the American Sugar Refining Company, 17 Wall street, Manhattan. The building will cover a plot about 100 x 150 feet and will be a steel frame structure with brick curtain walls and floors of reinforced concrete. The cost of this operation will be approximately \$1,000,000.

Great Neck, L. I., Residence.

The preliminary sketches are being made by Palmer, Hornbostel & Jones, architects, 63 William street, for a handsome residence group, consisting of dwelling, garage and out-buildings at Great Neck, L. I. This house will become the summer home of Thomas J. Stewart, president of the Stewart-Warner Speedometer Corporation, 233 West 58th street. Mr. Stewart is a resident of Chicago, Ill. The details of this project have not been decided at this time and will be announced in a later issue of the Record and Guide. The cost of the operation is expected to be in the neighborhood of \$200,000.

Contract for Newark Factory.

A general contract has been awarded to the American Concrete Steel Co., 27 Clinton street, Newark, N. J., for the construction of extensive additions to the plant of the Splittorf Electrical Co., of Manhattan. The plans for this operation were prepared by Monks & Johnson, architects, 78 Devonshire street, Boston, Mass. The work involves the construction of a group of reinforced concrete buildings, six stories in height, and a power house, at 98 Warren street, Newark. The work will cost upward of \$100,000.

Schwartz & Gross Plan Office Building.

The plans have been completed by Schwartz & Gross, architects, 347 Fifth avenue, for a sixteen-story store and office building at the southeast corner of Broadway and 21st street, on the property formerly occupied by the Purcell Bakery and Restaurant. This structure will have a Broadway frontage of 95 feet and will be 75 feet in depth. The owner of this operation is the Ritz Realty Co., Robert M. Catts, president. The project will be a high-class development in every particular and is estimated to cost in the neighborhood of \$500,000. Construction work will be started immediately and the building is scheduled for completion by January 1, 1917.

PERSONAL AND TRADE NOTES.

William Higginson, general contractor, 1123 Broadway, is confined to his home by a severe attack of the grippe.

George M. Stevens, Jr., of Stevens-Eaton Co., lumber, 1 Madison avenue, is making a business trip to the coast.

Alfred G. Foote and John C. Hunt have incorporated the Loomis Trim, Door & Sash Company, at 260-2 Butler street, Brooklyn.

Charles Weissberg Plumbing Supply Co., formerly located at 266 Broome street, has moved to larger quarters at 158 Stanton street.

M. Caravatta, artificial stone work, has moved his office and shop from 204 West 90th street to 408 West 34th street. Telephone, 2663 Greeley.

E. B. Badger & Sons Co., Boston, Mass., engineering coppersmiths, has opened a branch office at 101 Park avenue, in charge of D. J. Dever.

William Blaha, plumbing and heating contractor, formerly at 2025 Seventh avenue, has moved his office, shop and showroom to 200 West 124th street.

Harold M. Scott, formerly connected with the Lehigh Portland Cement Co., has become sales manager of the Edison Portland Cement Co., 1133 Broadway.

Charles H. Brettler, heating and plumbing contractor, 62 Tompkins avenue, Brooklyn, desires catalogues and literature on plumbing and heating specialties.

C. W. Bergen, 30 Church street, has been appointed New York representative for the Coffin Valve Company, Boston, Mass., manufacturer of sluice and gate valves.

Moore Brothers, hardware dealers at 24th street and Eleventh avenue, have been incorporated, with Peter H. Moore as president, and C. A. Moore as secretary and treasurer.

Clark & Appelman, general contractors, 419 East 16th street, will move their offices about April 1 to the new Foster Building, at the corner of Madison avenue and 40th street.

C. Petersen, formerly connected with the main office of the Trussed Concrete Steel Co., has been appointed sales engineer in the company's branch office in the Munsey Building, Baltimore, Md.

Moloney Electric Company, St. Louis, Mo., manufacturer of transformers, has opened a New York office in the Hudson Terminal Building, 50 Church street, under the management of C. H. Abbott.

White Plains, N. Y., Commissioners of Public Works and Finance, the Assessors and the City Clerk will soon move their offices to the Lawyers Title Insurance Company Building, 6 Grand street.

Irving Margon, architect and engineer, for fourteen years connected with Sommerfeld & Steckler, 31 Union square, has opened an office for the independent practice of his profession at 372 East 149th street.

Mitchell & Reynolds Co., general contractor, Binghamton, N. Y., has recently reorganized its business and will in future be known as the Mitchell Company, Inc., C. H. Mitchell, president, with offices at 74 State street.

Paragon Plaster Co., Syracuse, N. Y., at its recent annual meeting re-elected Jacob Amos, president, and A. E. Nettleton, vice-president. Emil Hanson was elected secretary and W. K. Squire treasurer and general manager.

Mulry Contracting Company, Inc., Francis X. Mulry, president, has opened offices in the Transit Building, 5-7 West 42d street, for the purpose of conducting a contracting business, embracing excavation, shoring and foundations.

Kanawha Manufacturing Co., Charleston, W. Va., has recently opened a New York office at 101 Park avenue, in charge of J. F. Siegel, who was formerly the New York manager for the Pressed Metal Radiator Co., of Pittsburgh, Pa.

S. A. Putnam & E. Mathesius of the

Atlas Portland Cement Co., 30 Broad street, have been transferred to the new district sales office in the Riebold Building, Dayton, Ohio. Charles L. Johnson is in charge of this office as district sales manager.

Consolidated Gas Company of New York, American Gas Company of Philadelphia and the Consolidated Gas, Electric Light and Power Company of Baltimore, have contributed to a fund to be used by the John Hopkins University in a laboratory investigation of coal tar dye manufacture.

G. W. Roosa, formerly connected with the lighting department of the Westinghouse Electric & Manufacturing Co., recently became associated with the Holophone Glass Co., and will have charge of the sales of Holophone glassware in New York City, Ohio and Western Pennsylvania.

Franklin Machine & Steam Boiler Works sustained a severe loss Saturday evening, February 26, when its plant and offices at 13 Franklin street, Brooklyn, was destroyed by fire. Plans are now under way for rebuilding the plant on a larger and more modern scale, and it is expected that work on the new structure will be started next Monday.

Miss Theodate Pope, one of the foremost women architects in this city, with offices at 15 East 40th street, will soon be married to John Wallace Riddle, who was the Ambassador to Russia during President Roosevelt's administration. This announcement was recently made by Mrs. Alfred A. Pope, at her home in Farmington, Conn.

John H. Parker, president of the J. H. Parker Co., general contracting, 315 Fourth avenue, who has recently returned from an extensive trip through the Middle West, reports that the outlook for an extremely busy season in the building line was never more favorable. There is much important work in prospect and the feeling throughout the building trades is very optimistic.

Prof. Clarence Ward, of Rutgers College, and lecturer in architecture in Princeton University, will give an illustrated lecture on "The Rheims Cathedral and Its Place in Mediaeval Art," at a meeting of the New York Society of the Archaeological Institute of America, which will be held in Classroom A, Metropolitan Museum of Art, Monday afternoon, March 6, at 4.30 p. m.

H. W. Johns-Manville Co., recently honored a group of men who have been instrumental in the upbuilding of the concern and in the direction of its policies, by making them directors at the annual meeting of the stockholders. The following men were elected to the board of directors: L. R. Hoff, W. R. Seigle, T. T. Lyman, H. R. Trainer, Harry Gillett, F. B. Smith, J. E. Meek, H. R. Wardell and J. W. Perry.

OBITUARY.

Charles S. Oakley, treasurer of the Wahle-Phillips Company, Long Island City and 101 Park avenue, manufacturer of electric lighting fixtures, died at his home on Vermont avenue, White Plains, N. Y., Sunday, February 27. He was about fifty years of age. He is survived by his widow and two children.

James Carlew, formerly a carpenter and builder at Newburgh, N. Y., and more recently one of the best known builders of West Side residences in Manhattan, died from a complication of diseases at his home, 17 West 122nd street, Tuesday, March 29. Mr. Carlew was born in the north of Ireland, sixty-seven years ago, and came to America when a young boy. He engaged in the building contracting business and during his time erected a number of prominent structures in this city, including the construction of the old Hotel Winthrop. Mr. Carlew's last operation was the erection of fifteen private dwellings in the north side of 85th street between Columbus avenue and Central Park, West. He retired from business about five years ago. He is survived by two daughters.

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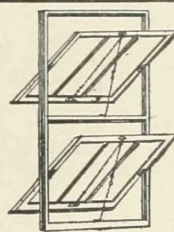
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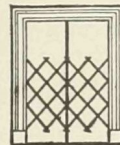
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NO ARCHITECTS SELECTED.

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

POMPTON LAKES, N. J.—Board of Education of Pompton Lakes, N. J., is receiving competitive sketches for a 2-sty brick school containing 8 class rooms, to be erected on Lenox av, to cost in the neighborhood of \$40,000.

FOREST HILL GARDENS, L. I.—Diocesan Mission, of Long Island, 176 Remsen st, Brooklyn, contemplates the erection of a frame church for which no architect has been selected.

OENONTA, N. Y.—Loyal Order of Moose, Carl G. Howse, secretary, Main st, Oneonta, N. Y., contemplates the erection of a lodge building at this place. No site selected, no architect selected.

JERSEY CITY, N. J.—The Y. M. C. A., Walter Carson, secretary, 305 Palisade av, is raising funds for the erection of an association building to cost approximately \$250,000. Site not selected, architect not selected.

HERKIMER, N. Y.—The Herkimer Emergency Hospital, Mrs. C. S. Brewer, president, is raising funds for the erection of a hospital building to cost approximately \$50,000. No site selected. No architect selected.

BUFFALO, N. Y.—The City of Buffalo, Lewis P. Fuhrman, Mayor, City Hall, contemplates the erection of an 8-sty Municipal office building, to cost approximately \$800,000. No architect selected.

NEW BRUNSWICK, N. J.—St. John's German Reformed Church, Rev. O. E. Moor, pastor and chairman building committee, contemplates the erection of a brick church to cost about \$30,000, at the corner of Livingston av and Suydam st. No architect selected.

PLANS FIGURING.**CHURCHES.**

MORRIS PARK, L. I.—Thos. H. Poole & Co., architects, 13 West 30th st, Manhattan, are taking estimates on general contract to close March 9, for a brick and limestone church on Johnson av, for the Roman Catholic Church of St. Benedict Joseph. Rev. Father P. J. Fahey, Lefferts av, pastor. Cost, about \$70,000.

DWELLINGS.

WHITE PLAINS, N. Y.—Frank E. Newman, architect, 1123 Broadway, Manhattan, is taking estimates on general contract to close March 8, for a 2-sty stone

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., February 26, 1916.—Sealed proposals will be opened in this office at 3 p. m., April 7, 1916, for the construction, complete (including mechanical equipment and approaches), of the United States post office at Falls City, Nebr. Drawings and specifications may be obtained from the custodian of site at Falls City, Nebr., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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dwelling for Lucius W. Mayer, consulting engineer, 14 Wall st, Manhattan, owner. Cost, about \$80,000.

GARDEN CITY, L. I.—Carl L. Otto, 45 Broadway, architect, is taking estimates on general contract to close March 14th, for a 2½-sty terra cotta block residence, garage and greenhouse at Garden City, L. I., for John Bossert, Nassau Boul., Garden City. Cost, about \$35,000.

RYE, N. Y.—Lewis Colt Albro, 2 West 47th st, Manhattan, is taking bids on general contract to close March 6th for a 2½-sty brick and stone dwellings, 50x200-ft, garage, lodge, etc., at Rye, N. Y., for Geo. Arents, Jr., 200 5th av, Manhattan, owner.

LONG BEACH, L. I.—G. B. MacBride, architect, 3 West 52d st, Manhattan, is taking estimates on general contract to close March 15 for a 2½-sty brick and stucco dwelling, 45x33 ft, for Geo. McManus, care architect. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Wm. Higginson, 13 Park row, Manhattan, is ready for estimates on general contract for the construction of a 4-sty brick factory addition, 40x95 ft, at 36 South 9th st, for Levine Bros., Inc., 32 South 9th st, owners. A. M. Feldman, 120 Liberty st, Manhattan, mechanical engineer. Cost, \$80,000.

HALLS AND CLUBS.

YONKERS, N. Y.—State Board of Armory Commissioners, Col. Franklin W. Ward, secretary, 158 State st, Albany, will receive estimates on general contract until 3 p. m., March 10, for the construction of a brick and stone armory for Company G, 10th Infantry, N. G. N. Y., from plans by Lewis F. Pilcher, State Architect, Albany, N. Y. Cost, \$100,000.

HOSPITALS AND ASYLUMS.

BROOKLYN.—Parfitt Bros., architects, 26 Court st, are taking estimates on general contract to close March 10 for the Home for the Aged, to be built on the north side of Linden av, between Bedford and Rodgers avs, for the New York Congregational Home for the Aged, 125 Gates av, Brooklyn. Asa A. Spear, treasurer, 79 Wall st, Manhattan. Cost, \$50,000.

MUNICIPAL.

LINDEN, N. J.—Township Committee of Linden, Frank R. Anderson, clerk, is taking estimates on general contract for a brick fire house from plans by H. B. Brady, 29 Academy st, architect.

FORT TERRY, N. Y.—U. S. Government, Walter B. McCaskey, Quartermaster, Fort H. G. Wright, N. Y., is taking estimates on general contract to close 9 a. m., March 18, for the construction of a double set of officers' quarters. Private plans. Cost, \$12,000.

SCHOOLS AND COLLEGES.

EAST AURORA, N. Y.—D. M. Rumsey, village clerk, is taking estimates on general contract to close 2 p. m., March 15th, for the construction of a 3-sty brick high school, 18 rooms, 92x142 ft, at Main and Grove sts, from plans by Harris & Merritt, Erie Co. Savings Bank Bldg., Buffalo, N. Y. Cost, \$125,000.

BERGENFIELD, N. J.—The Board of Education of Bergenfield, John Stoughton, clerk, is taking bids on general contract to close 8:30 p. m., March 6th, for the construction of a 2-sty brick school addition to contain 4 class rooms, manual training and domestic science rooms, from plans by Gregory B. Webb, 104 West 42d st, Manhattan. Cost, \$17,500.

THEATRES.

PATERSON, N. J.—Chas. E. Slight, architect, Romaine Bldg., is ready for estimates on general and separate contracts to close March 15th for a brick moving picture theatre, at 204 Market st, for Max Gold, Main st, owner. Cost, about \$20,000.

HACKENSACK, N. J.—Coleman Gray, 236 Moore st, architect, is taking bids on general contract to close about March 15 for a 1-sty and balcony moving picture and vaudeville theatre, 55x120 ft, at 144 Main st, for R. D. Deckert, 60 Atlantic st. Cost, about \$40,000.

MISCELLANEOUS.

BABYLON, L. I.—The Commissioners of Fire Island State Park, H. A. Robinson, Willets Bldg., Huntington, L. I., secretary and treasurer, are taking bids on general contract to close 12 o'clock noon, March 8th, for the construction of a dock at the foot of Fire Island av. Security, \$2,000.

CONTEMPLATED CONSTRUCTION.**Manhattan.**

APARTMENTS, FLATS & TENEMENTS.
MADISON AV.—Rouse & Goldstone, 40 West 32d st, are preparing plans for a 13-sty brick and stone apartment on plot 56x102 ft, at the northeast corner of Madi-

son av and 72d st, for Klein & Jackson, 149 Broadway, owners.

23D ST.—James S. Maher, 431 West 14th st, is preparing plans for a brick and stone apartment, 6-sty, 50x90 ft, at 357-359 West 23d st, for Jas. J. Riordan, 437 West 18th st, owner. Cost, about \$50,000.

150TH ST.—Gronenberg & Leuchtag, 303 5th av, have been selected to prepare plans for three 5-sty apartments, 56x85 ft, in the south side of 150th st, between Convent and Amsterdam avs, for the Hoytreis Realty Co., Isodor Reis, president, 516 5th av.

84TH ST.—Geo. F. Pelham, Inc., 30 East 42d st, is preparing plans for a 9-sty brick apartment, 50x100 ft, at 40-44 West 84th st, for Herman and Jacob Axelrod, 200 West 72d st, owners and builders.

72D ST.—Plans have been prepared privately for a 13-sty brick apartment, 50x100 ft, at 124-126 West 72d st, for Geo. B. Baumont & Co., 286 5th av, owner and builder. Cost, \$200,000.

FT. WASHINGTON AV.—O. Herman Olson, 1558 Crotona Park East, contemplates the erection of a 6-sty apartment house at the northwest corner of Ft. Washington av and 171st st. Architect's name and details will be announced later.

DWELLINGS.

62D ST.—Harry Allen Jacobs, 320 5th av, is preparing plans for alterations to two residences, 4-sty, 20x65 ft each, at 14-16 East 62d st. Cost, \$25,000. Owner's name will be announced later.

86TH ST.—Wm. Woodward, president, Hanover National Bank, has purchased property at 9-11 East 86th st, and contemplates the erection of a 5-sty brick private dwelling. Architect's name will be announced later.

HALLS AND CLUBS.

BARROW ST.—Delano & Aldrich, 4 East 39th st, are preparing revised plans for an 8-sty brick settlement house, 75x80 ft, at 27-31 Barrow st, for the Co-operative Social Society, 52 William st, Herbert Parsons, chairman Building Committee.

STORES, OFFICES AND LOFTS.

38TH ST.—George & Edward Blum, 505 5th av, are preparing plans for a 12-sty store and loft building on the plot 62x98 ft, at 42-46 West 38th st, for the Felcourt Realty Co., A. E. Lefcourt, 48 West 25th st, owner and builder.

5TH AV.—Starrett & Van Vleck, 8 West 40th st, are preparing plans for alterations to the 6-sty store and loft building at 523 5th av, for Esther Romheimer, 49 West 70th st. Architects will take bids on general contract. Cost, about \$15,000.

PINE ST.—Kenneth M. Murchison, 101 Park av, has completed plans for an 8-sty brick addition, 18x41 ft, to the office building at 95 Pine st, for the Santos Co., owner. Architect will take bids on general contract.

14TH ST.—Jas. S. Maher, 431 West 14th st, will prepare plans for a 6-sty loft building on plot 100x200 ft, at the northeast corner of 14th st and 10th av, for John J. Gillen, 431 West 14th st, owner. Details will be announced later.

WALL ST.—Hogson Bros., 485 5th av, have been selected as contracting designers for alterations to the first floor of the office building at 60 Wall st, for H. L. Doherty Co., Louis F. Musil, on premises, in charge. Cost, \$20,000.

MISCELLANEOUS.

CATHEDRAL HEIGHTS.—Thos. Nash, 52 Vanderbilt av, has been retained to prepare the plans for a mausoleum to be built in connection with the Cathedral of St. John the Divine, Amsterdam av and 114th st. Cost, about \$25,000. Details will be announced later.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
162D ST.—Goldner & Goldberg, 391 East 149th st, are preparing plans for two 5-sty brick apartments with stores at the northwest corner of 162d st and Anderson av, for the Anderson Building Co., Max S. Yarpitz, president, 979 East 163d st, owner and builder. Cost, \$100,000.

162D ST.—C. B. Meyers, 1 Union sq, has completed plans for a 5-sty brick apartment, 75x93 ft, in the north side of 162d st, 96 ft west of Woodycrest av, for the Avrutine Construction Co., Adelstein and Avrutine, 71 Nassau st, owners and builders.

OGDEN AV.—Neville & Bagge, 105 West 40th st, are preparing plans for a 5-sty brick apartment with stores, 72x100 ft, at the northwest corner of Ogden av and 170th st, for the Avoca Realty Co., Stephen Ball, president, 271 West 125th st, owner and builder. Cost, \$65,000.

FAILLE ST.—Charles B. Meyers, 1 Union Sq., is preparing plans for two 5-

sty apartments on plot 48x100 ft, at the southeast corner of Falle st and 165th st, for Adelstein & Avrutine, owners, 71 Nassau st. Cost, \$150,000.

DWELLINGS.

BRONX BLVD.—Moore & Landsiedel, 148ts st and 3d av, are preparing plans for a 2½-sty frame dwelling, 18x30 ft, on the east side of Bronx blvd, 275 ft north of Warren av, for Miss Carrie Olmstead, 2035 3d av, owner and builder. Cost, \$2,500.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
NOSTRAND AV.—Slee & Bryson, 154 Montague st, are preparing plans for a 5-sty brick apartment, 55x90 ft, at the corner of Nostrand and Vernon avs, for Chas. A. Chase, 553 Lincoln pl, owner and builder. Cost, \$55,000.

ADELPHI ST.—Farber & Markwitz, 189 Montague st, have completed plans for two 4-sty brick apartments, 50x89 ft, in the west side of Adelphi st, 461 ft south of Park av, for the Kahan Construction Co., 45 Nevins st, owner and builder. Cost, \$56,000.

62D ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 3-sty brick tenements, 29x74 ft, in the north side of 62d st, 77 ft west of 7th av, for the Hal Building Corp., Hyman Goldberg, president, 1502 38th st. Cost, \$8,000. Owner builds.

SENATOR ST.—Shampan & Shampan, 772 Broadway, are preparing plans for two 5-sty brick apartments, 50x89 ft, in the south side of Senator st, 300 ft west of 4th av, for the Boyd Realty Co., Jas. Boyd, Jr., president, 334 Senator st, owner and builder. Cost, \$60,000.

TAPSCOTT ST.—M. Winston, 459 Stone av, is preparing plans for a 4-sty brick apartment, 30x88 ft, in the east side of Tapscoth st, 32 ft north of Sutter av, for Phillipop Lopresto & Co., 51 Tapscoth st, owner and builder. Cost, \$20,000.

SOUTH 2D ST.—Gronenberg & Leuchtag, 303 5th av, Manhattan, have completed plans for a 5-sty brick tenement, 25x78 ft, in the south side of South 2d st, 78 ft east of Berry st, for Rosie Shanker, 513 East 5th st, Manhattan, owner and builder. Cost, \$20,000.

HOWARD AV.—Cohn Bros., 361 Stone av, are preparing plans for a 3-sty brick apartment, 20x45 ft, at the southwest corner of Howard av and Chaucey st, for K. & K. Builders, Inc., Jos. Kellner, president, 1311 President st, owner and builder. Cost, \$7,000.

CONEY ISLAND AV.—Shampan & Shampan, 772 Broadway, have completed plans for five 3-sty apartments with stores at the northwest corner of Coney Island av and Montgomery st, for the Levy Bros. Realty Co., owners and builders.

CHURCH AV.—Shampan & Shampan, 772 Broadway, are preparing plans for five 3-sty brick apartments with stores at the northeast corner of Church av and Argyle road, for the G. & M. Improvement Co., Joseph Grodsky, 26 Court st, owner and builder. Cost, \$8,000.

EASTERN PARKWAY.—V. V. Aquavella, 1814 Eastern Pkway, contemplates the erection of two 4-sty apartment houses on the block front on Eastern Pkway., from Stone av to Dean st. Architect's name will be announced later.

JAVA ST.—Farber & Markwitz, 189 Montague st, are preparing revised plans for a 4-sty brick apartment in the north side of Java st, 250 ft west of Oakland st, for the Kent Construction Co., Harry Goodman, 910 Manhattan av, owner and builder. Cost, \$12,000.

ALABAMA AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty brick apartment, 50x88 ft, on the west side of Alabama av, 50 ft north of Livonia av, for the Docket Improvement Co., Herman Rosenthal, 1387 St. Marks av, owner and builder. Cost, \$25,000.

POWELL ST.—M. Rothstein, 601 Sutter av, is preparing plans for a 3-sty brick apartment, 24x70 ft, in the west side of Powell st, 32 ft south of Newport av, for David Siegel, 780 Sackman st, owner and builder. Cost, \$8,000.

61ST ST.—Thos. Bennett, 5123 3d av, is preparing plans for six 3-sty brick apartments, 20x82 ft, in the north side of 61st st, 260 ft west of 9th av, for Wm. P. Bennett, West 8th st and Coney Island av, owner and builder. Cost, \$7,000 each.

STERLING PL.—Cohn Bros., 361 3d av, have completed plans for a 4-sty brick store and tenement at the northwest corner of Sterling pl and Rochester av, for Israel Halperin, 1410 Lincoln pl, owner and builder. Cost, \$38,000.

DE KALB AV.—Farber & Markwitz, 189 Montague st, has completed plans for a

4-sty brick apartment, 49x89 ft, on the south side of De Kalb av, 301 ft east of Tompkins av, for the Havemeyer Constr. Co., 934 St. Marks av, owner and builder. Cost, \$27,000.

SOUTH 1ST ST.—Sass & Springsteen, 32 Union Sq., Manhattan, have completed plans for a 6-sty apartment, 57x85 ft, at the southwest corner of South 1st and Hooper sts, for the J. & J. Realty Co., 790 Riverside Dr., Manhattan, owner and builder. Cost, \$30,000.

CHURCHES.

KNICKERBOCKER AV.—David Scott, 44 Oxford av, Richmond Hill, L. I., has completed plans for alterations and additions to the brick church and parsonage at Knickerbocker av and Menehan st for the Knickerbocker Av. M. E. Church, A. C. Flendereau, 187 Ralph st, pastor. F. J. Church, 1344 Jefferson av, chairman Building Committee.

DWELLINGS.

EAST 15TH ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 3-sty brick store and dwelling, 20x61 ft, in the east side of East 15th st, 90 ft north of Foster av, for the Triangle Holding Co., 44 Court st, owner and builder. Cost, \$8,000.

FOSTER AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 3-sty brick store and dwelling, 21x93 ft, at the northeast corner of Foster av and East 15th st, for the Triangle Holding Co., 44 Court st, owner and builder. Cost, \$9,000.

FLATBUSH AV.—Shampan & Shampan, 772 Broadway, have completed plans for seven 3-sty brick dwellings, with stores, 20x57 ft each, on the west side of Flatbush av, 20 ft — of Newkirk av, for G. M. Improvement Co., 26 Court st, owner and builder. Total cost, \$35,000.

3D AV.—Shampan & Shampan, 772 Broadway, have completed plans for eight 3-sty brick dwellings, with stores, 19x55 ft, in the east side of 3d av, 20 ft south of Senator st, for the G. M. Improvement Co., 26 Court st, owner and builder. Cost, \$64,000 total.

WAREHOUSE AV.—A. D. Hinsdale, 501 12th av, is preparing plans for a 2-sty brick dwelling, 20x55 ft, on the east side of Warehouse av, 77 ft north Mermaid av, for Rose & Abitable, 2923 West 15th st, owner and builder. Cost, \$3,500.

FOSTER AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 3-sty brick store and dwelling, 21x55 ft, on the east side of Foster av, 21 ft east of East 15th st, for the Triangle Holding Co., 44 Court st, owner and builder. Cost, \$9,000.

64TH ST.—Kallich & Lubroth, 215 Montague st, have completed plans for a 3-sty brick store and dwelling, 20x70 ft, at the southeast corner of 64th st and 20th av, for the K. & L. Constr. Co., 147 Bay 25th st, owner and builder. Cost, \$7,500.

12TH ST.—Plans are being prepared privately for fourteen 2-sty brick dwellings, 18x36 ft, in the east side of East 12th st, 100 ft south of Av K, for the Aladin Construction Co., L. J. Rockmore, 1509 President st, owner and builder. Cost, \$3,000 each.

AV L.—R. T. Schaefer, 1526 Flatbush av, is preparing plans for eight 2½-sty frame dwellings, 16x48 ft, at the northeast corner of Av L and East 13th st, for Daniel Sullivan, 179 Westminster rd, owner and builder. Cost, \$3,000 each.

DRESDEN ST.—Wm. C. Winters, 106 Van Sielen av, has completed plans for a 2-sty brick dwelling, 20x55 ft, in the west side of Dresden st, 247 ft north of Ridgewood av, for Geo. Schmidt, 5 Winton st, Queens, L. I., owner and builder. Cost, \$4,000.

RIDGEWOOD AV.—Simonson & Armendinger, 315 5th av, Manhattan, are preparing plans for a 2-sty brick residence and garage at the northeast corner of Ridgewood av and Ashford st, for Wm. Hurst, 1193 Halsey st, owner, who will award separate contracts. Cost, \$7,000.

GEORGIA AV.—Farber & Markwitz, 189 Montague st, are preparing plans for a 3-sty brick store and dwelling in the east side of Georgia av, 210 ft north of Liberty av, for S. & H. Lapidus, 33 Thatford st, owner and builder. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

38TH ST.—Friedman, Robertson & Keeler, 90 West st, Manhattan, are preparing plans for a 2-sty brick ice plant, 160x100 ft, in the north side of 38th st, 100 ft of 4th av, for the Greater N. Y. Ice Co., E. J. McCormick in charge, foot of 24th st, Brooklyn. Cost, \$35,000. Owner builds.

ROCK ST.—L. Allmendinger, 20 Palmetto st, is preparing plans for a 2-sty

brick factory addition, 25x100 ft, at 27 Rock st, for Adolph Gobel (provisions), Morgan av, owner. Cost, \$10,000.

HALLS AND CLUBS.

CARLETON AV.—Ludlow & Peabody, 101 Park av, Manhattan, are preparing plans for a 5-sty association building for the Carleton av branch of the Y. M. C. A. The building will be fireproof and will contain swimming pool, gymnasium, class rooms, dormitories, etc. Details will be announced later.

STABLES AND GARAGES.

PRESIDENT ST.—John H. Holler, Jr., 82 Wall st, Manhattan, has completed plans for a 1-sty brick garage in the north side of President st, 175 ft west of Kingston av, for Arthur Anderson, 924 2d st, owner. Cost, \$10,000.

WAVERLY AV.—Frank Freeman, 132 Nassau st, Manhattan, has been retained to prepare plans for two fireproof garages in the east side of Waverly av, between Willoughby and De Kalb avs, for clients of the Bulkeley & Horton Co., 585 Nostrand av. Details available later.

GREEN ST.—Chris Bauer, 861 Manhattan av, is preparing plans for a 1-sty garage, 35x61 ft, in the south side of Green st, 300 ft from Provost st, for Adolph Artie, 230 Green st, owner and builder. Cost, \$4,000.

CONEY ISLAND.—S. B. McDonald, 2827 West 15th st, is preparing preliminary plans for a 1-sty brick garage, 40x80 ft, to cost about \$8,000. Owner's name and exact location will be announced later.

THEATRES.

GEORGIA AV.—F. W. Eisenla, 147 Remsen st, has completed plans for a brick moving picture theatre, 63x97 ft, seating 600, on the east side of Georgia av, 93 ft north of Sutter av, for Isaac Miller, 1632 Eastern Pkway, owner and builder. Cost, \$15,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.
LONG ISLAND CITY.—Frank Braun, 585 9th av, has completed plans for a 5-sty brick apartment, with stores, 50x90 ft, southwest corner of Paynter av and Crescent st, for Julian Weiss, 1492 Lincoln pl, Brooklyn, owner and builder. Cost, \$43,000.

LONG ISLAND CITY.—Frank Braun, 585 9th av, is preparing plans for two 4-sty tenements, 50x90 ft, at the southwest corner of 14th av and Vanderverter av, for the Vanderverter Building Co., Daniel J. Lahey, Tremont & Ellis avs, Bronx, owner and builder. Cost, \$60,000.

LONG ISLAND CITY.—Fred W. Korfmann, 406 9th av, is preparing plans for a 4-sty brick tenement, 25x97 ft, on 4th av, south of Graham av, for M. Petrosky, owner, care architect. Cost, \$16,000.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, has completed plans for two 5-sty tenements, 37x88 ft, on the east side of 3d av, 178 ft south of Jamaica av, for Franz Zvanovec, 70 Wilson av, L. I. City, owner and builder. Cost, \$70,000 total.

LONG ISLAND CITY.—L. Berger & Co., 1562 Myrtle av, Brooklyn, are preparing plans for five 3-sty flats, 20x55 ft, on the west side of 5th av, 125 ft south of Grand av, for Dennis Collins, 399 Peirce av, owner and builder. Cost, \$6,000 each.

MASPETH, L. I.—Cantor & Dorfman, 373 Fulton st, Brooklyn, have completed plans for five 3-sty brick apartments with stores on the southwest corner of Grand and Bittman sts, for the A. S. & A. Building Co., care architect. Cost, \$40,000.

RICHMOND HILL, L. I.—Cantor & Dorfman, 373 Fulton st, Brooklyn, have completed plans for six 3-sty apartments with stores on the north side of Liberty av, 40 ft east of Guion av. Owner's name will be announced later. Cost, \$36,000.

RICHMOND HILL, L. I.—Cantor & Dorfman, 373 Fulton st, Brooklyn, have completed plans for three 2-sty apartments with stores at the southeast corner of Liberty av and West st, to cost \$14,000. Owner's name will be announced later.

DWELLINGS.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2-sty frame and stucco dwelling, 33x38 ft, in the north side of Russell pl, 130 ft west of Slocum Crescent, for the Sage Foundation Homes Co., 27 Greenway ter, owner and builder. Cost, \$8,000.

BAYSIDE, L. I.—John Kennelly, 307 Hoyt av, L. I. City, is preparing plans for two 2½-sty frame dwellings, 20x47 ft, in the west side of 2d st, 200 ft north of Warburton av, for Geo. Harnden, 3d st, Bayside, L. I., owner and builder. Total cost, \$8,000.

RIDGEWOOD, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, are preparing

Contemplated Construction (Continued).

plans for eight 2-sty brick dwellings, 20 x52 ft, on the east side of Maple av, 98 ft north of Cooper av, for Evelyn Barash, 333 New York av, Brooklyn, owner and builder. Cost, \$4,500 each.

WOODHAVEN, L. I.—Chas. Infanger & Son, 2634 Atlantic av, Brooklyn, are preparing plans for nine 2½-sty frame dwellings, 16x38 ft, at the southwest corner of Freedom and Ashland avs, for owner, to be announced later. Cost, \$3,000 each.

RICHMOND HILL, L. I.—Cantor & Dorfmann, 373 Fulton st, Brooklyn, have completed plans for eight 3-sty brick dwellings and store, 20x50 ft, at the northeast corner of Frost and Liberty avs, for the Triangle Holding Co., 44 Court st, owner and builder. Cost, \$53,000 total.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Louis Allmendinger, 926 Broadway, Brooklyn, is preparing revised plans for a 1-sty brick cooperage shop, 102-160 ft, at the southwest corner of Heywood av and 4th st, for Meurer Bros., 575 Flushing av, Brooklyn, owners. Cost, \$10,000.

SCHOOLS AND COLLEGES.

WHITESTONE, L. I.—Jas. S. Maher, 431 West 14th st, Manhattan, has completed plans for a 3-sty brick and terra cotta parochial school, 128x50 ft, for St. Luke's R. C. Church, Rev. Father Thos. J. O'Brien, 11th av, pastor. Cost, about \$100,000.

THEATRES.

RIDGEWOOD, L. I.—Cannella & Gallo, 60 Graham av, Brooklyn, are preparing plans for a 1-sty extension to moving picture theatre, 25x100 ft, at the northwest corner of Gates and Grand View av, for B. Livoti, 691 Knickerbocker av, Brooklyn, owner and builder. Cost, \$6,000.

Richmond.

DWELLINGS.

NEW DORP, S. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 37x40 ft, in the west side of Bishop st, 853 ft south of Amboy rd, for Walton Gray Ross, 205 5th st, New Dorp, owner. Cost, \$4,500.

NEW DORP, S. I.—Delano & Aldrich, 4 East 39th st, Manhattan, have completed plans for a 2½-sty frame dwelling, 54x21 ft, in the west side of Cuddey pl, 100 ft of Oakley pl, for C. G. Kloff, 45 Broadway, Manhattan, owner. Cost, \$6,500.

NEW BRIGHTON, S. I.—O. O. Odegaard, 210 Elm st, has completed plans for a 2½-sty brick dwelling, 22x50 ft, in the east side of Cortelyou st, 400 ft north of Lafayette av, for Frank H. West, 199 Lafayette av, owner. Cost, \$4,500. Architect builds.

Nassau.

DWELLINGS.

GARDEN CITY, L. I.—Jacob Fischer, 25 Av A, Manhattan, is preparing plans for ten 2½-sty dwellings, 30x32 ft, at Garden City, L. I., for a company represented by Jacob Kovner, 233 Broadway, Manhattan. Cost, \$5,000 each. Owners will build.

MUNICIPAL.

PORT WASHINGTON, L. I.—Geo. A. Johnson, 115 Nassau st, Manhattan, is preparing plans for a filtration plant and water system, including pumping stations, for the village of Port Washington, Cornelius Gallagher, Commissioner. Cost, about \$150,000.

Suffolk.

STORES, OFFICES AND LOFTS.

SAG HARBOR, L. I.—Plans are being prepared privately for rebuilding the 2-sty brick store building, 68x100 ft, in Main st, for Arthur T. Brown, Main st, owner. Cost, about \$15,000.

MUNICIPAL.

OCEAN BEACH, L. I.—A. J. Provost, civil engineer, 39 West 38th st, is the engineer for the sewerage disposal system for the Sewerage Commission of Ocean Beach, Town of Islip, L. I. Cost, \$30,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

PELHAM, N. Y.—W. S. Moore, 30 East 42d st, Manhattan, has completed plans for two 4-sty brick stores and apartments, 60x85 ft, in Wolf's Lane, for John Smith, owner and builder. Cost, \$25,000.

YONKERS, N. Y.—J. Wilford Kirst, Radford Building, is preparing preliminary plans for a 4-sty brick apartment in Pelton st to cost about \$30,000. Owner's name and details will be announced later.

YONKERS, N. Y.—J. Wilford Kirst, Radford Building, is preparing plans for a 5-sty brick and limestone tenement at the corner of Lawrence st and Bruce av, to cost about \$24,000. Owner's name and details available later.

YONKERS, N. Y.—J. Wilford Kirst, Radford Building, is preparing plans for a 3-sty brick and stucco flat, 24x50 ft, in South Yonkers, for Wm. Adams, McLean av, Cost, \$8,000.

NEW ROCHELLE, N. Y.—Chas. A. Luppran, Main st, has been commissioned to prepare plans for a 4-sty brick apartment with 5 stores in Division st, for I. B. Cohen and Ginsberg Bros., New Rochelle, owners. Cost, \$40,000.

NEW ROCHELLE, N. Y.—Aug. Sundberg, North st, has plans in progress for a 3-sty brick apartment with stores, 35x54 ft, on Union av, 25 ft east of 1st st, for M. Praete, Union av, owner and builder. Cost, \$12,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 27x35 ft, in Mayflower av, for John Schudy, Mt. Joy Pl., owner. Cost, \$5,000. Chas. Rosenblatt, 22 Hillside av, general contractor.

NEW ROCHELLE, N. Y.—Henri Vallet, 192 Main st, is preparing plans for a 2½-sty hollow tile and stucco dwelling, 50x36 ft, in Beechmont st, for F. L. Gilbert, 119 Warren st, New Rochelle, owner. Cost, \$12,000.

MAMARONECK, N. Y.—Chas. T. Oakley, 54 West Boston rd, is preparing plans for a 2½-sty hollow tile and stucco residence, 30x80 ft, with garage, on the Shore Acres tract, for Daniel Warren, care American Trading Co., 25 Broad st, Manhattan, owner. Cost, about \$15,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling to be erected in block 21, Crestwood Park, by Ralph Hayhurst, Crestwood Park, New York, owner and builder. Cost, \$4,500.

BRONXVILLE, N. Y.—Chas. A. Luppran, 180 Main st, New Rochelle, N. Y., has completed plans for ten 2½-sty frame and stucco dwellings on Kraft av for F. W. Kraft, owner and builder.

SCARSDALE, N. Y.—Plans are being prepared privately for a 2½-sty frame dwelling, 48x35 ft, on Walworth av, Greenacres, for Geo. V. MacNally, 7 East 42d st, Manhattan, owner.

BRONXVILLE, N. Y.—Jardine, Hill & Murdock, 3 West 29th st, Manhattan, has completed plans for a 2½-sty frame dwelling for the Sagamore Development Co., Wm. J. Morgan, 366 South 1st av, Mt. Vernon, general contractor. Cost, \$12,000.

MT. VERNON, N. Y.—Rocker & Vate, 15 East 40th st, Manhattan, are preparing plans for a 2½-sty brick dwelling, 60x80 ft, at the southeast corner of Lincoln av and Esplanade, for John F. Whelan, care United Cigar Stores Co., 44 West 18th st, Manhattan. Cost, about \$70,000.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Aug. Sundberg, North st, is preparing plans for three 1-sty brick stores, 40x100 ft, in Huguenot st, east of Division st, for Frank Talbot, Bank st, owner and builder. Cost, \$6,500.

SCARSDALE, N. Y.—Plans have been prepared privately for a 1-sty tile and stucco store, 20x160 ft, on Scarsdale av, for the Scarsdale Hardware Co., owner and builder. Cost, \$5,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Alfred Peter, 238 Washington st, has plans in progress for a 4-sty brick and limestone apartment with stores, 35x83 ft, at 86 Tyler st, for Valentine Loboda, 88 Tyler st, owner. Cost, \$18,000.

PATERSON, N. J.—Wm. Fanning, Colt Building, is preparing plans for a 3-sty brick apartment at the corner of Grand and Main sts for owner, whose name will be announced later.

ELIZABETH, N. J.—J. Een Beatty, 14 North Reid st, has completed plans for three 3-sty frame flats, 32x72 ft, at 215-17-19 Delaware st, for Cohen Bros., 203 First st, owner, Weinstein Bros., 657 St. Park st, general contractors. Cost, \$6,500 each.

HARRISON, N. J.—J. B. Warren, 31 Clinton st, Newark, has completed plans for a 2-sty frame apartment and store, 25x67 ft, at 322 Cross st, for Carmine De Bito, owner, on premises. Owner will take bids on separate contract. Cost, \$5,500.

EDGEWATER, N. J.—H. Ashendorff, North Jersey Trust Co. Building, is preparing plans for a 5-sty brick tenement in Edgewater pl, near River rd, for H. Bissel, Edgewater pl, owner and builder. Cost, \$22,000.

UNION HILL, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., is preparing plans for a 4-sty brick tenement, 50x

90 ft, at the northwest corner of 2d and Hudson sts, for Freed & Rapkins, 9 West 28th st, owner and builder. Cost, \$30,000.

JERSEY CITY, N. J.—C. A. Ziegler, 75 Montgomery st, has completed plans for a 3-sty brick flat and store, 25x65 ft, at 211 13th st, for I. Grabowsky, 185 13th st, owner and builder. Cost, \$10,000.

HACKENSACK, N. J.—C. R. Bogert, 167 Main st, is preparing plans for a 2-sty frame and stucco flat, 35x65 ft, in Slate st, near Atlantic st, for the Estate of A. V. Moore, 111 Union av, owner. Cost, \$10,000.

PALISADE PARK, N. J.—Carl Metberg, Ridgefield, N. J., has plans in progress for a 3-sty apartment with 5 stores, 100x40 ft, on Palisade blvd, near Broad av. Owner's name will be announced later. Cost, \$20,000.

NEWARK, N. J.—Wm. E. Lehman, 737 Broad st, is preparing plans for a 4-sty brick apartment with stores at the northwest corner of Elizabeth av and Alpine sts, for the Aetna Realty Co., 738 Broad st, owner and builder. Cost, \$35,000.

CHURCHES.

KEANSBURG, N. J.—N. P. Enderbrock, Trenton, N. J., is preparing preliminary plans for a 1-sty brick church, 50x104 ft, for the Roman Catholic Church, Rev. Father John E. Murry, New Monmouth, N. J., in charge. Cost, \$20,000.

DWELLINGS.

NEWARK, N. J.—J. B. Acocella, Union Building, is preparing plans for a 2½-sty frame dwelling, 25x63 ft, at 468 Jelliff av, for Georgio Bros., owners, care architect. Cost, \$6,000.

HOHOKUS, N. J.—Plans have been prepared privately for two 2½-sty frame dwellings, 24x36 ft, to be built on Hollywood av, by the Wilsey Realty Co., 2 North Broad st, Ridgewood, N. J., owner and builder. Cost, \$6,000 each.

FORT LEE, N. J.—Frank E. Vitolo, 16 East 23d st, Manhattan, is preparing plans for two 2½-sty terra cotta block and stucco dwellings, 31x32 ft, to be erected at Fort Lee, N. J. Exact location and owner's name will be announced later. Cost, \$6,000 each.

JERSEY CITY, N. J.—Patti & Co., 1703 Boulevard, has the general contract for two 2½-sty tile and stucco dwellings in the east side of Woodlawn for J. & M. Patti, owners. Cost, \$5,000 each.

JERSEY CITY, N. J.—Frank E. Nees, 76 Montgomery st, has completed plans for two 2½-sty brick dwellings, 20x62 ft, on Bentley av, between west side and Blvd., for Travener & Scott, 195 Fairview av, owners and builders. Cost, \$8,000 each.

UNION HILL, N. J.—Plans have been prepared privately for a 2-sty brick dwelling and garage, 21x50 ft, at 220 Fulton st, for C. D. Ahrens, 230 Fulton st, owner and builder. Cost, \$5,000.

VERONA, N. J.—John E. Baker, Jr., 74 North Fullerton av, Montclair, N. J., is preparing plans for a 2½-sty brick and frame dwelling, 69x32 ft, to cost \$11,000. Exact location and owner's name available later.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, is preparing plans for the construction of 2½-sty dwellings. Details and owner's name to be announced later.

HALEDON, N. J.—Wm. Fanning, Colt Bldg., Paterson, N. J., is preparing plans for ten 2½-sty tile and stucco dwellings, about 30x47 ft, on the Post Rd., near Haledon av, for the Cona Constr. Co., 294 Summit av, West Hoboken, N. J., owner and builder. Cost, \$4,000 each.

FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—Plans are being prepared privately for a 1-sty brick factory addition, 45x26x40x50 ft, on Washington av, for the General Carbonic Co., John C. Minor, in charge. Cost, \$6,000. Owner will take bids on general contract.

PERTH AMBOY, N. J.—Jensen & Brooks, 196 Smith st, have completed plans for a 1-sty brick factory building, 60x90 ft, at the northwest corner of Lehigh and Prospect avs for the R. S. Realty Co., 121 Madison av, owner and builder. Lessee, Bijou Shirtwaist Co., 536 Broadway, Manhattan. Cost, \$10,000.

PATERSON, N. J.—Jos. De Rose, 119 Ellison st, is preparing plans for a 2-sty brick dye factory, 91x50 ft, at 59 Rye st, for C. De Grado, dyer, on premises. Architect will soon take estimates on general contract.

HALLS AND CLUBS.

UNION HILL, N. J.—Philip H. Diemer, 128 Humboldt st, is preparing plans for rebuilding the turn hall, 3-sty brick, 45x100 ft, at the northwest corner of Lewis st and New York av, for the Union Hill Turn Verein, Albert Schultz, Pres. Cost, about \$30,000. Details not decided.

MUNICIPAL.

FREEHOLD, N. J.—Warren H. Conover, 114 Liberty st, Manhattan, has been retained to prepare plans for a 2-sty brick town hall and fire headquarters in Main st for the town of Freehold, Edw. Simonson, clerk. Cost, \$28,000.

PUBLIC BUILDINGS.

EAST ORANGE, N. J.—Jas. A. Wetmore, acting supervising architect, Treasury Department, Washington, D. C., is preparing plans for a stone post office building at this place for the U. S. Government. Hon. A. H. Burleson, Postmaster General, owner. Details available later. Cost, \$125,000.

SCHOOLS AND COLLEGES.

HOBOKEN, N. J.—Fagan & Briscoe, 95 River st, are preparing preliminary plans for a 1-sty addition to the high school at 4th and Garden sts, to contain 10 class rooms, for the Board of Education of Hoboken, N. J., Wm. A. Kerr, secretary. Cost, \$80,000.

STABLES AND GARAGES.

PATERSON, N. J.—O. Houman, 6 Park av, is preparing plans for a brick garage and store in Market st, for Isidor Friedman, 325 Market st, owner. Details later.

MISCELLANEOUS.

ORANGE, N. J.—Plans are being prepared by F. R. Nies, owner, for a brick passenger station on Essex av, for the D. L. & W. R. R. Co., 90 West st, Manhattan. Cost, \$25,000. Details available later.

Other Cities.

BANKS.

CATO, N. Y.—Plans are being prepared by Harry D. Phoenix, Union Building, Syracuse, N. Y., for a 1-sty brick bank building, 26x45 ft, for the First National Bank of Cato, M. Cooper in charge. Architect will take bids on general contract.

SARATOGA SPRINGS, N. Y.—Alfred Hopkins, 101 Park av, Manhattan, has been selected to prepare plans for a 1-sty brick and marble bank building, 50x70 ft, at the southwest corner of Broadway and Church st, for the Adirondack Landlord Corp., D. W. Mabee, president, 54 Circular st, owner. Lessee, Adirondack Trust Co. Cost, \$100,000.

DWELLINGS.

GREENWICH, CONN.—Clark & Arms, 21 West 45th st, Manhattan, are preparing revised plans for a 2½-sty tile and stucco dwelling, 20x30 ft, in Old Church rd, for Bradley Stoughton, 29 West 39th st, Manhattan.

ROME, N. Y.—Griffin & Wynkoop, 30 Church st, Manhattan, have been retained to prepare plans for a residence in Turn rd for Frank N. Potter, Jr., care Rome Wire Co., Chas. W. Leavitt, 220 Broadway, Manhattan, landscape architect. Details will be announced later.

BUFFALO, N. Y.—C. P. H. Gilbert, 1123 Broadway, Manhattan, is preparing plans for a 3-sty brick and stone dwelling, 100x150 ft, on Delaware av. Owner's name will be announced later. Jas. M. Byers, 461 Linwood av, Buffalo, N. Y., general contractor.

FACTORIES AND WAREHOUSES.

SYRACUSE, N. Y.—Plans are being prepared privately for a fireproof shop for Smith & Caffrey, W. B. Smith in charge, 621 North Salina st, owner. Exact location and details will be announced later. Cost, about \$25,000.

HALLS AND CLUBS.

ALBANY, N. Y.—Merrick & Pember, 51 State st, are preparing plans for a 2-sty brick gymnasium and auditorium, 40x110 ft, at 155 Washington st, for the Albany Academy for Girls, Allen Chester, president Board of Trustees, 139 South Lake av. Cost, \$40,000.

PUBLIC BUILDINGS.

SYRACUSE, N. Y.—Plans are being prepared by Jas. A. Wetmore, Acting Supervising Architect, Treasury Department, Washington, D. C., for a 2-sty and basement stone post office building, 240x270 ft, for the U. S. Government, Hon. W. G. McAdoo, Secretary, Treasury Department. Cost, \$550,000. Details available later.

SCHOOLS.

SPRING VALLEY, N. Y.—Ernest Sibley, Palisade, N. J., is preparing plans for a 2-sty brick school, 8 rooms and kindergarten, 56x118 ft, at the corner of North Main st and Linden av, for the Board of Education of Spring Valley, Geo. Englis, clerk. Cost, \$35,000.

THEATRES.

ALBANY, N. Y.—H. H. Rogers, 467 Broadway, Albany, has completed plans for a 1½-sty brick moving picture theatre 65x114 ft, to seat 1,400, at the corner of Western av and Quail st, for L. Hellman, owner, 121 State st. Cost, \$40,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN (sub.)—Geo. A. Just Co., 239 Vernon av, L. I. City, has the contract for structural steel for a 13-sty apartment, 200x99 ft, at 23-51 East 48th st, for the 33 East 48th Realty Co., Inc., Geo. Backer, president. Warren & Wetmore, 16 East 47th st, architects. H. G. Balcom, 10 East 47th st, structural engineer. Cost, \$600,000.

MANHATTAN (Sub.)—Albert A. Volk Co., Inc., 56 Beaver st, has received the wrecking contract for the 14-sty apartment, 40x100, at 19-21 West 69th st, for the Waitt Realty Corp., 165 Broadway, from plans by Schwartz & Gross, 347 5th av. Cost, \$250,000.

DWELLINGS.

MANHATTAN—Lustig & Weil, 338 East 95th st, have the general contract for alterations and additions to the 4-sty dwelling at 10 East 73d st, for Dr. Henry W. Berg, 923 Madison av, from plans by Harry Allen Jacobs, 320 5th av. Cost, \$10,000.

EAST ORANGE, N. J.—H. Y. Grobert, 280 Amherst st, has the general contract for a 2½-sty frame dwelling in the east side of North Maple av, near Lafayette av, for Anton Weidner, 549 North Grove st, owner. B. H. Shepard, 564 Main st, architect. Cost, \$6,000.

NEW ROCHELLE, N. Y.—Malcolm Johnson, Dewey av, has the general contract for a 2½-sty frame dwelling and garage in Wykagyl Park, for Mrs. J. S. Alexander, 566 Webster av, New Rochelle, owner. Frederick G. Frost, 527 5th av, Manhattan, architect. Cost, \$10,000.

SEABRIGHT, N. J.—J. H. L'Homme-dieu's Sons Co., 132 Madison av, Manhattan, has the general contract for a 2½-sty frame dwelling in Rumson Park for Mrs. H. E. Gibb, owner, care Alfred Buselle, 132 Madison av, Manhattan, architect.

NEW ROCHELLE, N. Y.—Wm. Fletcher, 50 Dewey av, has the general contract for a 2½-sty dwelling, 22x35 ft, in Rockland pl, for Louise C. Fernshild, owner, care of architect, Geo. J. Fernshild, Rochelle Heights, New Rochelle. Cost, \$5,500.

RIDGEWOOD, N. J.—J. H. Christopher, 282 Prospect st, has the general contract for alterations and additions to the 2½-sty frame dwelling at 194 Prospect st, for Judge C. Doremus, owner, 230 Prospect st. Cost, \$5,000.

BRIDGEHAMPTON, L. I.—Albert W. Topping, Main st, has the general contract for the 2½-sty frame dwelling to be built here for Wm. E. Quimby, 548 West 23d st, Manhattan, from plans by Taylor & Levi, 105 West 40th st, Manhattan.

NEWARK, N. J.—Vincenzo Altieri, 125 Mt. Prospect av, has the general contract for a 2½-sty frame dwelling, 24x50 ft, on Highland av, near Verona av, for F. Harvey Skehan, 809 Parker st, owner. Cost, \$5,000.

SPRING LAKE, N. J.—F. F. Pierce, 6th av, Belmar, N. J., has the general contract for the 2½-sty tile and stucco dwelling, 26x40 ft, at the southwest corner of St. Clair and 4th avs, for August Beringer, West Hoboken, N. J. Wm. Weir, 309 Angeltique st, West Hoboken, N. J., architect. Cost, \$10,500.

BRONXVILLE, N. Y.—Wm. J. Morgan, 636 South 1st av, Mt. Vernon, has the general contract for a 2½-sty frame dwelling, 32x42 ft, at the corner of Adon rd and Crestwood av, for T. Ward Wasson, owner, care Jarvine, Hill & Murdock, 3 West 29th st, Manhattan, architects. Cost, \$10,000.

MONTCLAIR, N. J.—Elmquist & Anderson, 367 Bloomfield av, Montclair, has the general contract for the erection of a 2½-sty frame dwelling, 26x48 ft, at 261 Park st, for Mrs. Fredk Hupfeld, 257 Park st. C. C. Wendehack, 126 Gordonhurst av, architect. Cost, \$7,000.

MANHATTAN—A. L. Mordecai & Son, 30 East 42d st, has the general contract for alterations to the 4-sty brick dwelling at 323 West 80th st, for Henry B. Anderson, 15 Broad st, owner, from plans by L. A. Abramson, 220 5th av. Cost, \$25,000.

LARCHMONT, N. Y.—D. Rubin, Park av, Englewood, N. J., has the general contract for two 2½-sty dwellings, 44x50 ft, for J. Ross Collins, 26 Beaver st, Manhattan, from plans by Herman Fritz, Passaic, N. J., architect. Cost \$8,000 total.

FACTORIES AND WAREHOUSES.

BRONX—Turner Construction Co., 11 Broadway, has the general contract for a

3-sty reinforced concrete factory, 54x235 ft, in Nereid st and Bronx Blvd., for Otto Higel Co., 1021 Main st, Buffalo, N. Y.

PERTH AMBOY, N. J.—Ira Crouse, 495 State st, has the general contract and Geo. W. Mercer Construction Co., 276 Maple st, mason work, for the 1-sty brick Tube Mill addition, 100x124 ft, for the Standard Underground Cable Works. Cost, \$15,000.

NEWARK, N. J.—The Essex Constr. Co., 87 Academy st, has the general contract for a 1-sty and 3-sty brick factory addition, 60x60 ft, and 40x60 ft, at the corner of Verona av and Oraton st, for the Seaton Leather Co., on premises, from plans by E. E. Grant, 397 Washington av, architect. Cost, \$22,000.

SENECA FALLS, N. Y.—Day & Zimmerman, 61 Chestnut st, Philadelphia, Pa., have received the general contract for the erection of a brick and reinforced concrete hydro electric plant for the Seneca Power Co., Inc., E. H. Gould, Seneca Falls, N. Y., interested. Lessee, Empire Gas & Electric Co., Seneca Falls, N. Y. M. G. Barnes, 36 State st, Albany, N. Y., engineer.

HOSPITALS AND ASYLUMS.

SOUTHAMPTON, L. I.—Donnelly & Cor-rigan have the general contract and Dur-yea & Baird the mason work for the 3-sty brick and terra cotta hospital building to be erected at this place for the South-ampton Hospital Association, G. W. Curtis, Pres., from plans by T. Markoe Robertson, 331 Madison av, Manhattan. Cost, \$110,000.

SCHOOLS AND COLLEGES.

BROOKLYN—Peter Cleary, 115 Marion st, has the general contract for a 2-sty brick parochial school, 40x120 ft, at the corner of Mermaid av and West 19th st, for the Roman Catholic Church of Our Lady of Solace, Rev. Father Walter A. Kerwin, pastor. Robert J. Reiley, 477 5th av, Manhattan, architect. Cost, \$80,000.

SUCCANSUNA, N. J.—F. V. W. Gardner Co., Bellvedere, N. J., has the general contract for a 2-sty brick school, 84x93 ft, for the Board of Education of Roxbury Township, N. J., from plans by Rassmus-san & Walen, 1133 Broadway, Manhattan. Cost, \$35,000.

ESOPUS, N. Y. (Sub.)—Hinkle Iron Co., 534 West 56th st, Manhattan, has the contract for structural iron for the addition to Mount St. Alphonsus Senina & F. Joseph Intersee, Boston, Mass, architect. S. H. Niewenhaus, Park av and 63d st, Man-hattan, general contractor. Cost, 62,000.

STABLES AND GARAGES.

JERSEY CITY, N. J.—Peter F. Redfern & Son, 571 Jackson av, has the general contract for 22 1-sty brick garages on Harrison av for W. S. Everson & Son, 622 Communipaw av, owner. Robt. Shannon, 538 Bergen av, architect. Cost, \$8,000.

BUTLER, N. J.—J. M. Hoffman, Main st, Mendham, N. J., has the general contract for a 2½-sty terra cotta block and stucco garage and stable at Butler, N. J., for Warren & Morris Kinney, owners, on premises. H. Van Buren Magonigle, 101 Park av, Manhattan, architect. Cost, \$40,000.

EASTHAMPTON, L. I.—Edw. M. Gay, Newtown la, has the general contract for a 2-sty frame garage, 26x42 ft, for Wm. G. Thaw, owner, care J. C. Lawrence, Bridgehampton rd, architect. Cost, \$4,000.

STORES, OFFICES AND LOFTS.

MANHATTAN—Chas. A. Cowen & Co., 30 East 42d st, has the general contract for alterations and additions to the department store at Lexington av and 59th st for Bloomingdale Bros., 59th st and 3d av, owners. Buchman & Fox, 30 East 42d st, architects.

BAYSHORE, L. I.—H. B. Peterson, East Islip, L. I., has the general contract for alterations to store at the corner of Main st and Maple av. Chas. M. Hart, Main st, Bayshore, owner and architect. Cost, \$5,000.

THEATRES.

MANHATTAN—Clark & Appleman, 419 East 16th st, have the general contract for alterations to the 4-sty brick theatre building at 651-657 8th av, for Herman Vogel, 657 8th av, owner. From plans by Fredk. W. Moore, 191 9th av, architect. Cost, \$16,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL HOUSING ASSOCIATION will hold the next housing conference at Providence, R. I., Oct. 9-10-11, 1916.

NATIONAL WHOLESALE LUMBER DEALERS' ASSOCIATION will hold its annual meeting at the Bellevue-Stratford Hotel, Philadelphia, Pa., March 15-16.

