

REAL ESTATE BUILDERS RECORD AND GUIDE.

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BUDGET MAKING FOR NEW YORK CITY UNDER A REGIME OF HOME RULE

By Dr. FREDERICK A. CLEVELAND, Director, Bureau of Municipal Research

IN the first article of this series, entitled "Why We Do Not Have Home Rule," this conclusion was reached:

"Until we have a charter which 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 opposed to the principle of local autonomy."

What Is a Budget?

In simple terms a budget is a plan of financing next year's business.

The only way to keep the government of a city in adjustment with public opinion is to adopt a procedure which will provide for five things:

1. The preparation and submission by the executive of a plan for carrying on the business for the next succeeding year.
2. Giving publicity to the plan proposed.
3. Finding out whether the plan will be supported by a majority before it is approved.
4. Holding officers responsible for faithful execution of the plan, after it is approved.
5. Enforcing this responsibility by promptly retiring those officers who do not retain support of the majority; or, to put it in another way, electing and retaining officers who do have a majority back of them.

These are not alone the essentials of a home rule budget procedure; they are the five essentials of popular government; they are the essentials of any form of democratic government which is entitled to the continued confidence and respect of a majority of the people. Any city charter which provides for these five essentials will give the people a government which can be trusted—a government which will be protected against the assaults of persons in the community who seek to gain a personal or partisan advantage through State or other interference. A charter which fails to provide these five essentials will be the victim of frequent and successful legislative attacks; it will prevent effective leadership for doing the things the people want done.

New York City Without a Budget.

Comptroller Prendergast begins his article, published in Record and Guide, February 26, with this statement:

"Since 1899, when the first budget was made, the city population has increased 39 per cent., but the budget has grown in the same period 104 per cent."

The term budget, as here used is only a part of an official vernacular. As a matter of fact New York City has not now and never has had a budget. And this is stated on the authority of the Comptroller himself, who when out of the city at the conference of mayors last June said:

"We have been too prone to regard the annual statement of our appropriations as a budget. It has enjoyed this name although no one, who knows what a budget is has



DR. FREDERICK A. CLEVELAND.

pretended to regard the (so-called) budget of New York, for example, as a budget in the true sense."

New York City Carries on a \$250,000,000 Business Without a Plan.

New York City's government is not trusted by the people, and officers who are trying to serve the city well often feel discouraged by reason of this fact. They are scarcely seated before malcontents begin to create unfavorable opinion, and to do this in a way such that officers cannot find out what is being said and done against them—without any provision made for bringing criticism into the open and meeting it publicly. The people here do not trust the officers because they are equally helpless; they hear the rumors, the gossip, the complaints circulated by irresponsible persons; they have nothing but garbled, one-sided reports; they do not have accurate knowledge of what is going on; they are not even kept informed about what is proposed. Officers of New York City have not yet completed the first step toward putting themselves in a position to be trusted—they have not fully met the first requirement of efficient management under a regime of genuine home rule. The citizens have never had placed before them, by executives, a definite financial plan—a proposed sailing chart for next year which officers are asking to have approved.

Essentials of a Budget as Business Plan.

A budget as a business plan should set forth proposals in such form that it may be used as a basis for discussion and reaching decisions on these questions:

1. What is the city going to do?—Its proposed work program.
2. What does it need to buy?—Its proposed contractual relations.
3. What will be the total cost?—Its estimated expenditures.
4. Who will be entrusted with doing the work, making the purchases, vouching for expenditures?

5. What is the amount of money which must be raised?

6. How much should be raised by taxation and other forms of revenue, and how much should be raised by borrowing?

When officers present their requests for appropriations each year they do not present the information needed to answer any of these questions fully. What the Board of Estimate and Apportionment (as an executive council) attempts to do is to obtain statements and data on the cost of current operation and maintenance—that part of the city's expenditures which they will ask to have charged against such part of the revenues of the city as go into the "general fund"; they give a part picture of what work is proposed; they give a part picture of what they propose to purchase; they give a part picture of expenditures to be authorized; they give a part picture of amounts to be raised; they leave to inference what amount of the cost is to be met by revenue and what amount is to be met by borrowing.

What Has Been Done in Five Years.

But what has been accomplished is of vast importance. Until eight years ago the whole problem of city government was shrouded in mystery. The attention given to planning the city's current expenses (about 75 per cent. of the total annual cost) has completely revolutionized its methods. What Comptroller Prendergast might have said but did not say is this: If we take that part of public expenditures which has been made the subject of careful planning; reviewing and criticism each year during the last eight years, this is what has been accomplished:

The average annual increase in expenditures during the control of the board has decreased as follows:

	Per cent.
1903-1908 average annual increase.....	8.38
1908-1913 average annual increase.....	5.25
1910-1913 average annual increase.....	4.23
1910-1914 average annual increase.....	3.63
1913-1914 average annual increase.....	1.83
1914-1915 decrease .....	.34

If the same average rate of increase had been maintained as obtained during the years 1903-1908, the 1916 appropriations would have been \$30,000,000 larger than they actually are. When it is considered that the average annual increase in population is 3.51 per cent. and that the service given to the public has not only kept pace with population, but a large number of new services have been added, this is a very favorable showing. The parts in which there has been a steady and overwhelming increase have been those expenditures not included in annual estimates and reviews—in those things for which neither officers nor citizens have been conscious of a plan—in those things for which the city has had no provision.

The Pay-As-You-Go Agreement.

Because the city had been shortsighted, had exercised little prevision, when the great war broke out its finances became so far involved in international exchange that it was necessary to enter into an agreement which presumed some sort of future financial planning. Because the city had over a thousand million dollars debt, and had gotten nearly

a year behind in its current revenues, it entered into an agreement with investors that it would adopt a policy of paying for non-revenue producing properties as it went along; and that it would get over to this basis in four years—by including in the tax levy 25 per cent. of all authorizations of this kind the first year (1915); 50 per cent. the second year (1916); 75 per cent. the third year (1917); and 100 per cent. the fourth year (1918). Being without a plan, however, in 1915, in order not to swell the tax rate, it included only about one-fourth the average annual requirements and no one even noticed it. If the city goes on this way four years the present administration may escape unfavorable showing, but what will happen during the next four years when 100 per cent. of all authorizations must be included? Either the taxpayer must make up delinquencies or the pay-as-you-go agreement must be revoked.

Present Charter Provides for Planning.

This is not because the present charter does not give the Board of Estimate and Apportionment the power to make a financial plan each year. On the contrary, this is specified as one of the duties of the board. Section 226 of the charter requires the head of each department bureau and office to submit to the board each year "estimates . . . , in order to enable said board to make a budget." The duty of preparing and submitting a budget is imposed on the board, as an executive council, but there is no way of enforcing this duty. There is a further defect: The budget making body, the Board of Estimate and Apportionment, is so constituted that it is not responsible; there is no chief executive; the board is not a responsible cabinet; no provision is made to insure unity of action; it is organized on a theory of distrust; and has not over it any representative body or authority for calling it to account.

The Present Charter Does Not Adequately Provide for Publicity.

In the present charter there is a mistaken notion of publicity requirements. The burden of criticism is placed on the public with no adequate provision for having the budget, as proposed by the Board of Estimate, explained, reviewed, criticised or discussed by the Mayor or any member. Another false assumption is that the conferences between the official subordinate and the executive officer is the occasion for publicity. The effective thing is not to require the Mayor or other executive to put his own subordinate on a spit and publicly roast him; but to put the budget makers on the spit after they have assumed responsibility for proposing and submitting a financial plan.

Other Charter Defects.

Not only is the charter defective in making provision for planning and for publicity, but it is also defective in that it does not provide for the other three essentials of responsible government. It makes no provision whereby the officer can find out whether a majority of the people or their representatives will support any proposed plan before it is approved; it makes inadequate provision for holding officers responsible for faithful execution of the plan after it is approved; it makes inadequate provision for promptly retiring executives who do not give a satisfactory account of their stewardship or who do not retain the support of the majority. Each of the members of the executive council (the Board of Estimate) is elected for four years and nothing short of removal by the Governor of the State or by court proceeding will vacate the office. The result is a piling up of popular distrust and discontent till the end of a four-year term when action by the electorate is both unintelligent and indecisive of any issue. Under such circumstances there can be no such thing as effective home rule.

The fact that the charter is defective does not mean that the members of the Board of Estimate and Apportionment can do nothing to make a budget procedure effective.

1. The Board of Estimate can make a budget—it can prepare and submit each year a carefully prepared plan which can be understood, criticised, discussed and voted on by the Board of Aldermen; and in case there is a dissension in the board it can submit a majority and minority reports.

2. The Board of Estimate and Apportionment can prepare its proposed budget in such form that majority and minority members can explain its "work program," its "improvement program," the "proposed terms and conditions governing purchases and contracts," its "revenue and borrowing program." Both the majority members and the minority members can go before the Board of Aldermen to answer questions and defend the plan submitted in their majority and minority reports. The meetings of the Board of Aldermen on the budget (if one is prepared and submitted) can be made a real forum.

3. The Board of Estimate has power to raise and discuss real issues; to make news out of questions raised concerning past expenditures as well as proposals for future expenditures, revenue and borrowing measures. They can make it possible to find out whether the budget proposals of a majority of the Board of Estimate and Apportionment are supported by a majority of the representatives of the people in the Board of Aldermen.

4. The members of the Board of Estimate and Apportionment can work out a charter amendment which will give to them an opportunity to locate and to answer publicly the "opposition" of their measures; they can propose an

amendment which will enable them to know whether they are supported by a majority of the electorate in case a majority of the Board of Aldermen votes against the plan submitted.

The reason why executives have been given a four-year term is to enable them to become familiar with the duties of their offices and to become more efficient as managers. Four years is too long a term for an officer who is distrusted; it is too short a term for one who is trusted. Given a means whereby public opinion can be kept behind an administration, an election is only a method of expression of continued support of effective leadership. Such a method brings big men to the front; it makes for stability of government, for continued progress, for the development of expertness, for improved public service. This is essential to an effective budget procedure; it is essential to the successful operation of home rule.

Whether charter changes were made to give New York City home rule under a commission manager plan, or under a chief executive and council plan, the only way to make the citizenship trust the government is to give the government an effective means for meeting the opposition openly, and to have issues which affect the welfare of the city settled by a well informed electorate when these issues are raised. An effective budget procedure is the most powerful instrument for the accomplishment of such a result. To make such a procedure effective it is necessary to make the executive responsible for planning, as well as for the execution of plans and to make the representative body responsible for giving full publicity both to past acts and future proposals, before further grants are made. Such a change can be effected by a few very simple amendments in the present charter.

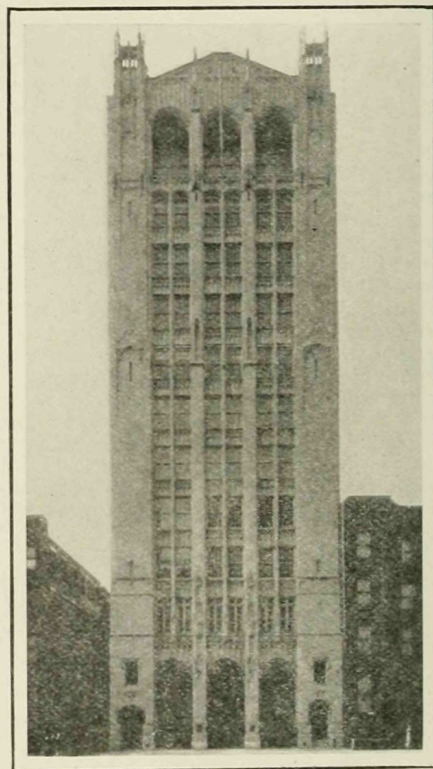
HAMPTON SHOP IN NEW QUARTERS

New Edifice, Opposite St. Patrick's Cathedral, Another Addition to New Art Center

THE Hampton Shops are now located in their new building at 18 East 50th street, opposite St. Patrick's Cathedral. This structure was designed by Rouse & Goldstone and L. A. Steinam, architects, 38 West 32d street, for the exclusive use of the concern, and will be devoted to the exhibition of high grade period furniture and decorations. In this building the owners will be enabled to demonstrate the belief they have held for years, that not only each piece of furniture but each hanging and covering should have its own meaning and should emphasize the intimacy of its relation to its surroundings.

The facade of this interesting structure has been designed in the style of the Perpendicular Gothic, to harmonize with the architecture of the cathedral directly opposite, and has been built of terra cotta laid up in random ashlar, with a varied but harmonious range of color. This style of architecture has been carried out in every detail of the first floor. The upper portion of the building has been treated with a loggia and flanking towers. The entrance to the building, through gateways of wrought iron and stained glass, leads into what would almost appear to be the courtyard of some mediaeval castle. This effect is enhanced by the small windows which look down into this court, and beneath which are hung boxes of flowering plants.

The entrance leads into a great Gothic Hall, twenty-five feet in height, which takes in the entire first floor and which is lighted by hanging chandeliers and a beautiful stained glass Cathedral window in the south end. A gallery occupies three sides of this hall. The balance of the building has been devoted to eleven spacious galleries for the exhibition of furniture arranged in a series of room interiors. Each room has been treated



Rouse & Goldstone & L. A. Steinam, Archts.
Bing & Bing Const. Co., Builder.

in an individual manner and is decorated and furnished in strict harmony as to period and usage.

The building was erected under a general contract by the Bing & Bing Construction Company, 119 West 40th street, and the cost of construction is estimated to be in the neighborhood of \$200,000.

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 17.—The taxpayers of New York City will have to wait patiently for a suitable opportunity to obtain a full measure of Home Rule from the hands of another Legislature. Let it be stated, without doubt or uncertainty, that all hope for the enactment of bills granting the city the desired relief is futile.

Whatever prospects of favorable legislation the representatives of Greater New York might have entertained during the first part of the session have been shattered by this week's action of the lawmakers. The city has again been duped and, in the parlance of the street, will be handed some counterfeit in place of real Home Rule.

"It looks now," W. E. Youker, secretary of the Citizens' Union, stated, "as if the city would not fare as well as we had reason to expect. The city will not receive proper representation under the contemplated reapportionment, and the bills for removal of the State's institutions from the watershed in Westchester County will not be passed. Other legislation desired by the city will also be refused.

"At best, New York City cannot receive by any apportionment as many Assemblymen as it would be entitled to on the basis of equal representation. The Legislature intends to ignore the demands of the city for as large a representation as can be given it under a fair interpretation of the constitution and reduce the number of its Assemblymen."

Mr. Youker threatens litigation, based on constitutional questions. Let us hope that his efforts to stop the gerrymander in court will be more successful than his appeal to the conscience of the up-State lawgivers who have given preference to the smaller counties in all matters affecting apportionment, appropriations and Home Rule legislation.

The majority leaders will consult the interests of the rural communities first and the welfare of the metropolis next.

"We have had enough of this howl about Home Rule and oppression," one of the most influential men in the rooms of the Senate Finance Committee announced. "We don't get any votes in the city. The people up-State are getting disturbed and will no longer look on while we are kowtowing to New York and give in to their demands every time they shriek!"

Now this man spoke frankly, and he voiced the opinion of the majority of party leaders. No one of their set will subscribe to these words publicly. But judge them by their acts and you will prove to your own satisfaction the truth of this statement. The Merchants' Association, the Real Estate Board, the Fifth Avenue Association and nearly all other commercial and civic organizations within the city's boundary lines asked the Legislature to pass three bills introduced by Senator Wagner, leader of the minority, providing for the removal of the Mohansic State Hospital for the insane and the New York Training School for Boys from the Croton watershed and its location upon a new site. Governor Whitman, in his annual message, had recommended the passage of the bills, and at a hearing before the Senate and Assembly committees arguments in favor of this legislation, which was designed to preclude the possibility of the contamination of the water supply, were advanced by the greatest authorities on sanitation and bacteriology.

What happened? Last Tuesday the Senate and Assembly committees decided against the passage of the bills. One of the members of these committees said: "Let the city purchase the institutions and the land from the State. We won't stand for the loss of the money we have spent for the construction of the institutions!" This proposal

is not a jest. It has since been seriously debated and it would not be surprising to learn that the State will ask the city, which has already contributed seventy per cent. of the cost of the institutions, to dig again into the treasury and bring forth the additional thirty per cent. of the sum total expended at Mohansic and Yorktown.

Meanwhile the game of fooling the citizens of Greater New York is continued. A constitutional Home Rule amendment, introduced by Senator Ogden L. Mills of New York, has received "the enthusiastic support of the Legislative Committee of the Mayors' Conference" was announced today by the press agent of a certain party organ.

"This proposal," the statement reads, "seeks to meet the widespread demand for genuine municipal Home Rule by delegating to cities definite powers to legislate on local matters in a clearly defined field and by prohibiting special local legislation. While it does not fully meet the demand as expressed in the proposals submitted by the Mayors' Conference and by several other organizations to the Constitutional Convention, it does represent a long step toward the municipal Home Rule that the cities of the State must eventually possess. It is a composite of all the ideas upon which all advocates of Home Rule in this State have agreed.

"In a word, the proposal first confers upon the Legislature power to delegate to cities more of its legislative authority than it now can under the present municipal article in the constitution, and, second, makes it necessary for the Legislature to legislate for cities by general law, instead of by special laws applying to any one or any particular class of cities.

"This proposal proceeds on a somewhat different theory from the proposal submitted to the Constitutional Convention and the proposal which was finally submitted with the defeated constitution. It does not go so far as did former proposals by depriving the Legislature of authority to enact laws in respect to cities. What it does is to provide that hereafter all such legislation shall be general in character and shall apply in terms and effect alike to all the cities of the State.

"No machinery is provided whereby cities may frame and adopt their own charters, but the Legislature is directed to make provision by general law whereby the initiative in these matters may rest with the cities. The cardinal points in this proposal are as follows:

"1. The Legislature is directed to provide by general laws for the incorporation of cities and for means whereby cities may frame and adopt their own charters.

"2. Within a clearly defined field which includes control over city property and officials, the cities are granted powers of local legislation which shall not be interfered with by the Legislature. The Legislature is directed to provide by general law for the carrying out of these provisions.

"3. The enactment of special local legislation by the Legislature is prohibited, and it is provided that hereafter all legislation affecting cities shall be general in character, applying alike to all cities in the state, thereby eliminating classification of cities.

"4. The Legislature is empowered by general law to confer on cities such further power of local legislation and administration as it from time to time deems expedient.

"If this proposal is approved, the Legislature will have more time to give to a study of the broad principles of municipal administration as set forth in general laws through which its control of the affairs of cities is maintained. Furthermore, the cities will not have to go to the Legislature in relation to minute details of a purely administrative character, nor will they be menaced with pernicious special legislation."

Glittering generalities but no real Home Rule legislation, as can be readily seen. If the lawgivers were sincere, they would not hesitate to pass the bills favored by the citizens of the metropolis

and submitted through the channel of the Mayor's office. Sixty of these bills were introduced yesterday. Not six of them will pass.

The proposed State income tax offered by Senator Mills was discussed this week. Inasmuch as Senator Mills has stated to his friends that he does not expect to pass the bill at the present session, it is unnecessary to submit the arguments of the Tax Reform Association against this proposition. Of greater import is a minority report of the Joint Legislative Committee on Taxation which contains the following statement:

"It is admitted that the imposition of a State income tax by local assessors would be as great a failure as the present personal property tax. If, on the other hand, the tax is constitutional under our federal system and under the peculiar conditions existing in the State of New York, it can easily be evaded by the nonresident. Thus an element of unfairness and discrimination will be injected into the law which will create a minority of taxpayers and a majority of tax-dodgers. On the other hand the State of New York has built up in the past thirty years a centralized system of indirect taxation based on franchises, privileges, excises and licenses that brings into the State Treasury nearly \$50,000,000 of taxes annually at comparatively nominal expense. While this system may be extended *ad libitum* to produce any required amount of revenue when applied to the same base of taxation, we neither deem it necessary or expedient for the State to seek any new source of revenue."

The Legislature will wind up its sessions within four or five weeks. The Assembly has set the tentative date of April 5 for adjournment, but this was done in order to enable the Committee on Rules to take over immediately all bills not disposed of by committees and to prevent introduction of local bills. Legislation will be hurried, and, if the mill should grind out a few laws favorable to the City of New York, we should accept them with gratitude. For it might have been worse!

S. L. S.

Realty Bills Introduced.

(Special to the Record and Guide.)

Albany, March 17.—The following bills of interest to owners and brokers of real estate were introduced in the Legislature this week:

In the Senate.

936. Burlingame. Amending the Greater New York Charter (Sections 73 and 242), by requiring the consent of the Board of Estimate to the construction or operation of street surface railroads. To Cities Committee.

937. Burlingame. Amending the Railroad Law (Sections 171 and 173), by requiring the consent of local authorities to the construction or operation of street surface railroads in cities. To Public Service Committee.

949. Simpson. Amending the Greater New York Charter (Section 247), by striking out the provisions authorizing the Board of Estimate to determine what portion of the cost of a public improvement is to be borne by one or more boroughs, or portions of boroughs. The bill also transfers from the department of Taxes and Assessments of the Board of Estimate and the Board of Aldermen the duty of fixing the territory upon which the tax for the cost of a public improvement is to be imposed. For the purpose of levying such taxes in one or more entire boroughs, each borough is hereafter to be considered a separate tax district. To Cities Committee.

958. Patten. Amending the Laws of 1913 (Chapter 62), by providing that upland or uplands under water in Flushing Bay and Flushing Creek shall be acquired by the Board of Estimate in the manner set forth in the Greater New York Charter. To Finance Committee.

966. Dunnigan. Inserting in the Greater New York Charter a new section (436-a), providing that, if the cost of a temporary sewer has been assessed upon the property benefited, it shall be credited to the property owners upon the construction of a permanent sewer, and the deficiency paid by the city. To Cities Committee.

961. Wagner. Inserting in the Greater New York Charter a new chapter (12-b), creating a Bureau of Boiler Inspection in the Department of Licenses. The head of the bureau is to be appointed by the Commissioner of Licenses, from a civil service eligible list, and the appointee shall have been a resident of the city for at least 10 years and a licensed engineer for the same period. The bureau is to have control of the inspection and operation of all steam boilers in New York City, except boilers used for heating purposes which carry not over 10 pounds of steam per square inch and are of not more than 20 h. p. capacity, boilers in United States Government buildings, those regularly inspected by United States Government

(Continued on page 438.)

MEASURES AFFECTING REAL ESTATE

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

THE Real Estate Board's special committee on legislation at its last meeting opposed, among others, the measure introduced by the Brown Investigating Committee to enact into law the pay-as-you-go policy. The bill compelling real estate brokers to be registered and four bills to amend the Labor Law, which would work great hardship on factory owners, were also opposed. The committee approved of the bill amending the Labor Law by dispensing with the necessity for fire alarm signal systems and fire drills in factory buildings having an automatic sprinkler system.

The reasons for the action taken by the Committee on each bill follows in detail:

Senate, Int. 541, introduced by Mr. Wagner (same as Assembly Bill, Int. 715, introduced by Mr. Callahan), an act amending section 1275, and repealing sections 1274, 1276 and 1277, Penal Law, relative to violations of the Labor Law. It makes it a misdemeanor to violate any rule or regulation of the Industrial Commission, or to make or permit a false statement or entry, relative to an affidavit, time book, register, record, report, or other papers required to be made or kept under any provision of the Labor Law, and increases the maximum fines for such violations and permits imprisonment therefor.

This bill is opposed. An owner who may be willing to comply with orders of the Labor Department, and who has had plans on file at the Bureau for six months, without action or decision, can be fined or sent to jail. An innocent owner of a number of buildings may readily be a third time offender with a fine of \$5,000 and sixty days imprisonment staring him in the face, although his buildings may afford the acme of fire protection and the offense is one against an ambiguous debatable section of the law. This bill was referred to the Board's Committee on Industrial and Building Codes, and it was on this committee's recommendation that action was taken.

Senate, Int. 543, introduced by Mr. Wagner (same as Assembly Bill, Int. 718, introduced by Mr. Callahan), an act adding new sections 52-f and 52-g to Labor Law, providing that the Industrial Commission may order buildings or structures to be vacated when, in its opinion, they are unsafe or unsanitary, because of violation of the Labor Law or regulations made thereunder, providing for the enforcement of such orders, and relative to the service of notices and orders of the Commission.

This bill was referred to the Board's Industrial and Building Codes Committee, and upon this committee's recommendation the bill is disapproved as an exceedingly drastic and harsh measure.

Senate, Int. 598, introduced by Mr. Brown (same as Assembly Bill, Int. 781, introduced by Mr. Maier), an act amending sections 47, 169 and 189, Greater New York Charter, by providing that the city shall not expend any part of the proceeds of sales of corporate stock or serial bonds for other than revenue producing improvements, except to replenish the street improvement fund or the fund for street and park openings or for improvements for which the board has authorized the issue of corporate stock prior to January 1, 1916, and certain other purposes.

The bill is opposed. The tax rate in the city of New York this year runs from 2.04 in the Borough of Manhattan to 2.13 in the Borough of Richmond. There will perhaps be needed every year \$15,000,000 or \$20,000,000 for improvements necessary, but not self-sustaining. The debt service on account of the enormous commitments of the city must largely increase from year to year. In addition, the various pension funds are practically bankrupt and arrangements must be made in the budget for their support. If this bill is enacted into law, it is extremely probable that the tax rate in a few years will go beyond the constitutional limit.

Senate, Int. 616, introduced by Mr. Emerson (same as Assembly Bill, Int. 818, introduced by Mr. Lefevre), an act amending section 12, Tax Law, by providing that the personal property of a corporation, together with its surplus profits or reserve funds, after deducting the assessed value of its real estate, just and bona fide debts, nontaxable and exempt property, shall be assessed for taxation at its actual value.

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.

This bill is too vaguely drawn and is disapproved in its present form.

Senate, Int. 735, introduced by Mr. Gilchrist, an act authorizing the Board of Estimate of New York to determine the reasonable value of services rendered the former city of Brooklyn by living members of the Board of Aldermen of such former city during 1886 and 1891, inclusive, who served without compensation. The city is to pay the amount so determined.

This bill is disapproved. A pay strike or five years alleged services rendered twenty-four years ago should have no consideration. It is evidently a treasury raid.

Senate, Int. 736, introduced by Mr. Gilchrist, an act adding new subdivision 11-a to section 4, Tax Law, exempting from taxation for a period of five years from commencement of construction, all dwellings constructed on unimproved land or in addition to or substitution for existing buildings on improved land whereby the value of the real property, exclusive of the land, is increased to an amount not exceeding \$5,000. This provision is not to exclude land valuation for purposes of taxation.

This bill is disapproved on the ground that it is an unjustified exemption.

Senate, Int. 742, introduced by Mr. Boylan, an act amending the Greater New York Charter, creating the office of city superintendent of schools emeritus, whose duty shall be to consult and advise with the educational officials whenever, in his judgment, it is necessary. He is to be appointed by the education board and is to receive a salary for life.

This bill is opposed on the ground that it creates an unnecessary salaried official, and also for the reason that it is mandatory legislation.

Senate, Int. 746, introduced by Mr. Patten (same as Assembly Bill, Int. 955, introduced by Mr. O'Hare) an act to amend the Greater New York Charter, in relation to the Bureau of Street Cleaning of the Borough of Queens and providing for a relief and pension fund for the benefit of the members of the clerical, mechanical and uniform force of such bureau.

This bill is disapproved on the ground that it is mandatory legislation.

Senate, Int. 762, introduced by Mr. Gilchrist, an act authorizing the Board of Estimate of New York City to lay out a street to be known as Remsen Avenue, Borough of Brooklyn, as laid out on the map of the late city of Brooklyn, from the intersection of Utica and East New York avenues southeasterly through the Thirty-second Ward to Canarsie Park, and providing for the acquisition by the city of necessary property.

This bill is disapproved for the reason that it is unnecessary, as the Board of Estimate already has the power to lay out such streets.

Senate, Int. 799, introduced by Mr. Lockwood (same as Assembly Bill, Int. 993, introduced by Mr. Fertig), an act to amend the Greater New York Charter, in relation to special student privileges and other special educational advantages at the College of the City of New York.

This bill is disapproved on the ground that it is mandatory legislation.

Senate, Int. 805, introduced by Mr. Norton (same as Assembly Bill, Int. 906, introduced by Mr. E. C. Davis), an act to amend the real property law, in relation to the registration of real estate brokers through a bureau in the office of the Secretary of State, and making an appropriation therefor of \$20,000.

This bill is disapproved on the ground that it is unnecessary.

Assembly, Int. 507, introduced by Mr. Evans, an act in relation to insuring employees against injuries or death while employed.

This bill provides a new Workmen's Compensation Law and is disapproved on the recommendation of the Insurance Committee. It provides for only four days' waiting time, whereas under the present law, there is two weeks waiting time. This would greatly increase the cost of workmen's compensation insurance.

Assembly, Int. 693, introduced by Mr. Ames, an act amending the Insurance Law, by prescribing what the notice attached to a standard policy as to payment of premiums must contain.

Upon the recommendation of the Insurance Committee the bill is disapproved. It seeks to amend the Insurance Law to the effect that unless the premiums on insurance policies are paid within sixty days after the insurance takes effect, the policy shall be null and void. Under the rules of the Fire Insurance Exchange in this city, a premium must be paid within sixty days or the policy is cancelled. No good can come from the passage of this bill. It would make a lot of extra work for the brokers and it would be a rather expensive proposition.

Assembly, Int. 731, introduced by Mr. Shiplacoff, an act amending subdivisions 1 and 2, section 79-b, Labor Law, by making the provisions relative to exits in buildings more than two stories, and stairway enclosures in buildings more than five stories applicable to all factory buildings over one story in height.

The bill is opposed upon the recommendation of the Industrial and Building Codes Committee. It is a particularly vicious proposition. It requires that the secondary exit in factories over five stories in height must be an interior enclosed stairway, horizontal exit, fire tower or exterior screened stairway. In buildings under five stories in height the same conditions would obtain where the occupancy is over eight persons per floor. As the allowable occupancy of each floor is fourteen persons for each eighteen inches of stair width, this means that practically every building equipped with a legal fire-escape as a secondary exit would be illegal. The tremendous amount of money spent on fire escapes, counter-balanced ladders and fireproof windows on the course of the fire-escapes, would all be a complete waste in the event of this bill becoming a law, and the expense for the installation of new secondary exits would be simply beyond the financial ability of factory owners. In the same act on page 3, lines 9 and 10, every building over one story in height shall have its stairways enclosed in fire-resisting partitions. The Industrial Board, after investigation, decently made new rules regarding enclosures in low buildings which go far enough.

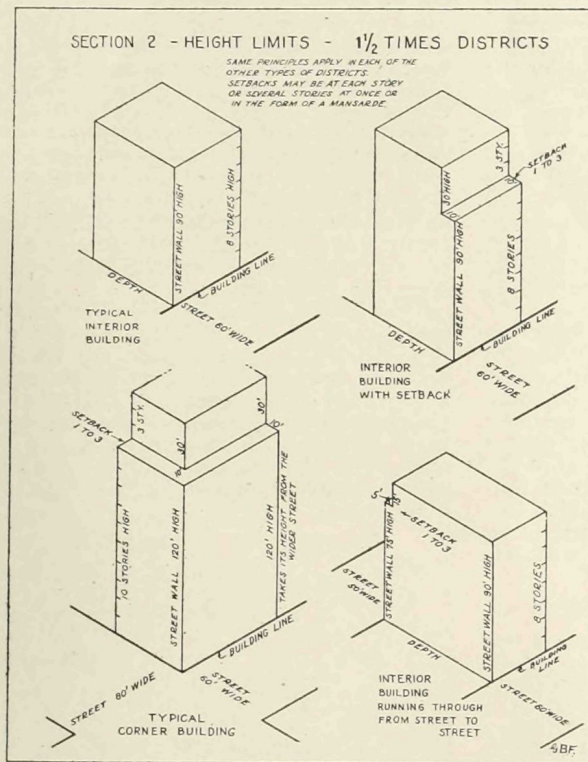
Assembly, Int. 731, introduced by Mr. Shiplacoff, an act amending subdivision 2, section 79-a, Labor Law, by requiring every factory building more than six stories and with more than 5,000 square feet in area to have at least one dividing fire wall, providing horizontal exits.

Upon the recommendation of the Industrial and Building Codes Committee, this bill is opposed. It is entirely unnecessary as the measure applies to new buildings only and the fireproof construction and exit facilities required in new buildings are more than adequate and ample to fully protect human life in case of fire. Drills in an eight-story building with one less stairway than called for in the Labor Law, have emptied the 1,000 occupants in two minutes. In a nine-story building with one less stairway than required by the Labor Law, the 1,200 occupants have reached the street in one and one-half minutes. Manufacturers are decidedly averse to these division walls, as they interfere with their business and defeat the object of economy in acquiring large space.

(Continued on page 436.)

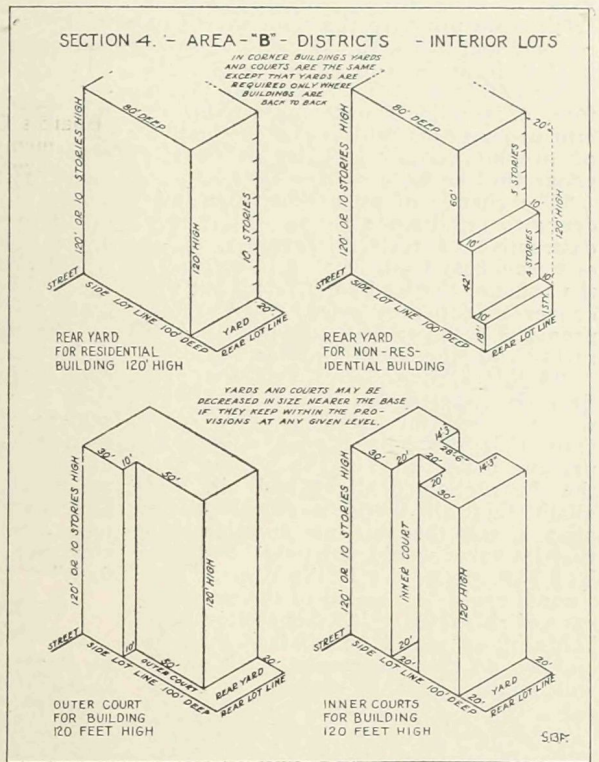
FIFTH AVENUE MOVEMENT GROWS

Impetus Given to Crusade Started by Retailers, Through Cooperation of Manufacturers—Canvass Made by Record and Guide



reasonable prices and money can be obtained for improvements along lines where a demand is shown.

But Manhattan is not the only borough which is suitable for manufacturing development. Long Island City is clearly defined as an industrial center, and will remain so for many years to come. The class of concerns which have located at the east end of Queensboro Bridge are such as to insure the permanency of the district and will do much to encourage loaning institutions to place money upon mortgages. At the present time the standing of the tenants is an important influencing factor. It



AS pointed out in the Record and Guide last week the crusade instituted by interests identified in the Fifth avenue zone will bear fruit, even though the full effect may not be felt at the present time. Many of the concerns who manufacture garments and other articles of wearing apparel have signified their willingness to meet the desires of the retailers and move out of the section into other portions of the city. Then again the crusade will have the effect of checking further encroachments upon the district by other concerns in the same line of endeavor. This will be accomplished through several means, one of which is the loaning institutions, some of which have expressed an unwillingness to loan money, at the present time, upon projected loft structures; another the avowed intent of the retailers not to deal with those concerns which insist upon coming into the retail zone, and a third, the unwillingness of property owners to rent space to concerns which are objectionable to their other tenants, or those who occupy space in nearby structures. Real estate brokers also realize that it is unwise to antagonize these interests, so they will probably adopt the policy of locating wholesale manufacturing concerns in other sections of the city.

One of the first questions that arises is "where should these concerns move to?" and, "who shall take the space thus vacated?"

The first question finds a ready answer, for there are many parts of the city which are admirably adapted to manufacturing concerns. A map is printed which shows the section south of 14th street, which adjoins the section on the south printed in the Record and Guide last week. This map virtually takes in the entire south end of the island, and, while City Hall Park is the furthest south shown, still the same conditions prevail to South Ferry. On this map is clearly discernible the sections which can be utilized for manufacturing purposes; also those which are reserved for business, not industry, residential, unrestricted and undetermined zones.

It will be seen that there are large sections, both east and west of Broadway, south of 14th street, which are applicable to manufacturing development; also that portion of the city south and west of the old Greenwich Village. Much valuable land can be acquired in these districts at

is only a question of time before the value of the Long Island City section is thoroughly realized, and then all old-time prejudices will disappear and the district come into its own.

Opinion Mixed.

Opinion is mixed as to what class of concerns will take the space vacated by the manufacturers. One thing seems fairly clear to those who have followed real estate over a period of years. This is not the first time that movements of this kind have been started. This is not the first time that similar problems had to be faced. The solution has always been in the natural growth of the city and the demand for space along the backbone of the island—which means Fifth avenue or Broadway. Property values in both these thoroughfares will be maintained, even though there may be a temporary depression. As an example lower Broadway may be cited. Following the exodus of a few years ago there has come an improvement all along the line and tenants are being more readily found. It is almost certain that the section will benefit from the Fifth avenue movement, and in turn the latter section will be the beneficiary on account of the improvement in the zone after the objectionable tenants move.

The Record and Guide made a canvass of the zone affected by the Fifth avenue movement and on another page in this issue prints in tabulated form the firms which will be affected. This table should be of great value to brokers who have space to rent for live "prospects" are given.

Mr. Evers Gives Views.

Cecil C. Evers, Vice-President of the Lawyers Mortgage Company, said this week:

"The condition existing at present in the Fifth avenue retail section, between 33d and 59th streets, is the culmination of a movement which has been taking place for a number of years. This movement is a natural one, and is due to the anxiety of Fifth avenue retail stores to crowd as closely as possible to their best customers, whose homes are in the most fashionable residential section. Unfortunately, in this process the residential section is forced to be in perpetual motion, constantly extending its limits to make up for the loss of those portions which have succumbed to the invasion.

"Just as retail shops crowd as closely as possible to their customers, so do attendant industries carried on by the occupants of lofts force their way in as close proximity as possible to the retail stores, who are their customers.

"The tide of business has, in the past few years, rolled up Fifth avenue, destroying it for residence purposes, overflowing into the side streets and leaving unmolested in its passage only such small residential sections as Murray Hill and Gramercy Park, which were enabled, by local conditions, to resist this encroachment.

"One reason why this contest of different utilizations should cease is that the fashionable residence section, as far as Fifth avenue is concerned, can no longer be forced northward; it is held by Central Park and the high land on which it stands and the cheap utilization now thoroughly established to the north. Any change would necessitate a relocation in some entirely different neighborhood.

"Moreover, any extension of the retail section in this direction is undesirable and improbable on account of the barrier offered by Central Park, limiting the territory needed for expansion, restricting business to one side of the avenue only and cutting it off from access from other residential sections on the West Side, on which it partly depends.

"The retail section, finding itself blocked, now seeks to protect itself, and, with reason, against the encroachment of manufacturing and wholesale industries, which are a serious menace to its permanency.

"This section, though designated a retail section, is not only local in its services. The splendid shops of which it is largely composed are a center of attraction to many visitors from all over the country, whose presence is beneficial to the whole city, which would, as well as the individual property owners and tenants, suffer from any injury to its attractiveness or permanency.

"The proposed zone restricting of New York will be greatly beneficial to the whole city in preventing, before it is necessary and desirable, the ousting from a section of one utilization by another. There is no good reason why residence property, and especially high-class residence property, should be dam-

aged by the intrusion of business when its necessary expansion can take place in other directions; residential property is certainly more desirable when business is excluded. So also is a retail store section from which inferior utilizations are banished.

"Ground floors, with the advertising value of their display windows, are in retail store property the main source of revenue and value, values being approximately from three to six times as great as upper floor values. The action, therefore, of certain owners in introducing into upper floors utilizations destructive of ground floor values is killing the goose that lays the golden eggs.

"The change of utilization from residence to retail store purposes, however destructive of residential values, is in one way beneficial, in that it increases the value of the land so affected, but the converse is taking place when retail property becomes utilized for manufacturing and wholesale purposes.

"If this section between Third and Seventh avenues, 33d and 59th streets, was reserved for retail business only, restricting the height of buildings to prevent congestion in the streets and the destruction of light and air, and eliminating all trucking during shopping hours, there is no question but that its value would not only be stabilized but enhanced. If the owners and tenants could be assured of the permanence of character which this section now holds, there would be no fear that, in building up their businesses, their goodwill might suffer by having to move again in the not distant future, as they have been obliged to do in the past. They would make longer leases, build better buildings and could afford to pay higher rents. Moreover, by reason of the increased stability of the property they could borrow money for improvements at lower rates and values would be raised by a lower capitalization of net rentals.

"Upper floors made vacant by the departure of present tenants would be occupied by many businesses to whom it is important to be situated in a high-class retail section and who could not afford ground floor rentals. It is true that this demand is somewhat limited and, together with the space required on

upper floors by tenants of ground floor shops, could probably be accommodated in buildings not exceeding six stories in height, at any rate in the best locations, and this would be greatly to the benefit of the entire section.

"As to the present tenants of lofts in this section, there is no necessity for their presence in such close proximity to their customers; the inconvenience and expense of being at a greater distance would be more than offset by the cheaper rents obtainable, and, moreover, the whole city would be benefited by their return to some of the sections vacated by them during this uptown movement of loft buildings, and where they would probably find owners more than ready to supply them with remodelled or new buildings, the erection of which would provide plenty of work for the speculative builders now operating in other sections.

"The uptown movement of lofts has undoubtedly overshot its mark. The location of passenger transportation terminals, amusement centers, shopping centers and the fashionable residence section have assumed a greater degree of permanency, which will certainly be accentuated by the proposed zone limitation and restrictions, all of which factors tend to produce reactions in a movement which was largely anticipatory."

Opinion of a Bank President.

The Union Dime Savings Bank is one of the largest loaners on New York City real estate. According to the statement published on January 1, 1916 the amount invested in real estate mortgages was \$25,805,350, while the total amount of money invested in mortgages and realty aggregated \$27,077,683.

Alex. P. W. Kinnan, president of the institution, was, before he became identified with the bank, active in the real estate field, and today he is considered one of the authorities on realty matters. To a representative of the Record and Guide Mr. Kinnan said this week:

"I think the provision being made to prevent the further encroachment of manufacturing concerns in the retail section is a wise one. If this movement, which has been going on for some years past, should continue, I feel that

real estate values would be adversely affected, and hardships would result. I believe that there are as many lofts for manufacturing purposes now erected as will fill the demand for many years, and there should not be any others erected for some time to come.

"I approve very highly of endeavoring to locate manufacturing concerns in some other section of the city, and there will be created a demand for loft space which will eventually absorb the vacancies which may be created through the removal of the wholesale concerns now located in the central Fifth avenue zone. Different businesses and different classes of tenants will become located in the lofts on the avenue and in the side streets adjacent to it. The result will be the general improvement of the neighborhood and the stabilizing of realty values.

"The Union Dime Savings Bank has made loans on several loft structures in this vicinity. These houses are being used for light manufacturing. I do not approve of the erection of additional structures of this type, at the present time, in the Fifth avenue zone, for I fear that, should this happen, realty values might be injured, at least for the time being."

Viewpoint of an Operator.

Nathan L. Ottinger, for many years a real estate operator, said this week:

"It is our imperative duty to co-operate in every way to make this, the metropolis of the Western Hemisphere, a worthy monument to the achievement of its citizens. But to have the necessary co-operation the movement towards idealistic conditions must be a general one, and not one which plainly on its surface will accrue to the benefit of one class of people and to the detriment of another.

"Fifth avenue and its intersecting streets, as we all know, was formerly a residential district in which the best homes of the city were situated. Then came the encroachment of trade. Retail stores began to make their appearance both on the avenue and on its adjacent side streets. The private dwellers were forced from their homes and had to seek habitation elsewhere. And now these same retailers, really squatters in a district of homes, propose to dictate who shall and who shall not be allowed to sojourn in the land they have conquered. The article in question, signed by many of these same retail merchants, speaks of "the wide area of vacant or depreciated property in the lower middle part of town." When they left the Sixth avenue and 23d street districts did they stop to consider the shrinkage in tax values and the empty buildings thus created? While there is no questioning that factory buildings in close proximity to Fifth avenue lessens the taxable value of that thoroughfare, it is a fact nevertheless that, were the side streets well built up with large loft buildings, their taxable value would make up for the depreciation on Fifth avenue many times over.

Blame on Both Sides.

"The manufacturers, with their hordes of employees, are not altogether to blame for seemingly following the retail stores. This is a condition largely brought about by the retailers themselves. These near-sighted merchants, instead of sending their buyers to the showroom of the manufacturer as out-of-town merchants do, compel the manufacturer to show his samples at the retail store. This has caused a natural desire on the part of the manufacturer to be near his customers. The retailer could in a general way discourage this by closing his sample rooms to all but out-of-town manufacturers.

"We are undeniably confronted with a condition which should be remedied—but how? There is no use in locking the stable door after the horses have gone. A certain portion of the district in question has already been violated with factory buildings. They are there now and in fact the best part of this district, still cannot be eliminated. But a large, and remains practically free of the loft type of building. This is the section north of 42d street, and south of 59th street,



between Lexington and Seventh avenues. This is the logical future retail section of New York. Look to the future and not to the past so that every good citizen of New York can conscientiously assist them in the development of a still greater New York."

In its report to the Board of Estimate the Commission made the following observations:

Five classes of height districts are provided, limiting the height of the building at the street line to a varying multiple of the street width. These multiples vary from two and one-half times the street width in the office and financial section of Manhattan to one time the street width in the more undeveloped sections of Brooklyn, the Bronx, Queens and Richmond.

Height of Towers.

Back of the street wall the height of which is limited by a multiple of the street width, the building may go higher, but not beyond the line formed by the extension of a line drawn from the centre of the street to the limiting height of the street wall. Towers covering not more than twenty-five per cent. of the lot and unlimited as to height, are also permitted, provided they conform to certain regulations as to setback from lot lines.

The only district in which a height of two and one-half times the street width is proposed is in the office and financial section of lower Manhattan. A height of two times the street width is allowed for the remaining portions of the more intensively developed commercial and industrial section in a broad belt through the centre of the island from the lower office and financial section to 59th street. An exception is made for a portion of the Fifth avenue section, where limits of one and one-quarter and one and one-half times the street width are proposed. A width of two times the street width is also allowed for a narrow belt along a portion of the North River water front of Manhattan and along the East River water front of Brooklyn, Queens and the Bronx.

Tenement and apartment houses throughout the city are now limited to a height of one and one-half times the street width. The proposed plan takes the one and one-half times rule of the Tenement House Law and applies it to substantially all the remaining portions of the city that are intensively built up at present, or that will be brought within about thirty minutes by the new rapid transit system to the central office and commercial district of Manhattan.

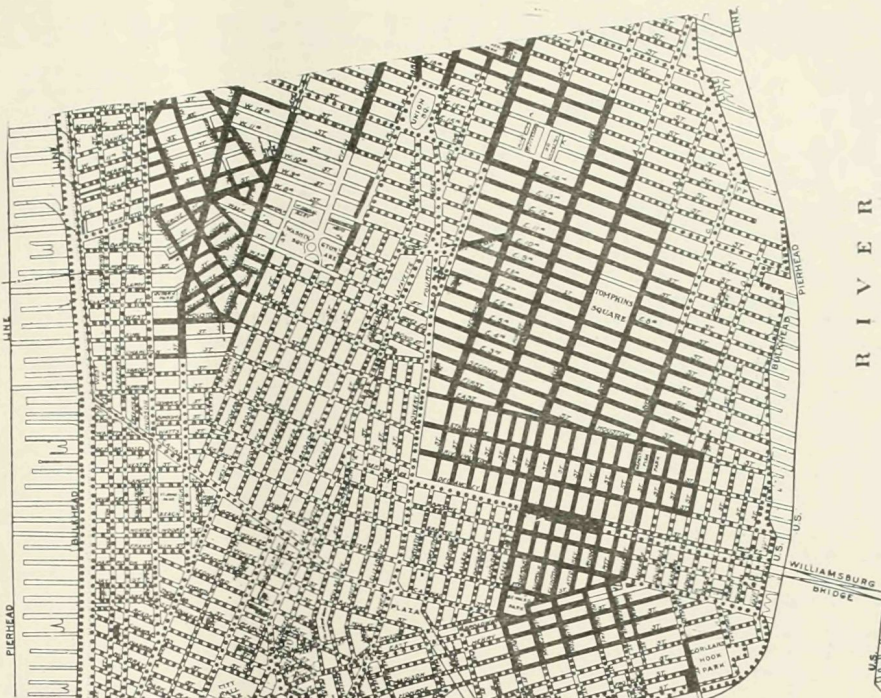
Along the Water Front.

One and one-half times the street width is also allowed for a narrow belt along the water front in many of the as yet undeveloped areas where a somewhat intensive future development of the water front is anticipated.

All the other portions of the city, including the more remote and less developed sections, and those which in general are more than thirty minutes from the Manhattan commercial centre by the new rapid transit system are placed in the one time district. Here the height limit for buildings on the street line is one time the width of the street. This, however, will permit of a five-story building in a sixty foot street, and an eight or nine story building in a 100 foot street.

In establishing districts prescribing minimum yards, courts and open spaces the commission has attempted to insure that each owner shall make a reasonable contribution to the light and air of the block. The plan has been based, first, on the partial segregation of buildings according to use, and, second, on a gradation of court and yard provisions, particularly as affecting residential buildings in accordance with the present and prospective intensity of use in various sections of the city.

Five classes of area districts are proposed, as follows: A-Districts—In the A-Districts no yard is required and no court is required unless necessary to light the workrooms in the building. This is essentially a warehouse district, and is confined to a narrow belt along



- Residential districts - restricted against business and industry.
- Business " " " industry.
- Unrestricted.
- Undetermined.

the water front and terminals. Light is not required for most storage buildings.

B-Districts—The B-Districts, as a rule, include the most intensively developed sections of the city and those that will be brought within about twenty-five minutes by the new rapid transit lines of the central business districts in Manhattan. In the B-Districts a rear yard is only required for such portion of the building as is back to back with another property.

C-Districts—The C-Districts include most of the remaining built-up portions of the city, including sections that will be about forty minutes by the new rapid transit lines from the central business district. In the C-Districts non-residential buildings are subject to the same court and yard provisions above outlined for the B-Districts.

D-Districts.—The D-Districts include the more remote or undeveloped areas of the city and those that are in general more than about forty minutes from the central business district. These are intended generally for one or two family houses, either singly or in rows. Apartments, however, are not excluded, but are handicapped by the restrictions as to percentage of lot that may be occupied and the size of yards and courts. Huge D-Districts have been indicated for the less accessible portions of Queens and Richmond, and also around Jamaica Bay in Brooklyn. The total acreage of the D-Districts constitutes more than half of the residential areas of the entire city. A residential building in a D-District may not exceed 60 per cent. of the area of an interior lot at the curb level, or 80 per cent. of the area of a corner lot above the first story.

E-Districts—The commission has tentatively indicated as E-Districts various small areas that either are now high class villa districts or seem particularly appropriate for such development. In the E-Districts, on an interior lot, a residential building, with its porches, wings and accessory buildings, shall not exceed for the first story more than 50 per cent. of the area of the lot, and shall not exceed 30 per cent. of the area of the lot above the first story. Existing single family detached house areas in Brooklyn, the Bronx, Queens and Richmond would, with few exceptions, conform to the proposed requirements for E-Districts.

As an E-District the commission has tentatively included a large portion of the Riverdale section in the Bronx, also in the borough of Queens a portion of Douglaston, a large undeveloped tract between the Rocky Hill road and the Nassau county line, and a large area north of Hillside avenue, with Jamaica Estates as a centre. In Brooklyn, Man-

hattan Beach Estates, Sea Gate, two small areas between Ocean avenue and Nostrand avenue, and south of Avenue J and a small area along the Shore Road in Bay Ridge from 74th street to 88th street. In Richmond a small area along the Serpentine and a larger area above Dongan Hills have also been made E-Districts. The commission will not be disposed to retain these E-Districts unless it seems clear that they are satisfactorily to the property owners immediately affected.

Public Hearing on Zone Plan.

The Commission on Building Districts and Restrictions will commence holding the public hearings required by law on its tentative report in City Hall, 10.30 a. m., Monday, March 27. Although the first session of the commission will be devoted particularly to that part of Manhattan below 23d street, considerations affecting the whole borough will be heard. It is of paramount importance that all parties interested in the proposed districting scheme, those favoring as well as those opposing the plan, should be present at these hearings.

Use Districts.

The two waterfronts, the financial district and the central loft district are all in the unrestricted district. The congested East Side is indicated as a business district. Some of the streets in the Chelsea section are restricted to residential purposes, while others are indicated as business streets. A large portion of the Washington square and Greenwich Village sections are protected either against factories or against both factories and business.

Height Districts.

The downtown office district below Leonard street and between Trinity place and Church street on the west and Lafayette, Gold and Pearl streets on the east is restricted to a height limit of two and one-half times the street width. The warehouse districts on both waterfronts and the manufacturing loft and business district in the central portion of the island are restricted to a height limit of two times the street width. The residential sections on the lower East Side, Greenwich Village, Washington square and Chelsea have all been subjected to a height limit of one and one-half times the street width.

For the purpose of computing the height limit no street is considered as having a width of less than 50 feet or more than 100 feet. The limitation ap-

(Continued on page 437.)

GARMENT WORKERS IN FIFTH AVENUE ZONE

No.	Fl. No.	Firm name.	Business	Present floor area in sq. ft.	Present lease expires.	Where do you prefer to locate.
West 32d Street, Sixth to Seventh Avenue.						
106	3	Adams & Abrahams	Dresses	2500	1917	Does not know.
106	4	Edson, I.	Furs	625	1917	Does not know.
106	5	Jacobs & Konigsberg	Furs	600	1917	Does not know.
106	5	Shamroth & Markheim	Furs	625	1916	Does not know.
-06	5	Sonnenschein, A.	Furs	5000	1917	Does not know.
106	5	Starke, C. B.	Corsets	2500	1917	Does not know.
106	3	Modern Button Co.	Buttons	2500	1917	Does not know.
East 34th Street, Madison to Fifth Avenue.						
14	2	Goetz Silk Mfg. Co.	Silks	3750	1921	No information.
14	4	Foth, Jacobs Co.	Trimmings	3750	1919	No information.
West 34th Street, Fifth to Sixth Avenue.						
19	4	M. Hyman & Co.	Cloaks & Suits	8750	1920	No information.
19	6	Rainware Co.	Raincoats	8750	1919	No information.
19	7	Rubin Bros.	Cloaks & Suits	7500	1918	No information.
19	9	Oppenheim, Goldstein & Siegel	Cloaks & Suits	4000	1921	No information.
19	10	Gittelsohn & Steinhaus	Cloaks & Suits	4000	1924	No information.
33	7	Haase, Strauss Co.	Gowns	3200	1919	No information.
33	8	H. Samuels & Sons	Costumes	3200	1921	Does not know.
33	10	Zahn & Dentz	Costumes	2400	1919	No information.
33	11	Casper Davis & Son	Dresses & Waists	1400	1920	No information.
33	11	Leavittman & Fein	Cloaks & Suits	1200	....	No information.
34	1	Ratkowsky, A.	Furs	2100	1926	Present location.
152	3	Altman Plating Co.	Plating	1500	1918	Present Location.
West 34th Street, Sixth to Seventh Avenue.						
152	5	Excelsior Skirt Co.	Skirts	1500	1919	Present Location.
156	3	Fashion Embroidery Co.	Embroidery	2250	1918	No information.
156	5	Schwartz Brothers	Gowns	1500	1918	No information.
156	6	Ulrich, George	Embroidery	1500	1919	Present Location.
3	4	Brambir, C.	Waists	7500	1920	No information.
West 35th Street, Fifth to Sixth Avenue.						
5		Seidl-Hellenberg Co.	Waists	7500	1919	No information.
6		Marcus Co., S.	Coats & Suits	7500	1920	No information.
7		Rodgers, Joseph	Coats & Suits	7500	1918	No information.
9		Brecker-Cadden Co.	Waists	7500	1917	Does not know.
11		Gensberg Bros	Dresses	7500	....	No information.
9	2	Ginsburg, Jacob	Furs	2000	1918	Stay here. Just moved in.
9	3	Hymann, L. A.	Waists	2000	1919	Present location.
9	4	Up-To-Date Model House	Dresses	2000	1918	About 28th St. & 6th Ave.
29	4	Crescent Costume Co.	Costumes	7000	1918	No information.
29	5&6	Cohen Co., Lazrus	Cloaks & Suits	14000	....	No information.
29	7	Weltman Co., Simon	Cloaks & Suits	7000	1918	With the others.
29	8	Schwartz, S. M.	Suits & Coats	7000	1917	Present location.
29	9	Yerst, Samuel	Cloaks & Suits	7000	1918	Does not know.
29	10	Kram & Match	Waists	7000	1919	No information.
29	11	Mendety, P. J.	Ladies Suits	6800	1918	Where others go.
29	12	Murray & Wersba	Suits & Coats	5000	1917	No information.
35	7	Horowitz, M.	Coats & Suits	5600	1919	Around 23rd St. & 6th Ave.
35	8	Dryer & Turtal	Coats & Suits	5600	1918	28th to 33rd Sts., 4th to 7th Aves.
35	9	Jachmans Sons, W.	Furs	5600	1925	In the twenties.
35	11	Schulman & Sherman	Suits	5600	1918	14th to 23rd Sts., 4th to 6th Aves.
35	12	Schoen, Jacob	Suits	5600	1919	Does not know.
56	6	Schwartz, M.	Suits & Coats	5800	1920	No information.
7		Adler & Co., E. A.	Cloaks & Suits	5800	1919	Does not know.
8		Sonn & Sons, Chas.	Dresses	5900	1920	No information.
10		Star Embroidery Co.	Embroidery	5800	1919	No information.
11		Pastanak, Hy. J.	Blouses	2500	2500	No information.
West 36th Street, Sixth to Seventh Avenue.						
149	8	Ritchie & Cornell	Suits	12000	1917	Have taken space in 31st St.
& more						
141	8	Lerles & Gilbert	Dresses	3000	1917	Would like to get out of district.
141	10	Felfensfeld, L.	Raincoats	3600	1918	Present location.
141	11	Kohn Brothers	Furs	6000	1918	22nd St. and 5th Ave.
141	14	Schwartz Brothers	Furs	6000	1917	Present location.
141	15	Rosenberg, Joseph	Waists	6000	1918	Nowhere at present.
East 37th Street, Madison to Fifth Avenue.						
7	6	Bokus Brothers	Ostrich feathers	....	1923	Below 33rd St.
7	7	Wm. Rosenblum & Co.	Ladies hats	....	1924	Probably below 34th St.
7	9&10	Stein, J. A.	Ostrich feathers	....	1923	Not considered.
7	8	Scharles & Deutsch	Ladies' hats	....	....	Not interested.
West 37th Street, Fifth to Sixth Avenue.						
7	9	Crosby, J. S. & Co.	Ladies' hats	....	1919	Have not considered.
7	11	Newport Costume Co.	Dresses	7500	1918	No information.
7	11	Smolin, Nat C.	Ladies' hats	7500	1918	Above 47th St.
12	11	Herman Baehr & Co.	Furs	4000	....	Present location.
20	9	J. H. Herbst & Co.	Furs	5000	....	Not considered.
35	6	Aranson & Co.	Hats	4500	1919	No information.
35	7	Queen Costume & Dress Co.	Dresses	4500	1919	No information.
35	10, 11	Henry Froelich (Inc.)	Waists	10000	....	Downtown.
35	12	R. Fishbein & Co.	Leather goods	5000	1919	Around Lafayette St.
38	2&4	Blosvernes Sons, B.	Furs	10000	1919	Present Neighborhood.
19	4	Hamilton Hat Co.	Hats	2000	1918	About 23rd St.
West 38th Street, Fifth to Sixth Avenue.						
22	4	Wilhelm, G. F.	Furrier	5000	1917	Hotel District, 24th to 31st St., between 6th Ave. and B'way.
5		Rosen, N. M.	Hat Frames	2400	1919	No information.
6		Kahn, Hy	Hats	5000	1917	In the twenties.
8		Cowen, M.	Riding Habits	5000	1921	Present location.
9		Mendel & Schoenholz	Furs	5000	1917	No information.
11		Israel, Wm.	Hats	5000	1917	Where it will be handy for buyer.
12		Sheenberg & Goldwitz	Furs	3375	1917	20 to 29th Sts., 4th to 6th Aves.
26	3	Strauss, Louis	Millinery	2500	1918	Present location.
4		Ackerman & Gordon	Furs	2500	1917	27th to 29th Sts., 6th Ave to B'way.
5		Martin, Edw.	Furs	2500	1919	No information.
6		Berger, Max	Furs	1500	1917	Where fur dealers are.
57	5	Ronda Hat Co.	Hats	5000	1919	Present location.
8		Trimer	Hats	5000	1918	No information.
10		Spooner & Young	Furs	3750	1918	In twenties.
62	3	Wolf, A. W. & Co.	Infant's wear	7500	1917	Does not know.
West 39th Street, Fifth to Sixth Avenue.						
62	5	Sonn & Co., Julius	Infant's wear	7500	1918	Near hotels and buyers.
62	8	Scher, Henry	Infant's wear	7500	1919	No information.
West 40th Street, Sixth to Seventh Avenue.						
143	2	Del Blasio & Co.	Embroideries	600	has expired 1917	Has not considered.
22	5	Schmitt & Groth	Jewelers	1000	1917	Have not considered.
East 42d Street, Madison to Fifth Avenue.						
105	2	Neuhoff Son & Friedman	Ladies Hats	1500	1921	No information.
West 47th Street, Sixth Avenue to Broadway.						
105	2	Manhattan Dress Co.	Dresses	1875	1917	Below 33rd St.
West 48th Street, Sixth to Seventh Avenue.						
111	2	Hayrich, F.	Ostrich feathers	1100	owner	Has not considered
6		Steinway, A. F.	Pocket-books	3500	1918	Present location.
West 48th Street, Sixth to Seventh Avenue.						
131	8,9,10	Dreyfoos Petticoat Co.	Petticoats	11000	....	No information.
131	11	Loeser-Anslander Co.	Leather Goods	3700	1919	No information.
131	12	Masier, Jacob	Coats & Suits	3700	1918	Present location.
131	13	Robinson Raincoat Co.	Raincoats	3700	1918	Present location.

WEST END AVENUE RENTING CONDITIONS

House to House Canvass Reveals Splendid Demand, Specially in Modern Structures—Property on Good Investment Basis

RENTING conditions along West End avenue are excellent. A careful canvass made by the Record and Guide last week, which included a study of every multi-family house from six to thirteen stories in height along the entire thoroughfare from 71st street to Straus Park, at 108th street, showed that there were only three per cent. of vacancies. Within these two points, on West End avenue, there are 1,000 apartments, with only forty-six vacancies.

A great many of the structures, notably those of recent construction, are entirely filled; in some of the older buildings the houses are well rented, but not completely tenanted. Nevertheless, in the aggregate, a situation showing such a small percentage of unoccupied apartments must be considered as unusually significant and encouraging. The apartment renting seasons this year and last year have been remarkable in many respects, and the conditions along West End avenue exemplify the present strength of such class of properties.

Information in Table.

The table prepared on this page furnishes detailed data regarding each multi-family house on West End avenue ranging in height from six to thirteen stories. The information includes the avenue number of the house, its height, the total number of apartments in the whole building, the number vacant and the resultant percentage of vacancies. Such information was obtained last week from sources which may be regarded as reliable, inasmuch as they include both agents of the buildings and employees actually on the premises.

The table shows that the thirteen, twelve and seven-story buildings are exceptionally well rented. The ten, nine, eight and six-story houses are not as well rented, but are in a healthy condition, and in view of the prevailing demand it is felt that even these will soon be better occupied, and the present percentage of vacancies lessened.

There are two thirteen-story buildings on the thoroughfare, containing 114 apartments, with only one for rent, indicating a percentage of vacancies of less than one per cent. The huge building at 740 West End avenue, with seventy-eight suites, is entirely filled.

The twelve-story structures, of which there are twenty-eight in all, have enjoyed unusual renting success. There are only twenty vacancies among 1,053 apartments, representing a percentage of vacancies of less than two per cent. Nineteen of these high-class buildings are entirely rented, and three have only one vacancy. These structures are, with few exceptions, of very recent construction and embody all the details of modern multi-family house convenience that are at present so much in demand.

Two Per Cent. Vacant.

The seven-story houses also show unusual strength, although they cannot be called as modern as the typical twelve or thirteen-story buildings on the avenue. Regardless of this factor, however, which may explain why the six and eight-story apartment house suite is not as much in demand as the one located in the twelve-story building, the table shows that in eighteen buildings, seven stories in height, there are only six vacancies in 300 apartments, or a percentage of vacancies of about two per cent.

One ten-story building with thirty apartments has four unoccupied; three nine-story ones with seventy-two apartments have seven vacancies; two eight stories in height, containing thirty-two suites, have two empty, and four six-story houses with sixty-five apartments show six suites for rent.

The analysis of the figures obtained, therefore, prove satisfactorily that West

End avenue renting conditions are in an excellent condition. Aside from this evidence, no better indication of the present strength of such properties may be furnished than by the unabated building movement on West End avenue, as the result of which a number of new high-class multi-family structures will be added within the year to the present large and imposing array of stately buildings. In spite of the general curtailment of building projects that has somewhat restricted operations throughout the city, there are at present seven projects in various stages of construction, each call-

ner before the present twelve-story apartment house project was commenced was improved with a seven-story elevator apartment of pleasing design and showed but little the wear and tear attendant upon the seventeen years of its existence. It was one of the early apartment houses in that section of the city. Regardless of its value, Mayer & Mayer demolished the structure and undertook their present project. There are not many examples in New York City's building history where elevator apartment houses are razed in order that a site be furnished for a twelve-story apartment

WEST END AVENUE APARTMENTS.

West Side				East Side				
No.	Height.	Apartment-Number	Number. Per cent. Vacancies. Vacant	No.	Height.	Apartment-Number	Number. Per cent. Vacancies. Vacant	
375.....	12-sty	27	2	7	246.....	12-sty	27	0
391.....	7-sty	14	1	7	330.....	12-sty	24	0
395.....	7-sty	15	0	0	378.....	12-sty	13	0
401.....	9-sty	18	2	11	390*	Apthorp.		
411.....	10-sty	30	4	13	400.....	7-sty	14	1
425.....	7-sty	14	0	0	410.....	7-sty	14	0
465.....	12-sty	32	4	12	412.....	8-sty	24	0
483.....	12-sty	13	0	0	440.....	9-sty	26	1
495.....	9-sty	28	4	14	450.....	12-sty	12	4
525.....	12-sty	48	0	0	472.....	7-sty	21	0
575.....	12-sty	52	0	0	490.....	12-sty	60	0
639.....	7-sty	14	1	7	498.....	13-sty	36	1
645.....	7-sty	20	0	0	500.....	12-sty	65	0
749.....	12-sty	24	1	4	530.....	12-sty	25	1
771.....	12-sty	60	0	0	562.....	12-sty	24	2
777.....	12-sty	25	0	0	574.....	12-sty	60	0
801.....	12-sty	60	0	0	600.....	12-sty	24	0
817.....	12-sty	69	1	1	606.....	12-sty	48	0
823.....	7-sty	21	0	0	640.....	12-sty	24	0
829.....	7-sty	14	0	0	740.....	13-sty	78	0
839.....	7-sty	42	0	0	758.....	6-sty	17	2
851.....	6-sty	12	0	0	780.....	12-sty	49	0
855.....	8-sty	8	2	25	782.....	12-sty	35	0
895.....	12-sty	48	0	0	808.....	12-sty	36	3
925.....	7-sty	14	1	7	816.....	7-sty	14	0
929.....	7-sty	14	0	0	838.....	12-sty	45	0
935.....	7-sty	14	1	7	840.....	6-sty	24	3
943.....	12-sty	24	2	8	850.....	6-sty	12	1
955.....	7-sty	14	0	0	920*	Cleburne		
					930.....	7-sty	27	0
					934.....	7-sty	20	1

*Apthorpe and Cleburne are classed as Broadway apartment houses.

for splendid new structures, twelve stories in height.

At the northwest corner of West End avenue and 103d street, Joseph Paterno is building a twelve-story apartment house, at an estimated cost of \$500,000. McMorrow Brothers are building similar houses on the avenue at the southwest corner of 99th street and at the southeast corner of 89th street. Mrs. Lillian M. Soresi is building on a plot 35 by 94, at 328-330. Mayer & Mayer are improving the northeast corner of West End avenue and 80th street, and at the northwest corner of 89th street the 601 West End Avenue Company, Albert Saxe, president, is also erecting a twelve-story building. In the new house at the northwest corner of 75th street which is rapidly being completed it is reported that the building is sixty-five per cent. rented, without a single tenant in possession.

Other plots have been assembled by Dr. Charles V. Paterno, at 307-311 West End avenue, a plot 60 by 100, between 74th and 75th streets, which will probably be used as the site of another apartment house. Diagonally opposite, the same purchaser acquired last December a group of seven private houses forming a plot 102.2 by 110, on which it is reported he will build a thirteen-story apartment house, which, with land and buildings, will represent an outlay of about \$1,300,000.

Just south of this plot, Samuel A. Herzog purchased early last month the two dwellings at 253-255 West End avenue, forming a plot 42 by 100, on which it is also reported that he will build a fourteen-story apartment hotel to contain small suites.

The operation of Mayer & Mayer at the northeast corner of West End avenue and 80th street is one of the most interesting in the development of the thoroughfare, showing as it does the initiative of the New York builder and his confidence in his commodity. The cor-

house. The new building, however, is to be designed to meet present needs and the demand calling for smaller apartments.

In summarizing briefly the general conclusions to be derived as a result of canvass, it may be said that the present demand is exemplified in this operation. Apartment house residents on the West Side are interested principally in smaller suites in buildings of the more modern type. The success of the twelve-story structure has been so well demonstrated that it is reasonable to assume that future development will continue along the same lines.

Seven-Story Houses.

The excellent condition of the seven-story houses, as far as occupancy is concerned, might be advanced to refute the contention that the demand is following this course, but an examination of the table will indicate that in the eighteen structures of this type, eleven have two tenants to the floor, and the remaining seven from fifteen to forty-two families in each house, the larger percentage of vacancies being in the former group.

Even in the eight and nine-story buildings, which, according to the table are not as well rented, the percentage of vacancies is about normal or about ten per cent. allowed by every owner as part of his annual operating expense.

It is inevitable that in a chart of this character, concerning as many as fifty-eight multi-family houses of various classes that there appear in each class some exceptions to what seems to be the general rule and such a situation was encountered in the present canvass. Individual buildings, however, which may be influenced by purely local factors should not determine the status of the entire group, although they might make the percentage of vacancies greater in the aggregate. Our general conclusion therefore is based on conditions existing in the great majority of cases.

BUILDING MANAGEMENT

HOW CHIMNEY FUMES AFFECT RENTALS

IT is well known that the grimy grey color which most buildings quickly assume in cities is due to smoke and sulphuric gases exuded from chimneys and stacks of nearby buildings. R. C. Benner, Ph. D., an investigator for the Mellon Institute of Industry Research and School of Pacific Industries of the University of Pennsylvania, says that if due thought is given to the effect of smoke on stone it will be seen that city architects are today grappling with one of the big problems that involve the financial success of all building operations.

Newness of a building attracts tenants. New buildings that have been conspicuous successes are those which have a fresh, new-appearing facade. The value of a clean facade was appreciated by the Pulitzer estate when it decided to freshen the three fronts of the New York World building. Similar cases could be cited. Smoke, grime and acid stains on buildings may, therefore be considered as a deterrent in the ultimate success of a building investment.

A building never looks so well as when first completed. The stone should improve in appearance through weathering, but instead it begins at once to take on its dirty coat of soot, until every part is black, rendering it singularly gloomy. It is not altogether a question of aesthetics. It is a point of dollars and cents.

Some interesting comparisons were made between Pittsburgh buildings and structures in different locations in England, wherein the soot deposited in Pittsburgh was shown to be greatly in excess of that in London. In New York, where the laws are strict against the use of soft coal, the soot deposited is considerably less than in Pittsburgh, and while Mr. Benner gives no data concerning the volume of soot deposited on New York buildings, it is estimated that it is equivalent to about 26 tons per square mile per year.

Of course, in a building a large percentage of the soot settles upon the roof, and the inference should not be drawn that 26 tons of soot is actually deposited upon the facade of a building per square mile of vertical surface. The rapidity with which buildings become unsightly is almost beyond belief, according to Mr. Benner, until one becomes conversant with the amount of soot which finds its ways into the air in large industrial communities.

The investigator for the University of Pittsburgh is the authority for the statement that in that city the volume of soot deposited is almost beyond belief. Observations taken each month for a year indicate that an amount of soot was deposited sufficient, if ground with oil as lamp black to cover 17 to 57 square miles of surface with two coats. There are two classes of substances derived from the combustion of soft coal and other fuels which are injurious to stone. One of these consists of carbon, tar, ash and their various combinations. The second class includes gases that corrode and in general aid in the destruction and weathering, i. e., sulphuric acid, sulphurous acid, hydrogen sulphide, hydrochloric acid, ammonia and organic acids.

The action of the carbon and ash, when not associated with tar, is not extremely objectionable, as the simple process of dusting will remove either. When, however, they are associated with tar, especially in case of the soot, we have the most objectionable kind of dirt. The tar makes the soot adhere to any surface with which it comes in contact, literally covering the object with a coat of black

paint. This coating is not readily removed because of its adhesive properties and because it is insoluble in water. Drastic measures, such as the use of solvents, scouring, or the use of both are frequently necessary.

While the soiling effect of soot is by far the most evident to the eye, it does not, in itself, cause the deterioration of building material. This can not be said of the corroding agents, of which sulphuric acid is the most important. The effects of hydrochloric and sulphurous acids are of less importance. Hydrochloric acids become active in damp weather. Sulphurous acid, which is in itself not particularly active, is rapidly changed by oxidation in the air to the far more corrosive and injurious sulphuric acid. Ammonia and hydrogen sulphide are practically without corrosive action on stone.

One might not think the amount of acid given off from the chimneys of our great cities sufficiently large to do much harm. Yet, when he knows the quantity which escapes into the air and stops to compute the amount of stone which can be ruined by it, the magnitude of the possible damage will be self-evident.

In Pittsburgh about 16,000,000 tons of coal, containing from 0.5 per cent. to 3 per cent. sulphur, are burned annually. A large part of this sulphur escapes into the air, where it exists for the most part as sulphuric and sulphurous acids. As a conservative estimate, based on analyses which have been made here and elsewhere, we can say that at least 75 per cent. of the sulphur in the coal escapes into the air. This, if considered as sulphuric acid, would be equal to, say, 500,000 tons, which, if it be allowed to act on limestone, would destroy 500,000 tons and produce 860,000 tons of gypsum.

The acid escaping from the chimney takes two courses: part of it is absorbed in the soot and part escapes in the form of gas with the other products of combustion. Of the two, that absorbed in the soot is probably the more injurious. That which escapes with the flue gases is dissolved by the rain and coming in contact with any material on which it can act, corrodes this material, but is soon washed off. That included in the soot, especially that coming from domestic installations, which is so much higher in tar, is more injurious, as the tar causes the soot to adhere firmly to whatever it comes in contact with. This acid is not readily washed away by the rain, and in all probability, if it is adhering to a corrodible material, the action is complete.

Building stones may be divided into two classes: Those which do not contain the carbonates of calcium and magnesium, such as granite, gneiss and sandstone—in which the grains of sand are cemented by some substances other than the carbonates, and those containing larger or smaller amounts of the carbonates of calcium and magnesium, such as limestone, dolomites, dolomitic limestone and sandstones with a calcareous cementing material.

The stone belonging to the first class are only slightly affected by the corroding agents derived from combustion. They are readily soiled by the soot when when they are finished in the rough and are very hard to clean. In order that the mixture of tar and soot be removed it is ordinarily necessary to use a wire brush and acid, a sand blast, or other drastic method. These processes are objectionable for two reasons; namely, in every case it is a costly operation to clean the stone, and the stone itself is injured. All rock contains a certain

amount of water, the more porous, of course, the greater percentage it contains. After removal from the quarry, this water, or that which is absorbed by the rock after quarrying and which becomes saturated with the various substances of which the rock is composed, gradually comes to the surface and is evaporated, depositing the dissolved minerals in form of a hard, compact crust. This coating protects the stone against the ravages of the weather. It is in fact "Nature's protection," the removal of which greatly hastens the weathering of the stone. And, after all, cleaning avails but little, as the stone is as dirty as before in the course of six months or a year.

The action of sulphuric acid on the corrodible stone is, for the most part, the action of this acid on the carbonates of calcium and magnesium. This chemical action involves a change in volume. The stone becomes porous, loses its cohesion and disintegrates with much greater ease under the action of the weather.

Mortar, on account of its rather porous structure and because it is in process of chemical change for some time after it is placed in the wall, is particularly subject to the action of the atmospheric acids. Mortar in many of the older buildings in Pittsburgh, for example the old Arsenal building at 40th and Butler streets, has disintegrated to such an extent that it has fallen out in some places to a depth of one-third of an inch and is quite soft in other places to as much as two-fifths of an inch. This building has been repaired. This was shown by a number of analyses to be due in a great measure, at least, to sulphuric acid.

Buildings, as a whole, in our growing American cities, outlive their usefulness in such a comparatively short time and are then replaced by more modern structures, that the ravages of the noxious gases are not nearly as marked as in England and elsewhere abroad, where the preservation of ancient buildings has become a problem of no slight weight.

The smoke and associated products of combustion are injurious to stone in two ways: The soiling of the surface, so that in the course of a few months all stone takes on the same grey, grimy color, which means either the loss of all artistic effect that may have been obtained by color contrast, etc., or the frequent cleaning of the building, which is an additional expense and at the same time aids in the destruction of the stone.

In New York there is burned annually 7,000,000 short tons of bituminous coal, 12,000,000 short tons of anthracite. This makes approximately 20,000,000 tons of coal burned in this city each year. The problem is not to stop the use of soft coal nor wasteful methods of using anthracite, but how to stop the waste and reduce depreciation in renting values.

Contract for East River Tunnel.

The Public Service Commission has executed the contract for the construction of the tunnel under the East River from 14th street, Manhattan, to North 7th street, Brooklyn, recently awarded to Booth & Flinn, Ltd. This tunnel will be a part of the 14th Street-Eastern line, which runs from Sixth avenue and 14th street, Manhattan, to East New York. Booth & Flinn, Ltd., were the lowest bidders for the work, their figure being \$6,639,023.50. By a special stipulation the contractors have agreed to complete the work within 27 months from the delivery of the contract.

NEW AND USEFUL APPLIANCES

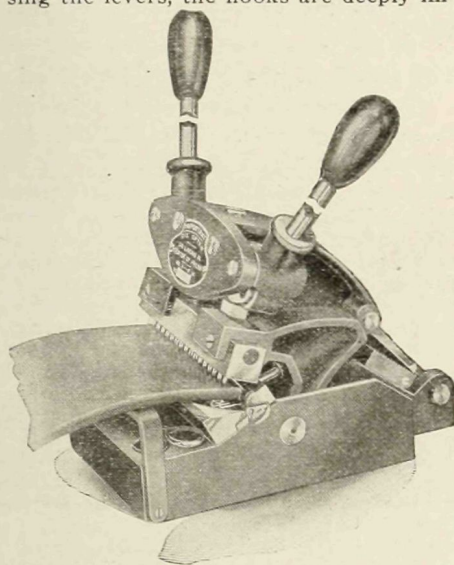
Novelties and New Applications of Familiar Devices,
of Aid to Architects, Builders and Building Managers

Described without regard to advertising consideration

Time Saving Belt Lacer.

THERE is a belt lacer now obtainable which its manufacturer states will lace any width or thickness of belt with a lacing that is more permanent than the belt itself. One of the features of this device is the fact that the work is accomplished beside the broken or stretched belt, and without removing it from the shaft.

The lacer is set on the floor or a box and a row of patented hooks of the proper width are then placed in the tool. The squared end of the belt to be repaired is then inserted and by depressing the levers, the hooks are deeply im-



bedded into the end of the belt, flush with both surfaces, and leaving a uniform row of loops extending across the belt end. This operation is repeated on the other end of the belt, the hooks are meshed together and a piece of rawhide or a fibro waterproof pin is inserted between them, making a form of hinge joint.

The manufacturer claims that this method does not weaken the belt and that the lacing is even more flexible than the belt itself. No material is cut away and no holes are required to be punched. The hooks are zig-zagged through the belt, long and short ends alternating, in this manner distributing the strain over the entire width of the belt. The lacing is flush on both sides of the belt, thus safeguarding the workmen from laceration when they shift moving belts by hand.

A New Lock Striker.

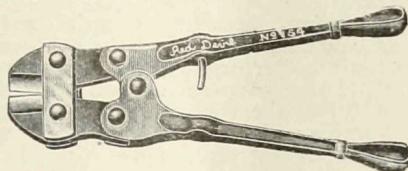
AN adjustable lock striker, designed to eliminate the cutting of door casings when the door sags, has recently been placed on the market. When the latch bolt is out of line the inner plate of this device may be adjusted to the proper position by the removal of the screws. These strikers are made in two qualities, from cold rolled steel and from solid brass, and they are finished in a variety of styles. Each one is adjustable for right or left door strike. Their full length is 6 3/4 in., the size of the upper opening 3/4 x 9/16 in. and the lower opening 1 1/4 x 7/16 in.

Insulating and Rust-Preventing Paint.

AN insulating and anti-corrosion paint for steel is now being made which it is claimed is impervious to water, brine, oil, fumes and gases. This paint consists of zinc chromate and inert pigments carried in a varnish vehicle. This material is made in seven colors.

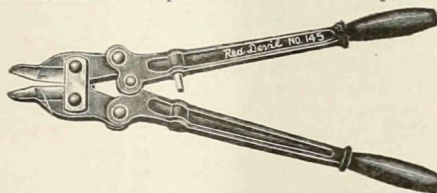
Improved Bolt Cutters.

THE heavy demand for a very strong compound cutter has prompted a prominent manufacturing concern to bring out a tool with a leverage power of thirty to one. The handles are made of malleable iron and the jaws are of drop forged tool steel. This tool is made

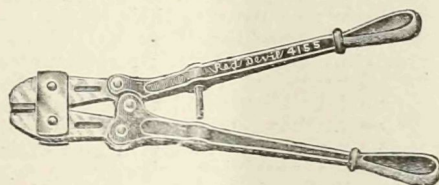


very light and is designed for use in cutting concrete binders, stove bolts and large sized wire. Fig. 1 shows this tool which is eight and one-half inches long, cutting one and one-quarter inch bolts.

Fig. 2 shows another cutter which is intended for rapid work in close places



and has a leverage of forty to one. The jaws spread at the end to engage wire. In the making of this tool the highest grade of crucible steel is used for the cutting jaws which makes it extremely dependable. This is a new appliance and one sure to find favor with people who



have concrete binders, small rods, bolts and heavy wire to cut. The leverage makes it one of the most useful tools for light work cutting.

Still another bolt cutter is shown in

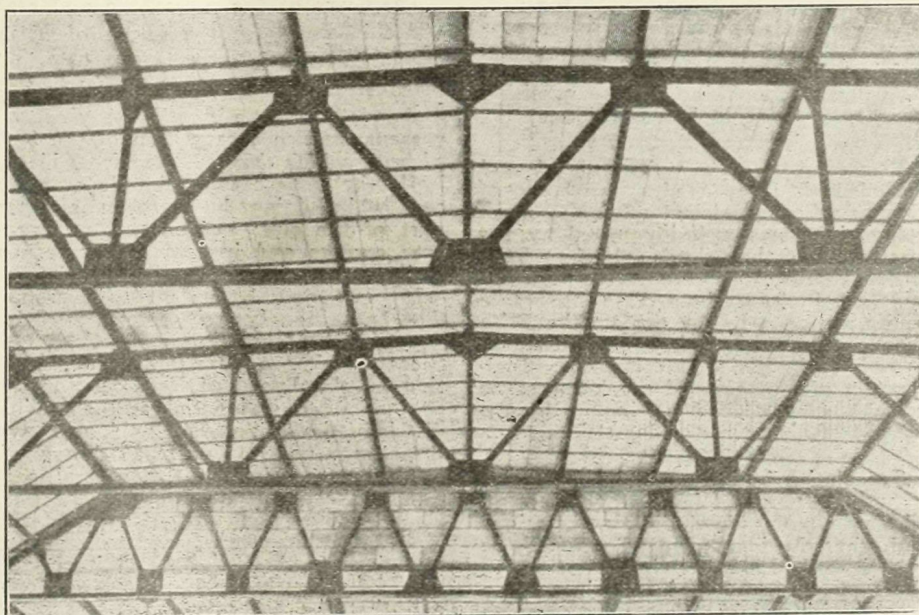


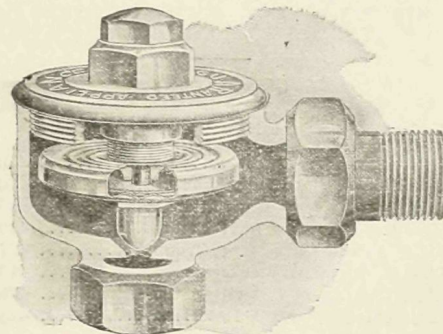
Fig. 3, with a malleable iron handle and forged steel jaws. This one has a leverage of thirty to one and is intended for heavy work. This tool comes in the following lengths: twelve inches, eighteen inches, twenty-four inches and thirty-

six inches, and cuts wire respectively three-sixteenths, five-sixteenths, three-eighths, one-half and five-eighths inch.

Interesting Radiator Trap.

A RADIATOR trap, which combines some features worthy of note, has been on the market for some time and has been used with success on vacuum, vapor or steam heating systems, at pressures which range from high vacuum to forty pounds. This trap is made entirely of copper and the expanding member is a two-inch diaphragm made of phosphor copper. This is filled with a sensitive liquid and in its normal position has a maximum expansion of 3-16 inch.

One of the principal features in connection with this trap is a self-aligning



stem within the diaphragm. This feature insures the correct seating of the plunger. Provision has also been made for readjustment. The trap is self-cleaning, as each discharge flushes the seat. Normally the diaphragm of this trap is compressed. It holds the plunger from its seat and permits the free escape of air and water until steam reaches it and expands the plunger. These traps are made in two sizes, 1/4 in. and 1/2 in.

Gypsum Tile Roofs.

NOT long ago the Record and Guide showed a building roofed with cement tile. To-day there is shown a picture of a gypsum tiled roof. The picture shows the roof of the gymnasium of the Y. M. C. A. at Racine, Wis. The remarkable feature about this picture is that it shows the gypsum tile laid on "T" iron purlins, spaced thirty inches on center. The excellent light diffusing power of this type of roof may be imagined when it is stated that the picture was taken without flash or artificial lighting of any kind.

The manufacturers of this type of roof state that gypsum tile can be laid on any roof regardless of its slope. They have been installed on a variety of buildings using many kinds of roof coverings. The weight of this form of

roofing is about thirteen pounds to the foot. Owners and architects who have specified this type of roofing say that it is non-condensing, non-corroding, fire resistive, light in weight permits of rapid erection and at low cost.

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TABLE OF CONTENTS

(Section One.)

	Page.
Budget Making for New York City Under a Regime of Home Rule; Dr. Frederick A. Cleveland	423
Real Estate Situation; Robert E. Downey..	436
Digest of Recent Legislation.....	425
Measures Affecting Real Estate.....	426
Fifth Avenue Movement Grows.....	427
List of Garment Workers.....	430
West End Avenue Reciting Conditions.....	431
Projected \$15,000,000 Hotel.....	448
Building Management	432
Building Material Market.....	447
Classified Buyers' Guide.....	457
Current Building Operations.....	447
Departmental Rulings	456
Directory of Real Estate Brokers.....	443
Leases	442
Personal and Trade Notes.....	449
Private Realty Sales of the Week.....	439
Real Estate Notes	445
Statistical Table of the Week.....	446
Trade and Technical Society Events.....	456
New and Useful Appliances.....	433

Some of the best business brains in America are within the directorate of the U. S. Steel Corporation, which has decided to spend \$25,000,000 at Gary and an equal or larger sum in increasing its facilities elsewhere. This can mean nothing less than that it is their deliberate judgment there will be continued activity in the iron and steel trades for years to come. Certainly they are not building new works to lie idle.

The country seems to have reached the zenith of its foreign munition trade. As the nations at war become better able to provide for themselves, orders are falling off, though shipments are still large. Meanwhile the home demand on the steel industry is growing, with the railroads, shipyards and building operations calling for more and more material—and the country's preparedness campaign is something for the munition manufacturers to look forward to.

The efficacy of a well directed and unified kick from a vigorous body of citizens when municipal affairs was not going right was well illustrated by the frustration of the Riker's Island garbage disposal scheme, and was further illuminated by the immediate favorable public response to the protest the Fifth avenue merchants made against the continuation of the factory invasion. Incidentally, the success of the latter cause will be a wonderful testimony to the efficacy of simon pure advertising.

Speculative builders and investors are sometimes at a loss for sure pointers on where to undertake building operations and where to invest money. For those experienced in loft building construction the Lower West Side is certain to be a most inviting field. The only question is, when will it be ready for improvement? If the considerations offered by the big Fifth avenue buyers are sufficient, the time is right now, for they have promised preferment to manufacturers who will leave their precincts, and that offer is as good-to-day as it will be next year.

Disappointed Expectations.

On another page will be found the first installment of a list of the manufacturers in the retail shopping district who are affected by the "Save New York" movement. The list is the product of a house-to-house canvass made this week by reporters for the Record and Guide. In the course of the canvass the interesting fact developed that a very considerable proportion of the manufacturers had been disappointed in the expectations which led them to move into the district.

The extent of the feeling of disappointment cannot be expressed statistically, because our reporters were not instructed to obtain data on this point. But to each of the ten reporters employed upon the canvass the information was repeatedly volunteered that a mistake had been made in leaving the established downtown manufacturing and wholesale centers.

In moving uptown, manufacturers were, of course, actuated by the prospect of doing a larger or, at any rate, a more profitable business. An uptown location would bring them nearer both to the retail stores and to the hotels patronized by out-of-town buyers. However, it has been found that the advantages in selling obtained from the uptown location are often more than offset by the higher rents and by increased cost of cartage.

There was, as we know, a sound economic reason for the uptown migration on the part of the retailers. Their course was dictated by the northward shifting of a great volume of suburban passenger traffic from Long Island and New Jersey through the building of the North River and East River tunnels.

However, there has been no corresponding change as regards freight traffic. All but a small fraction of the ocean and railway freight facilities remain concentrated on the lower waterfrontage, at a distance from the shopping district; and the expense of cartage to and from that district through the congested streets of Manhattan is excessive.

It is evident, therefore, that an appreciable number of the uptown manufacturers are disposed to return to the older loft districts as soon as their leases expire, regardless of the "Save New York" movement. But these manufacturers cannot be expected to rent space in the antiquated buildings which predominate downtown. Land owners, builders and real estate agents will have to give their attention to providing suitable modern quarters if the older mercantile districts are to be restored to anything like their old time prosperity.

Fifth Avenue Values.

The fears of the mercantile and real estate interests for the future of Fifth avenue have their roots in two principal reasons. First, as merchants they apprehended under a continuation of the present menace a repetition of the loss of trade which they suffered from identically the same cause a decade or more ago while doing business in another part of the city; and second, as property owners and investors they fear a serious recession of realty values.

It must now be patent to everyone that had there been in force ten years ago municipal building restrictions like those which are now under consideration by the Board of Estimate for the protection of residential and shopping districts, the evil days would not have come upon any portion of Fifth avenue.

The menace which the central section of the city, though more especially Fifth avenue, now fears is simply the logical consequence of unregulated construction. In the belief that it is not too late to cede this part of New York, and that the present rescue movement will be attended with marked success, it may be pertinent, in view of the published admissions of the committee, to speak with mathematical definiteness of the real estate values that are at stake. The land value maps of the Record and Guide tell the story to all who consult them.

In 1911, five years ago, the front-foot value for assessment purposes of lands along Fifth avenue ranged from \$8,500 at 26th street (Madison Square) to \$17,000 at 34th street. Today they are appraised by the same authority, the Tax Department, at from \$6,300 to \$14,000.

Between 34th street (north side) and 42d street (south side) the range of values was in a descending scale, from \$17,000 to \$13,000, whereas at the present time the assessed valuations at these two extremities are about equal, at \$17,000 a front foot, with \$15,000 and \$16,000 as the valuations put upon the lands midway. Values in the neighborhood of 42d street have therefore increased, at 34th street they have remained stationary; below 34th street they have receded.

North of 42d street values range in a range in a descending scale from \$20,000 a front foot to \$10,800 at 57th street, with values in the intersecting streets and parallel avenues in proportion to those on the premier thoroughfare.

Years ago the Record and Guide took a stand in favor of the reasonable restricting of the city, together with restrictions on the height of buildings, and everything that has transpired since then has proved the wisdom of that policy.

The Needs of the Port of New York.

The congestion of freight at this port is becoming acute. It is difficult for shippers to get cars and difficult to move them, after loading, toward their destination. There are thousands of sold carloads at mills and mines awaiting shipment, other thousands on the rails, with the delivery date uncertain, and thousands more on the books. Overflowing orders coupled with uncertain deliveries have induced manufacturers to impose prohibitive prices in a number of lines of domestic trade, so that larger costs are added to the expense and annoyance of delayed material.

It is not difficult to put one's finger on the seat of the trouble. The ability of the railways to move freight is unlimited, but the ability of terminals to distribute it is limited. The blocking of domestic merchandise in transit by rail is directly attributable to the inadequacy of the facilities at this port for the rapid handling of freight between cars and vessels. The port of New York is not organized for efficiency in bulk cargo handling, as are the ports on the Lakes and the ports of the British Isles and the Continent. If the sea-going freighters could be loaded and unloaded twice as rapidly as they are, there would be no embargo to contend with now.

For the port of New York a modern organization should mean, first, central control for both the Jersey and New York shores by either a joint municipal or a federal body; second, one or more freight tunnels under the river; third, the mechanical equipment of piers; fourth, marginal railroads with tracks direct to piers and ships. With the exception of cargo masts, which are merely poles to which pulleys are attached, and a few electric winches and baggage carriers on the more modern piers, there are practically no mechanical devices for handling package freight. We have no dock cranes, pier elevators, chutes, motor trucks or any means of lifting freight directly from the hold of the ship into cars, and the reverse, on any of the piers owned by the municipality.

The best freight handling facilities in the harbor are privately owned, and the same is true of some foreign harbors, an example which has led some transportation experts to advise for this port centralized private corporation management of the waterfront facilities.

The present prospect is that the port of New York will get these facilities, if at all, in reverse order. A marginal electric railroad with sidings to piers and warehouses along the North River waterfront of Manhattan would be as great a convenience in the domestic as in the foreign trade. It would give to real estate in that part of the city the greatest impetus it has received since the elevated railroads were built. And,

logically, it is the first step that should be taken toward the development of the industrial opportunities of the city. Plans for the construction of this improvement are expected to issue presently from a conference of the Port and Terminal Committee of the city government and the New York Central Railroad Company. It is hoped that they will not be delayed unnecessarily or the business interests of the city disappointed in their high expectations.

"Get the Habit."

Editor of the RECORD AND GUIDE:

The Commissioner of the Fire Department recently surrendered to the Commissioner of the Sinking Fund a number of properties no longer required for the purpose of the department. I believe a similar transfer was made last year.

To my mind, Commissioner Adamson cannot be praised too highly for this innovation—no, on second thought, his habit. Would that the other departments could acquire this spirit, it is about time that they should "Get the Habit."

For example, we have the Board of Education with its record of continual demands for more money, and yet practicing a sort of dog-in-the-manger policy with such properties as have outlived their usefulness for educational purposes. A few of the properties that come to mind are No. 13, at 293 Pearl street; No. 144, on Allen, running through to Hester street; No. 111, on Vestry street, near Greenwich street. There are probably a great many more scattered through Greater New York in the same condition as those mentioned.

Another valuable piece of property, title to which is held by the City College, is the old College building at 23d street and Lexington avenue, covering practically an acre of space right in the heart of the city.

As a remedy for this, if it is possible, some provision should be made whereby a site or building after it has been abandoned for the particular purpose for which it was acquired for a certain length of time should automatically revert back to the Commissioners of the Sinking Fund, who have the necessary authority to dispose of it. Unless the head of the department recognizes the uselessness of a site as Commissioner Adamson has done, taxpayers' money is going to be tied up indefinitely, therefore some coercion is also necessary, viz., the above recommendation.

I think if a list of the various improved and unimproved properties was compiled the net loss on taxes, interest on approximate valuation, and deterioration in value of buildings (invariably no effort is made to repair a vacant non-producing building) it would stagger the ordinary lay mind, to say nothing of the real estate interests, who are accustomed to big losses, where the city is concerned.

I trust some one may see this and help the good work along. If it can accomplish anything it will be through the medium of your readers.

WM. H. MEAGHER.

Play Fair.

Editor of the RECORD AND GUIDE:

I have read your article of March 11 regarding zone plan for Central Fifth avenue, and I am very glad to see that Walter Stabler et al. have taken upon their shoulders some responsibility for the manufacturers getting into the Fifth avenue shopping district. The selfishness of the retailer, the very firms that have signed the advertisement appearing in the papers March 5 and 6, has been largely accountable for the fact that manufacturers have moved into the immediate vicinity of the districts in which are located these stores. These retailers have been interested in forcing the manufacturer to call on them at their stores, instead of their buyers going to the offices of the manufacturers. This is a psychological question, the retailer believing he could buy his goods better through forcing them to call on him. Now, after the manufacturer has been

invited into this territory, and is faced by the implied threat that unless he gets out of it he will be subjected to discrimination by these self-same retailers; the question comes up, and it is a very material one, who is going to pay the rent incurred by them, and where do they get off?

No sensible man identified with realty interests will question any legitimate method to keep manufacturers east and west of the Retail Zone because of their employees being more or less a nuisance to the shoppers, but that should have been thought of several years before, and the present movement can only be a deterrent to other manufacturers going into the district, and to those that are there now getting out at the end of their leases.

I am heartily with the interests that are seeking to keep Fifth avenue free from employees of factories, but we must play fair and give them an opportunity as their leases expire to look for space.

Let us not use German militarism methods, which we deplore so strongly, but realize conditions as they exist and work them out on a time basis as we must.

B. CHANNING MILLER.

Crazy Corporate Tax Legislation.

Editor of the RECORD AND GUIDE:

All corporations transacting business in the State of New York, whether domestic or foreign, are warned that there is a bill in the New York State Legislature, Assembly Bill Pr. No. 451, Int. No. 432-Boylan, taxing the indebtedness, having one year or more to run, of every such corporation in excess of its capital stock.

STEWART BROWNE.

Value of Stairway Enclosures.

New York Chapter, of the National Fire Protection Association, has issued the report of its special committee appointed to investigate the Diamond candy factory fire in North 6th street, Brooklyn, last November. The report says in part:

"It is our belief that had the stairways been enclosed throughout with even the lowest grade of partition material permitted by the State Labor Department, the occupants of this building would have escaped in safety. We consider that the type of stairway enclosure, which was in progress of erection on the third floor at the time of the fire was not at all suited to the purpose. It is quite possible that such construction would not have been accepted by the Labor Department, but nevertheless we wish to register a protest against such construction, and the fact that it would not be acceptable should be so clearly understood by all factory owners that they would not even tentatively assume that it would be worth while attempting to 'put it over.'

"Sheet metal is a very poor resistant to heat, and when attacked by fire quickly becomes red hot. In that case it would instantly ignite the dry boards to which it is attached and would quickly fill the passageway with smoke and perhaps flame. We believe that if such low grade construction is permitted, a layer of asbestos board, plaster board or other incombustible, non-conducting material should be placed between the sheet metal and the woodwork, or the wooden partitions should be properly covered with metal on both sides."

The City Debt.

The debt of the City of New York on January 1, 1916, was \$1,361,483,821. The deduction of water bonds, rapid transit bonds, dock bonds and city securities held in the sinking funds leaves a net debt of \$756,549,725. The Constitutional debt limit is \$810,876,423.

Of the gross debt incurring power, \$54,326,698, there has been reserved for the Brooklyn marginal railroad construction project \$9,492,004; for dock, port, and terminal improvements, \$1,503,525; for rapid transit construction and for other municipal improvements, \$14,040,168, leaving a net debt incurring margin of \$22,232,461.

QUERY DEPARTMENT

QUESTION NO. 10: A married man signs a deed. He declares he is unmarried. Title is taken. It is found he has a wife. Wife has dower right. What can be done to the husband? C. S.

Answer 10:—If the consideration for the deed was paid in reliance upon grantor's representation that he was unmarried, the grantor was guilty of obtaining money by false pretense, which constitutes larceny. The matter might be taken up with the District Attorney of the county in which the act was committed. On the other hand, a civil action would lie, based upon the fraudulent misrepresentation. The measure of damages would depend upon the facts of the case, including the subsequent developments, as well as upon the form of the action decided upon. The action might be to recover actual damages suffered, or it might be based upon a tender of a deed back to the grantor, a demand for the money paid, and refusal to pay. It would be advisable to consult an attorney before proceeding to take any steps looking to a civil action.

QUESTION NO. 11: A mortgage was given covering certain premises in the City of New York. There was no bond or other personal obligation, the mortgage reciting that it was given to secure the payment of the stated amount with interest thereon. The property has deteriorated and it is likely that on a foreclosure sale there would be a deficiency. Can a deficiency judgment be recovered against the mortgagor? S. D.

Answer 11:—No. Unless the mortgage, a bond or some other instrument contains an express covenant to pay, the remedy will be limited to the mortgaged premises.

QUESTION 12: A made a deed to B, an infant. A now contends that the conveyance was voidable on account of B's infancy. What are the rights of the parties? T. S. I.

Answer 12:—The deed is perfectly good as against A, assuming him to be an adult, until rescinded by B, the infant. B can, upon becoming of age, either affirm or disaffirm the deed.

QUESTION 13: The owner of a plot in the Borough of Manhattan died leaving a will by which he devised all his real estate and other property, aggregating \$60,000, to his wife. The will was made on the day preceding testator's death. He had been seriously ill for a month or more and had been advised that he could not recover. At the time of making his will, decedent also executed and delivered a deed to his widow, reciting a consideration of "one dollar, love and affection." The will was never probated. The deed was recorded subsequent to the grantor's death. Is the widow's title good without probating the will? M. T. J.

Answer 13:—If it can be satisfactorily established that the deed was delivered, the title thereunder is good, subject to a question of transfer tax on the estate. The deed was made in contemplation of death, and the State cannot be thus defeated.

QUESTION 14: A client of mine contracted to purchase a piece of property near Second avenue, along the line of the Pennsylvania tunnel. The tunnel runs under part of the premises. The contract states that title is to be taken subject to easements in favor of the railroad company. My client is advised that he need not complete the purchase, as the railroad company has title to the fee of the road. E. J.

Answer 14:—The Pennsylvania Railroad Company acquired only an easement over and through the space used by it for tunnel purposes, and the contract is properly framed, in that respect. Theoretically, an owner is supposed to own up into space and down to the center of the earth. In this case, he owns subject to the easement, although the very nature of the easement precludes him from using the tunnel space as an incident to his estate.

QUESTION 15: Has any legislation been introduced at Albany to exempt sprinklered buildings from installing fire alarm signal systems?

Answer 15:—Mr. Marsh has introduced a bill in the Assembly to amend the Labor Law by dispensing with the necessity for fire alarm signal systems and fire drills in factory buildings of two or more stories, where more than twenty-five persons are employed above the ground floor, provided every square foot of floor area is protected with an automatic sprinkler system having two adequate water-supply sources and approved by the proper public authorities.

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REAL ESTATE NEWS OF THE WEEK

MARKET ON EVE OF BIG UPWARD SWING, IF WAR IS AVERTED

By ROBERT E. DOWLING

IN my opinion the general business and financial conditions are bringing about a revival in the real estate market which, if not interrupted by war, will place real estate in the strong condition which it held for so many years prior to the recent depression. The only unfavorable conditions now are the high taxes and the burdensome laws and ordinances.

Money rates on bond and mortgage are returning to the normal and renting is better in almost all classes of property. In the renting of apartments of all grades, conditions are most satisfactory. All the hotels are doing well and loft and office buildings while not so well rented as apartment buildings are all better rented than for some years past. These conditions which are apparent to any one, while gratifying, will not alone make an active real estate market. To have a real market such as we had for years there must be a strong body of professional dealers, such as other markets have. That we cannot have until these men feel that capital represented by the lending institutions has confidence in the security of real estate.

For the past five years, since the Morocco difficulty, the great banking interests of the world were withdrawing credit and hoarding gold, fearing war. From 1911 to the outbreak of the great war in Europe there was a steady rise

in the interest rates on first-class security, every government bond was falling in price, every great nation in Europe was scrambling for gold and the borrower was finding it harder and harder to get loans. Our great railroads were forced to pay such high interest rates and found it so difficult to borrow that no improvements could be made.

The great industrial corporations in the steel and iron, copper, electrical and railway equipment lines were struggling for existence with their largest customers, the railroads, out of the market for supplies. Now, the war has put a new face on things not only in Europe but in the United States. We imported over \$400,000,000 of gold last year and loaned to foreign countries over twice as much more, besides purchasing hundreds of millions of securities. Our export balance in merchandise is still very heavy and the stimulus of the new gold infusion is raising prices. We can hardly expect everything else to go up in price and real estate prices to stand still.

If the war goes on for another year, and we do not get drawn in, there is hardly any doubt in my mind that we shall see remarkable advances in real estate prices, possibly in a year or so, a tremendous speculation. I believe that every vacant lot on Manhattan Island will increase in value and some remarkable profits will be made.

AMORTIZATION TABLE

Compiled by E. A. Tredwell—Should
Prove of Value to Real Estate Brokers

THERE are few questions of such vital interest to real estate brokers as that referring to the amortization of mortgages. E. A. Tredwell has made a study of this method of handling mortgages and has prepared the following table, which should be of great use to brokers and all others interested in real estate. It is a sinking fund plan for the repayment of mortgage loans on the system of partial payments, plus compound interest for an extended period:

Years	3%	3½%	4%	4½%	5%
5	.1883	.1864	.1846	.1827	.1809
10	.0872	.0852	.0832	.0813	.0795
15	.0537	.0518	.0499	.0481	.0463
20	.0372	.0353	.0335	.0318	.0302
25	.0274	.0256	.0240	.0224	.0209
30	.0210	.0193	.0178	.0163	.0150
35	.0165	.0149	.0135	.0122	.0110
40	.0132	.0118	.0105	.0093	.0082
45	.0107	.0094	.0082	.0072	.0062
50	.0088	.0076	.0065	.0056	.0047

The above table represents the percentage of principal required to be invested annually, at compound interest, at from 3 per cent. to 5 per cent. to amortize or pay off a mortgage loan on the sinking fund plan in a series of years as indicated in the margin of the table.

Example: To pay off a loan of \$10,000 in 30 years requires an interest charge (if invested at 3 per cent.) of .0210 per cent., or \$210 per annum. This amount, \$210, separately invested, with interest compounded at 3 per cent. for 30 years, will amortize or pay off a loan of \$10,000 in full at the end of 30 years.

Second example: If the same money is invested, plus interest at 5 per cent. compounded annually, the sinking fund charge against the loan is .0150 per cent. or \$150 per annum. In other words, \$150 per annum invested at 5 per cent. interest and compounded will amortize a loan of \$10,000 in full in 30 years.

The table has been made up by E. A. Tredwell on the English sinking fund plan of treating the amortization of

sinking fund as a separate factor, without confusing it with the regular interest payments on the mortgage.

As there is no economic relation between payments on account of principal and interest charge for the use of principal the English plan, by simplifying and treating amortization as a distinct, separate factor, has been considered the best to follow, in the construction of this table.

REALTY MEASURES.

(Continued from page 426.)

Assembly, Int. 801, introduced by Mr. Flammann, an act providing a new schedule of salaries for various county officers in New York City, to take effect upon the expiration of the terms of the present incumbents.

This bill is disapproved on the ground that it is mandatory legislation.

Assembly, Int. 1017, introduced by Mr. Levy, adding a new section, 111-a, to Greater New York Charter, providing that city employees required to wear uniforms, and whose salaries do not exceed \$900 per annum, shall be furnished with such uniforms without charge, if uniforms are required, the cost to be borne by the department or bureau.

This bill is disapproved, as it is mandatory legislation.

Assembly, Int. 1019, introduced by Mr. Levy, amending section 34, Stock Corporations Law, by providing that the annual report of stock corporations, except monied and public service corporations, shall be filed with the Secretary of State and a copy thereof with the County Clerk where the corporation has its principal office, within 60 days after the act takes effect, and thereafter between December 15 and January 1, annually, if doing business within the State, or between April 15 and May 1, if doing business without the State or between April 15 and May 1 if doing business without the United States, requiring additional reports to be filed upon the election of new officers or directors, and relative to service of process on stock corporations. It strikes out the provision that the annual report must state the amount of debts and the amount of assets.

The principle of this bill is approved, but in the opinion of this committee, the bill is badly drawn.

Senate, Int. 94, introduced by Mr. Slater (same as Assembly Bill, Int. 219, introduced by Mr. Law), an act amending subdivision 7, section 4, Tax Law, by providing that real and per-

sonal property of a corporation or association organized exclusively for religious, cemetery or hospital purposes or for the enforcement of laws relating to children or exclusively for both hospital and educational purposes shall be exempt from taxation. The real property of other non-business corporations at present exempted by the section are exempted only to the extent of 75 per cent. of the amount of the assessment, which assessment is to be made the same as upon other real property in the tax district.

This bill was originally disapproved by this committee, but it has since been amended in accordance with the suggestions of this committee, and is now approved.

Senate, Int. 482, introduced by Mr. Walker (same as Assembly Bill, Int. 623, introduced by Mr. Coney), an act adding new section 109 to Insurance Law, prescribing standard provisions for casualty policies, insuring a person against loss resulting from accident to or injury suffered by an employee, or other person, for which the insured is liable.

On the recommendation of the Insurance Committee, the bill is approved. At various times, when an assured had a judgment secured against him by an injured workman and he was unable, because of lack of money, to pay the judgment, some insurance companies arbitrarily refused to advance the money for the payment of such judgments, although under the terms of their insurance contract, they would be bound to reimburse the assured as soon as he had paid the judgment. Sometimes an otherwise solvent employer would be forced into bankruptcy through the act of the insurance carrier in refusing to advance the money. Sometimes the insurance company went so far as to put the employer into bankruptcy so as to avoid payment of the judgment. The purpose of the bill is good.

Senate, Int. 595, introduced by Mr. Brown (same as Assembly Bill, Int. 786, introduced by Mr. Maier), an act amending chapter 124, Laws of 1905, New York City Board of Water Supply Act, by providing that the compensation of the commissioners and employees shall be fixed by the Board of Estimate and Apportionment and the Board of Aldermen as provided in section 56 of the Greater New York Charter. The bill also requires the approval of the Board of Estimate for exercise of various powers by the water board.

This bill is approved. The Real Estate Board, however, would go further than merely giving the Board of Estimate control over the Water Supply Board, and would recommend its abolition and transfer of its powers and duties to the Board of Estimate.

Senate, Int. 743, introduced by Mr. Patten (same as Assembly Bill, Int. 954, introduced by Mr. O'Hara), an act amending section 450, Real Property Law, by providing that cemetery lands in New York City shall not be exempted from special assessments for street openings and street improvements, including the construction of sewers.

Senate, Int. 745, introduced by Mr. Patten (same as Assembly Bill, Int. 953, introduced by Mr. O'Hara), an act amending sections 70 and 74, Membership Corporations Law, by providing that special assessments which are, by law, made a lien against lands of a cemetery corporation, shall constitute a debt of such corporation, and providing that the proceeds from the sales of lots shall be applied first to pay special assessments which are a lien against such lots, and one-half of the balance to pay assessments which are liens upon the lands of the corporation generally, the remainder to be applied as at present. It also authorizes cemeteries to issue certificates of indebtedness to raise funds to pay such assessment for which it is indebted.

These bills are approved on the ground that such assessments should be borne by the owners of cemeteries.

Senate, Int. 783, introduced by Mr. G. L. Thompson (same as Assembly Bill, Int. 1006, introduced by Mr. McWhinney), an act amending section 334, Real Property Law, by providing that the maps required by the section to be filed when real property is divided into lots or sites for sale must be printed or drawn upon tracing cloth, linen or canvas-backed paper.

This bill is approved.

Assembly, Int. 720, introduced by Mr. Marsh, an act amending section 83-a, Labor Law, by dispensing with the necessity for fire alarm signal systems and fire drills in factory buildings of two or more stories, where more than 25 persons are employed above the ground floor, provided every square foot of floor area is protected with an automatic sprinkler system having two adequate water supply sources and approved by the proper authorities.

Upon the recommendation of the Industrial and Building Codes Committee, the general principle of this bill is approved. However, if this measure is passed in its present form, a large number of buildings, namely those small buildings having a single tank or supply system, would not be benefited, despite the fact that such equipment has been accepted by the Fire Department. There are a large number of such build-

ings which have been ordered sprinklered and which have been approved by the Fire Department. It is recommended, therefore, that the words "having two adequate sources of water supply" be omitted and that all reference to protection to "every square foot of floor area" be also omitted. A requirement so technical as this could readily defeat the object of the bill, as there are in many factories with a 100% sprinkler equipment certain rooms in which the sprinkler is not installed. The fire records show that even a most antiquated sprinkler system does most wonderful work.

FIFTH AVENUE ZONE.

(Continued from page 429.)

plies in each case to the height of the street wall. Back of the street wall the building may be built higher, but not beyond the line formed by the extension of a line drawn from the center of the street to the limiting height of the street wall. This permits the construction of mansards or of vertical walls, provided they are set back in a prescribed ratio so as to keep within set-back provisions. It will allow any height of building back of the street line that will not interfere with the prescribed angle of light. Towers covering not over 25 per cent. of the lot and unlimited as to height are permitted in all the height districts throughout the city, provided they conform to certain regulations as to setback from lot lines.

In the two and one-half times district on a 60-foot street, the buildings can go up 150 feet or about 12 stories at the building line, and by a setback of 12 feet at that height it can go up five stories higher. On a 100-foot street buildings can go up 250 feet or about 20 stories. With a setback of 12 feet they could go up five stories higher.

In the two-times district on a 60-foot street the buildings can go up 120 feet or about 10 stories. With a 12-foot setback they can go up four stories higher. In the one and one-half times district on a 60-foot street buildings can go up 90 feet, or about eight stories. With a 12-foot setback they can go up three stories higher. In the two-times district on a 100-foot street buildings can go up 200 feet or about 16 stories. In the one and one-half times districts on a street of the same width they can go up 150 feet or about 12 stories.

Area Districts.

Manhattan contains only two kinds of area districts—the "A" and "B" districts. The only difference between the area provisions of the "A" and "B" districts is with reference to the court and yard requirements in the case of non-residential buildings, and more particularly warehouses.

On the North River the "A" district embraces practically all the territory west of Greenwich street, West Broadway and Hudson street. On the East River the "A" district in general includes the area east of Pearl, Cherry, Mangin and Lewis and Eighth streets the boundary line retreats through a series of setbacks to Avenue "A".

In the "A" districts no building not used for residential purposes is required to have a yard. In the "B" districts all non-residential buildings are governed by like area provision irrespective of the fact whether they are or are not warehouses.

Subject to these conditions and the provisions of the Tenement House Law, yards must increase in size with the height of the building, being not less than two inches in least dimension for every foot of height above the curb level. No yard is required behind any part of a building less than 55 feet from a street line. Courts, like yards, must also increase in size with height of building. The area of inner courts at any height is fixed at not less than the square of the depth of the yard required at that height. The least dimension of any court must at every point be at least equal to one inch for every foot of building height above the curb

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level. These provisions apply to both residential and non-residential buildings.

Irrespective of height all stores, factories and loft buildings may at present cover 100 per cent. of the lot area. Office buildings on interior lots may cover 90 per cent. of the lot area.

BILLS AT ALBANY.

(Continued from page 425.)

officials and locomotive boilers. Provisions for the testing and certification of boilers are made, and their operation without certificates, or beyond their certified pressure, is prohibited. The examination and licensing of engineers and firemen are also provided for. A fee of \$2 is fixed for the examination of a boiler. There is a list of repealed laws. To Cities Committee.

In the Assembly.

1194. Nehrbauser. Appropriating \$500,000 for the erection of an armory in the first ward of the Borough of Queens, New York City. The Sinking Fund Commission of New York City is empowered to furnish a site for the armory. If the city does not supply a site, the Armory Commission is to acquire one, and an appropriation of \$150,000 is made for that purpose.

1202. Ellenbogen. Amending the Rapid Transit Act (Section 38), by authorizing the First District Public Service Commission to cancel contracts, with the approval of the Board of Estimate of New York City. The Board of Estimate must also approve changes and modifications in existing contracts.

1203. Evans. Releasing to New York City the State's interest in lands under the waters of Eastchester Creek and Eastchester Bay, and the creeks emptying into them.

1207. Powers. Amending the Railroad Law (Sections 92, 94, 95, 96, 97, 99, and new Section 91-a), by providing that surface railroads operated by electric power shall hereafter be so constructed as to avoid obstructions to the view at street crossings wherever practicable. Plans must be submitted to the Public Service Commission showing in detail the nature and location of obstructions at grade crossings, and the commission must determine whether the obstructions must be removed or a change in the route made. The commission is also empowered to require the avoidance or elimination of obstructions in the construction of new streets or roads across railroad tracks. The expense incurred on account of the removal of obstructions, in the construction of new railroads, is to be borne by the railroad company; in the case of new streets or roads built across railroad tracks, the cost is to be divided between the railroad and the municipality; in the case of existing crossings, the railroad is to pay one-half the cost of removing obstructions.

1240. Callahan. Extending the northern boundaries of New York City and Bronx County to include certain territory now within the city of Yonkers.

1241. Callahan. Amending the Civil Code (Section 2231), by making the provisions in relation to the removal of a tenant occupying premises as a servant or employee of the landlord, applicable to New York City.

1256. Maerkle. Amending the Greater New York Charter (Sections 943, 947, 949, 951), by conferring upon the Board of Estimate the power to determine when a street has been graded to a grade other than the normal and usual street improvement, and requiring the Board to transmit to the Board of Assessors in such a case a plan of the portion of a street affected by such a special grade. Upon the receipt of such a certificate, the assessors are to proceed with the determination of the damages sustained on account of the establishment of the special grade. There are other changes in the procedure.

1267. Nehrbauser. Amending the Greater New York Charter (Section 442), by requiring the publication in the City Record of the notice of any proposed change in the map or plan of the city, and the date fixed for a public hearing on the proposal.

1271. Polhemus. Amending the Greater New York Charter (new section 818-b), in relation to the selling and conveying of the city's interest in lands under water to upland owners.

S. L. S.

COAL DELIVERIES.**Unsatisfactory Service Prompts Managers' Association and Realty Board to Action.**

Many real estate agents, who make a specialty of managing properties, have had unsatisfactory coal deliveries, particularly this month, and but little satisfaction has been obtained from the local dealers when complaint has been made. The members of the New York Building Managers' Association have taken the matter up, and they do not blame the local dealers for this situation, because they believe that the real trouble lies further back. An investigation has been started and it is hoped that satisfactory results will be obtained.

A joint conference committee of members of the Real Estate Board of New York and the New York Building Managers' Association have deemed it advisable to investigate this situation promptly. With this purpose in view, letters have been written to the President of the United States, Senator James A. O'Gorman and Congressman Daniel J. Riordan.

The Consumers' Coal Conference Committee of New York is composed of W. J. Van Pelt, chairman; W. L. De Bost, W. T. Ropes, M. D. Littlefield, F. S. Bancroft and B. E. Martin. The committee claims that it is a situation which needs united and prompt action to secure results and is asking allied interests in many sections for like support.

The following is a copy of a letter which has been mailed to President Woodrow Wilson, Senator James A. O'Gorman and Congressman Daniel J. Riordan:

In consequence of the unsatisfactory condition of the coal situation existing at the present time, and appreciating the serious results that a continuance of same will have upon the consumers of coal, the Real Estate Board of New York, together with the New York Building Managers' Association, and other kindred interests, have been in conference in an endeavor to reach a conclusion as to the best method to pursue to relieve the present condition and to prevent, as far as possible, a recurrence of same in the future.

It is the consensus of opinion of those in conference that the remedy lies with the authorities at Washington. Therefore, we most respectfully request that a commission be appointed to make a full investigation of the coal situation, in connection with the methods and means of distribution and marketing of coal and its ultimate cost to the consumer. Many of the reasons advanced by distributing agencies for the lack of quality and quantity of supply, merit, in the opinion of the petitioners here, a close investigation of the conditions relating thereto. Irrespective of whether or not a strike occurs, it would be an easy matter for the operators to settle the wage question with the miners and make the consumer pay excessively for same.

During the strike of 1912, the commission appointed by the President of the United States was successful in bringing the operators and miners into an agreement which expires on April 1, 1916. It is, therefore, respectfully submitted that a similar commission be appointed immediately, that a thorough investigation may be made with the object of preventing a strike and securing, if possible, the delivery of coal on an equitable basis.

N. Y. BUILDING MANAGERS' ASSO.,
Raymond P. Roberts, Secy.**WANT NAME CHANGED.****Association Advocates Change of Name of Bowery So That Curse May Be Lifted.**

As recently announced in the Record and Guide, a movement is on foot for the improvement of local conditions on the Bowery and the adjacent thoroughfares. To this end the Manhattan Bridge Transit Improvement Association was recently formed, and they have been active in the district trying to right some existing conditions which are claimed act as a detriment to the section.

One of the factors which it is claimed is objectionable is the name "Bowery," which is known throughout the country as a place for sightseeing and where the underworld gathers. The fact of the matter is that the entire character of the Bowery has changed during the last five years, and where it was unsafe then for the uninitiated to be abroad after nightfall, now the thoroughfare is lined with reputable concerns and it is as safe as Fifth avenue.

The association held a meeting this week and advocated the change of the name of the thoroughfare from the Bowery to Central Broadway. This was the first step toward business uplift. The change was favored only after several other names were considered, including Peter Cooper street, Hewitt avenue and others. As a result of the meeting, there will be presented to the Board of Aldermen a petition begging that the name be changed.

A well-known broker, who has been identified with the lower section of the city, especially around Park Row, for the last quarter of a century, said this week: "The name of the Bowery should be changed, but what more fitting name could be given to the thoroughfare than the Post Road. As a matter of fact, the Bowery is a part of one of the two most important arteries in the country. Broadway, or the Albany Post Road, is one, and the Boston Post Road is the other. Names are quickly forgotten. Take, for example, the Bowery. At different times it has been known as The Road to Boston, Road to Albany and Boston, Bowery Road, Boston Road, Boston Post Road, Bowery Lane, and

Kings Highway Road, to Stuyvesant's Boury.

"What does Bowery mean? It is a Dutch word, meaning grove, or garden. There is no meaning in the word as applied to present-day conditions. I certainly feel that either Post Road, or Boston Post Road would be a good name for the thoroughfare. Anyway, the present name should be changed."

PRIVATE REALTY SALES.

UNSETTLED weather conditions must have affected business, for trading was rather light this week. There was, however, a moderate demand for small properties, principally of a residential character, and a few sales to builders. Buyers of the more costly classes of real estate either of a high class investment nature or with building possibilities seemed to be "laying low."

The enormous surpluses which successful business men are amassing continue to accumulate, and the question is constantly raised as to what ultimately will become of these funds.

There were several interesting transactions in the Vesey Street Exchange Sales Room. For the eighth time since February, 1912, the Hoadley residence at 18 East 82nd street was offered at public sale at the stand of Bryan L. Kennelly and was again knocked down to Joseph H. Hoadley for \$71,500. At each of the preceding sales ten per cent of the purchase price was paid by the Hoadley interests; the total paid in this manner at the eight offerings has been about \$81,000. The property was originally brought to sale as the result of an action by the New York Life Insurance Company to protect a judgment, amounting to about \$105,000. The same auctioneer also offered at voluntary sale the twelve-story apartment house at 929 Park avenue, which was knocked down for \$327,000 to John C. O'Neil, who is said to have been interested in the previous ownership.

The total number of sales reported and not recorded in Manhattan this week were 23, as against 31 last week and 24 a year ago.

The number of sales south of 59th street was 7 as compared with 13 last week and 6 a year ago.

The sales north of 59th street aggregated 16, as compared with 18 last week and 18 a year ago.

From the Bronx 20 sales at private contract were reported, as against 28 last week and 24 a year ago.

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

Big West 16th Street Deal.

Heirs of the estate of the late General Longstreet have sold through the Duross Company to Marie E. Campbell, the twelve three-story dwellings each on a lot 25x92 at 115-137 West 16th street, having a combined frontage of 300 feet. This property has been held at \$300,000, and has been in the possession of the seller for years. It is one of the largest plots sold in that section of the city for some time, and its disposition or development is being awaited with great interest. Frederick C. Leubuscher and William Lustgarten are reported to be interested in the purchase, although it could not be learned whether or not they were the original purchasers or whether they had bought from Marie E. Campbell. It was later reported, however, that a mercantile building would be erected on the site, for the occupancy of a large business firm, and that negotiations were pending toward this end.

\$500,000 Heights Project.

Brody, Adler & Koch have purchased from Harris and Maurice Mandelbaum, the ten lots measuring 250x100 in the south side of 162nd street, beginning 140 feet west of Fort Washington avenue, which was purchased last week by the sellers from the estate of Loyal L. Smith. Additional interest centers upon this purchase because Brody, Adler & Koch have heretofore been interested in

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MANAGER construction company, young man, accustomed to high grade construction; also had charge of operating, investing, from purchasing of site to completion of building, including loans, contracts, plans. A university and practical man. Box 932, Record and Guide.

ENGINEER, 30, experienced building construction, economical design, first hand knowledge building regulations and procedure, desires position with contractor or architect. Address Box 934, Record and Guide.

LIVE, capable young man, 22, experienced collector and building manager desires to make new connection; highest of reference furnished. Box 896, Record and Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of Feb. 26, 1916; also Brooklyn Edition of July 10, 1915. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on March 25, 1916. Record and Guide Company, 119 W. 40th Street.

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Long Beach, 5 choice Lots in heart of village; reasonable; bargain.
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the construction of loft and office buildings in the downtown district. They plan to build on this site two six-story elevator apartment houses, for which it is reported the financing details have been arranged. The entire transaction including the cost of the buildings will involve about \$500,000. The brokers were the J. Romaine Brown Company and Joseph Silverson.

\$1,000,000 for Glen Island.

Heirs of the late John H. Starin have sold through the Frank L. Fisher Company and the Robert E. Farley organization Glen Island, consisting of the group of five small islands off the New Rochelle shore, and including in all about 100 acres of ground. The purchaser is the Peerless Pictures Corporation, which plans to use part of the land for the production of motion pictures. The islands were formerly a popular summer resort and the various amusement buildings are included in the sale. The deal is reported to have involved about \$1,000,000.

Van Cortlandt Builders Buying.

Philip I. Hover and the 5780 Broadway Building Co., George O. Van Orden, president, purchased through Charles W. Smith and Max Blau, the southeast corner of 238th street and Broadway a plot of seven lots, measuring 175 x irregular, upon which they will erect two five-story apartment houses with stores to cost about \$160,000. Through the same brokers, the buyers obtained a building and permanent loan of \$132,500 from the Van Cortlandt estate to finance the operation. The total amount involved was about \$215,000.

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\$230,000 Two-Borough Exchange.

The Henry Morgenthau Company has purchased from the Arden Construction Company, Braude & Papae, the two five-story apartment houses on the west side of Tiebout avenue, 102 feet south of Fordham road, each on a plot 50.6x105, which have been held at \$130,000. In exchange, the purchaser gave the vacant block front, containing about six lots, on the west side of St. Nicholas avenue, between Fairview and Wadsworth avenues, which have been held at \$100,000. The brokers were Alexander Selkin and David Mintz.

British Owner Liquidates.

Arthur Remington Robert of London, England, has sold to a newly formed corporation, the La Rochelle, a ten-story apartment house at the northeast corner of Columbus avenue and 75th street, on a plot 102x112, which contains thirty-eight apartments and six stores. The brokers were Slawson & Hobbs. The property has been held at \$550,000. The house was built by Richard Deeves about fifteen years ago, and has gained considerable distinction on account of its high-class construction and the large size of its rooms.

Manhattan—South of 59th St.

10TH ST.—Gaetano Tantillo and Guiseppe P. Di Chiara sold to Eunice V. Gibbons, 281 East 10th st, a 5-sty building, on lot 25-94.8.

18TH ST.—Wm. A. White & Sons and J. Edgar Leaycraft & Co. sold the 3-sty dwelling 235 East 18th st. The owner of record is Angelina Palmer. This is the first sale of the property in fifty years.

22D ST.—Metropolis Holding Co., Lowenfeld & Prager, have resold 324 West 22d st, a 3-sty dwelling, on lot 20.9x98.9.

48TH ST.—Pease & Elliman sold for Jacob Reiss and others the old buildings 318-322 East 48th st, on plot 75x100. The purchaser intends to improve with a 2-sty studio building.

57TH ST.—Charles W. Smith and Max Blau have sold for the trustees of the estate of Lillian S. Gillespie 408-412 West 57th st, three 5-sty flats, on plot 75x100, to the Bonmor Realty Co.

7TH AV.—Louis Schrag sold for the estate of William A. Boyd the 4-sty building 232 7th av, on lot 19.9x80.

Manhattan—North of 59th St.

HAMILTON TER.—Pease & Elliman sold 34 Hamilton terrace, a 3-sty dwelling, on lot 20x100.

63D ST.—Henry Hof has sold for the Bond & Mortgage Guarantee Co., 307-311 East 63d st, three 5-sty tenements, to George Wagner.

76TH ST.—Tailfer Co., Frank Tilford, of Park & Tilford, president, has bought from Amy Falk Plaut the 4-sty dwelling, on lot 20x102.2, at 28 East 76th st, adjoining the southwest corner of Madison av. The buying company owns the Madison av corner, which is occupied by one of the Park & Tilford stores, and the present purchase was made for an extension. The broker was Worthington Whitehouse (Inc.).

117TH ST.—Ward Belknap sold for Anderson, Iselin & Anderson, 509 East 117th st; a 6-sty tenement, on plot 30x100.10.

184TH ST.—Dudley and Herbert Harde sold, through Chester B. Korn, to the Number One Realty Co., four lots on the west side of Broadway, 100 ft. north of 184th st, for improvement with apartment houses.

AMSTERDAM AV.—Placid Realty Co., John Katzman, president, sold 1969 Amsterdam av, a 5-sty apartment house, to Franklin R. Partidge, who gave in part payment 454 West 146th st, a 5-sty flat, on lot 25x99.11.

BROADWAY.—Rudolph G. Leeds of Richmond, Ind., has sold the 5-sty apartment houses, at the southeast corner of Broadway and 105th st, on plot 66.3x120xirreg, known as 2730x2736 Broadway.

COLUMBUS AV.—Ennis & Sinnott resold the northwest corner of Columbus av and 76th st, a 5-sty apartment house, 102.2x25, with eight stores. The purchaser, Patrick Kiernan, gave in exchange the dwelling at 14 East 83d st, 20x102.2. Slawson & Hobbs were the brokers. The 83d st house was later resold through John J. Kavanagh to the J. C. Lyons Co.

ST. NICHOLAS AV.—W. J. Huston & Co. sold to Frederick H. Man, a trustee, 737 St. Nicholas av, a 3-sty dwelling, on lot 18x88.

VERMILYEA AV.—Gustave L. Lawrence sold to the Manray Realty Co. the northeast corner of Vermilyea av and Academy st, a vacant plot, 150x150. The buyer will improve the site with 5-sty apartment houses.

WEST END AV.—Helen B. Warrington bought from Victor Kuzdo the 4-sty dwelling, 22.8x100, at 560 West End av. Mr. Kuzdo, who conducts a musical institute on the premises, has taken back a long lease of the property from the new owner. John O'Loughlin was the broker.

1ST AV.—William J. Gabel and Lawrence Cloffo sold for Francesco Annigoni to Anna Esposito the 6-sty tenement 2029-2031 1st av, on plot 38x85.

Bronx.

KELLY ST.—Henry Morgenthau Co. sold, through Louis Sigel, 944 Kelly st, a 4-sty flat, on plot 39x120.

SEABURY PL.—Hecht & Goldberg sold to the Marvin Construction Co., Rubin & Marcus, the plot 50x100 in the east side of Seabury pl, 100 ft. north of 172d st.

181ST ST.—John A. Steinmetz sold for Martin Hieronymus 747 East 181st st, a 5-sty apartment house, on plot 50x100.

182D ST.—Jacob Cohen Construction Co. sold to Frank Chiffarelli the 5-sty apartment house, 64x100, at the southwest corner of East 182d st and Honeywell av. The purchaser gave in part payment the plot 50x164 in the south side of 182d st through to West st, 70 ft. east of Mohegan av.

200TH ST.—H. A. Keiber has sold for Emily T. Fairchild the block front, 190x45, in the north side of 200th st, from Parkside pl to Decatur av, to Jacob Miltner. The property is within 300 ft. of the Webster av and 210th st station of the new West Bronx subway.

246TH ST.—The Delafield estate sold to Frederick O. Zenke a plot, 125x175, at the corner of Livingston av, and 246th st, Riverdale.

CLAY AV.—August Mehr sold to Lena Frank, 1046 Clay av, a dwelling on plot 27x80.

FORDHAM RD.—Dr. J. R. Fabricius sold the plot, 59x129, at the northwest corner of Fordham rd and Grand av, to M. H. Golding, who resold to Harris Maran & Sons, who will erect two 5-sty apartment houses.

FORDHAM RD.—The Arco Realty Co., Mayer S. Auerbach president, has bought from William B. Bush and others a plot fronting 114 ft. on the north side of Fordham rd, about 129 ft. east of Valentine av. The brokers were F. & G. Pflomm.

MORRIS AV.—Paul M. Gomberg and C. A. Spark sold for the Thomas D. Malcolm Construction Co. to the Globe Realty Operating Corporation, Samuel B. Steinmetz president, the three 5-sty apartment houses at 964, 968 and 972 Morris av. The structures occupy a combined plot 125x100, and have been held at \$135,000.

MOTT AV.—J. Clarence Davies sold for the Clarand Realty Corporation, Laurence Davies, president, six lots on the east side of Mott av, 125 ft north of 153d st, and the six lots abutting in the rear on the west side of Sheridan av, for Under Sheriff Byrnes, of Kings county, to the Morgan Steam Laundry Co, which will erect a building for its own use. The transactions were for all cash. The sellers purchased these lots in May, 1915, at the auction sale of the estate of Arthur R. Morris, held by Joseph P. Day.

PROSPECT AV.—Richard H. Scobie sold for Adolph von Oehsen 963 Prospect av, a 5-sty apartment house, on plot 40.5x195. The new owner will make extensive alterations, installing stores.

ROCHAMBEAU AV.—The United States Realty & Improvement Co. sold to James Slayman the flat, 50x103.6, on the east side of Rochambeau av, 50 ft. south of 212th st. This is the last parcel of several the company took over following the Bruner estate auction sale about ten years ago.

TREMONT AV.—McLernon Bros. have sold for Frank J. Cassidy the plot 25x100 at the southwest corner of Tremont and Walton avs to the Adams Realty Co., Milton E. Oppenheimer, president. A 1-sty store, to cost, \$6,500, will be erected on the site from plans by William Koppe.

TRINITY AV.—Kahn & Olpp sold for the Academy Construction Co., 784 Trinity av, a 4-sty building, on lot 25x100.

UNION AV.—Alexander Selkin and David Mintz sold for John Dettinger to Sidney Stern the 5-sty apartment house on the east side of Union av, 25 ft. north of Freeman st.

VAN NEST AV.—William Peters & Co., sold for Sadie Barnett to Frank Knoepfel the 3-sty business building at the southeast corner of Van Nest av and Taylor st.

Brooklyn.

CARROLL ST.—Charles E. Rickerson sold to Frank M. Leavitt, 880 Carroll st, a 4-sty dwelling.

DEAN ST.—Bulkeley & Horton Co. sold for Mrs. Laura A. Hall 1411 Dean st, a 4-sty dwelling.

DEAN ST.—Nicholas J. Oechifinto sold for Annie Shannon to Joseph Caliendo et al, 831 Dean st, a 3-sty tenement, on lot 2x100.

PARK PL.—Charles Buermann & Co. sold for S. Levine, 1640 Park pl, to Walter Buermann of Newark, for about \$26,000.

11TH ST.—Frank H. Tyler sold for A. E. Kleinfeldt 630 11th st, a 3-sty, 2-fam. house; also for George F. Handel a plot, 40x100, in 71st st, west of 18th av.

51ST ST.—I. Salzberg sold for J. B. Sterling to N. Melzer, the plot 50x100, on the north-west side of 51st st, 100 ft. from 17th av.

73D ST.—Tutino & Cerny sold for Ella Marie Stromwell, 542 73d st, a 2-sty dwelling, on lot 20 100.

GATES AV.—McInerney-Klinck Realty Co. sold for the Lancastershire Realty Co. the 6-fam. dwelling on the north side of Gates av, 325 ft. east of Knickerbocker av, on lot 25x126.

RIDGE BOULEVARD.—Frank A. Seaver & Co. sold for William Meyer, the 1-fam house, 8207 Ridge Boulevard; also for John E. Cleal, the 1-fam house, 1919 60th st.

5TH AV.—Leonard H. Goddard sold for the J. W. Sands Realty Corporation, the two 3-sty business buildings, 7718-7720 5th av.

LEASES.**Glove Makers Will Move.**

P. Centemeri & Company, R. B. Adams, president, importers and manufacturers of gloves, now at 296 Fifth avenue, have leased from the United States Realty & Improvement Company, the one time Butterfield residence at 400 Fifth avenue for eleven years at an annual rental of about \$35,000. Plans are being prepared by George A. Boehm and Starrett & Van Vleck, associate architects, for the erection of a six-story modern building at an estimated cost of \$110,000. The firm will occupy the major portion of the building for its business, which was established about fifty years ago. The property just leased was acquired by the present owners in December, 1914, at a partition sale of the Butterfield Estate conducted by Joseph P. Day. The price paid was \$455,000.

Addition to New Trade Center.

The Farmers' Loan & Trust Company, as trustees for Baron Astor, has leased through Cozzens & Pierson the new six-story building to be erected at 27-31 West 33d street, on a plot 75x100, plans for which were recently filed by John I. Downey, builder. The lessees are Benjamin Stearns & Company, millinery importers, now located at 616 Broadway, who will occupy the entire building for their own business. The lease is for a long term, at an annual rental of about \$40,000, and is of additional interest because it will add another large firm to the rapidly growing colony of millinery dealers in the immediate locality. Among them are J. G. Johnson & Son, Libbey & Ryker, John Miles and George Legg.

Important Mid-Town Removals.

Stephen H. Tyng, Jr., & Co., have leased for Kosharak Brothers, lessees of the one time Lord & Taylor Building, at 129-131 Fifth avenue, the seventh floor to A. Frankau & Company, pipe manufacturers, and the eighth floor to the Fogel Decorating Works, decorators of china-ware and glass. The leases are for long terms of years and complete the rental of this building with the exception of one floor. Further north the same brokers have leased for a long term, large space in the Fourth Avenue Building at 381 Fourth avenue, to the Churchman Company, publishers of the "Churchman," for many years at 434 Lafayette street.

Take Warehouse From Plans.

The Powers Stores Company has leased, through James N. Wells Sons, from Mrs. Mary M. Sherman, the eight-story warehouse to be erected at 541-545 West 23d street, on a plot 75x95, for twenty-one years, at an aggregate rental of about \$325,000. Plans have already been filed for the proposed building, which will cost about \$140,000.

Manhattan.

AMES & CO. have leased for Phillip Bumb, a loft at 513 6th av to Goldsmith & Jalon, electrical fixtures; also have leased for estate of Lambert S. Quackenbush a loft at 114 West 31st st to A. Kahn, signs.

ALBERT B. ASHFORTH, (Inc.) has leased an apartment at 33 West 67th st to Harrington Mann; and at 140 West 55th st to Charles M. Fresch.

ALBERT B. ASHFORTH, (Inc.) has leased space at 105 West 40th st to the Monroe Advertising Corporation, and space in the Brokaw Bldg, Broadway and 42d st, to the Pickman Co. (Inc.), Oscar Osso, Arthur S. Schwartz, the Monmouth Film Corporation of Philadelphia, the American Motorists Protective Association, the Moneyweight Scale Co., with head offices in Chicago, the Walter Scott Co., A. N. Briggs Advertising Co., Letter Form Service Bureau, Construction Publishing Co., and a loft at 290 5th av to Alexander A. Bernstein and L. Lyman & Co.

DANIEL BIRDSALL & CO. have rented the entire building at 106 Duane st at an aggregate rental of about \$70,000 to the Beacon Falls Rubber Shoe Co.

DANIEL BIRDSALL & CO. rented the store at 111 East 14th st, formerly occupied by the National Cash Register Co., to Bristol & Barber; the 2d loft at 58 West 15th st to Lazarowitz, Weitzman & Kriss; space at 874 Broadway to N. Shure Co., of Chicago, Ill.; the 2d loft at 3 West 19th st for W. H. Martin to the Knickerbocker Mail Order Co.; the 2d loft at 48 West 22d st for Douglas Robinson, Charles S. Brown Co., to Brower Silk Co.

WM. D. BLOODGOOD & CO. (Inc.) leased for The River Plate Commercial Co, the store and basement at 22 So. William st, to Gaston, Williams & Wigmore.

WM. D. BLOODGOOD & CO. (Inc.) leased for Mansbach, Froelich & Froelich, the large store and basement, adjoining the southwest corner of Broadway and 56th st, to the Manhattan Motors Co, agent for the Vim and Selden Trucks.

GEORGE A. BOWMAN has leased store at 645 8th av, to The Clare Millinery Co.

CAMMANN, VOORHEES & FLOYD have leased the building 12 Coenties Sl to M. Ettlinger & Co.; also the store and basement 25 West 23d st to the American Cutlery Co. of Chicago, Ill.

COZZENS & PIERSON leased for M. Teckla & Co. the 1st loft at 398 5th av to Otto & Otto for ten years; also to George H. Inglis 3d loft at 12-14 East 46th st for ten years, and with Albert B. Ashforth & Co. 3d loft at 32 West 32d st to Rappaport & Blumentfeld, and the 4th loft in the same building to Libbey & Ryker.

CROSS & BROWN CO. has leased for Louis Stern at 48-52 West 4th st and 39-41 West 3d st the entire 7th floor to the Drug Products Co.; the entire building at 481 Broome st to Partheymueller & Gloekier; at 1790 Broadway space on the 5th floor to the National Automobile Owners' League (Inc.); space on the 12th floor to Mrs. J. Camp, and on the 10th floor to the Dort Motor Car Co.

CROSS & BROWN CO. has leased at 32 Laight st the entire building to the Forbes Paper Co.; at 47-9 Maiden la space on the 11th floor to Isidore Marcus; at 137 Wooster st, the top loft to Eastern Trim & Cord Co., for Douglas Robinson-Charles S. Brown Co.; at 69 5th av, the 3d floor to the Ralph Full Dress & Tuxedo Co.; at 10 West 18th st for Spear & Co. the 1st loft to M. Rosenzweig; and at East Houston & Tompkins st a plot of lots to Aaron Etra.

CROSS & BROWN CO. has leased for the Cruikshank Co. at 1123 Broadway space on the 12th floor to John H. Hawley & Co.; at 457 11th av the 5th loft to the Twisted Wire & Steel Co.; at the Godfrey Building, southeast corner of 7th av and 49th st, portion of ground floor to Abram Meyrowitz; front of the 10th floor to George Kleine and front of the 12th floor to the New York Metro Film Service (Inc.), at a total rental of about \$30,000; and at 1926 Broadway space on the 3d floor to Nafra Co.

CROSS & BROWN CO. has leased the entire building, with the exception of small corner store, at the northwest corner of 11th av and 37th st, 453-7 11th av, containing about 30,000 sq. ft., at an aggregate rental of about \$60,000, to Maurice La Montagne and John M. Chapman; at 2-6 West 4th st space on 4th floor to Katherine O'Connell Baum; on the 12th floor to Lyman D. Hall; at 539-41 West 52d st portion of the building to the American Taximeter Co.; at 227 West 47th st store to M. Miller; and at the southeast corner of Broadway and 57th st the 5th floor to the Colt-Stratton Co.

CROSS & BROWN CO. has leased at 18 East 41st st space on the 11th floor to the National Trade Association; one-half of the 3d floor to the Corning Glass Works, in conjunction with Pease & Ehlman; space on the 14th floor to T. E. Brown and Cotton Gathering Corporation; the News Print Manufacturers' Association; at 30 East 42d st, space on the 20th floor to the National Society for Patriotic Education; space on the 6th floor to the Amalgamated Advertising Co.; at 328 West 41st st the 3d floor to John N. Stercks; at 9 East 40th st, in conjunction with Ewing, Bacon & Henry, ground floor space to the Hart & Hutchinson Co.; at 33-5 West 46th st, with Roy Sherick, the 7th floor to Monroe M. Schwesenski; at 42-4 West st the 3d floor to the Bryant Auto Painting Co.; and at 245-9 West 55th st the 5th floor rear to H. M. Meyer and L. Linder.

DOUGLAS L. ELLIMAN & CO. announce that they have closed leases on two apartments, each containing 19 rooms and 6 baths, in addition to those previously rented, at 820 5th av, the 12-sty apartment house now being erected at the northeast corner of 63d st. This makes a total of five apartments which have been leased from the plans.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment at 340 Park av to Dr. William B. Coley; also renewed the following leases: at 830 Park av to Frank E. Hagemeyer; at 840 Park av to Franklin S. Richardson; at 383 Park av to J. Graham Parsons, George Mercer, Jr., and at 116 East 58th st to Frank H. Simmons; also for the 106 East 85th St. Co. an apartment at 106 East 85th st to H. C. Heimerdinger.

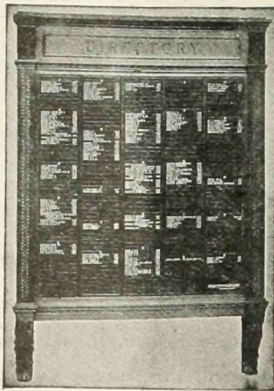
DOUGLAS L. ELLIMAN & CO. have leased an apartment containing 13 rooms and 4 baths at 470 Park av to Edward H. Clark; renewed the following apartment leases for a further term: At 635 Park av, 14 rooms and 4 baths, to Mrs. E. R. Campbell; at 383 Park av to William B. Haight and Mrs. S. O. Vanderpoel; at 116 East 58th st, doctor's office and apartment, to Dr. Albert Vanderveer, Jr.; at 157 East 81st st, to Mrs. I. C. Culver; and at 414 Madison av, to Adolph Klauber.

J. ARTHUR FISCHER leased for Mary Early, the 5-sty building, 202 West 39th st, to Joseph Cerina; also to M. Alexander, the 3-sty building, 166 West 50th st.

M. FORMAN & CO. leased the 3d loft at 130 West 28th st to Castanza Brothers; the 14th loft at 36 West 25th st to the Empire Fur Co. and space at 134 West 20th st to Samuel Cohen.

FREDERICK FOX & CO. have leased the entire building 44 East 12th st, to the New York Clothing Cutters Union; also the entire building 221 8th av, to Jacob B. Burnett.

WILLIAM F. FUERTS (INC.) leased for the estate of Sigmund Neustadt the corner store at 181 Pearl st to F. Kramer; also part of the 3d floor to Zinman & Rothman, jewelry boxes.



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N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC., leased for the Edmund Francis Realty Co. to Joseph Fischl the store at 1223 1/2 Amsterdam av.

OSCAR D. & HERBERT V. DIKE have rented the 21st floor in the Candler Building for 10 years to Philip Ruxton (Inc.), manufacturers of printers' inks, for executive offices; also space on the 4th floor.

M. & L. HESS (INC.) have leased the 2d floor at 210-227 West 26th st, containing 5,000 sq. ft. as additional space for factory and storage, to Favor Ruhl & Co., artists' materials, now at 43-7 West 23d st.

M. & L. HESS (INC.) and Carstein & Linnekin leased for the Metropolitan Life Insurance Co. the store and basement at 50-54 West 17th st, containing about 12,000 sq. ft., to the Coppins Transfer Co. This completes the renting of this 12-sty building.

M. & L. HESS (INC.) have leased, in conjunction with David Bernstein, the 3d floor at 28-32 West 36th st to Theodore Brensilber; also in conjunction with J. G. White & Co the 2d floor at 24-6 Wooster st to Bernard Zolty; also the 3d floor at 102-6 Wooster st to the Progressive Toy Co.

M. & L. HESS (INC.) and Wm. A. White & Sons leased for a long term the larger front portion of the 6th floor of the Finck Building, now in course of construction at 318-26 West 39th st, to L. Winkler & Co., producers of photo gelatine printing process, now at 366 West 15th st.

M. & L. HESS (INC.) have leased for Charles and Fred Hirschhorn, the following space at 13-21 East 22d st: to Meyer, Bachrach & Friedheim, 2,500 sq. ft. of additional space on the 10th floor, making a total of approximately 12,000 sq. ft. now occupied by this firm, and arranged a lease on the whole area for a long term; also leased for a long term larger quarters on the 6th floor to Martin Brothers, art ribbon novelties; also to the New York Negligee Co. space on the 7th floor.

HENRY HOF leased to Francis Babcock the private dwelling 357 East 51st st; also a store at 163 East 33d st to B. Fishman.

HENRY HOF leased to William J. Grady a loft at 157 East 32d st; a loft at 567 3d av to F. L. Dunne Co.; a store at 167 East 37th st to William Sanders, and space at 560 3d av to the Cort Printing Co.

CHARLES S. KOHLER and George A. Bowman leased 647 8th av to Frank G. Maguire, Jr., for 20 years connected with Vogel Brothers.

GORMAN H. LENNEY has leased the dwellings at 155 West 83d st to Mrs. Octavia N. Mcgregory, 153 West 74th st to Mrs. R. J. Bernard; 64 West 70th st to Miss Maude Parsley; 253 West 83d st to Miss Anna E. Healey; 200 West 71st st to Miss Mary E. Percy; 140 West 76th st to Mrs. Marion Peterson and 118 West 77th st to Mrs. Mary M. Fitzpatrick.

SAMUEL H. MARTIN has leased the store at 148 Columbus av to Leon Cohen, for three years.

SAMUEL H. MARTIN has leased the 3-sty dwelling, 128 West 65th st to Mary McCall.

NEHRING CO. has leased apartments at 605 West 181st st to Mrs. M. Stewart; at 538 West 164th st to Mrs. E. Weber; at 548 West 164th st to Leo Popper; at 500 West 177th st to Miss Marie Wilson and Miss Clara Spangler and at 515 West 177th st to Mrs. G. Bernstein.

NELSON, LEE & GREEN leased for Vincent Astor, the store at the southeast corner of Broadway and 90th st, to A. Robinson, chemist, for thirteen years, at 7th av and 112th st. This store, approximately 20x70, is in the new Astor Court Apartment House, which is just being completed and which occupies the entire block front on Broadway from 89th to 90 st.

CHARLES F. NOYES CO. has leased for James S. Beards and others to Otto Isenstein & Co. the building 10 Hubert st. Rabe & Keller were the attorneys for the owners. The Noyes Co. has also leased for George W. Bond the building 118 Beekman st to the Stove Manufacturers Repair Association; and the building 250 South st for Henry Coe to Herman Pack.

CHARLES F. NOYES CO. has leased the 18th floor in the Masonic Building, 23d st and 6th av, to the General Film Co. for five years from February 1; space on the 8th floor of the same building to William B. Lowenstein, and space on the 12th floor to Frank G. Deiblow. The Noyes Co. has also leased offices at 37-39 Liberty st to Palmer & Capron; and in the Frankel Building, 45 John st, to Baumgold Bros. & Co.

CHARLES F. NOYES CO. announces the lease of 138-140 Grand st, a 6-sty building, containing 50,000 sq. ft., for Vincent Astor, to the Globe-Wernicke Company, at an aggregate rental of about \$50,000. The Globe-Wernicke Co. recently purchased, through its agents, the Charles F. Noyes Co., 451-453 Broadway, containing 60,000 sq. ft., to be used exclusively for display purposes, and secured leases for branch stores at 30 Church st, 41-47 New st, and 6 East 39th st. Lester S. Woodward, manager of the Globe-Wernicke Co., states that the Grand st building just leased will be extensively altered from plans of Tracy & Swartwout, and used as a distributing point.

THOMAS J. O'REILLY leased space at 601 West 111th st for Cushman Sons, Inc., to John E. King; also the store at 2806 Broadway for A. J. McManus to H. Fisher Delicatessen Co.

THOMAS J. O'REILLY has leased apartments at 101 East 123d st to Julius Herner; at 561 West 163d st to Mrs. Francis R. Brandt; at 229 West 100th st to Henry C. Whiteman and Frederick White; also furnished apartments for I. L. Mossler to Mrs. M. M. Hermiston at 600 West 114th st, and for Mrs. C. K. Fleischman to Mrs. A. Readlick at 615 West 143d st.

PEASE & ELLIMAN have renewed for Joseph B. Bourne and others the lease of Dr. Joseph Collins of the 4-sty house at 37 West 45th st; also furnished for Frank H. Fayant his apart-

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ment at 15 East 10th st to Miss Fannie J. Conway.

PEASE & ELLIMAN have leased an apartment of the duplex type, of 20 rooms and 6 baths, to Mrs. Cyril P. Dugmore in the new house under construction on New York Central land on the entire block front on the west side of Park av from 50th to 51st st; for Bing & Bing a ground floor apartment in the new house that they are building at the southwest corner of Park av and 63d st to Dr. C. F. Jellinghaus, and for Frederic Johnson and associates an apartment at 830 Park av to Frank C. Jones.

F. & G. PFLOMM rented for the Thorne estate 401 West 127th st; also for John W. Barr the store 130 West 45th st to Misses Sheedy and Healy, and three offices at 240 Broadway to the Canton Rubber Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented the store, basement and parlor store at 222 West 46th st for Anton Sattler to Harry von Tilzer, music publisher, for a long term.

DOUGLAS ROBINSON, CHARLES S. BROWN Co. and Varick D. Martin leased for 21 years, the residence of Seth Low, at the southwest corner of Madison av and 64th st, to Halsey & Flint, who will remodel the house and convert it into stores and apartments.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented apartments to A. Maclay Pentz at 1000 Park av for Bing & Bing; to Mrs. Vivian Scheffel at 320 Park av, and, with Pease & Elliman, an apartment at 129 East 69th st to Eugene M. Moore; also at 907 5th av to Mrs. Paul Morton, and at 120 East 31st st to David Buffum.

WILLIAM J. ROOME & CO. have leased for John Bright Stevens, trustee, the entire building at 209 West 34th st to Joseph Riva, wholesale liquor business.

JOSEPH F. SEITZ has leased the store at the northeast corner of Lexington av and 59th st to Maximilian A. Casimir.

SHAW & CO. leased for Cecilla L. A. Slater the store 2200 7th av to Theodore Rieper.

SHAW & CO. have leased for Jessie A. Luke as trustee, the 3-sty dwelling 230 West 112th st to Dr. Edward John Bero.

SHAW & CO. have leased for Elizabeth V. Irwin, the 3-sty dwelling, 131 West 127th st, to Edward Tompkins.

HERBERT A. SHERMAN has rented for Mrs. A. Scott Cameron, 320 Lexington av, a 4-sty dwelling to James Geraghty.

HERBERT A. SHERMAN has rented for Frederick R. Halsey, 133 West 52d st, a private stable to Mrs. L. T. Hoyt.

SPEAR & CO. have rented for the 6th Av & 23d St Corporation the store 367 6th av to the Serletis Restaurant Corporation for a long term.

SOL. STERN has leased space at 31-33 East 27th st to the Emken Chemical Co., and N. Y. Malt Roasting Co., who, for more than 25 years, have been located at South and Roosevelt sts; also space to Park Publishing Co., Rosenberg & Magid, silks, and Samuel Prusack, silks; and additional space to M. L. Wolper & Co.

LOUIS SCHLECHTER has leased from the Berlin Realty Co., Lawrence Jacob, president, the southeast and southwest corner of Fort Washington av and 161st st, known as the Chateau D'Armes and Ronda, two 6-sty apartments, for five years; also leased from Martha B. Mosher 500 West 174th st, and 524 West 145th st, two 6-sty apartments, for three years; from Edmund M. Bavlies 439 Manhattan av, a 7-sty apartment house, for five years.

VAN NORDEN & WILSON have leased for the New York Life Insurance Co. an apartment at 36 West 35th st to Miss R. Albers; for the Century Building Co. space at 74 Broadway to Sharretts & Young, Cox, Paret & Co., A. B. Ronesch & Co., Bernstein, Nelson, Simon & Ginsburg, Samuel H. Ginsberg & Co., Benjamin W. Bunker, Wechsler & Frank and Glaze & Fine, and have also renewed leases in the same building to Richardson, Norton & Co., Charles Gardner, James W. Miller, Strasbourger & Schallek, David M. Neuberger, Cohen & Cohen, Charles W. Scherer, W. H. Quaw, W. D. Moore & Co., and W. H. Goadby & Co.; for Frank A. Seitz space at 15 West 34th st to the Walter Plimmer Film Corp.; and for Albert B. Ashforth (Inc.), as agents, a loft at 290 5th av to L. Lyman & Co.

VAN VLIET & PLACE have leased the stores at 839 and 841 Washington st to M. Dohrman and the store at 837 Washington st to Charles Koechling.

EDWARD C. H. VOGLER leased stores to the Nutt-Crisp-Patty Shop, at 200 West 96th st; at 710 Amsterdam av to the American Can Co.; at 643 Amsterdam av to David Cohen Laundry Co.; at 531 Amsterdam av to the Benach Hair-dressing Parlors; at 230 West 82d st to John C. Taylor (Inc.); at 441 Amsterdam av to Raffaele DeCesare.

CHARLES B. WALKER has leased, for estate of John R. Graham, space at 210-212 Canal st to the Scientific Machine & Tool Co; for Herman Schutte, at 180-182 Centre st to Automatic Machine & Tool Co; for P. Murphy, in 86 Walker st to Pamos Picture Co; at 176-178 Centre st to Eagle Pearl Button Works; for Frederick Hollander, 1st loft at 245 Canal st to Nicoletti Brothers Press, which completes the renting of the entire building; also for John Schmitt, space at 13-17 Crosby st.

JOHN E. WEISS has leased for a client of Douglas Robinson, Charles S. Brown Co., the store and basement of 49 Nassau st for five years, at an aggregate rental of about \$35,000 to a client of Irwin Kurtz, attorney. It is understood that the premises will be used for the sale of phonographs and records.

WM. A. WHITE & SONS have rented the store and basement at 192 Duane st to Rubenstein & London.

WM. A. WHITE & SONS have rented the store and basement at 623 9th av to Julius Kramer; also an apartment at 200-206 West 54th st to Mrs. Katherine B. Gray.

WM. A. WHITE & SONS have rented the two buildings at 162 and 164 West 126th st to George De Weerd; also the 2d, 3d and 4th lofts at 2 and 4 Benson st to William W. Haller; the 3d loft at 130 Bleecker st to the Art Belt Manufacturing Co.; the 1st and 4th lofts at 315 Greenwich st to A. W. Fields.

WM. A. WHITE & SONS have rented to Wm. R. Noe & Sons, the whole building formerly occupied by Higgins & Seiter at 53-55 West 21st st. Noe & Sons, who are large importers and jobbers of lamps and glassware, have long been located in the wholesale china and glassware district, having occupied for about 17 years the buildings at 53-55 Murray st.

Bronx.

PEASE & ELLIMAN have leased for M. Samuel & Co., proprietors of the Newark Shoe Stores Co., a portion of the ground floor and basement space at 2863 3d av to a client, for ten years. The Newark Shoe Stores Co. will also open a branch establishment. This space is a portion of a large plot at the southwest corner of 3d av and 150th st, recently leased by the same brokers to the Schulte Realty Co.

Brooklyn.

McINERNEY KLINCK REALTY CO. leased to the C. T. Silver Motors Co., a building to be erected on the south side of St. Marks av, 140 ft. west of Franklin av, at a total rent of about \$50,000. The building will be 62 ft. in width and 130 ft. in depth and will be used by the Overland Automobile Co. as a service station.

ALFRED J. ROWANTREE has leased for B. Zeitlin et al the store at 126 Flatbush av to

McAvoy Tailoring Co. This store is at the junction of Atlantic and 4th avs, diagonally opposite the Long Island Depot. After extensive alterations, including the installation of a new store front, the premises will be occupied as a merchant tailoring establishment. The lease is at an aggregate rental of about \$35,000.

Queens.

ALBERT B. ASHFORTH, (Inc.) has leased the G. M. Pinney residence, adjoining the Richmond County Club grounds, at Donegan Hills, S. I. to G. M. Dahl.

LEWIS H. MAY CO. has leased for Frederick Haberman, cottage in Reads la, Far Rockaway, L. I., to Asher Holzman.

LEWIS H. MAY CO. has leased at Far Rockaway, L. I., for Henry Gipson, cottage in Gipson pl to Lawrence B. Cohen; for S. A. Healy cottage on Willow pl to J. F. Lynch.

LEWIS H. MAY CO. has leased at Edgemere, L. I., for the Spray View Realty Co., T. J. McBride, treasurer, cottage on Neptune av to Thomas Loughman, and for S. L. Reid cottage on Florence av.

REAL ESTATE NOTES.

CHESTER B. KORN has moved his office to 353 5th av.

BASTINE & CO. have been appointed agents for 53 East 11th st.

PEASE & ELLIMAN have been appointed agents for the "El Dorado" at the north corner of Central Park West and 90th st.

OSCAR D. & HERBERT V. DIKE have been appointed agents for 114-116 West 27th st and 135-137 West 27th st, 12-sty loft buildings.

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REPAIRS

WM. A. WHITE & SONS have been appointed agents for 158 Madison av and 31 West 125th st.

PEASE & ELLIMAN have been appointed managing agents for 60 East 90th st, by Mrs Edmund C. Wendt.

DUROSS CO. were the brokers in the recently recorded sale of 121 Leroy st to Arthur R. Dern.

BRADY & REALE have opened an office at 391 East 149th st, room 416, where they will engage in a general real estate and insurance business.

THOMAS J. O'REILLY has been appointed agent by Mrs. C. P. Hunt for 2272 1st av and 505 East 118th st; also by the New York Life Insurance Co. for 57-61 West 124th st.

KICK & SHARROTT have been appointed agents for the apartment houses at 169 West 78th st, 2626 Broadway, 415 West 115th st, 54 East 129th st and 790 East 181st st.

CHARLES F. NOYES CO. has placed a \$35,000 loan at 4 1/2 per cent. for five years on the residence, 41 West 46th st, with an uptown savings bank.

MONTRÖSE REALTY CO., Gerhard Kuehne, president, has re-sold to Dr. James F. Padgett, the 3-sty dwelling, 620 West 179th st. Title passed last week.

EDWARD C. H. VOGLER has been appointed agent by the estate of Emily R. Marks for 345-

347 West 23d st and 388 8th av; also by Adolphe Blum, for 710-712 Amsterdam av.

HOFFKINS & HICKEY have opened an office at 391 East 149th st, room 206, where they will transact a general real estate and insurance business. The firm has been appointed Bronx agent for the United States Casualty Co.

HERBERT HECHT, Irving Goldberg, J. Herbert Morgenstern and Henry Shapiro, have opened an office at 286 5th av, for the transaction of a general real estate business under the firm name of Herbert Hecht & Co.

PERCIVAL CORN and Milton Finelite, of the former firm of Corn & Co., will hereafter conduct their real estate brokerage business under the firm name of Percival Corn. Their office will be located at 505 5th av.

WILLIAM CRUIKSHANK'S SONS were associated with the firm of Leonard J. Carpenter, in the lease made last week, of the block front in the north side of King st, from Washington to Greenwich st, and not the Cruikshank Co. as reported in last week's Record & Guide.

BRADY & REALE were the brokers in the sale for Mary Kenebeck to the John J. Tully Co. of 161 East 107th st, a 4-sty flat, on lot 17x100. The property was given in part payment for the 5-sty apartment house at 1691 Carter av, on plot 37.6x89.

PRINCETON CLUB has ratified the option which it recently obtained, through Pease & Elliman, for the northeast corner of Park av and 58th st, on which a new clubhouse will be erected. The building project will not be undertaken immediately, since the club's present lease of the one-time Stanford White residence in Gramercy Park, still has a year to run.

REAL ESTATE OWNERS' Protective Association will listen to Tristram W. Metcalfe, an opponent of the Gary system, talk on that subject, on Monday night, in the Hotel Majestic. Two weeks ago the members of the association heard the other side of the question from William Wirt, superintendent of the public schools at Gary, Ind.

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.

	1916		1915	
	Mar. 10 to 16	Mar. 12 to 18	Mar. 10 to 16	Mar. 12 to 18
Total No.....	159	128	159	128
Assessed value.....	\$7,983,600	\$6,647,100	\$7,983,600	\$6,647,100
No. with consideration..	18	16	18	16
Consideration.....	\$379,530	\$1,201,599	\$379,530	\$1,201,599
Assessed value.....	\$490,400	\$1,153,000	\$490,400	\$1,153,000
Jan. 1 to Mar. 16				
Total No.....	1,582	1,458	1,582	1,458
Assessed value.....	\$88,936,650	\$81,000,110	\$88,936,650	\$81,000,110
No. with consideration..	242	179	242	179
Consideration.....	\$10,552,538	\$10,282,824	\$10,552,538	\$10,282,824
Assessed value.....	\$11,081,300	\$10,305,050	\$11,081,300	\$10,305,050

Mortgages.

	1916		1915	
	Mar. 10 to 16	Mar. 12 to 18	Mar. 10 to 16	Mar. 12 to 18
Total No.....	68	64	68	64
Amount.....	\$2,683,988	\$1,149,280	\$2,683,988	\$1,149,280
To Banks & Ins. Cos....	10	20	10	20
Amount.....	\$370,625	\$426,100	\$370,625	\$426,100
No. at 6%.....	31	26	31	26
Amount.....	\$1,854,747	\$170,530	\$1,854,747	\$170,530
No. at 5 1/2%.....	1	3	1	3
Amount.....	\$10,000	\$35,750	\$10,000	\$35,750
No. at 5%.....	12	18	12	18
Amount.....	\$314,000	\$709,000	\$314,000	\$709,000
No. at 4 1/2%.....	1	.....	1	.....
Amount.....	\$77,500	.....	\$77,500	.....
No. at 4%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Unusual rates.....	1	.....	1	.....
Amount.....	\$100,000	.....	\$100,000	.....
Interest not given.....	22	17	22	17
Amount.....	\$327,741	\$234,000	\$327,741	\$234,000
Jan. 1 to Mar. 16				
Total No.....	791	828	791	828
Amount.....	\$25,180,355	\$18,699,789	\$25,180,355	\$18,699,789
To Banks & Ins. Cos....	190	149	190	149
Amount.....	\$12,234,375	\$7,475,682	\$12,234,375	\$7,475,682

Mortgage Extensions.

	1916		1915	
	Mar. 10 to 16	Mar. 12 to 18	Mar. 10 to 16	Mar. 12 to 18
Total No.....	26	51	26	51
Amount.....	\$1,273,800	\$2,475,900	\$1,273,800	\$2,475,900
To Banks & Ins. Cos....	16	19	16	19
Amount.....	\$1,135,300	\$1,565,500	\$1,135,300	\$1,565,500
Jan. 1 to Mar. 16				
Total No.....	410	407	410	407
Amount.....	\$20,634,994	\$15,398,843	\$20,634,994	\$15,398,843
To Banks & Ins. Cos....	223	130	223	130
Amount.....	\$15,933,600	\$8,384,000	\$15,933,600	\$8,384,000

Building Permits.

	1916		1915	
	Mar. 10 to 17	Mar. 13 to 19	Mar. 10 to 16	Mar. 12 to 18
New buildings.....	10	4	10	4
Cost.....	\$1,518,000	\$213,150	\$1,518,000	\$213,150
Alterations.....	\$274,555	\$191,960	\$274,555	\$191,960
Jan. 1 to Mar. 17				
New buildings.....	71	85	71	85
Cost.....	\$9,647,595	\$13,228,225	\$9,647,595	\$13,228,225
Alterations.....	\$2,555,120	\$1,638,826	\$2,555,120	\$1,638,826

BRONX.

Conveyances.

	1916		1915	
	Mar. 10 to 16	Mar. 12 to 18	Mar. 10 to 16	Mar. 12 to 18
Total No.....	128	111	128	111
No. with consideration..	19	10	19	10
Consideration.....	\$62,252	\$79,225	\$62,252	\$79,225
Jan. 1 to Mar. 15				
Total No.....	1,218	1,238	1,218	1,238
No. with consideration..	153	120	153	120
Consideration.....	\$1,097,564	\$1,142,966	\$1,097,564	\$1,142,966

Mortgages.

	1916		1915	
	Mar. 10 to 16	Mar. 12 to 18	Mar. 10 to 16	Mar. 12 to 18
Total No.....	74	79	74	79
Amount.....	\$311,485	\$906,776	\$311,485	\$906,776
To Banks & Ins. Cos....	5	8	5	8
Amount.....	\$74,500	\$301,000	\$74,500	\$301,000
No. at 6%.....	42	34	42	34
Amount.....	\$497,660	\$565,750	\$497,660	\$565,750
No. at 5 1/2%.....	8	6	8	6
Amount.....	\$35,706	\$61,500	\$35,706	\$61,500
No. at 5%.....	9	14	9	14
Amount.....	\$109,220	\$118,650	\$109,220	\$118,650
Unusual rates.....	1	.....	1	.....
Amount.....	\$6,512	.....	\$6,512	.....
Interest not given.....	14	25	14	25
Amount.....	\$162,387	\$160,876	\$162,387	\$160,876
Jan. 1 to Mar. 16				
Total No.....	726	656	726	656
Amount.....	\$7,358,423	\$4,905,210	\$7,358,423	\$4,905,210
To Banks & Ins. Cos....	57	39	57	39
Amount.....	\$1,620,500	\$780,750	\$1,620,500	\$780,750

Mortgage Extensions.

	1916		1915	
	Mar. 10 to 16	Mar. 12 to 18	Mar. 10 to 16	Mar. 12 to 18
Total No.....	15	13	15	13
Amount.....	\$228,750	\$242,350	\$228,750	\$242,350
To Banks & Ins. Cos....	8	2	8	2
Amount.....	\$170,000	\$6,500	\$170,000	\$6,500
Jan. 1 to Mar. 16				
Total No.....	162	181	162	181
Amount.....	\$3,465,070	\$3,233,015	\$3,465,070	\$3,233,015
To Banks & Ins. Cos....	69	40	69	40
Amount.....	\$1,963,400	\$761,950	\$1,963,400	\$761,950

Building Permits.

	1916		1915	
	Mar. 10 to 16	Mar. 12 to 18	Mar. 10 to 16	Mar. 12 to 18
New buildings.....	10	16	10	16
Cost.....	\$390,500	\$708,150	\$390,500	\$708,150
Alterations.....	\$58,650	\$8,750	\$58,650	\$8,750
Jan. 1 to Mar. 16				
New buildings.....	141	196	141	196
Cost.....	\$4,610,800	\$6,141,030	\$4,610,800	\$6,141,030
Alterations.....	\$182,375	\$159,630	\$182,375	\$159,630

BROOKLYN.

Conveyances.

	1916		1915	
	Mar. 9 to 15	Mar. 11 to 17	Mar. 9 to 15	Mar. 11 to 17
Total No.....	417	482	417	482
No. with consideration..	47	46	47	46
Consideration.....	\$181,449	\$280,954	\$181,449	\$280,954
Jan. 1 to Mar. 15				
Total No.....	4,444	4,339	4,444	4,339
No. with consideration..	403	453	403	453
Consideration.....	\$3,281,724	\$2,429,490	\$3,281,724	\$2,429,490

Mortgages.

	1916		1915	
	Mar. 9 to 15	Mar. 11 to 17	Mar. 9 to 15	Mar. 11 to 17
Total No.....	275	291	275	291
Amount.....	\$893,393	\$1,026,285	\$893,393	\$1,026,285
To Banks & Ins. Cos....	51	36	51	36
Amount.....	\$333,050	\$202,300	\$333,050	\$202,300
No. at 6%.....	169	180	169	180
Amount.....	\$422,506	\$588,425	\$422,506	\$588,425
No. at 5 1/2%.....	52	68	52	68
Amount.....	\$304,500	\$285,375	\$304,500	\$285,375
No. at 5%.....	28	23	28	23
Amount.....	\$102,450	\$92,660	\$102,450	\$92,660
Unusual rates.....	1	2	1	2
Amount.....	\$700	\$2,200	\$700	\$2,200
Interest not given.....	25	18	25	18
Amount.....	\$63,237	\$57,625	\$63,237	\$57,625
Jan. 1 to Mar. 15				
Total No.....	3,347	3,129	3,347	3,129
Amount.....	\$14,066,058	\$10,547,961	\$14,066,058	\$10,547,961
To Banks & Ins. Cos....	759	433	759	433
Amount.....	\$5,152,325	\$2,500,541	\$5,152,325	\$2,500,541

Building Permits.

	1916		1915	
	Mar. 10 to 16	Mar. 12 to 18	Mar. 10 to 16	Mar. 12 to 18
New buildings.....	299	140	299	140
Cost.....	\$1,848,950	\$1,564,200	\$1,848,950	\$1,564,200
Alterations.....	\$83,223	\$68,350	\$83,223	\$68,350
Jan. 1 to Mar. 16				
New buildings.....	1,356	974	1,356	974
Cost.....	\$9,677,470	\$7,362,285	\$9,677,470	\$7,362,285
Alterations.....	\$838,901	\$49,320	\$838,901	\$49,320

QUEENS.

Building Permits.

	1916		1915	
	Mar. 10 to 16	Mar. 12 to 18	Mar. 10 to 16	Mar. 12 to 18
New buildings.....	93	134	93	134
Cost.....	\$470,612	\$548,725	\$470,612	\$548,725
Alterations.....	\$18,029	\$14,260	\$18,029	\$14,260
Jan. 1 to Mar. 16				
New buildings.....	1,100	801	1,100	801
Cost.....	\$4,575,834	\$3,083,156	\$4,575,834	\$3,083,156
Alterations.....	\$211,852	\$174,756	\$211,852	\$174,756

RICHMOND.

Building Permits.

	1916		1915	
	Mar. 10 to 16	Mar. 12 to 18	Mar. 10 to 16	Mar. 12 to 18
New buildings.....	19	25		

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THE last ten days have spanned a remarkable change in the building outlook. A fortnight ago business was in a state of suspense. There was a lull caused by indecision on the part of builders and investors as to what should be done in the face of the rising prices of materials and the international problems. Since then they have decided to go forward, not waiting for any improbable general slump in prices, but taking advantage of the splendid public optimism, the quickening in general business, and the strengthening realty market—whatever the added cost of construction may be.

More big movements have been started in Manhattan than at any time since the spring of 1912, more apartments in Brooklyn, more individual homes in Queens and the suburbs, more alteration work in the business sections of the city—this is the sum of the reports coming this week to the Record and Guide.

Alterations work bulks large. Old New York has been built over once or twice with new buildings, now it is being to a considerable extent made over in its older parts to meet the requirements of the new era. Notably true is this in the sections south of 14th street, where the first results of the returning movement from uptown are being reported. At the same time several large operations have been started for new commercial buildings north of 34th street.

The proposed regulations restricting the height of buildings and districting the city are having some effect in forcing out the new work. Hearings are about to be held on the tentative report of the Commission on Building Districts and Restrictions, with the probability that it will not be long before a series of regulations are promulgated. No doubt many plans for buildings will be started to anticipate them.

The extent of the demand for residential housing in Manhattan can be estimated from the marked success of the interesting series of building operations on the lands once covered by the

estate of Loyal L. Smith in the Audubon section, between Fort Washington avenue and Riverside Drive, where seventeen or more six-story apartment houses with exceptionally large frontages have been undertaken and mostly completed within a brief period. The houses have frontages of 125 to 150 feet, for the most part; one has a width of 232 feet, and another extends through from street to street. The suites, comprising four to eight rooms each, with rentals rated at \$11 to \$15, have been rented as soon as completed. A surprisingly large proportion of the tenants come from other cities.

Among building operators it is still the prevailing opinion that there will be less construction of apartment houses this year than the improved times will demand, on account of the higher cost of labor and material; and because there are comparatively few vacancies this spring, in either new or old apartments in the sections subject to improvement, there will be, in Manhattan at least, an unsatisfied demand for apartments before the snow comes again.

Advances in wages have recently been granted to structural steel erectors, metallic lathers, machinists, slate and tile roofers, plasterers, rockmen and excavators, and the carpenters have made a demand for an increase on May 1. About 75 per cent. of the union men in the building trades of the metropolitan district are working when weather permits, according to the reports of the business agents to their Central Board.

The announcement of the awarding of general building contracts for two new great hotels was the sensational news of the week. The George A. Fuller Company has taken the contract for the Pennsylvania Railroad Company's hotel to be erected on Seventh avenue, and announcement is made of the awarding of a contract for a hotel to cost \$15,000,000 altogether, but with no location yet announced. The expectation is that the second hotel for the New York Central Railroad, to be erected at Lexington avenue and 42d street, will be put under contract this spring. The Vincent Astor hotel project is being held in abeyance.

Some predictions are for a break about the first of July, but the majority opinion is that there will be no recession in quotations until the cessation of hostilities is promulgated, and that even then the great demand for steel will continue. Enough work is surely going ahead to give the building trades the best outlook in years.

Bids went in this week on the Cathedral Exchange of the New York Telephone Company at the northwest corner of 108th street and Manhattan avenue. This building requires 800 tons of steel. Also on 700 tons for an addition to the works of the Habirshaw Electric Cable Company at Yonkers. The Kelly Construction Company was the lowest bidder on the armory at Yonkers, requiring 200 tons of steel. Frymier & Hanna have the general contract for the hospital buildings at Kings Park, L. I., requiring 300 tons of steel. The State Architect takes bids on March 20 for the Long Island State Hospital improvement, requiring 200 tons.

The Edison Illuminating Company has postponed for the time being its plans for an office building in Pearl street, Brooklyn. The garage at 64th street and Tenth avenue will be done in reinforced concrete instead of steel, and a big refrigerator building that is projected for Tenth avenue, 16th and 17th streets, will also be built of concrete instead of steel.

The Hay Foundry and Iron Works have booked the steel contracts for the

Frederick Ayer building at Broadway and West Houston street, 2,000 tons, 250 tons for the apartment house for the George Backer Construction Co. in West 60th street, and 200 tons for an addition to the Otis Elevator Company's plant at Harrison, N. J. Post & McCord were low bidders on the West 46th street pier shed, requiring 4,200 tons.

It is difficult to describe the demand for steel except as a "runaway market." The Iron Age says the last vestige of doubt as to its runaway character has been swept out of the way. The problem is to get material within a reasonable time at any price. In the past year or less the cost of structural steel for building work (including erection) has advanced from \$50 to \$85 a ton or more. The Carnegie Steel Company has advanced the base price of bars and shapes \$2 and \$5 a ton, respectively.

Stone.—Secretary Fertig, of the Marble Industry Employers' Association, estimates that about 60 per cent. of the union men ordinarily engaged in the marble industry have work at the present time. This is the best indication of the state of trade this spring that could be given. It tells the story for both dealers and contractors. Alterations, private house and apartment house jobs make up the bulk of the current work, with but little doing so far for large business and institutional buildings.

In the granite trade the many inquiries coming in have not begun to develop rapidly as yet. No large granite jobs are in prospect. Only the smaller class of contracts is offering. Contractors are saving that the high cost of steel is holding back a great deal of construction, and that they cannot hope for normal conditions until the war is over.

According to the report of the New York State Industrial Commission, employment in the stone trades was markedly less during January than in December. Despite this loss, however, there was more doing than a year ago.

Electrical Goods.—General Electric has made a horizontal advance in electrical goods of 10 per cent. The company uses on an average 1,500,000 lbs. of copper weekly, and the 100 per cent. advance in the metal over prices prevailing a year and a half ago is reason enough for the new schedule. Another reason is that the company is having the greatest rush of sustained buying in its history. In some lines capacity of plants to produce is booked six and even eight months ahead.

Window Glass.—Discounts to the trade have been lowered. The cause for what amounts to higher prices to consumers is ascribed to the shortage of raw materials, especially potash. Factories are also declining orders on account of their inability to get enough cars for shipments. The Eastern demand on manufacturers for spring and summer deliveries is large.

Linseed Oil.—Leading interests advance their card schedule to 80 cents a gallon for single barrel orders. The inside quotation for carlots was raised 1 cent a gallon, to 78 cents.

Sand and Gravel.—Sand is five cents a cubic yard lower than it was in February, but the price of paving gravel has been advanced from 75 cents to \$1.25, by the Goodwin-Gallagher Sand and Gravel Co. Subway gravel is unchanged at 95 cents.

Coal.—Reports are that the wage advance to bituminous coal miners will add 7 to 10 cents a ton at the mine. Operators will pass the advance along to the wholesalers, who in turn will shift it to the retailers and steam coal users. It is probable that consumers will pay 10-cents more for steam and 12 cents more for domestic coal.

Brick.—The one springlike day of the week saw considerable activity in the brick market, with considerable riding of material from reserve stacks. Since then, little has been done because of Wednesday's storm and subsequent low temperatures. Only two barges are left in the market, with navigation still tightly closed. The annual inventory of the available supply at the Hudson River yards is in progress. The result will be made known the latter part of the month.

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

Open Barges, left over, Friday, A. M., March 10—3.	Arrived.	Sold.
Friday, March 10.....	0	0
Saturday, March 11.....	0	0
Monday, March 13.....	0	0
Tuesday, March 14.....	0	0
Wednesday, March 15.....	0	1
Thursday, March 16.....	0	0
Total.....	0	1

Reported en route, Friday, March 17—0.
Condition of market, firm; demand, light.
Prices, \$8.50 to \$9 (wholesale, dock, N. Y.).
Cargoes left over Friday A. M., March 17—2.
Left over covered barges, 1. Open barges left over, 1.

(For plan filings of the week see table of Real Estate Statistics on preceding page.)

Structural Steel.—A number of structural steel jobs have been postponed and some are being changed into reinforced concrete, but big work continues to come out, in spite of the advanced price of steel. This is the best answer to the question, What of the future?

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 River common.....\$8.50@9.00
 Raritan common.....8.50@9.00
 Second hand common.....4.00@5.00
 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 German.....No Quotation
 Dyckerhoff German.....No Quotation
 CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
 Trap rock, 1½ in.....\$0.95@—
 Trap rock, ¾ in......85@\$.95
 Bluestone, 1½ in......90@—
 Bluestone, ¾ in.....1.00@—

GLASS, Window—from jobbers' list—Discounts.
 Window, 1st three brackets.....89-5
 All other single thick.....89-5
 Double thick.....90-5
 Plate, discounts off lists up to 5 ft......90
 Plate, discounts off lists over 5 ft......90-10

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
 1½ in.....\$0.80
 ¾ in......85
 Paving gravel.....1.25
 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):
 Eastern finishing.....1.65@1.67½
 Eastern common.....1.15@1.37½
 Farnham Cheshire, finishing.....1.55@1.60
 Hydrate common.....6.50@7.00
 Hydrated finishing.....8.50@9.50

LINSEED OIL—
 American Seed City Raw.....\$0.78@0.80
 American Seed City Boiled......79@—

LUBRICANTS (Mineral):
 Black, refined, summer.....\$0.13@0.14
 Black, 20 gravity, 15 cold test......14@.15
 Cylinder, light filtered......21@.23
 Cylinder, dark, steam refined......15@.17

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)......07½
 Boards ¾ in. thick, per sq. yd......16

SAND—
 Screened and washed Cow Bay, 500 cu. yds. lots, wholesale.....\$0.40@0.45
 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 6x8.....2.419c@—
 Zees and tees.....2.419c@—
 Steel bars, half extras.....2.419c@—

PROJECTED \$15,000,000 HOTEL

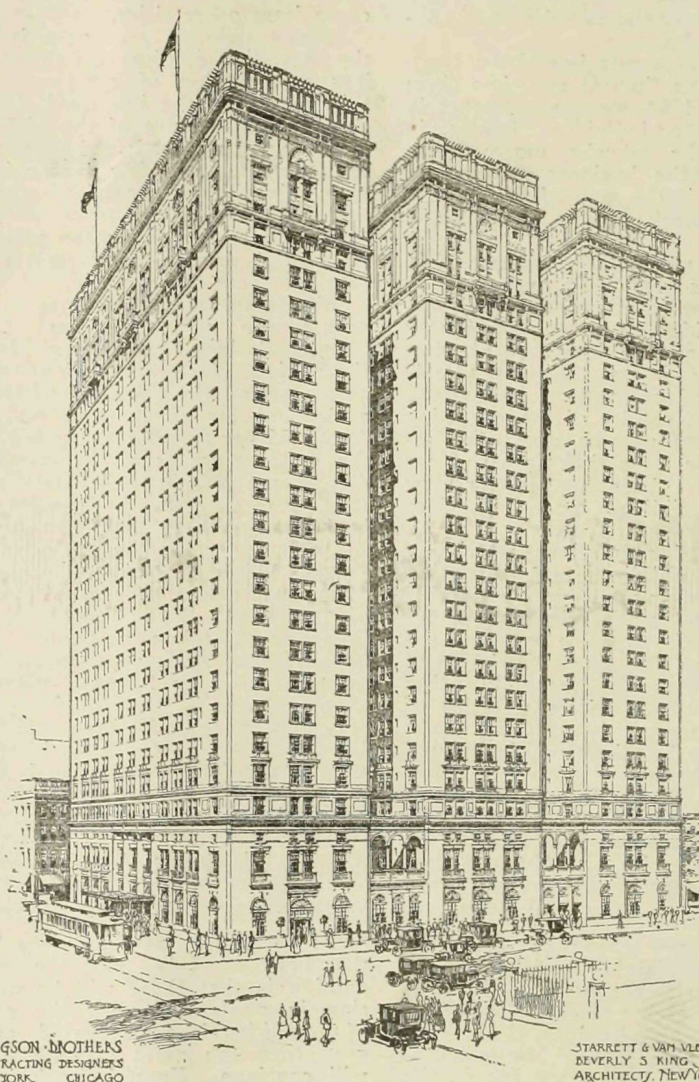
New Hostelry to Contain About 2,500 Rooms—Will Be Twenty-Eight Stories High

WHAT is said will be one of the largest hotels in the world will shortly be constructed north of the Times Square section unless present signs fail. The proposed building will have 2,500 rooms and will be twenty-eight stories in height. This structure, which will occupy an entire block front, will be known as the Hotel Commonwealth. While the exact location of this important project has not been definitely announced, it is said that the building will be in close proximity to the convergence of two of the city's principal subways.

The plans and specifications for this operation are now being prepared by

be carried out in a refined Italian style. The facades will be constructed of brick, limestone, granite and terra cotta. The lower stories will be of limestone above a polished granite pedestal course. The main body of the structure will be of a light gray hydraulic pressed brick, trimmed with Indiana limestone sills, and panels of terra cotta. The upper stories will be trimmed with limestone and terra cotta, and the pergola parapet around the upper stories will be built of copper.

This hotel building will include a number of unique features. Among these will be separate floors for bachelors, with all the conveniences of club living; separate floors for unattended women,



HOGGSON-MOTHERS CONTRACTING DESIGNERS NEW YORK CHICAGO

STARRETT & VAN VLECK BEVERLY S KING ARCHITECTS NEW YORK

Starrett & Van Vleck, and Beverly S. King and Shiras Campbell, two architectural firms which have many notable buildings to their credit. The construction of this building will be under the direction of Hoggson Bros., contracting designers, 485 Fifth avenue, who, under the Hoggson building method, have agreed to design, erect, decorate and furnish the hotel building for a stipulated sum, agreed upon, limited and guaranteed in advance.

The contractors announce that H. L. Merry, formerly of the firm of Merry & Boomer, managers of the McAlpin and Claridge hotels, has been retained as an expert adviser in the initial planning of this building, and he will become the manager of the proposed hostelry on its completion under a contract signed with the Commonwealth Hotel Construction Corporation, owner of the building.

In general plan the building will be in the form of the letter E above the mezzanine floor, so that the courts will afford the greatest possible amount of natural light and air for the guest rooms. The general design of the building will

a well equipped hospital for the care of the sick, a nursery for the children of the guests, gymnasium, squash courts, indoor golf links, swimming pool and three different classes of restaurants, with prices arranged to suit all pocket-books. A shopping bureau has also been planned, to serve the convenience of the shareholders and obtain for them rebates upon their purchases from the leading shops and department stores.

A unique feature in connection with this operation is the method of financing the enterprise. It is essentially a co-operative undertaking. One hundred and fifty thousand shares at \$100 each are to be sold to approximately one hundred and fifty thousand persons. Only the directors will be allowed to own more than one share; they are required to own three shares. The management of the enterprise will be under the direction of a board of thirty bankers, merchants and manufacturers. The shareholders will receive rebates on all expenditures for food and lodging at the hotel. These rebates will be in addition to the dividends they receive.

**PERSONAL AND TRADE
NOTES.**

Werner & Windolph, architects, have moved their offices from 27 West 33d street to 25 West 33d street.

Charles P. Huntington, architect, has moved his offices from 15 West 31st street to 15 West 81st street.

Rensselaer Valve Co. will move its New York office about May 1 from 180 Broadway to 50 Church street.

Ohm & Wilson, general contractors, have moved their offices from 15 West 38th street to 7 East 42d street.

Harold E. Padden, architect, has moved his offices from 50 Church street to the Equitable Building, 120 Broadway, Room 1029.

New England Engineering Co. has discontinued its branch office at 30 Church street and will in future conduct the business from its main office at Waterbury, Conn.

E. M. Hager, formerly of the Universal Portland Cement Co., has accepted the presidency of the Wright Company of 5 Nassau street, manufacturing aeroplanes.

R. A. Kiefer has recently been placed in charge of the New York office of the Gardner Governor Co., of Quincy, Ill. The office is located in the Singer Building, 149 Broadway.

John M. Ryder, architect, has opened an office at 627 Clinton avenue, Albany, N. Y., and desires catalogues and samples from manufacturers and jobbers interested in the building trades.

E. B. Badger & Sons Company, manufacturer of copper boilers, expansion joints, pantry sinks, and general copper work, has opened an office at 101 Park avenue, in charge of D. J. Dever.

John Z. Dolph Co., manufacturer of insulating paints and compounds, has moved from 317 New Jersey Railroad avenue to 168 Emmett street, Newark, N. J., where the capacity of the plant has been more than doubled.

A. N. Johnson, recently connected with the Bureau of Municipal Research of New York City, has accepted the position of consulting highway engineer for the Association of American Portland Cement Manufacturers.

C. J. Curtin, of the Farnham-Cheshire Lime Company, and **Elliot Smith**, of Candee, Smith & Howland Co., have been nominated for president and vice-president respectively, of the Building Material Exchange. The election will be held in April.

H. L. Lewman, for the last two years president of the National Association of Builders' Exchanges, was recently elected an honorary life member of the organization in recognition of his untiring efforts in behalf of the association during his administration.

Arnold W. Brunner, architect, 101 Park avenue, has been appointed to the City Planning Committee of the American Civic Association, which will direct a campaign for the adoption by American towns and cities of comprehensive city planning for their future physical development.

James B. Olsen has been appointed general sales manager of the Habirshaw Electric Cable Co., recently formed by the consolidation of the Habirshaw Wire Co., the Electric Cable Co. and the Waterbury Co. For the last eighteen years he had been sales manager for the Habirshaw Wire Co., and prior to that had been connected with the sales department of the New York Insulated Wire Co.

National Electric Utilities Company, manufacturer of Neuco heating appliances, has removed its offices and display rooms to 103 Park avenue. The factory in New York City has been discontinued, and a new factory opened in Danbury, Conn. The company manufactures household ranges, together with hotel and restaurant electrical equipment, and electrical heating and drying appliances for mills and factories.

National Fireproofing Co., last year, according to President W. D. Henry, passed through a period of marked depression, aggravated by the Chicago building strike. Business of the company is now improving, he adds, 1,390 cars of products being shipped in January last, compared with 990 cars in January, 1915. Operations for 1915 resulted in a deficit of \$98,907, compared with \$55,895 in 1914. No dividends were paid last year.

OBITUARY.

William G. Rustin, a retired building contractor, died of a complication of diseases at his home, 383 East 8th street, Brooklyn, Saturday, March 11. He was born in Brooklyn seventy-three years ago, and is survived by his widow, a son and a daughter.

Joseph Naylor Chapman, a retired carpenter and general contractor, died

of a complication of diseases at his home, 476 12th street, Brooklyn, Saturday, March 11. He was seventy-four years of age. He is survived by his widow, two sons, and two daughters.

Harvey Huestiss, a retired building contractor, formerly well known in Manhattan, died from pneumonia, at his home, 985 Sterling place, Brooklyn, Saturday, March 11. He was eighty-nine years of age. Mr. Huestiss was born in Poughkeepsie, N. Y., but had been a resident of Brooklyn for many years. He is survived by two daughters.

John J. Simmons, who was Superintendent of Buildings in the Borough of Queens during the administration of Borough President Gresser, died after an illness of several months, at his home, 271 Lincoln street, Flushing, L. I. He was sixty-four years of age and had been a lifelong resident of Flushing. Mr. Simmons was formerly noted as a rifle expert and was at one time the Captain

New York Telephone Company Contracts for Edison Service

Central Station current has been judged the only adequate supply for the two new Telephone Buildings at 57 West 108th Street and 208-216 East 79th Street. With an enviable public-service record to maintain, the Telephone authorities realize the futility of relying on private plant operation. The interruptions inevitable on this basis were foreseen and appreciated after an investigation of uncommon thoroughness

When a corporation of great resources decides against the private plant, the uselessness of the experiment for other organizations should be apparent. The Central Station alone commands the service of the country's ablest experts and operators. The efforts of such men have made Edison Service what it is, the one unvarying and unfailing source of current supply

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of the Seventeenth Separate Company, N. G. N. Y. He was an active member of the Exempt Firemen's Association, the Royal Arcanum, the Catholic Benevolent Legion, the Flushing Boat Club and the Flushing Business Men's Association. He is survived by his widow and a daughter.

John W. Braid, the oldest superintendent for the George A. Fuller Company, constructors of big buildings, is dead at his home, 601 West 141st street, from blood poisoning. A brick falling on his foot while he was supervising the remodeling of the Cornelius Vanderbilt residence in Fifth avenue, caused the fatal illness. Mr. Braid was born in Scotland fifty-seven years ago. He came to the United States early in life. For twenty-six years he had been with the Fuller company. During that time he erected some of the country's largest buildings. It was under his supervision that the twin Hudson Terminal Buildings in this city, the Evening Star Building in Washington, the Pennsylvania station in Columbus, O., and a score of other buildings were erected. Mr. Braid was formerly a resident of Chicago. He came to this city ten years ago. He leaves a widow.

Dwelling for Harris Fahnestock.

Hoppin & Koen, architects, 244 Fifth avenue, have about completed plans for a handsome private dwelling, 41x78 feet, for Harris Fahnestock. The house will be located in the north side of East 66th street, 120 feet west of Madison avenue. The building will be fireproof, six stories in height, with basement. The facade, which has been designed in the style of the American Colonial, will be built of brick, with trimmings of limestone. A reception-room, large stair hall and dining-room will be located on the first floor, and on the second floor the space will be devoted to a large drawing-room, library and study. The third and fourth floors will contain the master bedrooms, and the servants' bedrooms will be located on the fifth and sixth floors. One electric elevator will be installed. The cost of the project will be in the neighborhood of \$100,000.

Two Million Dollar Oil Plant.

L. V. Van Leuven, Bayonne, N. J., is preparing the preliminary plans for an oil refinery to be built at Lincoln Park, N. J., on the Delaware River, for the Vacuum Oil Company, 61 Broadway, Manhattan. R. W. Everett, manufacturing manager, is in charge of the operation for the owner. This project will consist of a group of brick and reinforced concrete structures, including piers, warehouse, factory buildings, steel tanks, machine shop, foundry, power house, pumping station and several brick stacks. The dimensions of the various buildings have not been decided upon. This work is expected to cost nearly \$2,000,000.

Geo. A. Fuller Company to Build Hotel.

A general contract has been awarded to the Geo. A. Fuller Company, 111 Broadway, for the construction of a seventeen-story hotel building on a plot approximately 200x200 feet, occupying the block front on the east side of Seventh avenue, between 32d and 33d streets. The owner of this project is the Pennsylvania Railroad Company, Samuel Rea, president. The plans and specifications are now being prepared by McKim, Mead & White, architects, 101 Park avenue. The details in regard to the size and construction will be announced in a later issue of this paper. The operation is expected to cost in the neighborhood of \$4,500,000.

New Ice Plant for Hoboken.

The Hudson Consumers Ice Company, A. J. Volk, president, 13th street, Hoboken, N. J., has retained Fred Meystre, architect, 84 Washington street, to prepare the plans and specifications for the artificial ice manufacturing plant to be erected at 13th and Monroe streets.

The Starr Engineering Company, 90 West street, Manhattan, is engineer for the power plant and mechanical equipment. The building as projected will be three or four stories in height, built of brick and reinforced concrete. The complete details of construction have not been decided upon at this time. The approximate cost of the project is given as \$250,000.

Addition to Port Washington School.

The plans and specifications have been completed by Frank T. Cornell, architect, Grand Central Terminal Building, for a sixteen-room addition to the Port Washington (L. I.) School. The estimates on general contract will be called for at an early date. This structure will be two stories and basement in height, 100x200 feet and in addition to the sixteen classrooms will contain an auditorium, study hall, domestic science laboratory, physical laboratory and kindergarten. The cost of the operation will exceed \$100,000.

Plans for Brooklyn Heights Apartment.

Ullrich & Hoffman, architects, 371 Fulton street, Brooklyn, are actively engaged on plans for a modern nine-story apartment house on a plot 45x110 feet at the corner of Henry and Pierrepont streets. The owner of this operation is the Eighty-Two Pierrepont Street Corporation, A. Minzie, president. The structure will have a facade of brick, trimmed with Indiana limestone and the construction throughout will be strictly in accordance with the best fireproofing practice. The project is expected to cost more than \$150,000.

Waterman Company to Build.

Helmle & Corbett, architects, 190 Montague street, Brooklyn, have completed plans for a twelve-story store and office building on a plot 25x100 feet, at 10 Cortlandt street, 99 feet west of Broadway. This structure will be owned and occupied by the L. E. Waterman Company, now at 173 Broadway. The building will cost about \$100,000 and will be fireproof and strictly modern in every particular. The estimates for construction will probably not be taken for some time.

NO ARCHITECTS SELECTED.

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

BROOKLYN.—The Salvation Army, 124 West 14th st, Manhattan, Col. Barker in charge, contemplates the erection of a training college, exact location of which has not been decided upon. No architect selected.

TROY, N. Y.—The City of Troy, Cornelius F. Burns, Mayor, contemplates extensive harbor development along the river front, consisting of bulkheads and docks, warehouses, landings, etc. Engineer not selected. Cost approximately \$500,000.

LITTLE FALLS, N. Y.—The Board of Education of Little Falls, Henry C. Jones, clerk, contemplates the erection of a 2-story brick grade school containing 8 classrooms, to cost approximately \$40,000. Site not selected, architect not selected.

NEWARK, N. J.—The Newark Academy, 544 High st, Wilson Farrand, head master, contemplates the erection of a new school building at the corner of 1st st and 7th av, for which no architect has been selected. Funds for this project will be raised by public subscription. Cost, about \$100,000.

UTICA, N. Y.—The Y. M. C. A., Frank A. Bosworth, president, contemplates the erection of a new association building for which no architect has been selected. Funds are now being raised for this project.

PLANS FIGURING.

CHURCHES.

BROOKLYN.—Nelson & Van Wagoner, 15 West 38th st, Manhattan, architects, are taking estimates on general contract to close March 25th, for a brick and limestone church and Sunday school at the southeast corner of Bedford av and Haw-

thorne st, for the Congregational Church of the Evangel, Rev. Albert E. Roraback, 215 Fenimore st, pastor. Cost, about \$40,000.

PASSAIC, N. J.—Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan, are taking estimates on general contract to close March 21st, for a 1½-sty brick Sunday school, 36x72 ft, at Randolph av and High st, for the First Congregational Church, Rev. Wm. Doidge, pastor, on premises. Cost, \$12,000.

DWELLINGS.

FLUSHING, L. I.—York & Sawyer, architects, 50 East 41st st, Manhattan, are taking estimates on general contract to close March 20, for a 2½-sty dwelling for D. G. Manyard, owner, Flushing, L. I.

SHORT HILLS, N. J.—B. V. White, 110 East 23d st, Manhattan, is taking estimates on general contract to close March 23d, for a 2½-sty dwellings, 96x37 ft, for Wm. K. Wallbridge, 131 Hudson st, Manhattan.

SUMMIT, N. J.—B. V. White, 110 East 23d st, Manhattan, is taking estimates on general contract to close March 23d, for a 2½-sty brick veneer and stucco dwelling, 62x44 ft, in Whittridge pl, for H. O. Wilson, 9 Fernwood rd, owner.

HOSPITALS AND ASYLUMS.

BROOKLYN.—The Hospital Commission of the State of New York, E. S. Ellwood, Secretary, Capitol, Albany, N. Y., is taking estimates on general contract to close at 2.30 p. m., March 30, for a 4-sty chronic patients' building, 200x126 ft, and reception hospital 3-sty, 292x166 ft, for the Long Island State Hospital, from plans by Lewis S. Pilcher, State Architect, Albany, N. Y. Cost, \$400,000.

HACKENSACK, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, are taking estimates on general contract to close March 23, for a 3-sty brick nurses' home, 38x79 ft, on Hackensack Heights, for the Hackensack Hospital Association, on premises. Cost, about \$45,000.

MORRISTOWN, N. J.—Hasselmann & Harde, associated, 30 East 42d st, Manhattan, are taking estimates on general contract to close March 27, for a hospital building on Mt. Kemble av, for the All Souls' Hospital, Rev. Father E. J. El-lard, 91 Maple av, in charge. Cost, about \$100,000.

SCHOOLS & COLLEGES.

PATERSON, N. J.—Bruce P. Kitchell, 207 Market st, Newark, N. J., is taking estimates on general contract to close about March 20 for a 2-sty brick parochial school, 84x100 ft, in River st, for the Parish of Our Lady of Lourdes, Rev. Father E. A. Degan, 250 River st, pastor. Cost, \$35,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

AUDUBON AV.—Schwartz & Gross, 347 5th av, have completed plans for a 5-sty brick apartment, 55x89 ft, at the southwest corner of Audubon av and 190th st, for the Russley Co., Inc., Alex McDowell, president, 60 Wall st, owner and builder.

64TH ST.—Chas. C. Thain, 1181 Broadway, has been retained to prepare plans and specifications for alterations to the 4-sty brick dwelling, 28x100 ft, at 30 East 64th st, into stores and apartments. Seth Low, owner. Lessee, Halsey & Flint, 7 East 42d st. Cost, \$25,000.

FORT WASHINGTON AV.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 6-sty brick apartment house on plot 99x151x97x172 ft, at the northeast corner of Ft. Washington av and 172d st, for E. M. Krulewitch, 30 East 42d st, owner and builder. Cost, \$200,000.

23D ST.—Jas. S. Maher, 431 West 14th st, is preparing plans for a 6-sty apartment, 50x90 ft, at 347-49 West 23d st, for a company, care Jas J. Riordan, 347 West 18th st, owner. Cost, about \$50,000.

PARK AV.—J. E. R. Carpenter, 681 5th av, has completed plans for a 12-sty apartment, 100x100 ft, at the southwest corner of Park av and 66th st, for the 630 Park Av. Co., owner, care architect. Thos. J. Bird, 30 East 42d st, steel engineer. Cost, about \$500,000.

CHURCHES.

MANHATTAN.—M. Del Gaudio, Tremont and Webster avs, is preparing plans for a 1-sty brick church, 80x100 ft, in the south side of 138th st, 150 ft west of Lenox av, for the Metropolitan Baptist Church, W. W. Brown, 143 West 131st st, pastor, Cost, \$100,000.

DWELLINGS.

72D ST.—Robt. D. Kohn, 56 West 45th st, is preparing plans for alterations to the 4-sty brick dwelling, 23x60 ft, and addition of 1-sty at 40 East 72d st, for Walter C. Hubbard, 66 Beaver st, owner. Cost, about \$4,000.

FACTORIES AND WAREHOUSES.

GREENWICH ST.—Lansing C. Holden, 103 Park av, is preparing plans for alterations to the 9-sty factory building, 125x100 ft, and addition 5-sty, 25x100 ft, at 431-435 Greenwich st, northeast corner of Light st, for R. E. Dietz Co., 60 Leight st.

BROADWAY.—Fredk. Ayer, 141 Milk st, Boston, Mass., is having plans prepared privately for a 12-sty salesroom and factory building at 599-601 Broadway. Cross & Brown, 18 East 41st st, agents in charge for owner. J. Odell Whitenack, 231 West 18th st, general contractor.

MAIDEN LANE.—John B. Snook Sons, 261 Broadway, have completed plans for a 6-sty brick store and warehouse, 44x151 ft, at 161-167 Maiden la, northwest corner of South st, for the Kennedy Estate, care Horace S. Ely & Co., 21 Liberty st. Cost, \$50,000.

GRAND ST.—Tracy & Swartwout, 244 5th av, have been retained to prepare plans for the alterations to the 6-sty brick warehouse, 138-140 Grand st, for Vincent Astor, 23 West 26th st, owner. Lessee, Globe-Wernicke Co., 380 Broadway.

LAWRENCE ST.—John C. Watson, 271 West 125th st, is preparing plans for a 4-sty brick bakery building, 25x100 ft, at 104 Lawrence st, for Philip P. Becker, et al, 57 Manhattan st, owner. Lessee, Straight-Edge Baking Co., Inc, care architect. Cost, \$27,000.

HOTELS.

31ST ST.—Chas. F. Winkelman, 103 Park av, has completed plans for alterations to the 12-sty hotel at 12-16 East 31st st, for Mrs. Elizabeth M. Anderson, 80 West 40th st, owner. Cost, \$20,000. Alterations consist of addition of 44 bathrooms, new entrance and additional window openings.

STABLES AND GARAGES.

207TH ST.—L. Brandt, 38 Marble Hill av, is preparing plans for alterations to the 3-sty brick garage, 39x97 ft, and a 2-

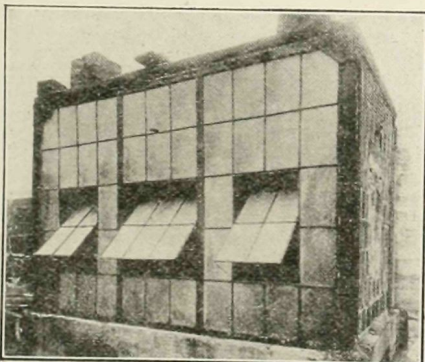
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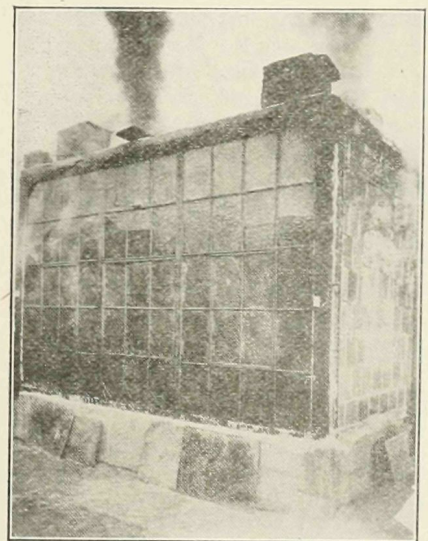


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PROPOSALS

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.

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Plumbing and Drainage and Electric Work for two (2) buildings, known as the Chronic Building and the Reception Hospital at Long Island State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2:30 o'clock P. M. on Thursday, March 30, 1916, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect sealed and addressed and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of bid. The contractors to whom the awards are made will be required to furnish surety company bonds in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specifications Nos. 2402, 2426, 2427, 2428, 2403, 2453, 2454 and 2455. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Long Island State Hospital, Brooklyn, N. Y.; at the New York office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon the deposit of a certified check in the sum of Twenty-five Dollars (\$25.00) for each division of the work of both buildings, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD, Secretary
State Hospital Commission.

March 7, 1916.

(Contemplated Construction—Continued.)

sty addition at 602 West 207th st, for Laird Bros., owner, care architect. Cost, \$17,000.

STORES, OFFICES AND LOFTS.

33D ST.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty brick store and loft building, 83x88 ft, at 30-38 East 33d st, for the Wallack Constr. Co., Inc., Moses Crystal, president, 37 East 28th st, owner and builder. Cost, \$200,000.

LIBERTY ST.—W. H. Barnum and Wm. Everdell, Jr., 111 Broadway, have purchased the property at 60-64 Liberty st, and contemplate the erection of an 18-sty office building on plot 71x81 ft. Architect will be announced later.

3D AV.—W. H. C. Hornum, 405 Lexington av, has completed plans for alterations to the 4-sty brick store and loft building, 25x100 ft, at 23-36 3d av, for the John G. Haas Estate, care Appell & Taylor, 51 Chambers st. Cost, \$5,000.

45TH ST.—Severance & Van Alen, 4 West 37th st, are preparing plans for alterations to the 4-sty brick store and office building, 62x100 ft, at 18-24 West 45th st, for David W. Dazian & Son, owners. Cost, \$25,000.

FRONT ST.—Aymar Embury, 2d, 132 Madison av, has completed plans for a 1-sty brick store and office building, 32x93 ft, at 161 Front st, northeast corner of Fletcher st, for Cullman Bros., 174 Water st. Cost, about \$20,000.

BROADWAY.—Starrett & Van Vleck, 8 West 40th st, are preparing plans for alterations to the store, loft and office building, at 451-453 Broadway, for the Globe-Wernicke Co., 380 Broadway. Details will be announced later.

39TH ST.—Paul R. Allen, 35 West 39th st, is preparing plans for a 12-sty brick loft building, 50x100 ft, at 16-18 West 39th st, for T. A. Wetherley, owner, care architect. Details will be announced later.

37TH ST.—Wm H. Gompert, 171 Madison av, is preparing plans for a 16-sty brick and limestone store, office and loft building, 25x98 ft, at 34 West 37th st, for Waltere, Inc., 400 5th av, owner. Details will be announced later.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
176TH ST.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty brick apartment, 70x115 ft, in the north side of 176th st, 300 ft west of Southern Blvd, for the J. H. M. Construction Co., J. H. Miles, president, 54 Maiden la. Cost, \$65,000.

DWELLINGS.

261ST ST.—The Yonkers Realty & Construction Co., Inc., 9 Willesey av, Yonkers, N. Y., is preparing plans for a 2½-sty frame dwelling, 32x33 ft, in the north side of 261st st, 86 ft east of Spencer av, for Z. Holland Grant, 261st st and Spencer av, owner. Cost, \$9,000.

239TH ST.—Wm. Farrell, care Pierson-U-Bar Co., 1 Madison av, has completed plans for a 2½-sty frame dwelling, 35x83 ft, at the northwest corner of 239th st and Martha av, for Chas. Barthol, 1368 Franklin av. Cost, about \$9,000.

STORES, OFFICES AND LOFTS.

WESTCHESTER AV.—Buchman & Fox, 30 East 42d st, have completed plans for alterations in addition to the 5-sty department store on the south side of Westchester av, from 3d to Bergen avs, for Chandler, Davies & Sigeman, 3d av and 149th st, owners. Lessee, Adams, Flanagan Co., on premises. Heating and ventilating engineer, Chauncey Matlock, 30 East 42d st.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
GRAND ST.—Plans are being prepared privately for a 6-sty store, office and apartment building, 54x95x85 ft, at the corner of Grand st extension and South 3d st, for Augustus Levy, 691 Broadway, owner and builder. Cost, about \$55,000.

POWELL ST.—S. Millman & Son, 780 Pitkin av, are preparing plans for two 4-sty brick apartments, 60x89 ft, at the northwest corner of Powell st and Newport av, for Melville Improvement Co., Wm. Max, president, 60 Liberty av, owner and builder. Cost, \$85,000.

PRESIDENT ST.—Slee & Bryson, 154 Montague st, are preparing plans for a 4-sty brick apartment, 25x80 ft, on the north side of President st, 75 ft west of Nosstrand av, for H. B. Hill, 118 Montague st, owner and builder. Cost, \$12,000.

EAST NEW YORK AV.—S. Millman & Son, 1780 Pitkin av, Brooklyn, are preparing plans for a 4-sty brick apartment, 85x90 ft, on the south side of East New York av, 152 ft west of Ralph av, for

Slutsky & Breenberg, 1575 Eastern Parkway, owner and builder. Cost, \$55,000.

SO. 8TH ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty brick apartment, 46x104 ft, in So. 8th st near Bedford av, for the Roebbling Land Co., owner and builder, care architects. Cost, \$60,000.

WILSON ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 5-sty brick apartment, 44x90 ft, in Wilson st, near Bedford av, for I. Haft, Inc., 175 Hewes st, owner and builder. Cost, \$45,000.

LINDEN ST.—W. B. Wills, 1181 Myrtle av, is preparing plans for a 4-sty brick apartment, 23x90 ft, in the north side of Linden st, 111 ft west of Evergreen av, for the Paragon Construction Co., owner and builder, care architect. Cost, \$15,000.

LINDEN ST.—W. B. Wills, 1181 Myrtle av, is preparing plans for a 4-sty brick apartment, 45x90 ft, in the north side of Linden st, 124 ft west of Evergreen av, for the Paragon Construction Co., owner, care architect. Cost, \$30,000.

ROSS ST.—Shampan & Shampan, 772 Broadway, are preparing plans for two 6-sty apartments, 45x100 ft, and 60x87 ft, in Ross st, near Lee av. Owner's name will be announced later. Cost, \$55,000.

87TH ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 5-sty brick apartment, 50x88 ft, in the south side of 87th st, 100 ft west of 4th av, for Thos. P. Flanagan & Sons, 415 88th st, owner and builder. Cost, \$50,000.

80TH ST.—Cantor & Dorfman, 373 Fulton st, are preparing plans for a 4-sty brick apartment, 50x89 ft, in the north side of 80th st, 120 ft west of 5th av, for the A. & S. Building Co., Simon Abels, president, 44 Court st, owner and builder. Cost, \$35,000.

BEDFORD AV.—W. T. McCarthy, 16 Court st, has completed plans for two 4-sty brick apartments, 50x90 ft, at the northwest corner of Bedford av and Carroll st, for the Conrad Constr. Co., 44 Court st, owner and builder. Cost, \$40,000 each.

RALPH AV.—M. Mayer, 146 Montague st, is preparing plans for a 4-sty brick tenement with stores, 35x71 ft, at the northeast corner of Ralph av and Herkimer st, for the Realty Constr. Corp., 1422 Pitkin av, owner and builder. Cost, \$21,000.

S. 3D ST.—Sass & Springsteen, 32 Union sq, Manhattan, have completed plans for a 6-sty brick apartment, 60x82 ft, on the south side of S. 3d st, 40 ft west of Keap st, for the J. & F. Constr. Corp., 101 West 112th st, Manhattan, owner and builder. Cost, \$40,000.

SUMPTER ST.—Wm. Debus, 86 Cedar st, is preparing plans for two 3-sty brick apartments, 19x72 ft, in the south side of Sumpter st, 190 ft west of Stone av, for Chas. Welcher, 60 Patchen av, owner and builder. Total cost, \$14,000.

DWELLINGS.

84TH ST.—Thos. Bennett, 5123 3d av, has completed plans for six 2-sty brick dwellings, 20x60 ft, in the south side of 84th st, 413 ft east of 4th av, for Green & Co., 552 48th st, Brooklyn, owners and builders. Total cost, \$30,000.

66TH ST.—Cantor & Dorfman, 373 Fulton st, are preparing plans for six 2-sty brick dwellings, 20x55 ft, on the north side of 66th st, 100 ft east of 20th av, for the Mapleton Association, 190 Montague st, owner and builder. Total cost, \$36,000.

TROY AV.—Cohn Bros., 361 Stone av, are preparing plans for four 3-sty brick dwellings, 20x55 ft, on the west side of Troy av, 20 ft north of President st, for Albert Jaret, 367 Fulton st, owner and builder. Cost, \$24,000.

66TH ST.—Cantor & Dorfman, 373 Fulton st, are preparing plans for four 2-sty brick dwellings, 20x52 ft, in the south side of 66th st, 80 ft east of 20th av, for the Mapleton Associates, 119 Montague st, owner and builder. Total cost, \$22,000.

65TH ST.—Cantor & Dorfman, 373 Fulton st, are preparing plans for six 2-sty brick dwellings, 20x55 ft, in the south side of 65th st, 100 ft east of 20th av, for the Mapleton Associates, 119 Montague st, owner and builder. Total cost, \$36,000.

UTICA AV.—Cantor & Dorfman, 373 Fulton st, are preparing plans for two 2-sty brick dwellings, 20x55 ft, on the west side of Utica av, 180 ft north of Linden av, for the Mapleton Associates, 119 Montague st, owner and builder. Total cost, \$12,000.

AV R.—Cantor & Dorfman, 373 Fulton st, are preparing plans for three dwellings with stores on the south side of Av R, 19 ft east of West 8th st. Owner's name will be announced later. Total cost, \$18,000.

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UNION AV.—Cohn Bros., 261 Stone av, are preparing plans for four 3-sty brick dwellings, with stores, 20x55 ft, in the east side of Union av, 226 ft south of Sterling pl, for Aaron Bros., 936 St. Nicholas av, Brooklyn, owners and builders. Total cost, \$20,000.

3D AV.—Thos. Bennett, 5123 3d av, has completed plans for two 3-sty brick dwellings, with stores, 20x79 ft, on the west side of 3d av, 20 ft south of 71st st, for the Premier Construction Co., 367 Fulton st, owner and builder. Total cost, \$13,000.

DREW AV.—L. Danancher, 12 Washington st, Jamaica, L. I., has completed plans for six 2-sty brick dwellings, 19x53 ft, on Drew av, 340 ft west of Jerome av, for Chas. H. Ryan, 137 St. Marks av, owner and builder. Total cost, \$30,000.

MILLER AV.—Farber & Markwitz, 189 Montague st, have completed plans for four 2½-sty brick dwellings, 18x62 ft, on the west side of Miller av, 100 ft north of Riverdale av, for the Sheridan Construction Co., 962 Sutter av, owner and builder. Total cost, \$18,000.

FOSTER AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 3-sty brick store and dwelling, 32x62 ft, on the north side of Foster av, 43 ft east of East 15th st, for the Lancastershire Realty Co., 44 Court st, owner and builder. Cost, \$10,000.

GRAVESEND AV.—Chas. L. Calhoun, 560 West 163d st, Manhattan, is preparing plans for three 2-sty brick dwellings and store, 18x45 ft, on the west side of Gravesend av, 106 ft north Village rd, for Pierrepont Davenport, 36 Willoughby st, Brooklyn, owner and builder. Cost, \$8,000.

AV M.—C. G. Wessel, 38 Ormond pl, is preparing plans for four 2-sty frame dwellings, 17x38 ft, at the southwest corner of Av M and East 10th st, for Henry W. Prelin, 124 West st, owner and builder. Total cost, \$14,000.

13TH AV.—H. G. Dangler, 215 Montague st, has completed plans for ten 3-sty brick dwellings with stores, 20x55 ft, on the east side of 13th av, 71st and 72d sts, for the Sunderland Corp., Chas. Hagedorn, president, 215 Montague st, owner and builder. Total cost, \$80,000.

6TH ST.—Wm. Richter, 697 West st, is preparing plans for four 2½-sty frame dwellings, 17x40 ft, in the west side of 6th st, 43 ft north of Av S, for Louis R. Paulson, 1147 Lincoln rd, owner and builder. Total cost, \$12,000.

FACTORIES AND WAREHOUSES.

KENT AV.—W. H. McMillan's Sons, 40 Penn st, contemplates the erection of a 4-sty brick factory, 50x60 ft, on Kent av and Rutledge st. Cost approximately \$20,000. Architect's name will be announced later.

PENN ST.—Plans are being prepared privately for a 1-sty brick power house, 40x40 ft, and machine shop 40x65 ft, in Penn st, near Kent av, for W. H. McMillan's Sons, 40 Penn st, owner. Cost, \$18,000.

HALLS AND CLUBS.

BOROUGH PARK.—Shampan & Shampan, 772 Broadway, are preparing plans for an association building, 3-sty, 55x90 ft, with auditorium to seat about 800, in the Borough Park section for the Y. M. H. A. of Borough Hall, Wm. Sugarman, president of building committee, care architect. Cost, about \$60,000.

SCHOOLS AND COLLEGES.

NOSTRAND AV.—John Bagley Day, 1265 Broadway, Manhattan, is preparing plans for a 3-sty brick parochial school and convent, 65x138 ft, at the corner of Nostrand and Newkirk avs, for St. Jerome's Church, Rev. Father Thos. S. Lynch, pastor. Cost, about \$100,000.

STABLES AND GARAGES.

PARK PL.—B. F. Hudson, 319 9th st, is preparing plans for a 1-sty brick garage, 99x125 ft, in the north side of Park pl, 227 ft east of Schenectady av, for Chas. Schirrmeyer, 210 Ocean av, owner and builder. Cost, \$16,000.

ST. MARKS AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 1-sty brick garage, 63x130 ft, on the south side of St. Marks av, 166 ft west of Franklin av, for owner, care Louis Gold, 44 Court st. Lessee, C. P. Silver Motor Co., Inc., 1758 Broadway, Manhattan. Cost, \$20,000. Owner builds.

Queens.

APARTMENTS, FLATS & TENEMENTS. WOODHAVEN, L. I.—Phil Caplan, 16 Court st, Brooklyn, is preparing plans for a 3-sty brick apartment, 31x75 ft, on the west side of Freedom av, north of Jamaica av, for the Free-Jam Realty Corp., Max Goldberg, 411 Grand st, Brooklyn, owner and builder. Cost, \$9,000.

LONG ISLAND CITY.—Chas. Volz, 2 West 45th st, Manhattan, has completed

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Contemplated Construction—Continued.

plans for a 4-sty brick apartment, 38x72 ft, on the north side of Broadway, 48 ft east of Central av, for John J. O'Connor, 67 Jackson av, owner and builder. Cost, \$30,000.

LONG ISLAND CITY.—Frank Chmelik, 706 2d av, has completed plans for a 3-sty brick apartment with stores at the southeast corner of Potter and Steinway avs, for M. Kohn, 726 Steinway av, owner, who will take estimates on separate contracts. Cost, \$12,000.

CHURCHES.

CORONA, L. I.—Robt. W. Johnson, Corona, L. I., is preparing plans for a 1-sty tile and stucco church, 36x82 ft, on the north side of Washington pl, 75 ft east of Evergreen av, for the Swedish Mission Church, Rev. Emil Helmbrand, pastor.

DWELLINGS.

JAMAICA, L. I.—L. Danancher, 12 Washington st, has completed plans for two 3-sty dwellings, with stores, 20x45 ft, in the east side of Rockaway rd, 200 ft north of South st, for Isaac Stern, 112 Rockaway rd, owner and builder. Total cost, \$12,000.

JAMAICA, L. I.—L. Danancher, 12 Washington st, is preparing plans for six 2-sty brick dwellings and stores, 16x50 ft, at the northeast corner of Shelton av and Maple st, for the F. & K. Building Co., M. Feldman, 761 Saratoga av, Brooklyn, owner and builder. Total cost, \$30,000.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has completed plans for three 2½-sty frame dwellings, 16x35 ft, for Emma Killane, Springfield, L. I., owner and builder. Total cost, \$15,000.

FAR ROCKAWAY, L. I.—J. P. Striffler, Rockaway Beach, L. I., has completed plans for eight 2½-sty frame dwellings, 17x37 ft, in the east side of Dickens st, 605 ft north of Mott av, for the Baywater Building Co., Inc., Iola pl and Beach 25th st, Rockaway Beach, L. I., owner and builder. Total cost, \$28,000.

WOODHAVEN, L. I.—Phil Caplan, 16 Court st, Brooklyn, is preparing plans for four 3-sty brick dwellings and stores, 20x55 ft, at the corner of Freedom av and Jamaica av, for the Free-Jam Realty Corp., Max Goldberg, 411 Grand st, Manhattan, owner and builder. Cost, \$6,000 each.

ELMHURST, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 2½-sty tile and stucco dwelling, 26x45 ft, for Samuel Beh, owner, care architect. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

MASPETH, L. I.—J. W. Weiss, 16 Court st, Brooklyn, is preparing plans for a 4-sty brick mill construction industrial building, 100x200 ft, at Grand st and Van Cott av, for the Van Cott Realty Co., Ber-rinberg & Druss, 500 Halsey st, Brooklyn, owner. Owner will take estimates on general contract.

SCHOOLS AND COLLEGES.

WHITESTONE, L. I.—Jas. S. Maher, 431 West 14th st, Manhattan, has completed revised plans for a 3-sty brick parochial school to contain 12 class rooms, auditorium and gymnasium for St. Luke's Roman Catholic Church, Rev. Father Thos. J. O'Brien, 11th av, pastor. Cost, about \$100,000.

STORES, OFFICES AND LOFTS.

EVERGREEN, L. I.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, has started plans for a 2-sty brick telephone building, 50x100 ft, for the N. Y. Telephone Co., 15 Dey st, Manhattan, owner. Cost, \$35,000. Details later.

THEATRES.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for a 1-sty brick moving picture theater to seat 600, at the corner of Makarower st and Shapola av, for Chas. Rubin, owner. Cost, \$8,000.

Richmond.

SCHOOLS AND COLLEGES.

WEST NEW BRIGHTON, S. I.—Fred L. Metcalf, 143 North av, Plainfield, N. J., has completed revised plans for a 2-sty and basement parochial school, 124x155 ft, with auditorium seating 1,000, for the Church of the Sacred Heart, Rev. Father Thos. J. Heapy, pastor. Cost, \$100,000.

Nassau.

DWELLINGS.

SYOSSET, L. I.—Gurdon S. Parker, 10 East 43d st, Manhattan, has been retained to prepare plans for a 2½-sty frame dwelling on the North Hempstead Turnpike, for Walter B. Devereux, Jr., 120 Broadway, Manhattan. Details will be announced later.

ROSLYN, L. I.—Harris V. Hartman, care N. Y. Edison Co., 15th st and Irving pl, Manhattan, is preparing preliminary plans

for a residence and garage for Arthur Williams, care N. Y. Edison Co., Irving pl and 15th st. Details will be announced later.

PLANDOME, L. I.—Frank T. Cornell, Grand Central Terminal Bldg., Manhattan, is preparing revised plans for a 2½-sty frame dwelling, 30x52 ft, and garage, 24x26 ft, for Clark T. Chambers, 353 5th av. Cost, about \$18,000.

Suffolk.

DWELLINGS.

FORT SALONGA, L. I.—A. E. Richardson, 100 Amity st, Flushing, L. I., is preparing plans for a 2½-sty tile and stucco dwelling, 42x26 ft, for J. F. Casey, 1603 Boston rd, New York City, owner. Cost, \$14,000.

CENTERPORT, L. I.—John E. Nitchie, 63 Park row, Manhattan, is preparing plans for a 2½-sty terra cotta block and stucco dwelling to be erected at Centerport, L. I., approximately two miles from the station, for Fata-Morgana, Inc., owner, care architect. Cost, \$30,000.

Westchester.

CHURCHES.

WHITE PLAINS, N. Y.—Paul B. Lavelle, 103 Park av, Manhattan, has completed plans for a brick and terra cotta church and rectory on Lexington av, for the German Lutheran Church, Rev. F. G. Gillie, 3 Intervale av, pastor. Cost, \$15,000.

DWELLINGS.

PELHAM MANOR, N. Y.—A. G. C. Fletcher, 103 Park av, Manhattan, has preliminary plans for a 2½-sty frame dwelling, 30x35 ft, for H. E. Burnett, owner, care architect. Plans will be completed and ready for bids about April 1.

BRONXVILLE, N. Y.—B. Tuttle, 44 West 33d st, Manhattan, is preparing plans for five 2½-sty frame dwellings, 25x60 ft, for Mrs. Goodman, owner, care architect. Total cost, \$25,000.

SCARSDALE, N. Y.—Laurence M. Loeb, 39 East 28th st, Manhattan, is preparing plans for a 2½-sty tile and stucco dwelling, 29x41 ft, in Linwood rd, to cost about \$9,000. Owner's name will be announced later.

PELHAM, N. Y.—Ludwig Lindenmeyr, 37 East 28th st, Manhattan, has completed plans for a 2½-sty frame dwelling, 30x40 ft, at 104 Loring av, for W. G. Fay, Pelham, N. Y., owner and builder. Cost, \$5,000.

NEW ROCHELLE, N. Y.—E. N. MacCollin, Lambden Building, is preparing preliminary plans for a 2½-sty frame dwelling. Exact location and owner's name will be announced later.

NEW ROCHELLE, N. Y.—F. D. Pagan, Main st, is preparing plans for extensive alterations for the 2½-sty frame building at 64 Neptune av, for Wm. C. Butler, 41 Neptune av, owner. Cost, \$4,000.

MT. KISCO, N. Y.—Lord, Hewlett & Talant, 345 5th av, Manhattan, are preparing plans for a 2½-sty addition to the residence for Arthur W. Butler, 120 East 55th st, Manhattan, owner. Details will be announced later.

HOSPITALS AND ASYLUMS.

DOBBS FERRY, N. Y.—John Hunter, 31 No. D st, Irvington, N. Y., is preparing plans for a 1-sty tile and stucco hospital building, 32x70 ft, on Ashford av, for the Dobbs Ferry Hospital Assn., Wm. Burnham, president.

STORES, OFFICES AND LOFTS.

MAMARONECK, L. I.—Chas. T. Oakley, Post rd, is preparing revised plans for a 2-sty tile and stucco store and lodge room in the Post rd, for Wm. T. Herley, Mamaroneck av, owner. Cost, \$15,000.

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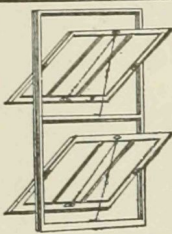
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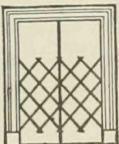
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THEATRES.

NEW ROCHELLE, N. Y.—E. C. Horn Sons, 1476 Broadway, Manhattan, are preparing preliminary plans for a 2-sty brick theatre and stores, 73x168 ft, seating 1,600, in Church st, for the New Rochelle Theatre Co., 8 West 40th st, Manhattan, and New Rochelle, N. Y., owners. Cost, \$60,000.

**New Jersey.
DWELLINGS.**

PLAINFIELD, N. J.—Geo. H. Fisher, Jr., 224 Manson pl, is preparing plans for a 2½-sty frame dwelling, 24x50 ft, in West 4th st, near Bergen st, for Patrick Nugent, 926 West 3d st, owner and builder. Cost, \$5,000.

EAST RUTHERFORD, N. J.—W. J. Fitzsimmons, 207 Market st, Newark, N. J., is preparing preliminary plans for a 2½-sty tile and brick veneer dwelling, 52 x38 ft, at 131 Wellsley av, for J. S. Perdue, care architect. Cost, about \$25,000.

PATERSON, N. J.—Jos. De Rose, 119 Ellison st, has completed plans for a 2-sty tile and stucco dwelling, 22x43 ft, on Madison av, for S. Simome & Bro., 644 Main st, North Bergen, N. J., owners & builders. Cost, \$14,000.

PLAINFIELD, N. J.—Geo. H. Fisher, Jr., 224 Manson pl, has completed plans for a 2½-sty frame dwelling, 30x30 ft, on Stelle av, for E. F. Tilley, 616 Monroe st, owner. Cost, \$4,500.

HACKENSACK, N. J.—Herman Fritz, News Building, Passaic, N. J., has completed plans for two 2½-sty frame dwellings for Ira M. Deruy, 105 Poplar st, owner.

HACKENSACK, N. J.—Plans have been prepared privately for a 2½-sty hollow tile and stucco dwelling, 30x70 ft, on Summit av, for the W. H. Whyte Construction Co., 382 Railroad av, owner and builder.

MAPLEWOOD, N. J.—Plans are being prepared privately for a 2½-sty tapestry brick and stucco dwelling, 28x30 ft, in Salter pl, for W. J. Fitzsimmons, 207 Market st, Newark, N. J., owner and builder. Cost, \$5,000.

IRVINGTON, N. J.—C. F. Zachau, 45 Clinton st, Newark, N. J., is preparing plans for four 2½-sty frame dwellings, 22x51 ft, on Florence av, for Gustave A. Breite, owner, care architect. Cost, \$55,000 each.

MONMOUTH BEACH, N. J.—Herman Fritz, News Building, Passaic, N. J., has completed plans for ten 2½-sty frame dwellings for J. W. Doolittle Building Co., 233 Broadway, Manhattan, owner and builder.

ELIZABETH, N. J.—Beverly S. King & Shiras Campbell, associated, 103 Park av, Manhattan, are preparing plans for a 2½-sty frame dwelling and 1½-sty frame garage for Paul Debevoise, 1254 Clinton pl, Elizabeth. Cost, \$15,000.

EAST ORANGE, N. J.—E. A. Wurth, Union Bldg., Newark, N. J., is preparing plans for a 2½-sty brick and limestone dwelling, 49x32 ft, and garage, 22x35 ft, on Harrison av, opposite East Orange Park, for Richard Reininger, 193 So. 7th st, Newark, N. J. Cost, about \$25,000.

MONTCLAIR, N. J.—R. I. Markwith, 111 5th av, Manhattan, is preparing plans for a 2½-sty limestone and reinforced concrete dwelling, 81x64 ft, on No. Mountain av and Van Vleck st, for W. B. Van Vleck, 61 No. Mountain av. Cost, about \$50,000.

FACTORIES AND WAREHOUSES.

DOVER, N. J.—W. S. Barstow & Co., 50 Pine st, Manhattan, engineers, are preparing plans for a 1-sty brick power plant 50x90 ft, in Essex st, for the New Jersey Power & Light Co. Cost, \$150,000. Engineers in charge of construction.

NEW BRUNSWICK, N. J.—The Forty-Four Cigar Co., 11th and Wharton sts, Philadelphia, Pa., contemplates the erection of a brick cigar factory to cost approximately \$25,000. Exact location and architect to be announced later.

BOONTON, N. J.—Plans are being prepared privately for a 1-sty brick factory building, 40x70 ft, with tower 50 ft high, for the Boonton Rubber Mfg. Co., R. W. Seabury, general manager. Cost, \$7,000.

CLOSTER, N. J.—Laurence M. Loeb, 30 East 28th st, Manhattan, is preparing plans for a 1-sty hollow tile color factory, 115x142 ft, for owner to be announced later. Cost, \$25,000. Tilden Co., 43d st and Madison av, Manhattan, general contractor.

PATERSON, N. J.—Lee & Hewitt, 1123 Broadway, Manhattan, are preparing plans for a 3-sty brick factory, 34x186 ft, on Union av, for Harris Bros., 25 Manchester av. Cost, about \$20,000.

HOTELS.

GREENWOOD LAKE, N. J.—R. C. Hutchinson, 126 Liberty st, Manhattan, is

preparing preliminary plans for a hotel to be erected for the Ringwood Co., care Eklings & Co., 152 Market st, Paterson, N. J. Details will be announced later.

SCHOOLS AND COLLEGES.

RIDGEWOOD, N. J.—Tracy & Swartwout, 244 5th av, Manhattan, are preparing plans for a 3-sty brick school and auditorium to seat 1,000 in Ridgewood rd, for the Board of Education of Ridgewood, N. J., Hadley Ford, secretary and clerk. Cost, approximately \$225,000.

HACKENSACK, N. J.—Frank Eurich, 127 Summit av, has been retained to prepare plans for a high school building for the Board of Education of Hackensack, N. J., Geo. Comes, Supt. of Schools. Details and exact location will be announced later. Cost, approximately \$185,000.

STABLES AND GARAGES.

NEWARK, N. J.—C. F. Zachau, 45 Clinton st, is preparing plans for a 1 and 2-sty garage and office building, 48x100 ft, exact location of which and owner's name will be announced later. Cost, about \$8,000.

STORES, OFFICES AND LOFTS.

ELIZABETH, N. J.—Oakley & Son, 280 No. Broad st, are preparing plans for a 2-sty brick and terra cotta office building, 32x72 ft, in Third st, for A. & F. Brown Co., owners, on premises. Cost, \$10,000.

MISCELLANEOUS.

JERSEY CITY, N. J.—Purdy & Henderson, engineers, 17th st and 4th av, Manhattan, are preparing plans for a pier and pier shed 248 ft long, at the foot of Westside av, for Jos. P. Ryerson, E. R. Ryerson, Jr., 30 Church st, Manhattan, in charge. Cost, \$40,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Arace & Borrelli, 99 Parker st, has the general contract for the 3-sty brick flat and store, 25x70 ft, at 529 18th av, for Angell Di Salvo, 534 18th av, owner. John B. Accolla, Union Building, architect. Cost, \$8,500.

NEWARK, N. J.—Jas. C. Schubert Sons, 364 So. 11th st, has the general contract and J. Sylvester & Son, 20 Eckert st, has the carpenter work for a 4-sty brick apartment, 45x87 ft, at 212 Mt. Prospect av, for Dr. Elbert S. Sherman, 671 Broad st. F. H. Koenigsberger, 665 Broad st, architect.

PERTH AMBOY, N. J.—Ruderman & Miller, 121 Madison av, have the general contract for a 3-sty brick apartment and store, 25x75 ft, in Smith st, west of Prospect st, for Wolf Cohen, 316 Smith st, owner, from plans by Jensen & Brooks, 196 Smith st. Cost, \$11,000.

BANKS.

BROOKLYN.—Peter Cleary, 115 Marion st, has the general contract for alterations and additions to the 2-sty brick bank building, 25x55 ft, at the southwest corner of Sumner av and Broadway for the Manufacturers Trust Co., on premises, owner, from plans by Clinton & Russell, and E. A. Klein, 32 Nassau st, Manhattan. Cost, \$12,000.

DWELLINGS.

MANHATTAN.—Amsterdam Building Co., 140 West 42d st, has the general contract for alterations to the 5-sty brick dwelling at the northeast corner of Park av and 71st st for H. A. James, 20 West 12th st, from plans by F. J. Sterner, 154 East 63d st, architect. Cost, about \$25,000.

BROOKLYN.—J. Desposito & Co., 2558 West 22d st, have the general contract for the 2½-sty frame dwelling, 31x32 ft, on the east side of West 35th st, 220 ft south of Mermaid av, for Mrs. R. T. Panken, owner, care general contractor. Private plans.

GREAT NECK ESTATES, L. I.—Karls-son & Taylor, 36 Main st, Flushing, L. I., has the general contract for a 2½-sty tile and stucco dwelling, 34x45 ft, on Ridge dr, for B. L. Pettigrew, owner, from plans by W. A. Swazey, 1328 Broadway, Manhattan. Cost, \$18,000.

ENGLEWOOD, N. J.—Jas. L. Bried, West st, has the general contract for a 2½-sty brick and stucco dwelling, 38x40 ft, for Walter H. Koehn, 36 Hillside av, from plans by Murphy & Dana, 331 Madison av, Manhattan. Cost, \$14,000.

GRIMES HILL, S. I.—John F. Cromby, 1091 Bushwick av, Brooklyn, has the general contract for a 2½-sty concrete and frame dwelling, 30x45 ft, for Robt. C. Wigand, owner, care Robt. Gardner, 43 Cedar st, Manhattan, architect. Cost, \$13,000.

ORANGE, N. J.—Becker Construction Co., 361 Grove st, Newark, N. J., has the

general contract for a 2½-sty frame and stucco dwelling, 32x32 ft, and garage, 19 x21 ft, on Tremont av near Haxton av, for J. H. Lucking, 261 Sussex av, owner.

SYOSSET, L. I.—Louis H. Macauley, West Main st, Oyster Bay, L. I., has the general contract for a 2½-sty frame dwelling, 30x45 ft, extension of wing, 18x 18 ft, for Dr. Robt. H. Fowler, 11 East 48th st, Manhattan, from plans by E. S. Hewitt, 597 5th av, Manhattan. Cost, \$12,000.

SMITHTOWN, L. I.—Chas. N. Brady, Glen Cove, L. I., has the general contract for alterations and additions to the 2½-sty frame dwelling for H. V. Register, owner, on premises. Cost, about \$9,500.

RYE, N. Y.—D. H. Beary Co., Purchase st, has the general contract for a 2½-sty brick dwelling, 25x63 ft, for Ralph H. Hubbard, 66 Beaver st, Manhattan, from plans by S. Edson Gage, 28 East 49th st, Manhattan. Cost, \$20,000.

GARDEN CITY, L. I.—Ray Daisley & Co., 61 Fulton st, Brooklyn, has the roofing and sheet metal work, and W. D. Corney & Bro., 156 5th av, Manhattan, the plastering for the four dwellings for the Butler Estates, 101 Park av, from plans by Ford, Butler & Oliver, 101 Park av, architects. Cost, \$44,000 total.

BELLPORT, L. I.—Wm. Curtis, Lynbrook, L. I., has the general contract for two 2½-sty frame dwellings for Wm. H. Turrell, 140 Turrell av, South Orange, N. J. Cost, \$8,500.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Turner Construction Co., 11 Broadway, Manhattan, has the general contract for a 12-sty reinforced concrete factory building, 100x120 ft, at Main and Water sts, for Robt. Gair Co., 50 Washington st, owner, from plans by Wm. Higginson, 13 Park row, Manhattan.

BROOKLYN.—Peter Guthy, 926 Broadway, has the general contract for a 1-sty brick warehouse, 75x100 ft, on the south side of Flushing av, 125 ft east of Marcy av, for Chas. Pfizer Co., 11 Bartlett st, from plans by A. C. Kunzi, 65 Elliott av, Middle Village, L. I. Cost, \$10,000.

NEWARK, N. J.—Kaplan Bros., 553 South 12th st, have the general contract for a 2-sty brick planing mill, 50x75 ft, at 675-679 10th st, for Levy Sharin, on premises, from plans by Simon Cohen, 163 Springfield av. Cost, \$8,000.

LONG ISLAND CITY.—Ledy & Moore, 105 West 40th st, Manhattan, have the general contract for a 1-sty brick factory building, 52x198 ft, in Dock st, for the National Sugar Refining Co., 129 Front st, Manhattan, owner. Private plans. Cost, \$17,000.

LONG ISLAND CITY.—Standard Concrete Steel Co., 413 East 31st st, Manhattan, has the general contract for the 3-sty reinforced concrete Film Developing & Printing Building, 40x60 ft, in the north side of Harris av, 28 ft west of Sherman st, for the Pathoscope Co. of America, 33 West 42d st, Manhattan, owner. J. M. Baker, 9 Jackson av, architect.

BAYONNE, N. J.—Turner Construction Co., 11 Broadway, Manhattan, has the general contract for a reinforced concrete power house for the Vacuum Oil Co., 61 Broadway, Manhattan, owner. From plans by E. E. VanLeuvan, care owner.

LAUREL HILL, L. I.—Lewis P. Fluhrer Co., 220 West 42d st, Manhattan, has the general contract for the 3-sty concrete laboratory, 40x55 ft, on Washington av, 170 ft south of Laurel Hill Blvd., for the General Chemical Co., 25 Broad st, Manhattan, owner. Private plans. Cost, \$20,000.

HEMPSTEAD, L. I.—Kirwin-Esterbrook Construction Co., Main st, has the general contract for a 2½-sty generator house and garage, 99x57 ft, for the Nassau & Suffolk Lighting Co., Jos. McDonald, secretary, 149 Broadway, Long Island City, from plans by W. W. Knowles, 35 West 39th st, Manhattan.

NIAGARA FALLS, N. Y.—Turner Construction Co., 11 Broadway, Manhattan, has been awarded the contract by W. A. Rogers, Ltd., Niagara Falls, N. Y., for the construction of a 3-sty and basement factory, 80x210 ft. This building will be located at Niagara Falls, N. Y. John A. Tansley, engineer. Work will be undertaken at once.

PROVIDENCE, R. I.—Turner Construction Co., 11 Broadway, Manhattan, has been awarded the contract for the erection of a new machine shop for Beaman & Smith Co., Providence, R. I. This building will be of reinforced concrete and brick curtain walls, four stories, 40 x160 ft. Jenks & Ballou, architects. Work will be undertaken at once.

HOSPITALS AND ASYLUMS.

MANHATTAN (sub.)—A. A. Smith, 69

East 91st st, has the mason and carpenter work for alterations to the 5-sty brick dormitory and lecture hall at 1092 Lexington av, for the German Hospital & Dispensary. Carl Heye, secretary, 112 East 77th st, from plans by I. E. Ditmars, 111 5th av. Cost, \$35,000.

GREENWICH, CONN.—J. N. Knight & Sons, 136 West 50th st, Manhattan, has received the contract for heating and ventilating for the 3-sty hospital building for the Greenwich Hospital Association, from plans by Carrere & Hastings, 52 Vanderbilt av, Manhattan. Caudwell-Wingate Co., 381 4th av, Manhattan, general contractor. Cost, \$250,000.

HOTELS.

BRONX.—G. E. Tilt & Co., 90 West st, have the general contract for a 3-sty brick loft building, 50x150 ft, and dock, on the north side of Center st, 395 ft east of City Island av, for Ratsey & Lapthorn, Main st, City Island. Cost, \$15,000.

KEANSBURG, N. J.—Chas. Carr, Keansburg, N. J., has the general contract for a 2-sty tile and stucco hotel 70x80 ft, and garage for Rubin Mahler, 349 State st, Perth Amboy, N. J., owner. Goldberg & Greisen, Perth Amboy, N. J., architect. Cost, \$25,000.

SCHOOLS AND COLLEGES.

FORT LEE, N. J.—Kelly Constr. Co., 45 Warburton av, Yonkers, N. Y., has the general contract for the 2-sty brick school, 78x29 ft, in Whiteman st, for the Board of Education of Fort Lee, John Manix, secretary, from plans by Ernest Sibley, Palisade Park, N. J. Cost, \$35,000.

STABLES AND GARAGES.

MANHATTAN.—Thos. J. Brady, Jr., Co., 1170 Broadway, has the general contract for a 6-sty brick garage, 50x100 ft, at 156-158 East 57th st, for Chas. C. Burns, 201 West 71st st, owner, from plans by C. E. Myers, 1 Union sq. Cost, \$20,000.

WEST NEW YORK, N. J.—Thos. F. Ayling, 205 16th st, has the general contract for a 2-sty brick garage, 47x95 ft, in the east side of Hudson av, 150 ft north of 16th st, for O. & B. Siersema, owner, care architect, Arthur E. Dore, Jr., 650 Bergenline av. Cost, \$12,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Hay Foundry & Iron Works, 15 Madison sq, No. 1, has the contract for the structural steel for the department store alteration and addition at Lexington av and 59th st, for Bloomingdale Bros., on premises. Buchman & Fox, 40 East 32d st, architects. Chas A. Cowen & Co., 30 East 42d st, general contractor.

MANHATTAN.—Story & Flickinger, 5 Great Jones st, have the general contract for alterations to the loft building at 29 West 15th st, for Hermanden Co., 30 Broad st, owner, from plans by H. H. Holly, 38 West 32d st.

MANHATTAN.—McDermott & Hanigan Inc., 103 Park av, have the general contract for a 7-sty loft and office building at 26 West 58th st, for Mrs. Elinore R. McCormick, owner, from plans by Mott B. Schmitt, architect.

MANHATTAN (sub.)—W. B. Shaefer Co., 303 5th av, has the contract for the structural steel for the office building addition at 95 Pine st, for the Santos Co., 95 State st, owner, from plans by Kenneth M. Murchison, 101 Park av.

TRADE AND TECHNICAL SOCIETY EVENTS.

MASON MATERIAL DEALERS' ASSOCIATION OF NEW JERSEY held its annual meeting at the McAlpin Hotel, Manhattan, Thursday, March 9. The meeting was followed by the annual banquet of the association.

NEW YORK STATE BUILDERS' SUPPLY ASSOCIATION will hold its annual convention at the Onondaga Hotel, Syracuse, N. Y., March 22-23. A program of interesting addresses has been arranged for all sessions of the convention.

NATIONAL ASSOCIATION OF BUILDERS' EXCHANGES, at its recent annual meeting at Baltimore, Md., elected the following officers for the ensuing year: John Trainor, Baltimore, Md., president; Robert Cochran, Pittsburgh, Pa., first vice-president; Henry Otis, Detroit, Mich., second vice-president; George C. Schroeder, Grand Rapids, Mich., treasurer.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS, New York Section, will hold a dinner and social evening at the Machinery Club, Wednesday, March 29, at 7.30 p. m. The object of the dinner is to provide a purely social occasion at which the members may become better acquainted with the view of making membership in the society a social bond as well as a professional one.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

Municipal Building.

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

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

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

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

Week Ending March 11.

MANHATTAN ORDERS SERVED.

Named Streets.

- Allen st, 72—Alexander Braun, GE-Rub-NoS-FA-Rec-RQ
Allen st, 72—Morris Freedman.....FP
Allen st, 174—Landesman & Greene.....Rec
Astor pl, 10-20—Rich Bros.....Rec
Barclay st, 46-48—St Michael's P E Ch, 227 W99.....D&R-FP-FE-El-WSS(R)-SA
Beaver st, 57—John Stefanko.....Rec
Bleecker st, 152—Lang Trimming Co.....Rec
Bleecker st, 412-14—Reliable Spool Co.....Rec-FA
Bleecker st, 412-14—Tony Forziati.....GE-Rec
Bleecker st, 414-16—F W McGurk (e), 4260 Bway.....FD
Broad st, 47—Frances Emery Futch.....Rec
Broad st, 71—Cornish & Co.....Rec
Broome st, 37-47—Feldstein & Oronoff, FA-DC
Broome st, 264—Bank of Wash Heights, 1915 Amsterdam av.....FD
Broome st, 522-4—A M Bullowa, 29 W 42.....A
Cannon st, 49—Samuel Schwartz.....Rec
Charlton st, 8-10—Gherardo Ferrante, 460 Madison av.....A
Chatham sq, 9—Chas Horton est, White Plains, N Y, WSS(R)-FP-DC-Ex-Ex(R)-D&R-FP-Ex
Chatham sq, 9—Rescue Society (Inc), 126 Bible House.....D&R-Ex
Chatham sq, 9—Robt Kerr & Son, ExS-Rec-D&R
Chrystie st, 131—Joshua Herzog, 157 W 119, Rub
Chrystie st, 131—Oscar Rosenberg, GE-Rec-DC-GE
Chrystie st, 131—Samuel Chinski, Rec-GE-DC-FP
Chrystie st, 131—Samuel Kraft, GE-Rec-FP-GE-DC
Coenties sl, 25—Antozone Chemical Co.....RF
Columbia st, 80—Harry Braslewitzky.....FA
Crosby st, 85—C F Paper Box Co, El-D&R
Dey st, 68—Isabel S Ferris et al, Lakewood, N J, WSS(R)-FP(R)
Duane st, 48-50—Helen C Butler et al, 550 Park av.....FP
East st, 39-40—Est Charles A Coe, 69 Wall, A-FD
E Bway, 229-231—Chebra Achonthath, Orchim Cor.....A-Tel
E Houston st, 110—Ike Ginsberg.....Rec
E Houston st, 438—Israel Kohn.....Rec
E Houston st, 438—Jacob Bernstein.....Rec-GE
E Houston st, 438—Congregation Roswodef, FA
E Houston st, 438—Yonrose Rlty Co, 75 Worth.....WSS
E Houston st, 438—Reich & Raemer, Rec-GE-FA-DC-El-FP
E Houston st, 438—Samuel Springer, Rec-GE-FP
E Houston st, 438—Sunshine Mfg Co, 29 Wooster.....Rec-FA-GE
E Houston st, 438—Weiss Bros.....Rec-FA
Eldridge st, 236-44—Philip Weitzman, FA-O-Rec
Fletcher st, 6-8—Louis C Gillespie.....Rub
Frankfort st, 11—Elbridge T Gerry, 258 Bway.....Spr-FP-WSS(R)
Frankfort st, 11—Walley Bros.....Rec-Rub-D&R
Frankfort st, 11—World Newspaper Co, Rec-D&R-FA(R)
Front st, 63—Bell Bag Co.....Rec

- Front st, 261—Antonio Rizo & Son, Spr-Rub-FA-NoS
Grand st, 127—Imperial Slipper Mfg Co.....Rec
Grand st, 313—Wachtel, Chanin & Hordiner, FA(R)-GE-Rec
Goerck st, 35—Beer & Weitz.....FP-DC
Great Jones st, 23—Star Coat Front Co.....Rec
Great Jones st, 35—Kramer & Harris.....Rec-El
Greene st, 94—Est Mayer Schutz, c A H, 51 W 90.....FD
Greene st, 101—Geo G Kip, Morristown, N. J, FP
Greenwich st, 110—Edw J Hancy, 40 Wall, FP-FE(R)
Greenwich st, 203—Caxton Press Co.....Rec
Greenwich st, 501—Max Perle.....NoS-GE-RQ
Hester st, 154—Children's Aid Society, 105 E 22.....ExS-Ex
Hubert st, 11 (P S 44)—C B J Snyder, Supt Sch Bldgs, Park av and 59, FP(R)-ExS-Rec-WSS-Spr-D&R-Ex(R)
Hudson st, 582-4—N Y Fur Refining Co, FA-Rec
Kenmare st, 85—United Belting Oil Mfg Co, D&R
Lafayette st, 382—Royal Clothing Co.....Rec
Liberty st, 4-6—Chas Goldman.....DC
Mangin st, 48-58—Marx Jacobson Realty Co, FD
Mangin st, 103—John Tiebout, 118 Chambers, FD
Macdougall st, 96—N Low estate, 208 Bleecker, A-Tel
Macdougall st, 136—Est Levi Morris, c M L, 854 W 180.....Ex
Mercer st, 237—Caroline Woodward, 473 W 158.....A
Montgomery st, 35-7—Hebrew Kindergarten & Day Nursery.....FP-WSS-ExS
Morris st, 11-13—Augustus Van Cortlandt, Jr, et al, Garden City, L I.....A-Tel
Mott st, 14—John H Noughton (e), 153 E 53, A-Tel
Murray st, 35—Wallie Dorr.....Rec
Murray st, 53—J R Greenwood (e), 271 West End av.....SA
Nassau st, 93-99—Wilson est, c Geo B, WSS(R)-Stp(R)-FP(R)-FD
Nassau st, 138-142—Chas W Hall, FP-WSS-Stp(R)-Ex-FE(R)-Ex(R)
Nassau st, 154—Drake Business School.....Rec-O
Nassau st, 154—Hudson Lunch.....Rec
Nassau st, 154—Nat Berler.....FP-Rec
New Chambers st, 24-34—Reid Ice Cream Co, FA
Orchard st, 154—Henry Ganek.....Rec
Pearl st, 290—Leather Converting Co, 193 William, GE-FA
Pearl st, 290—Kaiser Press Co.....DC-Rec
Pearl st, 309—Dietrich Blote, FP-GE-ExS-TD-O-FA-D&R-DC
Pearl st, 321—N Y & Bklyn Paper Co, GE-Rub
Pearl st, 410-412—Peter Neff.....FA-Rec
Pell st, 16—Ida W Beiser, 8108 13 av, Bklyn, A-Tel
Pine st, 70—La Forge Press.....Rec
Pitt st, 62—Sabitch & Blank, FA-DC-GE-ExS
Reade st, 96-100—Pachtman Printing Co, Rec
Rivington st, 226—Geo A Lavelle, 2 Rector, WSS
Rose st, 35-37—Geo Weideman.....FD
South st, 42—Wm E Thomas & Co.....Rec
South st, 44-5—Louis Martin.....Rec
South st, 53—Andrew Mills & Sons.....Rec
South st, 212—Paul Viane, 225 South, NoS-DC-FA-Rec
Spring st, 114-116 Brodax Bros, 74 University pl.....Rec
Spring st, 114-116—J Specterman & Son.....Rec
Spring st, 114-116—M & M Gorman.....Rec
Spring st, 127—Martin Biavaschi.....GE-El
Spring st, 127—Morningside Art Emb Co, Rec-El
Spring st, 127—Oscar Kirsch.....Rec
Spring st, 127—Weisbarth Bros.....Rec
Stanton st, 36—Arthur J Panoff.....FA
Stone st, 40—Chas D Robbins.....Rec
Suffolk st, 46-48—Eliz Anger, 243 E 14, WSS(R)
Suffolk st, 178—Geo Folsom est, c Geo W, 13 Astor pl.....FP
Thompson st, 62—Pedro M Gallipolo.....El
Walker st, 83—Etagloc Holding Co, 59 William, Rub
Warren st, 59—Leo Lesinsky, 77 E 89.....FE
Washington st, 57—St Joseph's Maronite R C Ch.....A-Tel
Washington st, 53—Julia A Doyle, 533 Ovington av, Bklyn.....A-Tel
Washington st, 69—Ella Von E Wendel et al, 175 Bway.....A-Tel
Washington st, 93—Azeez Khayat, 366 5 av, FP(R)
Washington st, 145—Sarnac Rlty Co, 149 Bway.....A
Washington st, 379-83—Wm Zinsser Rlty Co, 233 Bway.....A
Washington st, 440—Hoffman-La Roche Chem Wks.....CE-FA-El-Rec-FP
Water st, 668—Wolf & Schwartz, Ex-FA-Rec-NoS-FP
West st, 102—Thos G McClatchey, TD-ExS-FA-GE
W Houston st, 81-3—Baker & Smith.....FP
Wooster st, 124-26—Levy Bros.....El
Wooster st, 179-83—N Y Leaves & Foliage Co, D&R

Numbered Streets.

- 2 st, 135—Sisters of St Dominic, 137 E 2, ExS-D&R
2 st, 135—Cons Gas Co, 130 E 15.....GE
2 st, 135—St Nicholas R C Ch, 121 E 2, FE-Ex(R)-FP(R)-Tel
3 st, 49 W—Hermon Bros.....Rec
4 st, 21-9 W—Mrs Larz Anderson, Tokio, Japan.....FD
4 st, 193 E—Morris Cohn.....El
5 st, 632—N Y C Mission & Tract Soc, 105 E 22.....A
8 st, 55 W—Schumacher Rlty Co, 440 Bway, Bklyn.....A
8 st, 413 E—Jas H Fitzgerald, FA-NoS-Rub-RQ-FP
9 st, 735-39 E—Henry Waterman & Bro, D&R-GE
10 st, 27 E—D H Jackson Co, 35 Nassau.....A
10 st, 42 E—Arthur Katz.....Rec
10 st, 325 E—Mayers Sisters.....Rec
12th st, 10-14 E—Olga Witthaus, c Guy H, 233 Bway.....Stp(R)-Spr
14 st, 354 W—Anna Geldra, Rub-FP-GE-D&R-FA-ExS-O

- 14 st, 347 E—Alex Nemolensky, 15 E 97...A
 15 st, 210 E—Mrs Jas Davis.....FP-FA-O
 16 st, 133-137 E—Budd Furniture Co.....Rub
 17 st, 37 W—Westchester Owners, Corp, 14
 Wall.....A-FD
 18 st, 124 W—Samuel Cohen.....Rec
 18 st, 124 W—Spiro & Tucker.....Rec
 18 st, 151 E—Elizabeth Fernbacher.....DC
 19 st, 205-9 W—Imperial Art Glass & Lamp
 Works.....Rec
 19 st, 507-9 W—Pino-Lyptol Chemical Co,
 SA-D&R-Rec
 20 st, 9 W—Paula M J Farrelly (e), 53 E 92.A
 21 st, 516-20 W—20th St Garage (Inc)...NoS-Rec
 21 st, 19-27 W—Samuel Rotwein.....Rec
 21 st, 19-27 W—Supreme Button Co, 160
 Spring.....Rec
 21 st, 19-27 W—Stylett Dress Co.....Rec
 21 st, 22-28 W—B J Costume Co.....Rec
 21 st, 117 W—Harry Nosdorf.....Rub
 22 st, 11 E—Seymour Cravat Co.....Rec
 22 st, 11 E—Geo Toplitz.....Rec
 22 st, 334-36 E—Our Lady of Grace Hosp
 Home.....FP-FE-ExS-FA-WSS(R)-Ex(R)-O
 22d st, 209 W—Chas A Spaulding, Saugerties,
 N Y.....A
 23 st, 152 E—Roller & Gurchinsky.....Rec
 23 st, 71 W—General Film Co,
 FP-CF-NoS-D&R-Rec-DC-El-RQ-FA
 39 st, 100 W—Anna F Mills et al, c Walter
 P Silleck, 60 Liberty.....A-Tel
 23 st, 342-44 W—Robt A B Dayton, 15 Wil-
 liam.....A-Tel
 23 st, 436 W—Slavonic Immigrant SocNA-Tel
 23 st, 441-43 W—Ogden est, c James N Wells
 Sons, 191 9 av.....A-Tel
 23 st, 536-46 W—Kath E Moore, c J N Wells
 Sons, 191 9 av.....A
 24 st, 17 W—Paul Shotland, 275 5 av.....A
 25 st, 107 W—Rothschild Kuno Button Co,
 FP-CF-Rec
 26 st, 328-330 E—Manicure Novelty Mfg Co,
 49 E 21.....GE-Rec
 26 st, 343 W—Artistic Dyeing Co.NoS-Rec-FP
 27 st, 135 E—Adele E Flint, 164 Madison av,
 A-Tel
 27 st, 132-42 W—Emigrant Industrial Sav Bk,
 51 Chambers.....FD-A
 30 st, 13 E—Cath A Phelps, New Rochelle,
 N Y.....A
 30 st, 142 E—Geo W Thompson...NoS-FA-Rec
 30 st, 225 W—N Y Colored Mission,
 WSS-FP-FE(R)-ExS-Ex(R)
 31 st, 12-16 E—David H Nott...Rec-ExS-FA
 31 st, 12 W—Robt F Bloodgood (e), 67 E 56.A
 31 st, 32 W—Isaac Walker, 236 Gloucester
 Ter, London.....FP
 31 st, 252 W—Edw J Lynn, Hawley, Pa.....SA
 34 st, 317 E—Sternfeld Bldg Co, 20 W 37...A
 34 st, 25-7 W—Chas E Johnson, 9 W 29...WSS
 36 st, 44 W—Ralph L Cutter, 219 Clinton
 av, Bklyn.....O-Ex(R)-GE-FP-DC
 36 st, 333-35 W—A C Schuyler.....FP
 36 st, 603-7 W—Acadia Realty Co, 25 W 21,
 WSS(R)
 37 st, 306 E—Mary Walsh.....A-Tel
 37 st, 35-7 W—Albert L Horwitz & Co....Rec
 38 st, 306 W—John T Steele.....D&R
 38 st, 420-30 W—Conrad Hubert, 304 Hudson,
 Stp(R)
- 40 st, 264-66 W—West Side Day Nursery,
 FE-D&R-FP-WSS-O-Ex(R)-ExS
 44 st, 205 E—Marshall H Runk, 44 W 41...FP
 45 st, 125-7 W—Thos S McLane, Treas
 rehearsal Club, 220 W 46,
 FP-Ex(R)-GE-FA-A-Tel-ExS
 45 st, 129 W—Est Emma F Manley, c Wm
 S Grey, 100 Bway.....O
 45 st, 141-147 W—Weinbergs Feature Films,
 D&R-CF
 45 st, 141-147 W—Seymour Film Service,
 D&R-CF
 45 st, 141-147 W—Select Film Service.D&R-CF
 45 st, 141-147 W—New Film Corp (United
 Film Service).....D&R-CF
 45 st, 141-147 W—New York Film Co..D&R-CF
 45 st, 141-147 W—Transcontinental Film Co,
 D&R-CF
 45 st, 141-145 W—Appollo Feature Film Co,
 D&R-CF
 45 st, 145 W—Naples Film Exchange.D&R-CF
 45 st, 145 W—Trans-Oceanic Films, Inc,
 D&R-CF
 45 st, 141-147 W—Lucky Film Producers..D&R
 45 st, 141-147 W—Peerless Film Co.....CF
 45 st, 141-147 W—Arrow Feature Film Co,
 D&R-CF
 46 st, 209 E (P S 73)—C B J Snyder, Supt
 of Sch Bldgs, Dept of Education, Park av
 & 59.....FA-A-D&R-Rec
 47 st, 617-23 W—Beinhauer Bros Rlty Co..A
 47 st, 14 W—John M Lennon.....GE-FP
 47 st, 62 W—Edw Charles.....Rub-FA
 47 st, 66 W—Annie P F Smith, 134 W 77...WSS
 47 st, 74 W—Est Jacob Knight, c B Kreizer,
 152 Chambers.....FP
 47 st, 125 W—Elite Headwaiters Assn..El-D&R
 48 st, 68 W—Louis Bosses.....FP
 48 st, 122 W—Helen G Barnes.....Rub
 48 st, 236 W—Elizabeth Ownes.....Rub
 48 st, 246 W—John Kubanyi.....Rub-O
 49 st, 28 W—John Brett, 501 5 av.....Rub
 49 st, 68 W—John Brett, 501 5 av.....DC
 49 st, 74 W—Frank Karrer.....DC-GE
 49 st, 249 W—Max Weiner.....Rub
 49 st, 249 W—Frances Keely.....Rub
 50 st, 72 W—R F Schaffner, 246 W 106..FE(R)
 52 st, 219 E—Mrs Elizabeth Bohmfalk, 221
 E 52.....GE
 52 st, 207 E—Gouhaud est, c E S Griffing,
 154 Nassau.....A
 52 st, 136 W—Superior Lamp Mfg Co..FA(R)
 52 st, 556-8 W—Louise Wick.....DC
 52 st, 556-8 W—Laugenbacher Bros.....GE
 52 st, 556-8 W—Schoeller & Richter.....GE
 53 st, 247 E—Edw J Schaeffler, 1057 Hoe av..A
 53 st, 343 E—Hornthal & Co, 10 E 22,
 Rec-El-WSS
 53 st, 449-451 W—N Y Calcium Light Co,
 CF-FE(R)-FP(R)-WSS(R)
 54 st, 161 E—Xenakis Bros.....Rec
 55 st, 40 W—Wm Rockefeller, 26 Bway,
 D&R-FP
 55 st, 419 W—New England Motor Sales Co,
 WSS(R)
 Ft of W 56, Standard Oil Co of N Y, 26 Bway,
 FA-Tel-CF-NoS-Rec
 57 st, 225 W—B F Goodrich Co, 1780 Bway,
 CF-D&R-FA-FP-ExS
- 57 st, 225 W—Stewart Automobile Co,
 Rec(R)-CF-FA-NoS-El-Rub-D&R
 57 st, 473 W—St Joseph Day Nursery,
 FP-FE-WSS(R)-Ex(R)-GE-D&R-ExS-FA
 58 st, 138 E—Thos J O'Brien, 720 Lexington
 av.....A
 58 st, 221-23 W—Cutting Larson Co,
 Rec-WSS(R)-St(R)-Ex-FA(R)-FP-NoS-D&R
 58 st, 231 W—Cutting Larson Co, 225 W 58,
 FP-WSS-Rub-FA-DC
 58 st, 552-56 W—P Brady Co.....FA-GE
 58 st, 552-56 W—Sarah A Brady.....FP(R)
 59 st, 118 E—J Waldron Gillespie, 267 5 av,
 Ex(R)
 59 st, 406-8—Carl Franck, 95 William..WSS-FP
 59 st, 408 E—Matthew Baird et al, 433 E 92,
 WSS-FP
 60 st, 10 W—Robt Lurie & Co..D&R-NoS-Rub
 62 st, 329 E—Beth El Sisterhood Corpn....A
 63 st, 320 E—Est Catharine A DePeyster, c
 John A Weekes, 45 William.....A-FD
 63 st, 149 W—Cons Gas Co, 130 E 15.....GE
 66 st, 36 W—J W Clark, 86 Roosevelt..FP(R)
 68 st & E River—Central Brewing Co,
 NoS-FP-D&R
 68 st, 243 W—Kaye Garage.....CF-FP-WSS
 69 st, 252 W—A L Erlanger.....D&R
 70 st, 305 W—Rande Rlty Corpn, 30 E 42,
 DC-Ex-FP-Rub
 75 st, 205 W—Est Wm T Walton, 853 8 av,
 Spr(R)
 83 st, 613 E—Leon Sobel.....FP
 83 st, 614-16 E—Godfrey Knoche, 516 E 72..FP
 83 st, 147-151 W—Willard B Jones..FP(R)Rec
 86 st, 164-66 E—Tobias Schermeyer.....FP
 87 st, 427 E—Dept Water Suply, G & E Mu-
 nicipal Bldg.....D&R-FP-FA-Rec-NoS
 88 st, 58-60 E—Watson's Club Garage,
 NoS-Rec-FA-D&R-Rub-CF-FP
 91 st, 407-11 E—Anton Dvorsky.....Rec-GE
 91 st, 407-13 E—Frank Barberi.....Rec
 96 st, 333 W—Columbia Garage Co,
 (R)-FP-NoS-FA-Rec
 99 st, 154 W—Bloomingdale Day Nursery,
 FE-FP-ExS-WSS(R)-Ex(R)-GE-D&R
 99 st, 154 W—Cons Gas Co, 130 E 15.....GE
 101 st, 138 E—Sisterhood Social Workers
 Day Nursery.....ExS-D&R
 101 st, 138 E—Cons Gas Co, 130 E 15.....GE
 102 st, 202-4—M Lemanowitz & Reder.....Rec
 104 st, 217-221 E—Sunnyside Day Nursery..A
 107 st, 409 E—Annie T Renn, Elmhurst, L I.A
 109 st, 312 E—C B J Snyder, Supt of Sch
 P S 172 Annex—Bldgs, Dept of Education,
 Park av & 59.....D&R-Rub-ExS-FP(R)-
 Rec-DC-GE-FP-Spr(R)
 112 st, 218-24 W—Meyersdale Co, 271 W 125,
 El-D&R
 113 st, 308-10 E—Rose Verecela.....El
 113 st, 544 W—Louisa Dorsh.....DC
 114 st, 184 E—Nathan Felmus.....GE
 114 st, 5 W—Oscar Jacobson.....El
 114 st, 18 W—Congregation Adas Israel
 Anabei Slabodke of Harlem.....FA
 115 st, 77 E—Max Berman.....FP
 115 st, 22 W—Est Matthew Daly, c D, 44 Pine
 FP-Rub
 116 st, 160 E—Michael Weiner..FP-FA-GE-Rec
 116 st, 9 W—Selikoff & Brook.....El
 116 st, 15 W—Herman Goldfarb.....FP-NoS

Classified Buyer's Guide

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

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

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

Alteration Work.

- EGAN CO., INC., JAMES F., 162 West 20th street, Tel. Chelsea 7490.
 HALL-BERWIN CORP., 35 W. 39th street. Tel. Bryant 7895.

Auctioneers.

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

Boilers.

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

Brick.

- EMPIRE BRICK & SUPPLY CO., 103 Park avenue. Tel. Murray Hill 6580.
 GREATER N. Y. BRICK CO., 103 Park avenue. Tel. Murray Hill 761.
 PFOTENHAUER-NESBIT CO., 1133 Broadway. Tel. Farragut 8952.
 SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

Building Directory.

- THE TABLET & TICKET CO., 381 Broadway. Tel. Franklin 2411.

Building Material (Masons).

- BUILDERS' BRICK & SUPPLY CO., INC., 172nd St. and W. Farms road. Tel. Intervale 100.

- CANDEE, SMITH & HOWLAND CO., foot East 26th street. Tel. Madison Square 7640.
 KANE CO., J. P., 103 Park avenue. Tel. Murray Hill 1467.

Building Reports.

- DODGE CO., F. W., 119 West 40th street. Tel. Bryant 4800.
 A daily service (card system) giving accurate information of contemplated buildings, and other forms of construction, with details of the material and equipment required.

Carpenters, Contracting.

- COOK & SON, N. A., 127 West 40th street, New York.

Cement.

- ALSEN'S AM. POR. CEMENT WKS., 45 Broadway. Tel. Rector 510.
 CONSOLIDATED ROSENDALE CEMENT CO., 50 Church street. Tel. Cortlandt 4650.
 LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.
 LEHIGH PORTLAND CEMENT CO., 30 East 42d street. Tel. Murray Hill 8451.
 VULCANITE PORT. CEMENT CO., 8 West 40th street. Tel. Murray 5370.

Cement Work.

- HARRISON & MEYER, 1182 Broadway. Tel. Madison Square 8718.

- TAYLOR RONALD, 520 East 20th street. Tel. Gramercy 4.

Concrete Reinforcement Bars.

- CORRUGATED BAR CO., Mutual Life Bldg., Buffalo, N. Y. N. Y. Tel. Rector 4685.

Contractors' Bonds.

- RITCH, INC., WILLIAM T., 30-34 West 33d street. Tel. Madison Square 3060.
 RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

Contractors (General).

- BRADY CO., CHARLES, 171 Madison avenue. Tel. Murray Hill 5486.
 FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.
 PARKER CO., JOHN H., 315 4th avenue. Tel. Gramercy 6317.

Consulting Engineers.

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

Cornice and Skylights.

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

Directory Building.

- THE TABLET & TICKET CO., 381 Broadway. Tel. Franklin 2411.

CLASSIFIED BUYER'S GUIDE—Continued

Directory, Manhattan Owners.

RECORD AND GUIDE CO., 119 West 40th street. Tel. Bryant 4800.

An ownership book of Manhattan realty. Front Sections arranged geographically with city sections. Lot and house number followed by name and address of owner of record together with date of taking title. Back section contains alphabetical arrangement of owners followed by listing of properties to which each holds title.

Doors and Sashes.

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

Electrical Contractors.

BRUSSEL, D. G., 39 West 38th street. Tel. Greeley 189.

Electrical Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl street, Brooklyn.
N. Y. EDISON CO., Irving place and 15th street. Tel. Stuyvesant 5600.
UNITED ELECTRIC LIGHT & POWER CO., 130 East 15th st., N. Y. Tel. Stuyvesant 4980.

Elevators (Passenger and Freight).

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RAPP CONSTRUCTION CO., 30 East 42d street. Tel. Murray Hill 1831.

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

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Hardware, Builders'

FORD PULLEY & HARDWARE CO., 241 West 20th street, New York. Tel. Chelsea 8987.

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KIDDE & COMPANY, 90 West Broadway. Tel. Barclay 6422.

House Mover and Shorer.

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GRAND CENTRAL IRON WORKS, 212 East 52d street. Tel. Plaza 3583.
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CARSTEIN & LINNEKIN, 321 4th avenue. Tel. Gramercy 2293.
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CRUIKSHANK'S SONS, W., 37 Liberty street. Tel. John 6047.
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ENGLISH, J. B., 1531 Broadway. Tel. Bryant 4773.
FINEGAN A., 35 Nassau street. Tel. Cortlandt 1730.
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WELLS' SONS, J. N., 191 9th avenue. Tel. Chelsea 5266.
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