

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 25, 1916

HOW CAN NEW YORK CITY GET 'HOME RULE'?

Twenty Suggestions Made Which Should Be Followed—Co-operative, Educational Campaign Necessary to Obtain Desired Result

By Dr. WILLIAM H. ALLEN, Director, Institute for Public Service

NO one opposes Home Rule—in principle. Everyone believes in Home Rule—in principle. For years no one has opposed and everyone has favored Home Rule, yet we are not only still without Home Rule, but are adding new apron strings each year.

Home Rule has remained a between-campaign will-o'-the-wisp, primarily because cumulative, definite, educational work such as the Record and Guide is now doing has not been done early enough and continuously enough. To urge further reasons for Home Rule is only to harangue a convinced jury. The question is no longer, Do we want it? but How much of it do we want? Why don't we get it? and How can we get it?

How Much Home Rule Do We Want?

Advocates of Home Rule differ among themselves as to the amount of Home Rule they want. Among real estate men there are many influential taxpayers who are more afraid of Home Rule than of Albany interference, so far as certain tax questions are concerned. Speaking generally, however, it is safe to say of believers in Home Rule that for public consumption the overwhelming majority want:

1—One hundred per cent. of Home Rule over strictly home affairs, including so-called county affairs.

2—One hundred per cent. of Home Rule also over those parts of State affairs which the Legislature or the Constitution has asked the city to do for the State.

3—No more Home Rule for New York City than we will help Rochester and Buffalo get for themselves.

4—Completest possible Home Rule compatible with the State's final responsibility for protecting every citizen against incompetent government, "albeit," as Governor Hughes said when removing a borough president, "no evidence of corruption is shown."

5—Absolute freedom to determine the how and the who of getting home things done, subject only to the State's right to set up minimum standards of what must be done and who may not, after proved incompetence, continue to do home work.

Two more ends of Home Rule are added as in my opinion desirable, though not unanimously favored as yet.

a—For city and county work in Greater New York no salaries to be set, no titles to be fixed, no numbers of employees and no terms of office to be prescribed, no buildings to be compelled, and no mandatory pay-as-you-go bills to be passed, by the Legislature.

b—Existing mandatory laws to be repealed so far as the Legislature is concerned; that is, to be made the law of the people of Greater New York, binding upon the people of Greater New York, repealed by them alone.

Why Don't We Get Home Rule?

In five ways our previous efforts have been calculated to convert the potential oasis of Home Rule into a mirage.

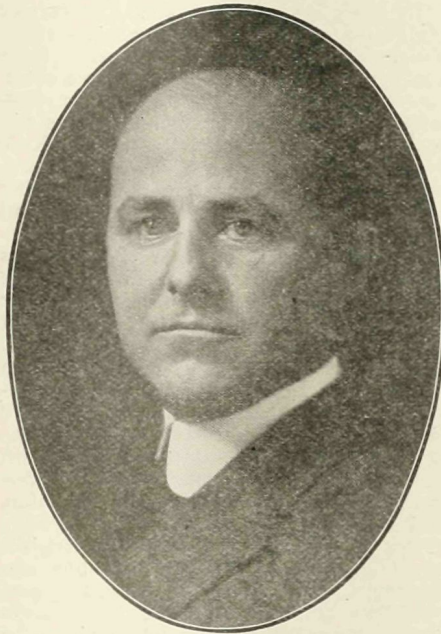
1—Albany interference has been made a scapegoat for breakdowns and shortcomings in home control over home work.

2—Our present government has been incompletely utilized.

3—A lone hand has been played by Greater New York.

4—Arguments for Home Rule have been too often indefinite, abstract, theoretical, or exaggerated and inconsistent.

5—Educational campaigns have begun too late, have been too "jumpy" and sporadic, and have reached too few people.



DR. WILLIAM H. ALLEN.

As Senator Brown has reiterated, Albany's much reproached interference has, with few exceptions, been at New York's request, with New York votes, and with our Mayors' signatures. No one has gone to Albany faster and oftener than believers in Home Rule. Personally, I doubt if we shall ever get Home Rule out of a campaign directed chiefly against up-state interference.

Up-state did not throw away five hundred thousand odd dollars by failing to provide for the Public Service Commission in city-owned buildings.

Up-state did not write for us or lobby through the Board of Estimate the subway contracts in face of "let George do it" provisions for the city to pay bonuses and other "extras."

Some Things Not Promised.

Up-state did not demand two parole board sinecures or propose to give the Chamberlain new functions instead of extinction, or open a lunchroom for women employees when money was needed for safety, and when not a baker's dozen were willing to pay \$2 annual dues.

Up-state did not line up Greater New York forces against Home Rule by pledging school commissioners to vote against one man and for another man for president of the home school board.

Up-state did not sign the scores of bills which Home Rule now seeks to repeal.

Up-state did not propose that sinking fund accumulations be applied as they have been applied—in spite of the good motive which prompted the law—for hiding budget increases from taxpayers by taking them out of capital instead of out of annual taxes.

Up-state did not write the midstream resignations which have "shot holes" in the execution of the most ambitious constructive program the nation has ever seen promised and begun. Nor did up-state inaugurate the policy of "tuberose eulogy" which has condoned delays and

extravagances that local officers and other leaders of public discussion would not dream of defending if there were no Albany scapegoat.

Government Incompletely Utilized.

In testifying before the Brown legislative committee several of our present officers have declared that we have gone about as far as we can without Home Rule, have reached the limit under our present organization, have cut the budget to the bone, etc. Frankly, I feel that if New York taxpayers have not more sincerity and more sense than to endorse such hyperbole, they are not entitled to Home Rule. Until such statements are challenged by outsiders and repudiated by insiders I do not believe we can bring about the team work necessary to secure Home Rule.

We cannot pull together if we talk our creed with crossed fingers.

Savings Promised.

In 1909 we were promised savings, not of a thousand, and not even of a few millions, not during the four-year period, but each year. Instead our budgets for operating city departments the next five years exceeded by \$35,000,000 the 1909 admittedly waste-swollen base—and this after excluding public school increases.

In 1913 we were promised savings again not of a few thousands, or even of a million, but, the present mayor said, "millions" a year, others said \$10,000,000 to \$25,000,000. Nor were those savings predicated upon obtaining Home Rule, although efforts to secure Home Rule were pledged. No candidate for mayor or comptroller in 1917 will for one minute admit that the relatively small reductions effected are what either the people or the pledgers had in mind in 1913. And we all know that the made-in-Albany State tax shares credit for the 1915 reductions.

In the budgets under our absolute control only the surface of economy has been scratched. Go back to 1913 and 1909, think of what we all believed and were assured of at that time, and then think of what a paltry number of employees have been found unnecessary.

No one claims that nepotism and other favor have yet ceased to exist. Pledged to name employees entirely on merit, after a nation-wide advertising of search for ability, officers have filled exempt positions with which Albany had nothing to do, with persons some of whom were not known to possess ability, others of whom were notorious for lacking ability. Even reform organizations have exchanged the enviable position of frank analysts and interpreters for unenviable patronage and pose as "next of kin," "heir apparent" and the "man behind."

Elected for Definite Purpose.

In December, 1913, an elective officer said: "We were elected not to do the work of any party, but to do the work of the whole citizenry. We were elected to give a business administration . . . without regard to politics, and that in so far as I have the ability and the power, I propose to do." In 1916, however, the spokesman for the officer says "Appointments [were] deliberately

[in 1913] made to minor positions from nominees of political organizations . . . [This elective officer] took the position that wherever he could name men to subordinate positions, who were acceptable to the political groups . . . he would do so, provided that they were reasonably competent. This theory is still regarded compatible with efficient government in New York." Have we really cut to the bone—yet?

Slaughter houses that for years have been subjects of scandal for selling diseased meat and debauching inspection service have within a few weeks been "warned" again.

A private organization was paid \$2,000 a year to be ready to furnish our expert-saturated city with advice regarding public utilities. An employee collector of campaign funds from other city employees is lauded when tentatively appointed to one of the most important positions in the city.

Loyalty is a mockery which fails to discriminate between that which everyone should approve—to which the present city administration has notably contributed—and other work that the administration itself cannot help regretting and condemning.

New York needs Home Rule to protect itself against itself more than it needs Home Rule for protection against Albany. Until we are ready to take that position frankly we shall find so many cross-currents and under-currents that we can make little headway.

Next Year's Campaign.

If you doubt this, please picture the kind of campaign we are certain to have next year. To make the picture clear, imagine that we have pitted against one another for comptroller or for mayor two of those very same present officers who have been telling Albany that we have exhausted the possibilities of our present organization and laws. Will they, as candidates, say further economies are impossible until we get Home Rule?

No, not even with regard to county and public service commission expenditures have we exhausted our present means of preventing waste. Granted that the Board of Estimate has been compelled to vote certain salaries or other expenses for county officers and public service commission, is that not all the more reason (a) for getting the facts about their preventable waste, (b) for using the city's extensive machinery for investigation, (c) for publishing facts which would enable public sentiment to operate, and if necessary, for getting the governors who have succeeded Governor Hughes to reinvoke the decision that no majority, no matter how large, has the right to force upon a minority, no matter how small, a wasteful and inefficient government?

Finally, there are many unfulfilled campaign pledges of 1909 and 1913 which are proof that Home Rule is needed for other reasons than that we have reached the limit without it.

Lone Hand Has Been Played.

With an up-State legislature to deal with, with Home Rulers claiming that legislators—up-state and our own—do not understand New York, and with most estimable citizens and organizations flooding the same legislators with appeals for special legislation affecting New York, we cannot successfully "go it alone."

To succeed, must we not, for the time being, sincerely concern ourselves with Home Rule for Rochester, Buffalo, Schenectady, etc., and the counties of New York State? If we help them we are entitled to ask their help in return.

There is really nothing very difficult about our reasons for wanting Home Rule. There is nothing about Home Rule that requires a college degree, or legal training, to understand. It will make it easier to do what we want. It will make it harder for us to tie our own hands. It will make it harder for our officers to shift responsibility from themselves to Albany. It will discourage secret special pleading and make it more difficult for a small fraction of the com-

munity to "put over" something that affects the whole of the community.

Exaggerated arguments will only stand in our way. Frankly, I feel that the amount of money is exaggerated, which in current discussions it is estimated will be saved by Home Rule.

Home Rule is quite as apt, certainly at the beginning, to increase as to decrease gross and net expenditures. But to my mind that is no reason for depriving ourselves of freedom to act. The right to save money is no more important than the right to make mistakes. If we make mistakes under Home Rule we shall learn the lessons and not shift the blame to Albany.

Typical of inconsistencies is the fact that many advocates of Home Rule want the Legislature to repeal existing mandatory provisions rather than leave it to the people of this city to repeal them.

Educational Campaigns "Jumpy."

In 1913, both Fusion and Democratic platforms pledged candidates to Home Rule. Those who came into power were pledged to work for a Home Rule charter. The chairman of the charter committee has resigned. Such steps as are apparent for pushing the Home Rule program began with the Brown Committee, not with our city officers. The Legislature has finished its second month. Little concerted effort is apparent now to enlist other cities in this Home Rule campaign or to start the necessary constitutional amendment for supplementing and making permanent remedial legislative acts hoped for.

If we fail to secure Home Rule from the present Legislature the time to begin the work upon the next Legislature is the day this Legislature refuses to act. It will be too late to put it off until after the platforms of the various parties and the gubernatorial election, and the fall elections for assemblymen. It will be too late next winter, after the next Legislature. Unless the business interests of New York City are prepared to spend some money in cumulatively prosecuting this campaign for Home Rule, as every other public program must be prosecuted, there is little chance of securing remedial legislation.

How Can We Get Home Rule?

In making the following suggestions, I am assuming that there is a co-operative educational program which will bring about Home Rule legislation this winter. I suggest twenty steps for consideration by readers of the Record and Guide:

1—Agree to work for Home Rule so far as the Constitution will permit, for up-state cities as well as for Greater New York.

2—Call a conference for some day in the week beginning March 27, of mayors, chamber of commerce members, and presidents of school boards, preferably at Albany itself, to consider ways of securing immediate legislation.

3—Stop basing New York's request for Home Rule upon the alleged perfection, or near perfection, of our present city government.

4—Claim Home Rule as a necessity for protecting every city against its own officers and own factions rather than against Albany.

5—Stop exaggerating the economies that will result from Home Rule.

6—Insist that we ought to have Home Rule even if sure that mistakes would be made and expenses at first increased.

7—Base our major appeal upon the community's right to freedom.

8—Instead of asking the Legislature to repeal the mandatory laws, ask the Legislature to make mandatory laws part of local charters to remain in force until by referendum the people decide to repeal those laws; in other words, work for Home Rule by the people of Greater New York rather than Home Rule by elected officers.

9—Extend the governor's power of recall of any elective officer upon proof of incompetence; which means, give to the minority the power to initiate administrative recall based on evidence.

10—Provide for recall by the voters within a city, thus recognizing that our present recall, once in four years, is not enough to protect either the minority or the majority.

11—Provide for uniform reports of all local activities to State supervising boards.

12—Leave the present limitation upon power to raise taxes but supplement it with permission to raise taxes above that limit upon referendum.

13—Substitute a single primary for primaries for city officers.

14—Exact the pay-as-you-go policy for all cities, subject only to local referendum on specific proposals.

15—Conduct a propaganda of definite information to affect all classes of people and all sections of the State.

16—"Smoke out" the forces opposed to Home Rule and secure a frank discussion of reasons.

17—Bring together the taxpaying interests and other organized agencies of the city in a general Home Rule committee, with an executive committee selected from men not already overburdened with work.

Other Necessary Things.

18—Eliminate present discussion of such questions as whether when we have Home Rule we shall abolish or continue the board of aldermen; abolish or continue the chamberlainship; have an educational board of seven or forty-six. Stand simply for the proposition that New York has the right to fit its policies to its needs as only Home Rule can do.

19—Urge that the law giving Home Rule shall require a charter convention to be held within six months.

20—Work to secure the necessary constitutional amendments which will prevent the Legislature at future sessions from taking back powers granted to cities this session.

STREET OPENING CASE.

First Condemnation Proceeding, by Court, Without a Jury.

THE first condemnation proceedings by the court, without a jury, as provided by Chapter 606 of the Laws of 1915, which amended the street opening provisions of the Greater New York Charter, was the matter of acquiring title to West 230th street, from Bailey avenue to Kingsbridge Terrace, in the Bronx.

Until the amendment of Article 1, of Section 7, of the Constitution in 1913, the Legislature was not authorized to pass laws providing for the ascertainment of the compensation by the court without a jury. In that year, a constitutional amendment was passed which permitted this method of condemnation. The matter of West 230th street was tried before Justice Mullan, sitting at Special Term for Trials, in the Borough of the Bronx.

Five parcels of land were acquired on one of which was a portion of a building. Four real estate expert witnesses were called and examined. The proceeding was tried on February 28, and 29, the actual trial consuming about five hours.

The result of the trial of this first case under the new law indicates a great saving in time and expense over the old method of condemnation by commissioners. Before this stage of the proceeding would be reached under the old system at least fifteen meetings of the commissioners would be held and many weeks' time would be consumed.

It is worthy of remark, also, that appraisals of the value of the property condemned do not show the great variance that invariably exists in the trial of condemnation proceedings before commissioners.

The amendment of the Charter in 1915, which authorized the ascertainment of compensation by the court, provides that after January 1, 1917, the court condemnation shall be the only method. Up to that date the Board of Estimate and Apportionment may choose either the commission system or the court procedure.

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 24.—The communal wants of New York's taxpayers have come in for a larger share of discussion on part of this year's Legislature than has been customary in times past. The problems to be solved were neither enigmatical nor of a radical nature requiring municipal experimentation. The basic principle underlying all demands of the City was Home Rule. It should not have been difficult to strike the root of the problem. Nevertheless, unless all signs fail, the City of New York will not be delivered from the tyranny of State interference with local affairs. As has been stated before, some redress for hardships will be given, but full autonomy is out of the question.

To grant to New York City the power of self-government would deprive the Legislature of its most treasured prerogative. The fact that the assessed valuation of the taxable property of New York is \$8,220,601,014, which is 68.1 per cent. of the total assessed valuation of taxable property in the entire state, is never lost sight of by the law-makers.

No outcry of the taxpayers will change the attitude of the Legislature on this subject. Impenetrable to all requests for fair and just treatment of the City the party leaders in control at the Capitol will stand pat. They have demonstrated their disregard for New York City again and again and this week's session should convince the people of the Metropolis that all efforts to convert legislators are wasted. In idle rage the representatives of New York City argued and shouted their protests. Senator Robert E. Wagner, last Wednesday, made a forceful plea to protect the City's health against pollution of the drinking water. "New York is crying for relief," he said. "If it is a question of price, we will pay. If it is a question of dollars, of blackmail or hold-up, we will pay the money rather than have the lives of our people endangered."

His motion to relieve the Finance Committee from further consideration of his bills abandoning the Mohansic Hospital for the Insane and the Yorktown School for Boys in the Croton watershed was defeated at the behest of the party leaders.

On the day previous to this action the Assembly passed bills giving rural districts about \$4,500,000 for construction and repair of highways. The representatives of the City opposed this appropriation and argued that the taxpayers of New York will have to foot this expenditure to the tune of \$3,150,000 and not receive a single cent in return.

The outlook is not favorable for real Home Rule legislation, or enactment of bills desired by the City's officials. The program for the work of the session has been laid out and nothing appears therein which gives the faintest hope to New York City's inhabitants. The only bills which will become laws are those introduced by Senator Elon R. Brown and they fall short of the City's demands.

A number of hearings on bills containing provisions of interest to Real Estate men were held this week at the Capitol.

Advocates of municipal home rule appeared Wednesday at a joint hearing of the Judiciary Committees of Senate and Assembly to ask favorable action on the home rule constitutional amendment introduced by Senator Ogden L. Mills and Assemblyman Clarence F. Welsh. This is the proposal presented by the State Conference of Mayors, and endorsed by many organizations throughout the state, including the Municipal Government Association, the City Club and the Citizens' Union of New York City.

The speakers at the hearing emphasized the fact that this proposal proceeds on somewhat different lines from home rule proposals advocated in past years by the same organizations. Instead of setting

forth in detail the machinery for the framing, adoption and amendment of city charters, and the exercise of legislative powers by local bodies, it leaves all these matters to be determined by the Legislature, only providing that the Legislature shall make such provision for cities by general laws.

Special city laws are prohibited and the Legislature is empowered to confer such further authority to cities to enact local laws as it sees fit.

Among the speakers at the hearing were Arthur L. Andrews, of Albany, representing the Mayors' Conference; Mayor Cornelius F. Burns, of Troy; Robert S. Binkerd, Secretary of the City Club of New York City; Henry N. James, of Hudson; W. E. Youker, Secretary of the Citizens Union; Laurence A. Tanzer (Counsel), and Walter T. Arndt (Secretary), of the Municipal Government Association; John B. Corwin, Corporation Counsel of Newburgh; and a delegation from Elmira headed by H. M. Clark. Among the cities officially recorded in favor of the amendment were Albany, Troy, Hudson, Beacon, Binghamton, Elmira, Newburgh, Dunkirk, Johnstown, Gloversville, Cortland, White Plains, Kingston and Batavia.

The sub-committee appointed by the Committee on Judiciary of the Senate and the Committee on General Laws of the Assembly, consisting of Senators Simpson, Boylan, Hamilton and Gilchrist and Assemblymen Fertig, Perlman, Ellenbogen and Cotillo, after careful consideration, have decided upon a bill for the registration of land titles amending the Torrens law so as to make it a practical and workable law. The sub-committee arrived at a conclusion late last night in the committee room of the committee on general laws of the Assembly, and this morning the bill which is known as the bill of the committee on judiciary of the Senate and the bill of the Assembly laws committee of the Assembly will be introduced in the Senate by Senator Simpson, who will ask that it be advanced to the order of third reading without reference; and a similar application will be made by Assemblyman Fertig, who will introduce the bill of the General Laws Committee.

Among the hearings last Tuesday was the Lockwood-Ellenbogen bill designed to give the building superintendent in each borough of New York complete jurisdiction over all building operations subject to supervision of a board of standards and appeals. The hearing was attended by many well known representatives of various organizations favoring the bill including Laurence McGuire, Pres. Real Estate Board of New York; Geo. W. Olvany, Counsel, Real Estate Bd. of New York and Conference Committee; Fire Commissioner Adamson, representing the Mayor; Tenement House Commissioner Murphy; Walter Lindner, Title Guarantee & Trust Co.; Chas. Partridge, Brooklyn Board of Brokers; P. J. Reville, Builders' Protective Association, Bronx; Edw. A. MacDougall, Chamber of Commerce, Queens; Wm. B. Greenman, Brooklyn Builders' Association; Clarence S. Shumway, North Side Board of Trade; B. E. Martin, Building Managers' Association; Robert S. Binkard, City Club; David H. Knott, Hotel Men's Association; Paul J. Bonwit, Retail Dry Goods Association; Alfred E. Marling, and Alfred R. Kirkus, Chairman of the Conference Committee.

The bill was so strongly supported that it is sure of prompt passage by a practically unanimous vote.

The opposition from the Architects and technical societies only arises from their desire to have the appointments by the Mayor on the Board of Standards and Appeals made from certain technical societies and organizations.

This was opposed by the Board of

Estimate and Apportionment and various other technical societies other than those named in the first draft of the bill, first on account of the doubt as to its constitutionality and also for the following reasons which Alfred R. Kirkus spoke upon.

The change in the formation of the Board of Standards and Appeals should not be any more objectionable than the original form specifying the technical societies or organizations from which four of the members were to be selected. The Mayor could find in any of these societies as purely a political "hack" as could be found outside of them. Every member of each of these organizations is not by any means qualified to act on such a Board as this is intended to be; because a man is a member of the American Institute of Architects, for instance, it does not necessarily qualify him to be a member of the Board and the Mayor could appoint such properly qualified members of the organizations as easily, though they were not mentioned, as if they were specified and mandatory, and if the appointments were mandatory he could still, if he wanted, appoint an absolutely improper man. Therefore, there is no guarantee of fitness by the organizations being mentioned in the Bill.

On the other hand, the Mayor could not appoint most excellent men who might be available, on account of their not being in these organizations, if the organizations are mentioned in the Bill.

Apart from the question of the legality of such designation of societies, which is a very serious doubt, the absolute responsibility for a bad selection will now rest with the Mayor. If the societies were designated on account of the efforts of the Joint Committee and others, the Mayor could appoint a member of these organizations and largely escape responsibility for their fitness.

All doubt of poor appointments should be removed by the letter from the Mayor written to Mr. Kirkus, Chairman of the Conference Committee as follows:

"It is too late for the Board of Estimate to reconsider the bill to the extent of restoring the provision that the members of the Board of Appeals must come from certain societies. I am convinced that the Board would not restore that provision, even if we took up the bill again, as that particular feature has been the subject of a great deal of criticism, both on the grounds of policy and constitutionality.

"What those who insist on this provision desire is a Board composed of the highest class of technical experts. Of course, the whole success of the plan depends upon that type of men being chosen. I intend to select the highest type of technical men in the architectural, engineering and building professions that I can get to serve on the Board, I shall welcome suggestions from the societies originally mentioned in the bill and shall give most careful consideration to any names they present."

Laurence McGuire, President of the Real Estate Board of New York, spoke on the absolute necessity of remedial legislation as proposed in this Lockwood-Ellenbogen bill and asked the support of the Legislature for it. Both Senator Lockwood and Assemblyman Ellenbogen have worked most loyally and enthusiastically towards this end and, while last year their bill was disapproved by the Mayor, their bill this year has the unanimous support of the entire City administration.

Alfred E. Marling said that while he opposed the bill last year, he recognized the importance of securing relief in the way this bill proposes.

The various other speakers were most enthusiastic in their support of the bill and urged the necessity for its adoption.

S. L. S.

MEASURES AFFECTING REAL ESTATE

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

At its weekly meeting, the Real Estate Board's Committee on Legislation took action on the following bills:

Senate, Int. 875, introduced by Mr. Bennett, an act adding new section 21-a to General Municipal Law, requiring that in first class cities all gross moneys received by the municipal corporation from every source whatever shall be credited to and included in its gross receipts, and all disbursements shall be included in its gross disbursements.

This bill is approved.

Senate, Int. 896, introduced by Mr. Cromwell, an act adding new section 1019-b to Greater New York Charter, authorizing the Board of Estimate to modify or reduce public improvement assessments against real property deemed excessive or where the combined assessments against the property in two consecutive years exceeds 60 per cent. of its assessed value. The cost of such relief is to be borne by the city or borough as the Board determines.

This bill is approved.

Assembly, Int. 1119, introduced by Mr. Ellenbogen, an act adding new section 242-c to Greater New York Charter, empowering the Board of Estimate and Apportionment to order the relocation of railroad tracks of street surface railroads in a manner to be approved by the Board, where the operation on the surface constitutes a menace to life or property.

This bill is approved.

Senate, Int. 94, as amended, introduced by Mr. Slater, an act to amend the Tax Law, in relation to the exemption and taxation of certain non-business corporations.

At a former meeting of the committee this bill was approved. It is now opposed as the bill has been so amended as to constitute merely an absurd discrimination between different kinds of benevolent institutions, leaving some exempt from taxation, taxing some to the extent of 25 per cent. of their assets, and leaving the entire subject in confusion.

Senate, Int. 628, introduced by Mr. Boylan (same as Assembly Bill, Int. 775, introduced by Mr. Marsh) an act amending sections 5 and 9, chapter 531, Laws of 1884, by providing that the New York County Register shall not be liable on his bond for mistakes in copies of searches but only for misconduct, default, neglect, or omission of duty, and reducing the period within which he must make searches on written order or request.

At a former meeting of the committee, this bill was disapproved. Since then attention has been called to the fact that when Section 5 of Chapter 531 of the laws of 1884, was enacted, the register's office was a fee office and the register made his own appointments and fixed the salaries, and that under the existing state of affairs the register's employees are mostly civil service men and can only be removed on charges. It seems unfair that the register should be held for the acts of his employees when he has not the power of appointment, the power of removal, nor the control of salaries. But someone should be held responsible, and the proper amendment should be to place the employees under bond. With regard to employees not placed in the register's office by the civil service, the register's liability should continue as at present. With reference to employees from the civil service list, some bond should be substituted to cover carelessness or neglect on the part of such exempt men.

Assembly, Int. 1032, introduced by Mr. Stephens, an act authorizing the issuance of \$10,000,000 State bonds for the construction of three highway routes through New York City to be routes 47, 48 and 49. Routes 47 and 48 are to run from the Westchester County line through Bronx, New York, Kings and Queens counties to the beginning and end of Route 35, respectively, and Route 49 is to run from a point on Route 48 through Richmond County. The act is to be submitted to the people at the general election this fall.

This bill is opposed as a wholly unnecessary and unwarranted expense.

Assembly, Int. 1039, introduced by Mr. Ellenbogen, an act empowering the commissioners of the Land Office to convey lands under water in New York harbor upon such terms and conditions as they deem advisable. Such conveyance except to the city of New York must provide for a recapture of the lands upon proper and equitable terms.

This bill is disapproved. It would give to the commissioners of the Land Office unlimited power to dispose of the

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.

John P. Leo, architect.

Laurence McGuire, president Real Estate Board of New York.

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

Carlisle Norwood, attorney.

lands under water in New York harbor. It is alleged that somebody wishes to make an island with wharves and piers. If such is needed the city should make it.

Assembly, Int. 1113, introduced by Mr. Bacher, an act amending section 10, chapter 365, Laws of 1894, by providing that assignments of mortgages and agreements respecting mortgages presented for recording in Kings County must contain a specific description of each parcel or parcels of land affected by the mortgage to which the assignment or agreement relates, unless it recites the liber and page of the mortgage referred to.

This bill is disapproved. It requires unnecessary detail and might injuriously affect the validity of good instruments.

Bills Introduced.

(Special to the Record and Guide.)
Albany, March 24.—The following bills of interest to real estate owners and brokers were introduced in the Legislature this week:

In the Senate.

1042. Horton.—Amending the Tax Law generally, by making changes in the procedure in connection with the return of unpaid taxes and the sale of lands for non-payment. Certain provisions exempting the property of non-residents are stricken out. To Taxation Committee.

1054. Joseph.—Amending the New York City Municipal Court Act (Section 17), in relation to venue of actions brought against the city for the maintenance of nuisances. Same as Assembly bill introduced this session. To Codes Committee.

1082. Slater.—Amending the Real Property Law (new section 275), by making provision for the apportionment of rents, annuities, dividends and other payments due at fixed periods under any instrument, so that upon the death of a person interested in them, the person becoming entitled to receive the payments may obtain their proper proportion. The provisions apply to the transfer by any means of the interest of a person in payments of this character. To Judiciary Committee.

1083. Slater.—Inserting in the Penal Law a new section (281), providing that the prohibition against the practice of law by corporations shall not include the searching and examination of titles, the certification of abstracts, the preparation of instruments in writing except wills, by which an interest in real property may be created. To Codes Committee.

1102. Spring.—Amending the Labor Law (section 79-b), in relation to the use of fire-escapes as required means of exit from factory buildings. Same as Assembly bill introduced this session. To Labor Committee.

1103. Spring.—Amending the Labor Law (section 79-f), in relation to exterior screened stairways. To Labor Committee.

1104. Spring.—Amending the Labor Law (section 79-f), in relation to exterior enclosed fireproof stairways. To Labor Committee.

1111. Boylan.—Making the operation of trains of the New York Central Railroad Company at grade on the west side of the Borough of Manhattan, New York City, a public nuisance. This bill is similar to Assemblyman Ellenbogen's bill (Int. 1050, Pr. 1177), introduced March 6th, except that the provisions for the approval of plans for the relocation of the tracks are stricken out. To Public Service Committee.

1124. Cromwell.—Amending the Greater New York Charter (sections 241-a and 241-b), in regard to the powers of the Board of Estimate to divide the city into districts for the regulation of trades and industries by providing that it may change the regulations or districts, but

in case a protest against such a change is made by the owner of 20 per cent. of the frontage proposed to be altered, the amendment must be passed by the unanimous vote of the board. To Cities Committee.

In the Assembly.

1381. Murphy.—Amending the Tax Law (section 152), by providing that the owner of real estate sold for taxes may redeem it upon the payment of the amount due with interest, together with any subsequent taxes paid by the purchaser, provided the purchaser has notified the county treasurer immediately upon the payment of any tax between the dates of sale and redemption.

1388. Duff.—Altering the boundary lines between Kings and Queens Counties so that they will pass through the center of streets and avenues so far as possible.

1390. Shapiro (By request).—Amending the Greater New York Charter (section 1554), by providing that, except for repairs, no patented pavement shall be laid and no patented articles shall be advertised for, contracted for or purchased, except under conditions prescribed by the board of estimate. The provision that the conditions must be such as to secure a fair and reasonable opportunity for competition is stricken out. A clause is inserted to the effect that no other provision of the charter shall prevent the execution and carrying out of such contracts.

1393. Brennan. Amending the Greater New York Charter (section 469), by empowering the Commissioner of Water Supply, Gas and Electricity to make rules and regulations, subject to the approval of the Board of Aldermen, fixing uniform annual charges for the supply of water and charges for meters and their connection, and fixing fines and penalties. The Board of Aldermen at present has exclusive power to fix rates. The commissioner is also empowered to require the installation of water meters in any buildings connected with the public water supply; at present this power is restricted to certain classes of buildings. He must also install a water meter when an owner demands it. The date for the filing with the comptroller of the annual report of unpaid water charges is to be changed from the 1st of March to the 1st of November provided the bill to advance the time for the payment of taxes is enacted. There are other changes.

1426. Parker.—Amending the Civil Code (section 1676), by providing that real property sold under judgment must be sold by a referee appointed by the court. The referee must not share his fees with any other person, but may take less than full legal fees. He must file an affidavit that he is an attorney in good standing and not connected with any attorney in the action.

1429. Ellenbogen.—Amending the Real Property Law (section 242), by providing that an interest in real property cannot be created or assigned except by a written conveyance in any case other than a lease for a term not exceeding one month. At present this exception in regard to a lease applies only to leases for terms not exceeding one year.

1434. Blakely.—Amending the Laws of 1903 (chapter 724), by authorizing the appointment by the supreme court of commissioners of appraisal to determine the claims of persons owning private property, not actually taken, but which has been damaged in connection with the acquisition by New York City of property for water supply purposes.

1435. Burr.—Releasing to Julie Penny the State's interest in certain real estate at 5th avenue and 55th street, Brooklyn.

1461. Shapiro.—Amending the Tenement House Law (section 109), which prohibits the maintenance of a stable upon premises on which there is a tenement house, outside the fire limits, unless it is 20 feet from the house, by providing that in case the fire limits as they existed on April 10th, 1901, are extended, an existing table permitted under these provisions may be continued. S. L. S.

New Home Dedicated.

The Real Estate Board of New York formally opened its new home at 217 Broadway yesterday when a luncheon was served, followed by speeches. The quarters of the organization were appropriately decorated with flags and bunting and a new era was commenced auspiciously.

President Laurence McGuire made the address of welcome, which was followed by speeches made by several of the city officials. Among those who were invited to address the assemblage were the Mayor, the various Borough Presidents and other members of the Board of Estimate, the President of the Board of Aldermen, Lawson Purdy and William G. Wilcox, of the Board of Education.

—The city's waterfront is about 577 miles in length; of which 55 miles are in Manhattan, 68 in the Bronx; 201 in Brooklyn, 196 in Queens and 57 in Richmond.

RETAIL AND WHOLESALE SECTIONS CANVASSED BY RECORD AND GUIDE

To the end that a clear understanding of existing conditions in the Fifth avenue zone might be arrived at, the Record and Guide has made canvasses of the two sections bounded by 34th, 59th streets, Third and Seventh avenues, and 14th, 34th streets, Third and Seventh avenues. The former is the retail section, which has been invaded by the wholesale manufacturing concerns, and the latter the district which has been vacated by those concerns which have moved further uptown.



FIFTH AVENUE, SOUTH OF THIRTY-THIRD STREET, AT NOON-TIME.

In last week's issue a list of garment concerns was printed. This list was obtained through a house-to-house canvass, ten reporters having been assigned to do the work. During the week just passed the ground was gone over again and the names and other data verified and amplified. While the list is not complete, still it is sufficient to afford real estate brokers many leads from which new business should be obtained.

The north district contains many firms which have for years been identified with other sections of the city, and in many instances the representatives of the Record and Guide were informed that if it were possible they would move back

from whence they came. Other concerns contended that they were satisfied with their present quarters, which were better than those recently vacated. Others took a neutral attitude, and were perfectly willing to assume the role of "Barkus," and were willing to either move or stay, as their customers, the retailers, wished.

The south district distinctly shows the effect of the northward movement. New houses, of modern construction, have many vacancies. These structures were erected with the idea of catering to the wants of the light manufacturing concerns, and when they moved out of the

section, there was left vacancies which were never filled. The natural consequence has been that property values have suffered, for income returns were lessened.

The canvassers were instructed to obtain accurate information, and every effort has been made to attain this result. In a great many cases long-term leases have been signed, which have some time to run, and the lessees have not considered where they will move to. It is only in isolated cases that an arbitrary attitude was assumed, for all appreciate that if wholesalers remain in the section north of 34th street and new ones come into the zone, realty values will shrink.

After the list was published last week, the natural question arose, "Where will these concerns move to?" "Is it practical to go back to the district lately vacated?" These thoughts inspired the second canvass of the district south of 34th street, in order to find out just what condition property was in, and what chance was there to accommodate the manufacturers. Every street was canvassed, and every loft building entered. This information is printed under a separate head on one of the following pages.

GARMENT WORKERS IN FIFTH AVENUE ZONE

Ho. 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.
106	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.	Trimnings	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	Gittelson & 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	Leavitman & Fein	Cloaks & Suits	1200	.....	No information.
34	1	Ratkovsky, 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.
West 35th Street, Fifth to Sixth Avenue.						
3	4	Brambir, C.	Waists	7500	1920	No information.
3	5	Seidl-Hellenberg Co.	Waists	7500	1919	No information.
3	6	Marcus Co., S.	Coats & Suits	7500	1920	No information.
3	7	Rodgers, Joseph	Coats & Suits	7500	1918	No information.
3	9	Brecker-Cadden Co.	Waists	7500	1917	Does not know.
3	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	5900	1919	Does not know.
56	6	Schwartz, M.	Suits & Coats	5800	1920	No information.
56	7	Adler & Co., E. A.	Cloaks & Suits	5800	1919	Does not know.
56	8	Sonn & Sons, Chas.	Dresses	5900	1920	No information.
56	10	Star Embroidery Co.	Embroidery	5800	1919	No information.
56	11	Pasternak, Hy. J.	Blouses	2500	1919	No information.

West 35th Street, Sixth to Seventh Avenue.

No.	No.	Firm name.	Business.	Present floor area in sq. ft.	Present lease expires.	Where do you prefer to locate.
131	8,9,10	Dreyfoos Petticoat Co.	Petticoats	11000	1919	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.
131	6	Steinway, A. F.	Pocket-books	3,500	1918	Present location.

West 36th Street, Fifth to Sixth Avenue.

29	10	A. Davis & Co.	Cloaks & Suits	6600	1918	Below 33d St.
53	12	Weltman Bros.	Cloaks & Suits	6000	1917	30th to 32d Sts.
53	11	Abramson, Cohen & Co.	Coats & Wraps	6000	1918	No information.
53	7	Herzig & Rappaport.	Cloaks & Suits	6000	1918	Will move.
53	..	Wilkins & Adler	Cloaks & Suits	6000	1917	Will move.
63-65	12	Chas. Isaacs & Scheer.	Cloaks & Suits	5000	1918	Will move.
63-65	4	Schwartz Co.	Misses' Suits	5000	1918	Will move.
63-65	5	Milstein & Grad.	Cloaks & Suits	5000	1918	No information.

West 36th Street, Sixth to Seventh Avenue.

141	8	Perles & Gilbert	Dresses	3000	1917	Would like to get out of district.
141	10	Felfsenfeld, 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	1923	Below 33rd St.
7	7	Wm. Rosenblum & Co.	Ladies hats	1924	1924	Probably below 34th St.
7	9&10	Stein, J. A.	Ostrich feathers	1923	1923	Not considered.
7	8	Scharles & Deutsch	Ladies' hats	1923	1923	Not interested.

West 37th Street, Fifth to Sixth Avenue.

7	9	Crosby, J. S. & Co.	Ladies' hats	1919	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	1918	Present location.
12	9	Morshoff & Reich	Furriers	2500	1918	Below 33d St.
20	9	J. H. Herbst & Co.	Furs	5000	1918	Not considered.
35	6	Aronson & 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	1919	Downtown.
35	12	R. Fishbein & Co.	Leather goods	5000	1919	Will not move.
36	2&4	Blosverens Sons, B.	Furriers	10000	1917	Below 33d St.
36	10	Beschoff	Furs & Silk Coats	5000	1919	Will move.
37	9	Strappler, H. J.	Furriers	4500	1921	Around Lafayette St.

West 38th Street, Fifth to Sixth Avenue.

19	4	Hamilton Hat Co.	Hats	2000	1918	About 23rd St.
22	4	Wilhelm, G. F.	Furrier	5000	1917	Hotel District, 24th to 31st St., between 6th Ave. and B'way.
22	5	Rosen, N. M.	Hat Frames	2400	1919	No information.
22	6	Kahn, Hy	Hats	5000	1917	South of 30th St.
22	8	Cowen, M.	Riding Habits	5000	1921	Present location.
22	9	Mendel & Schoenholz.	Furs	5000	1917	No information.
22	11	Israel, Wm.	Hats	5000	1917	Where it will be handy for buyers.
22	12	Sheenberg & Goldwitz	Furs	3375	1917	20 to 29th Sts., 4th to 6th Aves.
26	3	Strauss, Louis	Millinery	2500	1918	Present location.
26	4	Ackerman & Gordon	Furs	2500	1917	27th to 29th Sts., 6th Ave to B'way.
26	5	Martin, Edw.	Furs	2500	1919	No information.
26	6	Berger, Max.	Furs	1500	1917	Where fur dealers are.
28-30	10	Paris Imp. & Mfg. Co.	Suits	2000	1917	30th to 32d Sts.
28-30	11	S. Jacobs & Co.	Furs	2000	1917	27th to 33d Sts.
48-56	11	H. Berger & Co.	Furs	10000	1918	Below 32d St.
48-56	10	Manne, S. J., & Bro.	Furs	10000	1918	No information.
57	5	Ronda Hat Co.	Hats	5000	1919	Present location.
57	8	Trimer	Hats	5000	1918	No information.
57	10	Spooner & Young	Furs	3750	1918	South of 30th St.
57	9	Freundlich, J.	Furs	5000	1918	Below 33d St.

West 39th Street, Fifth to Sixth Avenue.

62	3	Wolf, A. W. & Co.	Infant's wear	7500	1917	Does not know.
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	Has not considered.
-----	---	------------------	--------------	-----	-------------	---------------------

East 42d Street, Madison to Fifth Avenue.

22	5	Schmitt & Groth	Jewelers	1000	1917	Have not considered.
----	---	-----------------	----------	------	------	----------------------

West 47th Street, Sixth Avenue to Broadway.

105	2	Neuhoff Son & Friedman	Ladies Hats	1500	1921	No information.
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
111	6	Steinway, A. F.	Pocket-books	3500	1918	Present location.

HEARING ON PLAN TO ZONE FIFTH AVENUE

THE second public hearing by the Commission on Building Districts and Restrictions on its tentative report will be held in City Hall, 10.30 o'clock Tuesday, March 28. Although this session of the commission will be devoted particularly to that part of Manhattan between 23rd and 59th streets, suggestions 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.

Three classes of height limits have been provided for this district. The limitation in each instance restricts the height of the building at the street line to a multiple of the street width. These multiples are two times, one and one-half times, and one and one-quarter times the street width.

All the areas restricted to exclusive residential use are in the one and one-half times districts. Most of the intensively developed commercial and industrial areas have been placed in the two times districts. They include both waterfronts, the uptown manufacturing loft districts, the wholesale district, the retail

districts, the theatre district and the hotel district. The only noteworthy business street not included in the two times district is Fifth avenue, between 32nd and 58th streets, which is in the one and one-quarter times district. Exclusive of Fifth avenue and the four areas in the one and one-half times district enumerated below, the whole area between 23rd and 59th streets is in the two times district.

The areas in the one and one-half times district are as follows:

1. The area bounded by Tenth avenue, 42d street, Eleventh avenue, 59th street, Eighth avenue, 31st street, Seventh avenue and 23d street.

2. The area bounded by Lexington avenue, 34th street, Madison avenue, 41st street, Lexington avenue, 50th street, 59th street, First avenue, 29th street and Avenue A.

3. The area bounded by Fifth avenue, 58th street, Sixth avenue, and 46th street, including the frontage on 57th street to Broadway.

4. The area bounded by Madison avenue, 58th street, Fifth avenue and 49th street.

The result of the height districting in

the two times district will be to limit the height at the building line at 200 feet on streets having a width of 100 feet or more, and on streets bordering on public parks. This is equivalent to a height limit of about 16 stories. On 80-foot streets buildings will be limited to a height of 160 feet; on 75-foot streets to 150 feet, and on 60-foot streets to 120 feet. These height limits are respectively equivalent to about 13 stories on 80-foot streets; about 12 stories on 75-foot streets, and about 10 stories on 60-foot streets.

In the one and one-half times districts the height of buildings at the building line will be restricted to 150 feet on 100-foot streets; 120 feet on 80-foot streets; 112½ feet on 75-foot streets, and 90 feet on 60-foot streets. These limits are equivalent to about twelve stories on 100-foot streets; about ten stories on 80-foot streets; about nine stories on 75-foot streets, and about eight stories on 60-foot streets.

All, except the following avenues in the district considered, are 100 feet in width. Broadway, below 34th street, has a width of 75 feet. All of Lexington avenue and that part of Madison avenue

below 42nd street also have a width of 75 feet. That part of Madison avenue above 42nd street and that part of Avenue A, below 29th street, have a width of 80 feet. Vanderbilt avenue has a width of 60 feet. All the streets have a width of 60 feet except 23rd, 34th, 42nd and 57th streets, which have a width of 100 feet.

On Fifth avenue, from 32nd street to 58th street, the height of buildings is restricted to one and one-quarter times the street width, or to 125 feet. This is equivalent to a height limit at the street line of about ten stories.

A setback of the same ratio as the height limit at the street line to the street width is allowed in all the height limits. For each 12 feet of setback this privilege would permit about four additional stories in the two times district; about three additional stories in the one and one-half times districts; and about two additional stories in the one and one-quarter times district on Fifth avenue. Towers covering not over 25 per cent. of the lot, and unlimited as to height, are also allowed in all districts provided they conform to certain regulations.

Use Districts.

The use districts in this section have been designed principally for the protection of the uptown shopping districts against industry, and the preservation of the high class residential areas. The chief features of the use of districts between 23rd and 59th streets are:

1. The protection of Fifth avenue against all factory buildings.
2. The restriction of the entire area north of 34th street between Second and Seventh avenues, and most of the area north of 42nd street between Seventh and Tenth avenues against manufacturing.
3. The exclusion of factories below 34th street, from all the avenues between Broadway and Second avenue.
4. The exclusion of factories from certain streets and avenues in the Chelsea section.
5. The restriction of the Murray Hill district to exclusive residential use.
6. The restriction of Park avenue, north of 50th street, to exclusive residential use.
7. The preservation of the streets between Fifth and Sixth avenues, from 48th to 55th street, for exclusive residential use.
8. The protection of the streets between Lexington and Madison avenues, from 51st to 56th street, against both business and industry.

Area Districts.

The section under consideration 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.

The "A" districts contain only the land in the vicinity of the waterfronts. On the North River it embraces the area west of the line formed by Tenth avenue, 29th street, Ninth avenue, 33rd street, Tenth avenue, 42nd street and Eleventh avenue. On the East River it includes the territory east of the line formed by Avenue A, 29th street and First avenue. All of the area between these two lines is in the "B" districts.

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 provisions 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 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.

Third Public Hearing.

The third and fourth public hearings of the Commission on Building Districts and Restrictions have been announced for 10:30 o'clock Wednesday, March 29, and Thursday, March 30. Both meetings will be held at City Hall. Those interested in the proposed height, use and area districts of Manhattan between 59th and 125th streets will be heard at the Wednesday session. Those interested in the districts north of 125th street at the Thursday session.

The height and area provisions of the proposed districting scheme affecting these districts are simply a re-enactment of the Tenement House Law so far as apartment houses are concerned. The thing of greatest moment to realty owners in the proposed zone plan is the use districting.

One of the most glaring evils in Upper Manhattan that the enactment of the districting principle will remedy is the invasion of quiet residential blocks by garages and stores. Whole neighborhoods now stand in danger of being subjected to this blight. Streets that are now only slightly "spotted" by business the Commission hopes "to bring back" by restricting them to exclusive residential use. By prohibiting the erection of any additional business or factory buildings in these blocks it is thought that the districting scheme may offer substantial encouragement to the erection of apartment houses and thus tend to restore the original character of the street. Many owners have hesitated to improve their properties with apartments for fear that the desirability of their district for residential purposes would be ruined through the invasion of garages and stores.

On both sides of Central Park the Commission has reserved as many streets and avenues as possible exclusively for residential use. On the Upper West Side, Central Park West, West End avenue, Riverside Drive, Morningside Drive, Morningside avenue, Claremont avenue, Manhattan avenue between 110th and 106th, and Manhattan avenue between 110th and 123rd streets are all indicated as residence streets. The only avenues shown as business streets in this section are Broadway, Amsterdam avenue, Columbus avenue, Manhattan avenue between 106th and 110th streets, and Eighth avenue. On the Upper East Side both Fifth avenue and Park avenue have been indicated as residence streets, Fifth avenue from 61st to 110th streets, and Park avenue from 50th to 96th streets. All the streets from 61st to 109th street between Fifth and Madison avenues have been indicated as residential streets. The same is true of all the streets except 106th street between Madison and Park avenues.

In Harlem the chief avenues have in the main been placed in business districts but the avenues adjoining parks have all been reserved for residential purposes. These latter include such avenues as Morningside Drive, Morningside avenue, Convent avenue, St. Nicholas avenue between 127th and 160th streets, Bradhurst avenue, Edgecombe avenue, Mr. Morris Park avenue, St. Nicholas Terrace and Madison avenue, between 120th and 124th streets. On Washington Heights the entire area west of Broadway to the river has been reserved for exclusive residential use.

William D. Kilpatrick's Views.

"The proposed districting and restricting of a part of Greenwich Village serves, apparently, no useful purpose," said William D. Kilpatrick, this week, "as it prohibits the erection of the type of building which has proved to be the logical improvement, and the only one

which can be rented successfully. The section which is proposed to be restricted to residential and business uses, runs north from Charlton to 14th street and from Macdougall street and Sixth avenue on the east, to Hudson street on the west. A portion of this district, in its northeast corner, is properly restricted to residential use. The greater portion is, however, limited to improvement with "business" buildings. This restricted section, which will soon be made thoroughly accessible and available by the Seventh avenue subway, is admirably adapted to factory construction. The land values, while low, do not admit (except in a few blocks) of profitable tenement improvement, and the possibility of finding tenants for, or financing, "business" buildings, is so remote and so hazardous a building risk that no sane builder would attempt such an operation.

"Factory construction today necessitates large floor space, and plottage for such purpose exists in this section to an extent prevalent nowhere else in Manhattan. The streets are fairly level with minimum grades. The bottom is good sandy soil. The 1916 factory is as far ahead of its old-time predecessor as the Park avenue apartment houses are ahead of the old-law twenty-family tenements. Structurally it lacks all the objectionable features of former factory construction. The advent of the Seventh avenue subway through this district has been looked forward to as the means of creating a considerable, but healthy building movement. The superb buildings erected by Trinity Church, and used for factory purposes, have been considered as the pioneers of similar construction, and as forming the nucleus of the establishment of a great manufacturing center, unique in New York, due to the fact that the district is virtually a large vacant tract, the dwellings now existing there having long since outlived their usefulness, except for a newly discovered 'sentiment' which slobbers over the ' quaintness' and charming antiquity of the brass knockers, Colonial doorways, etc., etc. It has been anticipated that a fairly uniform type of building, of large floor area, and limited height, of, say, six to eight stories, would ensue; the land values admitting of buildings of these sensible heights.

Without Rhyme or Reason.

"To attempt to restrict this-all-but-ready-for-action-locality against the only logical improvement, is without rhyme, reason or merit. The proposed restriction (except in small measure) would destroy its utility, and therefore its value. One exceedingly important feature of the proposed zoning of factories in the city at large, is the question of financing such buildings, particularly when of large size and erected on low-priced land; the permanent loans on which necessitate large amounts.

"Heretofore most of the loaning institutions have seemingly preferred factory loans on centrally-located high-priced land, disregarding the patent fact that the requisite high rents would only be paid by the very few lines of business comprising the women's wear trade. Virtually no other manufacturing business in New York would, or could, pay more than one-half the rents paid by these few lines. Loaners loaned liberally on these fictitiously high-rent factories, but looked askance at the same type of building on low-priced land where the rents were properly low manufacturing rents. Low rent never seemed to appeal to them as an asset, despite the fact that the low rent tenants were usually far stronger financially than the high-rent tenant, who was possessed of a detrimental migratory instinct. The proposed zoning of factories will be either a success or failure dependent on the ability of loaners to appreciate self-evident facts.

"Factories of a bygone day erected on low-priced land, were properly tabooed as mortgage investments, but with the creation of a new and ideal type of factory building, equal in every respect, except ornamentation, to the finest loft buildings, the 1916 factory, erected on low-priced land, offers a security for

(Continued on page 474.)

LOFTS SUITABLE FOR MANUFACTURING

House To House Canvass By Record and Guide Shows Ample Accommodations Exist to Care for Wholesale Concerns

SO that real estate brokers may get an idea of the amount of vacant floor area between 34th street and 14th street, Third and Seventh avenues, which is suitable for light manufacturing, the Record and Guide has compiled the accompanying table which gives the location, height and size of the various structures in the zone in which lofts are untenanted. The number of vacant lofts is also given, though in some instances the amount is only approximated, as in several of the buildings only portions of floors are to lease.

EAST FOURTEENTH STREET.

No.	Height.	Floors Vac.	Size of lot.
8	5	2	42.00x103.3
18	5	2	25.00x148.6
20	5	2	25.00x148.6
28	4	1	25.00x103.3
30	5	1/2	25.00x103.3
44	6	1	45.6 x200.6
46	6	1	32.11x206.6
118	5	1	25.00x106.6
120-2	6	1	50.00x106.6
124	5	1	25.00x106.6

WEST FOURTEENTH STREET.

3	3	1	25.00x103.3
5	5	2	25.00x103.3
32	5	4	25.00x103.3
39	5	4	25.00x103.3
45	5	4	25.00x103.3
51	4	1	25.00x103.3
53-57	6	2	70.00x206.6
102	3	2	19.4 x106.6
104-6	5	4	43.8 x106.6
132-6	7	1	74.6 x103.3

EAST FIFTEENTH STREET.

14	8	5	25.00x103.3
----	---	---	-------------

WEST FIFTEENTH STREET.

25	7	2	25.00x103.3
28	9	1	25.00x 99.2
31-3	6	1	75.00x103.3
30-2	12	1	50.00x110.10
54-6	6	2	50.00x206.6

EAST SIXTEENTH STREET.

9-11	7	2	50.00x 92.00
108	6	1	33.00x103.3
114-116	13	4 1/2	100.00x144.00
118	13	4	56.6 x103.3
133-137	6	1	69.00x 92.00

WEST SIXTEENTH STREET.

4	11	1	35.00x103.3
---	----	---	-------------

EAST SEVENTEENTH STREET.

5	8	3	37.6 x— to 18 st
7	8	4	32.6 x— to 18 st
14-20	8	2	100.00x 92.00
15	6	1	25.00x 73.00
17	7	1	25.00x 79.00
23	6	6	25.00x 76.00

WEST SEVENTEENTH STREET.

23-27	11	3	75.00x184.00 to 18 st
26-32	12	2	93.6 x 92.00
29	10	1	25.00x 92.00
36	4	1	25.00x 92.00
45	6	1	25.00x184.00 to 18 st
114-118	6	1	74.11x 92.00
127-133	6	2	90.00x 92.00
135-139	6	2	65.00x 92.00
141-145	6	1	65.10x 92.00

EAST EIGHTEENTH STREET.

38-46	6	2	121.00x184.00 to 17 st
119	4	1	21.9 x 92.00
121	4	1	21.00x 92.00
123	4	2	21.9 x 92.00

WEST EIGHTEENTH STREET.

6	12	4	52.00x 92.00
10	9	1	28.00x 92.00
12-14	9	1	53.00x 92.00
19-23	11	2	75.00x184.00 to 19 st
18-22	11	3	75.00x184.00 to 17 st
38	6	1	25.00x184.00 to 17 st
40	4	3	25.00x 92.00
42	7	6	25.00x184.00 to 17 st
150	6	1	90.00x 92.00
151	4	1	19.00x 90.9

EAST NINETEENTH STREET.

29-33	8	1	60.00x 92.00
35	2	1	20.00x 92.00
39	8	1	50.00x 92.00
43-45	7	4	50.00x 92.00
40-42	9	1	42.10x 92.00
47	6	5	25.00x 92.00
51	2	1	20.00x 69.00

WEST NINETEENTH STREET.

22-28	11	3	90.00x184.00
30	3	1	25.00x 92.00
29	4	1	28.00x 92.00
35	6	1	25.3 x 92.00
37	7	1	25.3 x 92.00
39-47	12	1	106.00x 92.00
139-141	7	1	42.4 x 92.00
124	5	2	25.00x100.00
16-20	12	2	63.3 x 92.00
8-10	10	2	50.00x 92.00

EAST TWENTIETH STREET.

40	7	3	25.00x 92.00
45-47	12	4	50.00x 92.00
41	2	2	25.00x 92.00
35-7	8	1	50.00x 92.00
20-24	6	1	74.6 x 92.00
7-9	12	1	50.00x 92.00
6-8	5	1	50.00x 92.00

WEST TWENTIETH STREET.

13-15	9	1	56.00x 92.00
18-22	10	1	50.00x184.00
19	5	2	25.00x 92.00
26	5	1	28.00x 92.00
27-33	12	1	100.00x 92.00
40-46	12	1	107.8 x 92.00

EAST TWENTY-FIRST STREET.

No.	Stories.	Vacant Lofts.	Size of plot.
19	5	1	28.00x 98.9
22	7	1/2	25.00x 92.00
27	8	1	25.00x 98.9
32	8	5	50.00x 92.00
33-39	10	2	100.6 x 98.9
38	9	1	25.00x 92.00

WEST TWENTY-FIRST STREET.

12-14	12	1	50.00x 92.00
18-20	11	2	50.00x 92.00
35	9	1/2	25.00x 98.9
37	7	1	24.4 x 98.9
38-44	12	2	67.2 x 92.00
48-50	12	2	50.00x 92.00

EAST TWENTY-SECOND STREET.

11	9	1	25.00x100.00
13	12	1	90.00x 90.00
24	8	2	25.00x100.00
29	12	1	50.00x100.00
28	9	1	25.00x 85.00
40	12	1/2	25.00x 85.00

WEST TWENTY-SECOND STREET.

28	6	1	50.00x 92.00
34	6	2	25.00x 85.00
38	4	3	25.00x 85.00
40	12	1	42.00x100.00
48	6	1	20.00x100.00
56	12	1	50.00x100.00
136-138	7	2	45.00x 90.00

EAST TWENTY-THIRD STREET.

8	5	2	25.00x 98.9
18	5	1	25.00x 98.9
30	12	2	25.00x 98.9
34	5	2	22.00x 98.9

WEST TWENTY-THIRD STREET.

12	5	4	33.8 x 98.9
18	5	4	20.00x 98.9
20	4	3	28.6 x 98.9
22	5	4	28.00x 98.9
24	4	3	28.00x 98.9
26	4	3	27.00x 98.9
32-46	5	1	173.00x197.6
54	6	2	25.00x 98.9
56-58	4	3	50.00x 98.9
60	4	3	25.00x 98.9
119-121	10	2	50.00x 98.9
153-157	12	1	60.00x 98.9
116	5	1	25.00x 98.9
120	4	3	25.00x 98.9
136-140	5	4	62.6 x 98.9
148-154	12	*	102.3 x 98.9

*Six spaces of about 12,000 square feet each are vacant.

EAST TWENTY-FOURTH STREET.

117-119	12	1	46.00x 98.9
121-123	12	1	50.00x 98.9

WEST TWENTY-FOURTH STREET.

15	11	1	52.00x 98.9
22	4	3	19.00x 80.00
27-35	11	1	100.00x100.00
119-125	12	2 1/2	100.00x 98.9
129	7	6	50.00x
131	7	1	25.00x
133	7	1	25.00x
141-143	6	1	35.7 x 98.9
149-155	6	1	83.4 x 98.9
159-161	6	2	41.8 x 98.9

EAST TWENTY-FIFTH STREET.

44	12	3	50.00x 98.9
104-112	12	1	100.00x 98.9
118-120	12	1	41.8 x 98.9

WEST TWENTY-FIFTH STREET.

45-51	12	3	100.00x 98.9
24-26	12	1	50.00x 8.9
28-30	12	1	50.00x 98.9
40-46	12	1	103.6 x 98.9
127-131	12	2 1/2	75.00x 98.9
134	7	1	25.00x 81.4
136	7	1	25.00x 81.4
137-139	12	1	66.4 x 98.9

WEST TWENTY-SIXTH STREET.

19	5	1	25.00x 98.9
24	12	1	50.00x 98.9
122-126	12	1	67.10x 98.9
127-133	12	2	87.6 x 98.9
135-139	12	2	50.00x 98.9
147	6	1	30.00x 98.9
151-163	12	1	150.00x107.6

WEST TWENTY-SEVENTH STREET.

No.	Height.	Vacant Lofts.	Size of plots.
15	11	2	50.00x 98.9
19	5	1	77.1 x 26.5
40-42	12	2	45.4 x 98.9
111	12	1	40.00x 98.9
122-130	12	1	98.9 x 98.9
135-137	12	1	50.00x 98.9
153-159	12	3	99.00x 98.9
158-164	12	3	88.00x 98.9
144-152	12	1	67.8 x 98.9

EAST TWENTY EIGHTH STREET.

3-5	12	1	50.00x 98.9
-----	----	---	-------------

WEST TWENTY-EIGHTH STREET.

13-15	10	2	50.00x 98.9
38	5	1	25.00x 98.9

EAST TWENTY-NINTH STREET.

114	4	3	21.10x 98.9
-----	---	---	-------------

WEST TWENTY-NINTH STREET.

8	5	1	25.00x 98.9
10	6	1	37.6 x 98.9
48	4	1	16.8 x 98.9
51	4	1	30.00x 24.8
111	2	2	25.00x 98.9
120	3	2	25.00x 98.9
128	4	1	20.00x 98.9
129-133	12	1	74.1 x 98.9
163	6	2	23.00x 98.9
134-140	12	1	100.00x 98.9

EAST THIRTIETH STREET.

11	6	2	21.5 x 85.00
----	---	---	--------------

WEST THIRTIETH STREET.

11	5	1	25.00x 98.9
19	5	2	25.00x 98.9
44	2	1	34.6 x 32.00
156	3	1	23.8 x 50.00

EAST THIRTY-FIRST STREET.

11	5	1	21.10x 98.9
----	---	---	-------------

WEST THIRTY-FIRST STREET.

9	7	2	25.00x 98.9
12	12	1	28.00x 98.9
54	3	1	20.00x 63.00
116	4	1	20.10x111.00
129	6	1	25.00x 98.9
120	7	1/2	40.00x115.00

EAST THIRTY-SECOND STREET.

15	12	1	50.00x 98.9
32	3	1	25.00x 98.9

QUEENS A COMING APARTMENT CENTER

Dual Subway System Will Have Beneficial Influence on District— Opportunity for Speculative Builders, Based on Renting Demand

IF the great Dual subway system, sections of which are nearing completion, does not bring five cents worth of direct return to New York City during the next fifty years, as some experts have predicted, it will at least do two things that will repay the city for all the money expended. In the first place it will permit the building of better apartment homes at lower cost than are erected today for people of moderate means, and, secondly, it will permit the city to get good revenue in the way of taxes from much land that has paid almost nothing toward the support of the city in the past.

People to whom the rent problem is ever present are not especially interested in the city's income, but they are interested in every movement for better living accommodations at lower rent. The fact that, because of the cheaper land along the subway extensions, builders are able to give better built apartments, with larger rooms, large air and light courts.

One of the best illustrations of this is to be found at Jackson Heights, in Queens, where land values are still sufficiently low to permit builders to go far beyond the requirements of the law, or the ordinary practice of builders in providing new apartment homes. There, in a section so high that it overlooks Man-

flats can be rented at \$24 to \$34 for four rooms and at \$36 to \$45 for five rooms, and the builder can still make a good profit. The Queensboro Corporation is planning to erect other multi-family houses in the section which is served by the 25th street station of the Dual subway extension to be built in the spring. The new apartments will have even larger rooms, running from 12x12.6 feet for bedrooms, to 12x17.6 feet for living rooms.

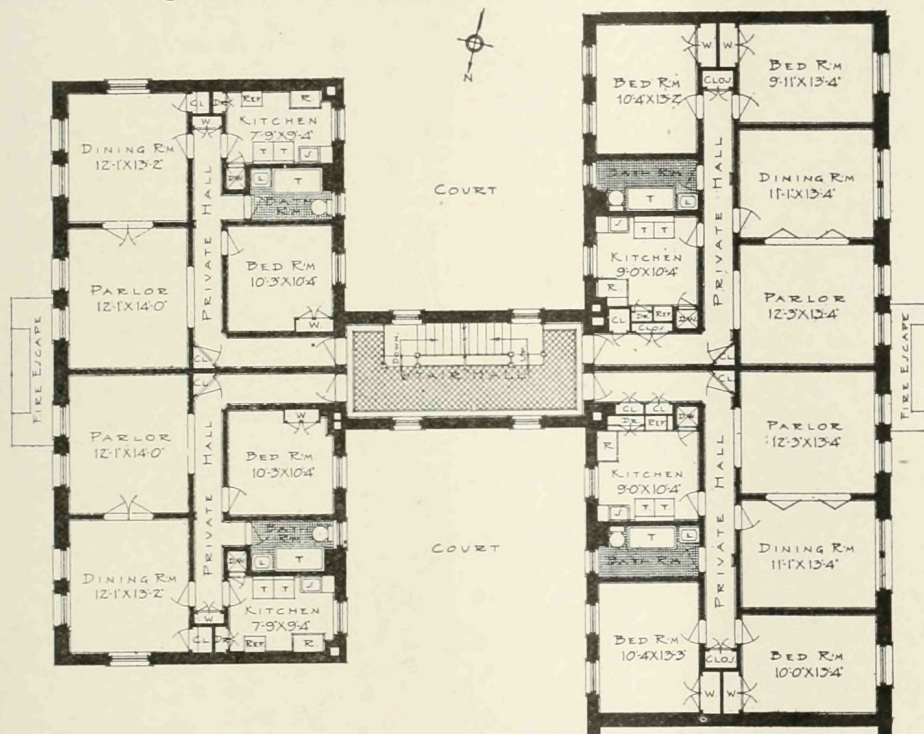
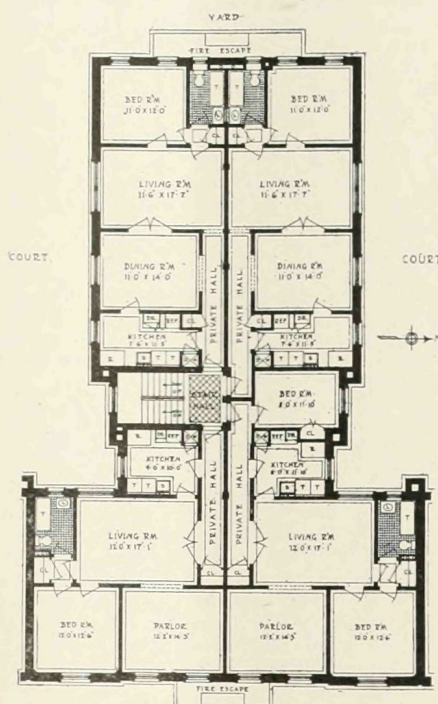
PRESENT RATE OF WAGES.

Schedule of the United Board of Business Agents in the Building Trades.

THE United Board of Business Agents of the Building Trades in Manhattan and Vicinity issued this week its annual schedule giving the prevailing rate of wages. The schedule is based on an eight-hour day, with a half holiday on Saturday. The compensation of foremen is rated at 50 cents to one dollar a day above the schedule. Recognized legal holidays and Sundays are figured as double time. The wage rates are:

*Asbestos workers, boiler felters, pipe covers, insulators.	\$4.75
*Asbestos workers' helpers.	3.00
Bluestone cutters, flaggers, bridge and curb setters.	4.50
Bluestone cutters' helpers.	3.00
Boiler-makers and iron ship-builders.	5.00
Boiler-makers' helpers.	3.50
Bricklayers.	6.00
Bricklayers' helpers.	3.00
*Carpenters and framers.	5.00
*Cabinet-makers.	5.00
*Cement and concrete masons.	5.00
*Cement, concrete and asphalt laborers.	3.00
Derrickmen and riggers.	4.00
*Decorators and gilders.	4.50
Decorative art glass workers.	5.00
Elevator constructors.	5.28
Elevator constructors' helpers.	3.40
*Electrical workers.	4.80
*Electricians' helpers.	2.20
*Electrical fixture workers.	4.80
Engineers, stationary.	4.50
Engineers, portable hoisting, etc., \$30.25 weekly; by the day.	6.00
Engineers on boilers, pumps or pile-driving machines.	\$30.00 weekly
Engineers on all excavating, broken time by the day, \$6.00.	\$30.00 weekly
*Framers.	5.00
Granite cutters.	5.00
Glaziers.	3.50
House shorers, movers and sheath pilers.	3.75
House shorers' helpers.	2.65
House-smiths, bridgemen and structural ironworkers.	5.30
*Ironworkers, bronze, metal furniture and metal trim workers.	5.30
*Ironworkers' helpers.	3.50
Ironworkers' apprentices.	3.00
Metallic lathers.	5.50
Marble cutters and setters.	5.50
Marble carvers.	6.00
Marble polishers.	4.40
Marble sawyers.	4.68
Marble bed rubbers.	4.95
Marble cutters' helpers, \$3.25; rigging and crane operators.	3.75
*Mosaic workers.	4.50
*Mosaic workers' helpers.	3.00
Machine stone workers.	4.50
Machinists of all descriptions.	5.50
*Paper hangers.	Price list
Plate and sheet glass glaziers.	3.50
Plasterers, plain and ornamental (after April 1, 1916).	6.00
Plasterer modelers.	\$30.00 to \$100.00 weekly
Plasterers' helpers.	3.25
*Plumbers and gas-fitters.	5.50
*Painters.	4.00
*Painter-decorator, painter-striper, painter-gilder.	4.50
*Painter-letterer, painter-grainer.	4.50
Riggers on machinery, dynamos, boilers, etc.	4.00
*Roofers, tar, felt, composition, damp and waterproofers.	4.25
Rockmen and excavators (after April 1, 1916).	2.80
Rock drillers and tool sharpeners, open work, \$3.68; tunnel.	3.75
Sheet metal workers, copper-smiths, tin-smiths, metal roofers.	5.00
Slate and tile roofers.	5.50
Steam, hot-water and general pipe-fitters.	5.50
Steamfitters' helpers.	3.00
Tilelayers (after January 1, 1917, \$6.00).	5.50
Tilelayers' helpers.	3.25
Tunnel and subway constructors.	3.75
*Upholsterers of all description (after Sept. 1, 1916, \$5.00).	4.50
*Varnishers.	4.00
Wood lathers.	6.40
Wood carvers and modelers.	5.00

*Subject to change.



TYPICAL FLOOR PLANS OF QUEENS APARTMENTS.

hattan, Brooklyn and the Bronx, apartments have been erected which compare favorably in the matter of arrangement, light and air with suites in Manhattan renting as high as \$2,500 a year.

The builders, realizing their opportunity to establish an apartment section which would be a model for the whole borough of Queens, which would attract residents from all other boroughs, decided to give apartment homes so far in excess of the requirements of the Tenement House Law that nothing in the city would equal them in this respect. The result is that the new Jackson Heights houses, instead of occupying 70 per cent. of the lot area like most houses, as is allowed by law, occupy only 58 per cent. of the lot area, leaving an additional 12 per cent. or a total of 42 per cent. for light and air courts. To do that in Manhattan and in some parts of Brooklyn and the Bronx would bankrupt builders, but in Queens it is possible because of the lower price of land.

All living rooms, dining rooms and most bedrooms open directly on the outside of the building, but rooms with

windows on courts are quite as desirable, for the builders have provided the largest courts found in five story houses, great open spaces, 60x24 feet. In size of rooms these houses again compare favorably with the more expensive structures in closer built sections. The smallest sized bedrooms measure 10.3x10.4 feet, others having as large an area as 138 square feet. Living rooms in these new houses are 12.3x13.4 and 12.1x14 feet, while dining rooms 11.1x13.4 and 12.1x13.2 feet are far above the average in non-elevator houses.

In putting up these new buildings the builders have taken into consideration that on account of the high cost of living many families dispense with servants and seek homes where housekeeping is made easy by convenient arrangement of rooms. For that reason a special plan has been worked out that shows many advantages.

Such arrangement, and such conveniences could hardly be worked into apartments in the built up sections, because the high cost of land would make rentals almost prohibitive. But in Queens such

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

W. C. STUART, Vice-Pres't & General Manager

J. W. FRANK, Secretary & Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as
second-class matter."

Copyright, 1916, by The Record and Guide Co.

TABLE OF CONTENTS

(Section One.)

Retail and Wholesale Sections Canvassed by Record and Guide.....	467
Garment Workers in Fifth Avenue Zone....	467
Hearing on Plan to Zone Fifth Avenue....	468
Lofts Suitable for Manufacturing.....	470
How Can New York City Get Home Rule? Dr. William H. Allen.....	463
Queens a Coming Apartment Center.....	471
Digest of Recent Legislation.....	465
Measures Affecting Real Estate.....	466
Real Estate Situation; Joseph P. Day.....	474
Apartments Near Colony Club.....	487
Editorial.....	472
Wages in Building Trades.....	471
How to Cut Cost of Court House.....	475
Building Material Market.....	486
Classified Buyers' Guide.....	497
Current Building Operations.....	486
Departmental Rulings.....	495
Directory of Real Estate Brokers.....	481
Leases.....	482
Personal and Trade Notes.....	488
Private Realty Sales of the Week.....	476
Real Estate Notes.....	485
Statistical Table of the Week.....	485
Trade and Technical Society Events.....	496

The wealth of the United States at the last official count amounted to 187 billion dollars, of which real estate formed 110 billion. But real estate, especially city real estate, is rarely proportionately represented in governmental affairs.

High building costs never yet stopped construction operations, nor did low costs ever start a building movement. Certain general contractors who a few weeks ago rejected bids for structural steel because they thought prices would fall are back in the market for bids at the advanced prices.

The prolonged winter weather, by hindering building construction and blocking deliveries of materials, is the cause of a peculiar conditions of affairs. Intending builders are puzzled by the problem whether to build at the present level of costs or wait in hopes that some materials will not be advanced while others will be lower when navigation opens. A year ago at this time the Hudson was open and all kinds of materials were circulating freely.

The Merchants' Association is trying to aid the Interstate Commerce Commission to find the "key logs" that are holding the freight jam at this port and to induce a co-operative effort on the part of the railroads, shippers and receivers that will break the embargo. Some of the responsibility for the congestion is chargeable to receivers who, in anticipation of a rise in prices, bought heavily of materials and merchandise and have been using the railroad yards for storage purposes until they could find an outlet.

The south side of 145th street between Seventh and Eighth avenues, in the borough of Manhattan, will not be set aside for a public pushcart market at the request of the owners of the abutting property, because the Corporation Council has called the attention of the Board of Aldermen to the fact, too well known to need the citation of authorities, that there is no power in the city government in all its departments combined to appropriate a public street permanently for such a use.

Manufacturers Who Must Move.

When the "Save New York" movement was launched, it was evident that members of large business concerns and real estate owners would be affected by it. The fact that some hundreds of manufacturers would be impelled to move out of the Fifth avenue shopping district created a situation from which real estate agents, builders and landlords in other districts might profit.

Specific on other points, the statement issued by the retailers left two questions unanswered. These were: Which firms are expected to move? and "How many such firms are there? As the retailers had prepared no list of the manufacturers affected, the Record and Guide undertook to compile one by a house-to-house canvass. In this canvass, our reporters were naturally obliged to rely upon the answers given by the manufacturers themselves, whose opinion as to whether they were expected to move might not coincide with the opinion of the retailers.

The first installment of our list, published last Saturday, has therefore been submitted to several of the leading retailers identified with the "Save New York" movement. As a result of this authentic inspection, only one name was struck from last Saturday's installment, while many new names have been added. This installment as authoritatively revised and amplified is reprinted on another page. Other parts of the list will be published as fast as the remaining names submitted by the Record and Guide are acted upon.

At present we are not in a position to give anything like a close estimate of the number of manufacturers who are expected to move. From a source that should be well informed, the statement is derived that the number will exceed 500 and may reach 700.

The Pennsylvania Station Zone.

The apparent disinclination of the Pennsylvania Railroad Company to improve the surroundings of its great station building on Seventh avenue and enhance the value of its real estate holdings was the cause of wonder and dismay to the business interests of the section until the announcement last week of the awarding of the contract for the erection of the hotel which the company has had in mind to build from the first, but for some reason put off. The long inaction was all the more unaccountable when the example which the New York Central Railroad has set by the utilization of its surplus real estate, with the resulting acceleration of realty values and business enterprise in the neighborhood, was brought into comparison. The new determination of the Pennsylvania directors, taken in connection with the approaching completion of the Seventh avenue subway transit line, has decidedly brightened the prospects of property interests in that quarter of the city. The expectations formed ten or more years ago of the complete transformation of the district west of Sixth avenue, as well as the immediate neighborhood of the station, may now after all be fully realized.

The inactivity, not to say depression, which has prevailed since the station was completed in 1910, relieved only by the construction of the new General Post Office and the Printing Crafts Building, has served to establish the soundness of a tradition in real estate development to the effect that while a new railroad brings general prosperity into a community, its favors are scattered over a wide territory and have a marked tendency to pass over the premises in the immediate vicinity. It was not an extraordinary thing, therefore, that the wonderful mid-town building movement of ten or more years ago, which welcomed the entrance of the Pennsylvania Railroad, when it reached the latitude of the station at Greeley Square spread no farther west than Broadway. Instead, the main current turned to the east

through 34th street and continued northward through Fifth avenue.

The same principle in urban development was exemplified in the early history of the Grand Central Station. For nearly a generation after the first building was erected by Commodore Vanderbilt there was no marked improvement in neighborhood realty affairs directly attributable to the influence of the station, but rather the contrary. Investigations made by the writer before the subway was built drew this testimony from real estate appraisers. Not until the New York Central announced its plans for improving its surplus real estate around the station, and the City of New York decided upon its first subway route, did we see the beginning of the transformation of the Grand Central section from a residential to a business center. The experience of the Pennsylvania section in the interim, with values in adjacent blocks retrograding seriously from the high levels of 1905-6 (and very noticeably in 32nd street between Sixth and Seventh avenues, where tenantless buildings have been surreptitiously used for billboard purposes) justifies the expectation that if the railroad company will imitate the example of the New York Central and make similar use of its surplus realty holdings around the station, similar benefits to itself and the community will ensue.

The time is opportune for hotel construction, and the transit and realty conditions in the Pennsylvania section are analogous to those which attended the Grand Central improvements. A hotel with a thousand rooms and a palace equipment will be distinguished among all the hotels in the country, as there are not more than a dozen of that rank. Its proximity to the station, if the fine success of the Biltmore, Belmont and Manhattan, which cluster around the New York Central's station, is any criterion, will be an advantage. It will not be a family hotel, but a stopping place for travelers coming over the Pennsylvania lines—and it will be well patronized for the same reason that the hotels near the Grand Central are overcrowded by the patronage that comes to them via the New York Central lines. The Pennsylvania hotel will not be in a back street when it is ready, because Seventh avenue has a future bright with promise. The entrance of many publishing houses has not yet attracted the supplementary lines which usually follow them, because speculative real estate improvements have not kept pace with business and traffic needs, owing to the seeming indifference of the natural leader, the Pennsylvania Railroad Company, which controls a large amount of property under the names of various holding companies, property which the hotel improvement will make a good market for, even if it is not improved by the railroad company itself. The field is waiting and the times are opportune.

Certified Buildings.

The unification of the various municipal departments now charged with the inspection of buildings in this city will have one desirable effect that has scarcely been referred to in the considerations that have been given to the pending legislation, and that is the effect of the new system of building inspection upon the marketability of a building. When an owner has completed his building in accordance with the standardized regulations which will go into effect next October under the new law, he will receive from the Superintendent of Buildings having jurisdiction a certificate of occupancy, or, in other words, a certificate of character for his building.

This will be the equivalent of a legal notice to the world, and especially to an intending purchaser, that the building has been erected according to all the laws and regulations governing the classification to which it belongs, that there are no violation orders pending against it anywhere, and that so long as it is kept in good repair and used only for the purposes for which it was designed, the owner will not be required to alter

its structural parts or make improvements of any sort against his will.

More than that, the building will not only be correct in its structural plan, construction and equipment, but it will have complied with the forthcoming regulations governing the height and situation of buildings. If it be a business structure, it will have been restricted to a certain district in the city appropriate to the trade or industry which it is designed to serve. It will not have been permitted to intrude where it is unwelcome, or where it will not be useable and rentable to the best advantage.

The district where it will be situated will not be subject to a sudden wholesale recession of realty values in consequence of being deserted through the migratory flight of a volatile industry, or, on the other hand, in consequence of an incursion of incongruous buildings and trades. One of the principal elements in property value is security of investment based upon the permanency of the good character of a neighborhood, and there is no security where there is no guarantee of reasonable permanency. The new districting regulations will be an effective prohibition against stagnant pools of obsolescent buildings with their concomitant of moribund land values.

The owner who has built under the standardized laws and regulations will possess, in a word, a certified building, one which an investor will be perfectly safe in buying, so far as its structural qualities are concerned, one which will be insurable at the lowest rate, and rentable on a schedule that will produce the best possible return on the investment. It will be a building for which the maximum loan will be obtainable, and which will amortize the mortgage, or pay for itself entirely, within a minimum period.

This consolidation and standardization of administration and regulations, when fully understood, will be viewed as the greatest step in advance that has ever been taken in behalf of realty interests. It will do more to restore the popularity of property ownership and real estate investments in all its forms than any benefit that has been conferred in years. It is hoped, however, that there will be no misunderstanding over the appointment of the board of standards and appeals. Care should be taken to preserve the technical character which the board has possessed from its inception, separate and distinct from all political ends.

The Standardization of Buildings.

The standardization of buildings, especially factory and commercial buildings, is a probability of the future. Lecturers at Cornell University have claimed that standard sizes, standard details and standard materials will make possible not only exceedingly rapid construction and reduced costs to the owner, but also increased profits to the contractor. The idea of shipping to Europe after the war complete buildings in parts, made in America (much in the same way as we are shipping submarines in parts) is in the mind of certain firms of engineering contractors. The owner will select one of half a dozen standard buildings, the steel frame, floor slabs, steel sash and complete equipment for which are kept in stock, and will get 30 to 90-day deliveries of the completed structure. Even now, with modern efficiency methods, and without noticeable standardization, great hotels and office buildings are erected with almost unbelievable rapidity.

Those Jersey Fumes.

Editor of the RECORD AND GUIDE:

I am most interested in the movement to secure adequate relief for the West Side property owners, of which I am one, who suffer severely from the fumes which come from New Jersey. This nuisance, I may add, has increased rather than diminished since the agitation for its suppression. I do not know what is to become of the West Side, unless some remedy is provided by the Legislature.

I understand that a suit has begun

in court and that the defendant companies have until next October to put in an answer, and I also understand that the case on which this is based, took more than ten years to bring to a conclusion. This I suppose is the natural course of events where it is a question of the individual citizen against the corporation.

If we are to wait several years for a suppression of this nuisance the effect will, in my opinion, produce a permanent blight upon West Side property.

In round numbers we hear of a quarter of a million people and a half a billion dollars of property being affected. If it were only a question of thousands, it seems to me that it would still be reasonable for the Legislature to devise a remedy.

I understand the bills now propose to give the Government the power to revoke the authority of a corporation to do business, if it injures the people only after notice and before hearing the Board of Health. Then I understand another hearing follows before the Governor himself. In a matter of this kind, I am advised, the Attorney General will, of course, be consulted. With the rights thus protected by two hearings and the opportunity in the meantime to suppress this nuisance either by moving out of the vicinity or by adopting a device to prevent the escape of these fumes, I do not see how any reasonable corporation can object.

This is an age of progress. The past history of this State and other States has demonstrated that existing remedies are inefficacious.

It seems to me a question now for the voters of our community to determine whether or not our rights are to be protected. The protection afforded by any existing remedy is a farce. I cannot express too strongly the hope that your action on the bill now pending before the committee will be favorable and in so speaking I can assure you that I speak for several hundreds of people, at least within the range of my personal acquaintance who feel precisely as I do.

If it were not for the fact that owners of apartment houses are afraid of affecting the rentals of their apartments (the same to some extent being true of the owners of private property) I believe you would long since have been provided with such evidence of indignation that no remedy would be regarded as too severe.

As a practical man I cannot see anything harsh or injurious in the legislation which I understand is now proposed, and trust it will receive consideration from the committee.

VICTOR HERBERT.

Repair of Transverse Roads.

Pending in the Committee on Public Thoroughfares of the Board of Aldermen is a resolution transferring jurisdiction over the four transverse roads crossing Central Park from the Park Department to the President of the Borough of Manhattan. The roads being in need of repair, the commissioners recently asked for an appropriation of \$180,000 for the purpose of repairing three of them, and the Stock Budget Committee, to whom the request was referred, recommended that the repair and repavement of the streets should be under the jurisdiction of the Manhattan Borough President rather than under the Department of Parks, as the Bureau of Highways is equipped with an engineering force and plant facilities for laying and maintaining pavements.

The traffic consists mainly of commercial vehicles and heavy trucking crossing the park. The roadways are in open cuts below the park level, and their use is similar in all respects to that of other ordinary city streets.

Chapter 331, Laws of 1913, amending the Greater New York Charter, empowers the Board of Estimate and Apportionment, subject to the concurrence of the Board of Aldermen, to transfer the jurisdiction and control of any streets from any department, board or office to any other department, board or office,

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management. Arrangement has been made through which such questions will be answered by a committee of the Real Estate Board of New York.

QUESTION 16.—Can you give me particulars of the registration law for architects in this State?

Answer 16:—Chapter 454 of the general business law of the State of New York in relation to the practice of architecture was amended by inserting a new article 7-A to take effect when passed, namely, April 28, 1915. This provides that any architect practicing at the time of the passage of this amendment may (if he chooses) before April 28, 1916, secure a certificate so that he may style himself "Registered Architect." Anyone not practicing at the time this article went into effect, namely, April 28, 1915, shall secure a certificate before being styled or known as an architect.

Certificates will be issued by the Board of Regents upon the recommendation of the Board of Examiners who have been appointed to pass upon applications, provided candidates can qualify to satisfaction of the Examiners.

The State Board for registration of architects is as follows:

D. Everitt Waid, Chairman;
William P. Bannister,
Albert L. Brockway,
Edward B. Green,
Frederick L. Ackerman.

We suggest that application be made to one of the above or to Augustus S. Downing, Assistant Commissioner for Higher Education, Albany, N. Y., for a copy of the law and an application blank which will give the desired information in detail.

QUESTION 17.—Must a real estate broker be licensed in New York State?

Answer 17:—No.

QUESTION 18.—Why are leases made for twenty-one years with renewals rather than straight leases for 99 years?

Answer 18:—According to section 8 of the Tax Law of New York State, a lease for more than 21 years is subject to double taxation. That is, the real estate is not only subject to its usual tax, but in addition is taxed as personal property. Therefore, leases are made for 21 years as the longest period. Leases usually have the privilege of renewal to be exercised by the lessee for one or more periods of 21 years or less. Trustees are limited by statute as to the length of leases they can legally execute. Individuals, as such, are not and can make leases for 99 years, but they will have to stand double taxation on such leases. Legally, the individual can make the lease; practically, owing to the double taxation, he cannot go over 21 years. The reason assigned for this is that it is a relic of State's Rights that dates back to the old Dutch Patroon System of leases, when it looked as if the system of long leases of land would be fastened on the State as public policy to the detriment of the individual. The opposition was active and violent, and the position taken by the State of New York against leases longer than one life in being has practically never been changed.

QUESTION 19.—Why are leases made for 99 years instead of for 100 years?

Answer 19:—Because they follow the old Roman law custom of calculating 99 years as plus the months, days and hours up to the full 100-year term. If the lease read 100 years under the custom followed it would practically be for 101 years.

QUESTION 20.—A sewer is to be constructed. A public park is on one side of the street. Who pays for this improvement? Do the property owners on the other side of the street pay all the expense, or does the city pay part?

Answer 20:—The city is assessed its pro rata share in the area of assessment exactly as other property owners.

REAL ESTATE NEWS OF THE WEEK

Better Feeling Prevailing, Though Market
Has Not Become Noticeably More Active

By JOSEPH P. DAY

THE real estate market is improving; not that there has been a special increase in the market values of properties, but that the general underlying conditions are improving.

There have been a great many foreclosures of properties which have been in the hands of weak holders and which have been rather unprofitable. These properties now have entered the hands of stronger interests and many are being managed with more care. Instead of showing a deficit each year, they are bringing good returns to the present holders.

I think nearly all brokers are finding more people inquiring for real estate, but while the volume of sales is not great, and nearly all buyers want to buy on low levels, it is an indication that purchasers are turning their attention to realty.

In the auction market during the past year many properties have been disposed of for estates and trustees, and sales are being well attended with almost all properties attracting some bidding. We have had a fairly good auction market for the past year, specially for smaller parcels which have been offered for trustees, estates and executors and have sold a very fair portion of the properties offered. Large holdings such as office buildings and apartment houses, have not attracted much attention from buyers, the larger dealers in real estate have not found the conditions to warrant their going into the market and buying properties, yet there is a feeling of optimism among these large dealers as to the probabilities of an active market in the near future.

There is no specific demand at the present time for any special class of property though there is some buying of vacant lots and considerable building activity in various sections of the city, largely in the line of tenements.

Money at the present time is readily obtainable on almost any class of property.

The renting condition throughout the city is generally good. In the business portion of lower Manhattan, which suffered so much from the uptown movement, there seems to be a less number of vacancies than last year. Space is gradually being absorbed, though at returns much less than in former years.

The plan of assigning certain zones in the city to certain lines of business, if carried out, will, in my opinion, have a beneficial effect in the way of stabilizing values. The shifting of manufacturing and wholesaling from one section to another in the city in the past ten years and the real estate speculation in connection therewith, had in the main, a very bad effect upon real estate values. It resulted in some very large profits for some people and some very much larger losses for other people, and also created a feeling of insecurity as to the stability of values in almost all sections of the city.

It would be a very great help to the real estate world if we knew that certain businesses were to be established in certain sections for a certain length of time. It would give a feeling of security that a certain station might be counted upon as sure to prevail and would stabilize the values of properties which were devoted to those particular uses.

I believe that keeping all manufacturing business out of the section between Third and Seventh avenues, 34th to 59th streets, would not alone drive the show-rooms into the section north of 34th street, thereby helping the values there, but would also tend to make that section a center for retail shopping and if the adjoining districts are devoted to manufacturing and wholesaling and other zones limited to residences, all of the zones thus protected would have special

value for special uses and we could have a uniformity of development, and that would all tend to give stability to values.

The completion of the new subways will naturally have a tendency to attract land speculation and building speculation to those portions of the city which are going to be benefited by the improved transit. The Fourth avenue subway has already had a very considerable effect upon the real estate along the line which it penetrates and the other subway extensions will unquestionably attract attention to the territories which they open up.

CROSSTOWN EXTENSION.

Hearing Held on Franchise for West
86th Street Surface Line.

At a hearing held by the Franchise Committee this week, the East Side residents arrayed themselves against the West Siders, in an effort to get the 86th street crosstown line extended west from Central Park West to Riverside Drive.

The opposition was headed by property owners in West 86th street, and they were assisted in their efforts by the West End Association. The members of the Yorkville Real Estate Owners' Association, and the Yorkville Association spoke in favor of the extension. Henry de Forest Baldwin represented the West 86th street interests and declared that \$7,000,000 worth of property would be injured should the proposed work be permitted to proceed. The assessed valuation of property in West 86th street, is approximately \$14,000,000, according to Mr. Baldwin, and he stated that values would shrink about fifty per cent. if the franchise was granted.

Herman Eifers represented the owners of Bretton Hall, which is assessed at \$1,500,000, and objected to the proposed franchise declaring that before the hotel was erected the owners were assured that 86th street would be maintained under the jurisdiction of the Department of Parks, and that no street car line would be permitted in the thoroughfare. Charles L. Craig, speaking for the West End Association, held that the city had no legal right to grant the franchise to the New York Railway Company, because the city itself could construct the road should the necessity arise.

Representing the Yorkville Property Owners' Association, Frank Eberhard declared that 500,000 inhabitants in Manhattan would be benefited by the extension and declared that a crosstown service at that point was most essential. "The opposition," said Mr. Eberhard, "comes from the owners of one hundred and twenty houses, most of which are occupied for only a portion of the year. In their effort to retain privacy, they are stemming the tide of progress."

Arthur G. Peacock, attorney for the New York Railway Company, said that the petition for the franchise had been presented at the request of the Public Service Commission because it would provide two new transfer points. He said that the company expected very little additional revenue from the proposed extension.

ZONE HEARINGS.

(Continued from page 469.)

mortgage investment equal to any form of realty, and perhaps superior to certain types of building which have found great favor in the eyes of loaners. Judging the future by the past, the 1916 factory has reached the maximum of fireproof construction and fire prevention, combined with the minimum of physical depreciation. An expression of the attitude of large loaners toward low-priced-land-factory-construction would be most interesting at this time."

Cable Address Established 1794
Cruikshank, New York Incorporated 1903

Cruikshank Company

Successor to
E. A. Cruikshank & Co.

No. 141 Broadway

REAL ESTATE

Agents Appraisers Brokers

OFFICERS:

Warren Cruikshank, President

William L. DeBost, Vice-President

William B. Harding, Treas.

Russell V. Cruikshank, Sec'y

DIRECTORS:

E. A. Cruikshank

Robert L. Gerry

Warren Cruikshank

R. Horace Gallatin

William H. Porter

William L. DeBost

William B. Harding

Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK

BROKERS, APPRAISERS, AGENTS

FIRM OF

LEONARD J. CARPENTER

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street

Entire Charge of Property

D. Y. Swainson A. H. Carpenter C. L. Carpenter

Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

The General Management
OF

Real Estate

37 LIBERTY STREET

Established 1890

JOHN P. KIRWAN & SONS

REAL ESTATE
AND
MORTGAGE LOANS

138 WEST 42nd STREET

ESTABLISHED 1867

RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 710 Madison Ave.
NEW YORK

Irving Ruland, Pres.

Jas. S. Anderson, Vice-Pres.

Richard L. Beckwith, Secy.

A. Rene Moen, Treas.

Edgar A. Manning

Anton L. Trunk

MANNING & TRUNK

REAL ESTATE

489 Fifth Avenue, New York

Telephone 6834 Murray Hill

F. R. Wood, W. H. Dolson Co.

REAL ESTATE AND
MORTGAGE LOANS

MANAGERS OF ESTATES

Broadway, cor. 80th St. 140 Broadway

George Fuller, editor of the American Woolen and Cotton Reporter, said: "Few people who are conversant with the situation will contend that a good purpose will have been served when the wholesale interests are removed from the present retail center on Fifth avenue and the adjacent streets. Much has been said about the convenience of the wholesaler to the retailer, and his ability to supply goods with rapidity, if his place of business is nearby. Theoretically, this stand is all right, but as a matter of practice it does not work out. The retailer buys goods in quantity from the wholesaler, and it is only on rare occasions that special orders, for small amounts, are put through in a hurry and require special delivery."

"From the standpoint of the wholesaler the move northward was a good one, because, notwithstanding the higher overhead charges, he has made more money, and, in addition, has given his working people better accommodations. It is natural that everyone wants to be as pleasantly situated as possible.

"On the other hand, the retailer has certainly been a sufferer. The congestion in the streets has been and is extreme, and this is not confined to the noon hour, for there are so many artisans employed in the section that luncheon shifts are made, which extend over several hours.

"The contention of some of the wholesalers that their people buy goods is true, but as a rule they purchase the cheaper articles, and the profit is small.

In fact all things considered the retailer would rather be without this trade.

"Trade segregation is of course the thing. This does not apply only to the garment manufacturers, but also to practically all lines of trade, wholesale and retail.

"Personally I think that it would be a good thing if some of the manufacturers went into the suburban zone, but the labor problem would become a serious one, far more so than at present.

"I do not pose as a real estate expert, but several men have told me that should the manufacturers stay north of 34th street, realty values will be seriously affected. I do not doubt this statement, for I have seen the same situation in other sections of the city. The solution, as I see it, is that these people go back from whence they came, as soon as possible. They will help the section into which they go and will help the Fifth avenue district by leaving it."

The Merchants' Association of New York was asked to express an opinion about the Fifth avenue problem and the matter was brought up for consideration by the Executive Committee last Monday. It was the unanimous opinion of the committee that, in view of the fact that the official report from the New York City Commission on Height of Buildings and Districting the City will shortly be acted upon, the Association ought not to take any position in regard to this subject until the report and its recommendations are before it for consideration.

HOW TO CUT THE COST OF THE NEW COURT HOUSE

THERE is at present before the mayor a request for approval of authorization of \$7,500,000 corporate stock to meet the cost of the new Court House, as per "modified plans" submitted. Dr. William A. Allen, Director of the Institute for Public Service, has sent a communication to the mayor, the following being an excerpt:

May the Institute for Public Service, through you, ask that the Board of Estimate before voting these funds or authorizing the project, secure from the Commissioner of Accounts preliminary reports on the study which he is making pursuant to the resolution of your Board, on the use of space in city-owned buildings, and to answers to the following vital questions:

Q. Is "meeting the cost" out of corporate stock the best method for financing the project?

A. Granted that there is merit in the pay-as-you-go policy, and that it is wise to avoid use of corporate stock except where absolutely essential, then

(1) It seems certain that with this new building, intelligent planning, and adherence to this plan, will indicate the advisability of housing at least some city departments, now housed elsewhere in city-owned buildings, in either the Court House, Hall of Records of Municipal Building, and that sale of such isolated properties will be used to finance this project. If estimates are correct, this represents at least one million dollars which might be so used instead of corporate stock.

(2) That quarters should and can be provided in publicly-owned buildings around the civic center, for many public departments now renting quarters, and that this saving (reaching probably \$500,000 per year), be effected, and that said sum over a ten-year period be paid out of the tax budget and revenue bonds for this new project.

Q. Will authorization now affect the management of the project adversely?

A. The public testimony of the responsible city officers is that the Court House Board, and its independent control of expenditures are against the city's interest. The Brown Committee reports "there is an important class of mandatory legislation which is very expensive like the Court House Board. It is intolerable . . . the committee recommends legislation conferring full power upon the city administration in relation to the . . . Court House Board."

Does anyone doubt that to authorize this issue now means that the Court House Board will have the most powerful argument possible to defeat remedial legislation—that the city has just authorized the Board to go ahead, and therefore it will be wise to avoid change on something under way? Will anyone believe that to rush this authorization now, when remedial legislation could be secured within two weeks, is anything but the old game of "passing the buck?" Will the man-on-the-street believe, if the remedial legislation is denied because of this action, that the city officials have not been insincere in their professions of economy and desire for Home Rule?

Q. Is the cost of the project fully and reasonably presented in this request?

A. The cost of the project is based on estimates alone and at the price of materials as of July 21, 1915. It is a well known fact that the cost of materials has risen greatly since then and this fact, coupled with the necessary expenses which have simply been deferred in the estimates before you, makes reasonable the estimate that the building according to the modified plans will cost not less than \$8,500,000.

In addition, absolutely no consideration is made of the cost of grading, parking, etc., in the rest of the area, the furnishing of the building, and many other expenses which are indispensable before the building is available for use. The question of providing for these additional expenditures should be definitely decided and made a part of the authorization of the project. This should include, for example, a control of frontage for 350 feet radius as is now the case around parks. It should provide such assessment area as

Twenty per cent. of total for the improvement on property within a 350 foot radius of the Court House.

Twenty-five per cent. of the total cost in assessment area bounded by Chambers, Broadway, Canal, Bowery and Park Row, outside of the 350-foot limit above.

Twenty-five per cent. of the total assessment on Manhattan, south of Delaware street.

Twenty per cent on the whole of Manhattan.

And ten per cent. on Brooklyn, south of Broadway.

While it is believed that this would be an equitable provision for the improvement area, it is cited merely to emphasize the need for definite provision for same at this time.

Q. Are the merits of the plan as now presented the best for the city's interest?

A. With regard to the layout the present plan makes no provision for the development of a real civic center. There must be, and can be, included provision for housing adequately a public safety group, including the departments of health, charities, corrections, and district attorney, provision for the latter being necessary in order to allow growth in the Criminal Courts Building. It does not include provision for other city departments which might better be housed here, and the present property owned by the city in which they are housed, sold, as noted previously.

The remainders in this layout are such, according to estimates, that they fall short by large sums of what might be arranged for in a layout at least equally satisfactory from an architectural standpoint, compared with the present modified plan of development.

Q. Should action be taken on the new Court House project before the city has fulfilled the pledge in the Fusion platform of 1909 to lay down a definite policy with regard to the city's real estate holdings and activities?

Q. Does any action on a plan within two weeks of its being placed on the calendar and without reference to the bureau of contract supervision, created to examine the requests for corporate stock, comply with the pledge in the Fusion platform of 1913 to make a careful study of all proposed improvements and of their relative importance?

Q. Does the history of the Municipal Building, among others, indicate that without definite and comprehensive plans prescribed in advance, expected savings never materialize?

Business Established 1853

Horace S. Ely & Company

This company acts as agent for Trustees, Executors and Owners in taking entire charge of Real Estate. Makes appraisals.

Acts as Broker in the sale and leasing of Real Estate.

21 LIBERTY STREET
489 FIFTH AVENUE

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS
BROKERS and APPRAISERS

45 William Street New York City

Management of Estates a Specialty
Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

JOHN C. R. ECKERSON

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

299 MADISON AVENUE, N. E. Cor. 41st St.
NEW YORK

E. DE FOREST SIMMONS

REAL ESTATE

Tel., 837-838 Plaza 31 WEST 58th STREET

Established 1887

Telephone Connection

CHAS. S. KOHLER

REAL ESTATE & INSURANCE
BROKER & MANAGER OF ESTATES

Main Office
901 Columbus Avenue—Corner 104th Street
Branch Office
1428 St. Nicholas Avenue—Near 181st Street
NEW YORK

FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

O. D. & H. V. DIKE

Midtown Business
Property

CANDLER BUILDING, 220 WEST 42D ST.

THOMAS J. O'REILLY

Real Estate Broker, Appraiser and Agent

BROADWAY AND 109th STREET

New York Representative of
Caughy, Hearn & Co., Baltimore and Washington

HAROLD W. BUCHANAN

Mortgage Loans and Real Estate

49 WALL STREET

PORTER & CO.

REAL ESTATE

George W. Short 159 W. 125th STREET
Charles F. Porter Telephone Connections**J. Edgar Leaycraft & Co.**Special Attention Given
To the Management of Estates
Rental and Sale of Property
Collection of Rents
Ground Rents, Interest, Etc.

30 EAST 42d ST., Cor. Madison Ave.

J. B. ENGLISH

Real Estate Broker

INSURANCE
ESTATES MANAGED
RENTS COLLECTED
HOUSES FOR SALE
AND TO LET1531-7 Broadway
N. W. Corner 45th St.
Astor Theatre Building
Phone: Bryant 4773**JAMES A. DOWD**Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, Above 49th Street

CARSTEIN & LINNEKIN

(Inc.)

REAL ESTATE

221 FOURTH AVE. 347 FIFTH AVENUE
Gramercy 2293—Phones—Murray Hill 523**CUTNER & LIPSET**

REAL ESTATE

1181 BROADWAY

South West Corner Twenty-eighth Street
Telephone—Mad. Sq. 9329*Spear & Co.*
REAL ESTATEECONOMICAL MANAGEMENT OF BUSINESS PROPERTY.
840 BROADWAYThis Company acts as agent for Trustees,
Executors and Owners in taking entire
charge of Real Estate**FRANCIS W. FORD'S SONS**

City Surveyors

Real Estate and Insurance

8-10 JAMES STREET, N. Y. C.

HOWARD H. FORD FREDERIC C FORD
WALTER H. FORD, C. E. HAROLD S. FORD

Established 1879

William G. Morrisey

REAL ESTATE

BROKER APPRAISER

189 MONTAGUE STREET

Telephone 5856 MAIN
5857**Queens Transit Problems.**

The Transit Committee of the Queens Chamber of Commerce is co-operating with the officials of the Long Island Railroad to obtain important improvements in the transit facilities of Queens. Three important matters which are now being advanced that will be of value to the residents of various sections of the Borough are:

- (1) Better train service from Long Island City.
- (2) The operation of the "Stewart Railroad" Branch between Flushing and Floral Park.
- (3) The lease of the North Shore Division of the Long Island Railroad for the operation of rapid transit trains.

The great industrial development that has taken place in Long Island City during the past few years has brought thousands of new employees who are anxious to live on Long Island, but today have not the most convenient railroad facilities to reach points beyond Jamaica and Flushing. A committee composed of Robert W. Higbie, John Adikes, George J. Ryan and Paul Irvin have taken up, with the Long Island Railroad, the necessity of operating a local train service from Long Island City, and the Hunters Point avenue station, where connections can be made with the Queensboro subway, similar to that now in operation on the Atlantic avenue division from Brooklyn, where direct connection can be made with the present subway. The Long Island Railroad have promised the Chamber to operate with their spring schedule in May, a number of additional trains between Long Island City and Jamaica, which will include twenty additional stops at the Hunters Point avenue station. This will enable passengers from Jamaica to conveniently reach both the factories and offices in Long Island City, and through the Queensboro Subway, the great business center around 42nd street, in Manhattan.

The Transit Committee of the Queens Chamber of Commerce has endorsed the application of the Long Island Railroad for the operation of the branch known as the "Stewart Railroad," which will operate from the north shore division, at Flushing, to the main line, at Floral Park, and has urged the members of the Board of Estimate to grant this application. The following Committee has been appointed to advocate this improvement: William T. Yale, E. A. MacDougall and Stuard Hirschman.

A committee composed of William T. Yale, James Frank, L. J. Rickert and M. J. Degnon, have been appointed to urge the members of the Board of Estimate and Public Service Commission and the operating companies to hasten the matter of the offer of the Long Island Railroad to lease its North Shore Division tracks for the operation of rapid transit trains. This matter is now receiving the serious consideration of the city officials, and the details as to the length of contract, fare to be charged, and other details are being worked out.

For a Bronx Post Office.

The fight that The Bronx Board of Trade has been waging for adequate postal service for the Bronx is at last beginning to look encouraging. Congressman Henry Bruckner, who has introduced a bill providing for an appropriation for the construction of a Post Office, has succeeded in securing the promise of a hearing on the proposal to erect a Bronx Post Office and Federal Building at 149th street and Mott avenue.

A delegation from the Board of Trade will go to Washington next week, appearing before the House Committee on Public Buildings, of which Congressman Frank Clark is chairman, to urge that the committee include the erection of the Post Office in the bill to be introduced during this session of Congress.

Congressman Bruckner is optimistic as to the chances of the House passing the bill, which will be prepared and introduced by the Public Building Committee. He also feels confident that the committee will, when shown the sentiment of the people of the borough, see fit to include an appropriation of \$1,000,000 for the erection of the building. The fact that the Government has already

purchased the site at a cost of \$285,000 is also considered a good omen.

The Bronx Board of Trade has pointed out the fact that it is the only community of any size in the country that has no Post Office of its own. This, of course, is due to the fact that the Bronx was part of the old City of New York and as such was served by the New York Post Office. At that time the service was sufficient. The Bronx of today is, however, a totally different place. It has grown to such a size that without the construction of a separate Post Office Building and the erection of the Borough into a separate Post Office, with a Postmaster and the service that goes with such an organization, the people of the Bronx must suffer from a lack of proper postal service.

To Test the Value of Gas.

The Public Service Commission is about to establish stations in all boroughs of the city for the purpose of testing the heating value of gas supplied by the gas companies in this district. The law at present requires the testing of gas as to its illuminating power only. While the law requires a standard of 22 candlepower for gas supplied in the First District, the value of such a standard is extremely questionable at the present time, when comparatively few open flame burners are used, when mantle lamps are extensively employed, and when gas is used largely for heating, cooking and power purposes. The value of gas today is dependent upon its heating power. The commission will hold a hearing on March 27 to determine whether a heating standard shall be established.

PRIVATE REALTY SALES.

AN exchange involving properties held at close to \$2,000,000 lead the trading which continued along practically the same lines as that of previous weeks. Small sales and a goodly proportion of commercial and residential leases represented a substantial share of the business. The activity in the leasing branch of the market has been fairly well sustained and bears out the contention that the renting season is becoming an all-year-round one. Commercial leasing, especially is attracting considerable attention and concerns not only loft space but also new store locations. The demand for residential space has progressed to include more private houses and such classes of property are still in favor in many quarters in spite of the excellent renting of apartment houses.

There were few transactions of note in the Vesey Street Exchange Salesrooms, where offerings represented principally the usual types of properties offered at foreclosure. The eight-story apartment house, at 622-624 West 141st street, was taken over by Theodore D. McCaddon, as plaintiff for a bid of \$38,750 above prior liens of \$225,000.

The sale of the historic Atlantic Garden property on the Bowery near Canal street, which was scheduled at the stand of Joseph P. Day, was postponed for one week and the parcel will be offered again next Wednesday.

The total number of sales reported and not recorded in Manhattan this week were 33, as against 23 last week and 32 a year ago.

The number of sales south of 59th street was 13 as compared with 7 last week and 5 a year ago.

The sales north of 59th street aggregated 20, as compared with 16 last week and 27 a year ago.

From the Bronx 19 sales at private contract were reported, as against 20 last week and 10 a year ago.

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

\$1,900,000 Transaction.

The Fiss, Doerr & Carroll Horse Company, William Bradley and others, has purchased through Slawson & Hobbs, from the Charmion Construction Company, Henry Mayer, president, the north-

Where Are You Going?

*Waist,
Neckwear,
Underwear
Cloak and Suit* **Manufacturers!**

Will you go back to the old sections downtown from which you removed because the buildings were old, poorly planned, poorly lighted and often dangerous firetraps?

Under the proposed zoning plan the sections are limited in which you can locate. That means higher rentals in the old districts.

You want to be as close as possible to the retail district. Then why not

4 Minutes from Grand Central Subway Station

in new, fireproof buildings to be erected at the
Hunterspoint Ave. Station of the Queensboro Subway

**35 cents a square foot with service
Any size space required**

This is the new industrial district of New York City. It is a new industrial city in itself, closer to 5th Avenue and Broadway than are the older commercial and factory districts of Manhattan. It is a place where you can

Save on Rent Save on Insurance Save on Labor

Where your employees now residing in Manhattan, Bronx or Brooklyn, will reach your place of business for a single 5-cent fare—Free transfers being issued at Grand Central Subway Station.

Where there is an auxiliary labor market in the 15 residential suburbs now connected by the N. Y. & Queens Co. R. R. trolley lines converging one block from the buildings.

**It Is The Ideal Place For You
Where your individual needs will be supplied
INVESTIGATE!**

THE DEGNON COMPANIES

LOFT DEPARTMENT

Tel. Murray Hill 7505.

30 East 42nd St., New York City

Wants and Offers

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

FOUR Hyde Atlases of Manhattan, up-to-date with innumerable memoranda entered on maps stating last prices of sales of many thousand properties, besides innumerable owners, names and plotages shown on maps; price \$100. Also card files of Manhattan Island properties up-to-date, costing us over \$10,000; price, \$1,000. Also 12 years of Record & Guide Quarterlies, 1900 to 1911 inclusive; price \$65. See or address A. H. IVINS CO., 50 E 58th St., as they are retiring from business.

PLUMBER, Roofer, Iron Worker, Electrician, Plasterer or Painter wishing office at Grand Central Terminal; expense minimum. Box 944, Record and Guide.

REAL ESTATE management and renting; thoroughly competent manager; have 10 years' practical experience; thorough knowledge repairs, mechanical equipment, department orders. Box 952, Record and Guide.

EXPERIENCED and capable real estate broker desires to connect with a high grade concern, on commission basis, with guarantee. Box 954, Record and Guide.

AN UNUSUAL opportunity for good Real Estate or Mortgage Broker. Prominent, old established downtown Office, with high-class clientele has office room and up-to-date facilities for self-operating salesman or mortgage man on commission. Address Confidential, Box 886, Record & Guide.

WANTED—Quartered Oak Atlas Case to hold eight Hyde & Bromley Atlases; must be in good condition. Room 31, No. 121 West 42d St. Telephone Bryant 2444.

HIGH CLASS Man desires position; resident manager of apartment houses; good renter; excellent references. Will furnish bond. Box 940, Record & Guide.

MAN, with considerable experience in Superintending Building Construction, desires to connect with Builder or General Contractor; excellent references. Box 938, Record & Guide.

WANTED, Real Estate Quarterlies from 1907 to date or any part. State price. J. H., Room 3, 1122 Broadway.

REAL ESTATE—Technical man (25), experienced architect, surveyor, supt. of construction, estimator; understands speculative building and operating; capable executive and correspondent; seeks connection with future. Box 942, Record & Guide.

WANTED—Experienced renting man, salary and commission. Apply HEIL & STERN, 1165-1167 Broadway, N. Y.

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.

WE ARE entirely out of NEW YORK Edition of Record and Guide of Feb. 26, 1916; March 4 and 18, 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 April 3, 1916. Record and Guide Company, 119 W. 40th Street.

FOR SALE OR TO LEASE

FARM, 2,200 ACRES, 1,300 acres forest, 650 acres as farm, meadow and pasture land; feed 100 cattle in winter; 3-mile lake. For sale or exchange for city property. C. SEEDORFF, 33 Suydam St., Brooklyn.

FOR SALE, Store property, Atlantic Ave., Brooklyn. OWNER, 104 South Elliott Place.

TWO LOTS, Hastings Heights, bought 8 years ago; will sell the same as paid for; need cash. L. STAHL, 342 E. 55th St.

COMMUTING distance Manhattan, 5 to 20 acres; mention terms and location. Address R, Box 892, Record & Guide.

BARGAIN, Five-story New Law, all modern improvements; subway station; price \$47,000; mortgage \$35,000; rents about \$6,300. Box 890, Record & Guide.

IRON MINE FOR SALE or lease, 25 acres high grade iron ore, near railroad, 50 miles New York. E. E. CONOVER, Hasbrouck Heights, N. J.

WANTED, Private party will lease Flats and Tenements on net rental; security given. A. F. C., 347 Fifth Ave., Room 1408. Phone Murray Hill 9070.

TWO LOTS, 50x148 FEET, House, 11 rooms, all improvements on one lot; 50 feet from Hudson Boulevard; just the place for a garage; would exchange for small flat or country place; price \$8,500. 39 Clendenny Ave., Jersey City, N. J.

FOR SALE, Long Beach, 5 choice Lots in heart of village; reasonable; bargain. L. L., Box 888, Record and Guide.

FOR SALE—RUTHERFORD, N. J. Modern 8-room house. Screens, storm windows, shades, good location and train service; \$5,300; easy terms. PACKARD, 44 Courier.

TWO FAMILY BRICK HOUSE, Lot 23x100, all improvements, steam heat and hot water service, 11 rooms and baths, in High Bridge section; price reasonable. VAN, 920 Record & Guide.

OPPOSITE PENNSYLVANIA STATION, Plot 122x75, S. W. corner 7th Ave. and 31st St. Suitable for loft building or hotel. E. B. LEVY, 33 West 42d St.

WHAT CAN YOU OFFER for \$66,000 equity in Manhattan improved and Long Island City building lots, lightly mortgaged? BELLAMY (Shirt Maker), 1030 3d Ave., New York, Phone Plaza 1286.

BRICK FACTORY, Fully equipped, below cost; factory and apartment house sites, Hoboken, Weehawken and West New York; handy to 23d and 42d st. ferries and tubes. J. LEULY, 423 Hackensack Plank Road, West Hoboken, N. J.

\$4,500, Beautiful modern 7-room commuter's home; all improvements; picturesque grounds. P. O. BOX 486, New York City.

TO LET, Small private office in Attorney's suite. Real Estate or Insurance Broker preferred. Room 1202, No. 37 Liberty St.

31 ACRE, 9-ROOM HOUSE, barn and hennery, orchard, including farm implements, heart of Catskill Mountains, 3 miles from station, to rent for \$300 a year. Box 936, Record and Guide.

STORE IN YOUNGSTOWN, OHIO, Suitable for Department Store, Ready-to-wear 10c. Store; best location; 12,00 sq. ft., 170 ft. window display. C. W. MILLER, Hippodrome, Youngstown, Ohio.

FOR RENT STUDIO, 39-41 W. 27th St., 8th Floor, 750 Square Feet. Splendid North Light. Central Location just west of Broadway. Inquire on premises.

BUILDERS, ATTENTION! Choice plots on line new subway extension, ripe for building; loan arranged. SOME EXCELLENT EXCHANGE PROPOSITIONS ON HAND.

ULLMAN, 3221 White Plains Av., Bronx Boro.

EIGHT-ROOM HOUSE on Connecticut River; all modern improvements; electric lights, garage; price reasonable; splendid opportunity. W. C. ROOT, East Haddam, Conn.

38 EAST 60TH ST. Will sell at \$42,000 net and leave large mortgage at 5 per cent or will lease by the year at \$2,500 without release clause or \$1,800 with release clause; principals only need apply to ALFRED WOLF, 12 W. 44TH ST., in brokerage office.

FOR SALE, KEW GARDEN section, 15-room, 2-family corner, 50x100; electrified, steam heated; double garage. Box 948, Record and Guide.

FOUR LOTS, Excavated, ready for builder, one block west of Broadway and Van Cortlandt Park, to exchange for small modern private residence; Westchester or Long Isl. and preferred. OWNER, Box 950, Record & Guide.

WANT ABOUT \$3,000 cash and other equity for \$10,000 equity in Business corner, Harlem, east side; one mortgage. OWNER, Box 946, Record & Guide.

SPLENDID SITE for institution or home; 30 miles city, hills N. J.; good roads; telephone; mile from two stations; first class commutation. Particulars write P. O. BOX 272, Suffern, N. Y.

MONEY ADVANCED on notes, commercial accounts, assignments of rents, negotiable storage receipts, and other collaterals.

ROYAL COMPANY OF NEW YORK, Private Bankers, 95 Nassau St.

CORNER SHORE ROAD AND 93D ST., An elegant piece of property known as Bay Cliff Villa; contains three buildings, plot 100x125 feet to Marine Av.; main building has 16 rooms; one in rear, large dining room, 5 bedrooms, and one adjoining 5 bedrooms; has been occupied by boarders for twenty years.

JOHN A. DERAIMES, Hotel St. George, 51 Clark St., Brooklyn Heights.

SPLENDID 50 ACRES for subdivision at Plainfield. Commuters 37 acres at Belle Mead. Cash required \$1,500. Good 515-acre farm, Conn., \$6,500. LAIRD, 17 West 31st St.

BRICK MANUFACTURING PLANT For sale; largest on Long Island; 16 miles from New York City line; established 44 years ago by late A. T. Stewart; 255 acres; in operation year round; clay, mixing and moulding sand on property; clay, 23 per cent aluminum.

M. MEYER, Farmingdale, L. I.

FOR SALE, Attractive manufacturing property, water front and railroad siding midway between New York and Boston; village 5,000 population; good buildings, covering about 18,000 square feet with ample room for expansion.

S. MAXSON, West Mystic, Conn.

FACTORY To let in Jersey City, 3 blocks from Cortlandt St. ferry; 20,000 heavy floor space; brick, new building, feely construction; light from all sides, with elevator and machinery; size 50x100; low rent. Inquire M. LAST, 347 Grove St., Jersey City, N. J.

FOR SALE, Cheap for cash, Seaside Home, 10 rooms; also guest house, servant's quarters and laundry; Ocean Av., between Seabright and Long Branch, N. J.; would take new or slightly used Limousine Motor Car as part. E. E. F., 71 Glenwood Av., E. Orange, N. J.

FOR SALE, \$7,500, desirable Plot, 100x100, suitable for stores and dwellings, in North Pelham's business centre, opposite Boston and Westchester Railroad station; great opportunity for the builder; also a new shingled house of eight rooms, on lot 50x100, on adjoining avenue; price \$5,250, or will rent for \$35. Owner, GLOVER, 202 West 85th St., or PETER CEDER, 5th Av., North Pelham.

WANT, Builder, developer, investor, speculator, to purchase 125 lots, half value; good buildings free; easy terms; North Shore, Long Island, on trolley and Long Island Railroad; five-cent fare assured; 30 minutes Broadway. Ripe for suburban builder; fortune here for right party; brokers recognized.

HERBERT E. WILLIAMS, 818 Manhattan Ave., Brooklyn.

TO INTEREST MANUFACTURERS CORNER LOFT TO LET 10,000 Square Feet. Southwest corner Columbus Av. and 101st St. Fireproof Building with Sprinkler System "H. MARKOWITZ" INQUIRE Tel. 6890 Mad. Sq. 99 MADISON AV.

LONGACRE SECTION To Lease—108 W. 45th St.—25x100. Five story, suitable for prosperous business; long or short term. Brokers protected. ROBT. J. MAHON, Attorney, 154 Nassau St.

2,000 feet of Water FRONT

with 50 acres, deep water on Flushing Bay, 20 minutes from heart of Manhattan; 5c. fare on rapid transit, New York and Queens County trolleys, and Long Island Railroad through property; three ferries; abundance of help and housing facilities; ideal location for large manufacturing concern or shipbuilder, etc.

J. N. RAPP, College Point, L. I. Tel. Flushing 1500.

west corner of West End avenue and 75th street, a twelve-story apartment house, on plot 100.5 feet on West End avenue and 142 feet in 75th street. The new structure was held at \$1,300,000 and contains about forty-eight apartments now about seventy-five per cent. rented, and will, when rented, have a total rent roll of about \$140,000. This building was designed by Neville & Bagge, architects, and it is expected will be completed and ready for occupancy about August 1. In part payment for this property, the Fiss, Doerr & Carroll Horse Company gave its ten two-story stable buildings, occupying most of the southerly block front in East 24th street, from Lexington to Third avenue, including a plot 286x98.9 with a 26-foot outlet in East 23d street. This property has been held at \$600,000. No plans have been announced regarding the future of this plot.

New Lexington Avenue Apartments.

The Strathcona Construction Company, Harry and Joseph Falk, has acquired from Samuel K. Jacobs, through Nelson, Lee & Green, the plot measuring approximately 50x100, at the northeast corner of Lexington avenue and 50th street. Title passed on Monday. It is the intention of the purchaser to improve the property with an eleven-story apartment house with stores on the Lexington avenue side. The Strathcona Construction Company recently completed the twelve-story building at 302 Fifth avenue and the "Vauxhall" apartment house, at 780 Riverside drive. The 50th street property was purchased by Mr. Jacobs several months ago in a deal which also involved a tract at Shippan Point, Conn. The Lexington avenue corner has been held at \$125,000, and is at present unimproved.

\$600,000 Apartment Deal.

Robert Ferguson & Sons sold to Patrick Kiernan, through Arnold, Byrne & Baumann, the "Ravenswood," at the southwest corner of Broadway and 180th street, a six-story elevator apartment house containing seven stores, on a plot 111 feet on Broadway x 149 feet in 180th street x 100 feet on the southerly line x 100 feet on the easterly line. Robert Ferguson & Sons purchased this land through the same brokers, from the Fort Washington Syndicate in 1908, and erected the building, which is fully rented. In exchange Mr. Kiernan gave 174-176 West 87th street at the southeast corner of Amsterdam avenue, two five-story apartment houses, 126.8x97.6. This property adjoins the Park Presbyterian Church. The total amount involved in this deal was about \$600,000. Stoddard & Mark, attorneys, represented Robert Ferguson & Sons.

Buys \$200,000 Waterfront Site.

Frederick Ayer, of Boston, Mass., has sold, through the Cross & Brown Company, a large waterfront property at the foot of Flushing street, Long Island City, to a large Eastern corporation, which will make extensive improvements. The property has been held at \$200,000, and consists of a plot 100x700, fronting in Flushing and Front streets, opposite the old Long Island Railroad Terminal and adjoining 34th street ferry. The dock extends to the bulkhead line at this point. The Pennsylvania Tunnel has an easement under part of the property just sold, but at a depth of about forty feet below the water level.

Land at \$300 an Inch.

Daniel P. Morse has bought from Charles H. Young, trustee of the estate of George Bell, for about \$2,500, the eight-inch strip, adjoining 49 Walker street, acquired recently by Mr. Morse. The purchase was made to perfect the title to this property. The building is to be completely modernized. Frederick Southack and Alwyn Ball, Jr., have leased the store and basement to Stelzle & Simon, for five years, and negotiations are said to be pending for the taking of additional space.

The Queensboro Corporation

BRIDGE PLAZA LONG ISLAND CITY

Developers of
Queens Borough Real Estate

LOTS
PLOTS
ACREAGE

HOUSES
FACTORY
SITES

HALL-BERWIN
CORPORATION

Maintenance of Buildings by Contract
Operating Cost Guaranteed One Year in Advance
Estimates Furnished on Loft and Office Buildings
To Agents and Owners

Office: 35-37 West 39th Street, Tel. 7895 Bryant
Warehouse: 206 Centre Street, N. Y. City
Established 1863

Established 1886 Tel. 1279 Spring

National Window Cleaning & House Renovating Co.

42 East 4th Street, NEW YORK

Real Estate Board of New York

Organized 1896 Incorporated 1908

FRANK D. AMES BURTON J. BERRY
Pres. Sec'y-Treas.

AMES & COMPANY
Real Estate Agents and Brokers
Telephone 3570 Madison Sq. 26 WEST 31st ST.

Joseph Day

Auctioneer
31 NASSAU STREET

A. V. AMY & CO.

REAL ESTATE AGENTS
BROKERS and APPRAISERS

Tel. 8147 Cathedral 7th AVE., Cor. 115th St.

Real Estate Experts

DUROSS
155 WEST 14TH ST.

Management—Sales—Collections
Mortgages—Appraisals—Insurance
Down Town Office, 156 Broadway

Established 1856

J. ROMAINE BROWN CO.
REAL ESTATE

299 Madison Avenue New York City
Telephone 1481 Murray Hill

AUSTIN FINEGAN

Real Estate—Insurance—Appraisals
35 NASSAU STREET. Tel. 1730 Cortlandt

Well-Founded Brooklyn Appraisals

Our appraisals are founded on an experience and detailed and accurate records of 45 years. Appraising is not a "side-line" with us.

BULKLEY & HORTON CO.
414 Myrtle Ave. BROOKLYN
585 Nostrand Ave. Phone—Bedford 5400

KNAP and WASSON CO
SPECIALISTS IN
Washington Heights
Real Estate

Broadway at 181st Street
Broadway at 156th Street

A. M. CUDNER

REAL ESTATE CO.

Real Estate Brokers and Managers
254 WEST 23D STREET

OGDEN & CLARKSON
Corporation
Real Estate and Insurance
657-659 FIFTH AVENUE, Corner 52d Street

J. CLARENCE DAVIES

BRONX BOROUGH
REAL ESTATE

149th STREET & THIRD AVENUE
Tel. Con. Branch Office, 32 NASSAU ST.
Member of Board of Brokers

LOUIS **SCHRAG**

Agent, Broker and Appraiser
Real Estate Established 1890
Tel. 1700-1 Chelsea
142 W. 23d St.

TUCKER, SPEYERS & CO.
Real Estate

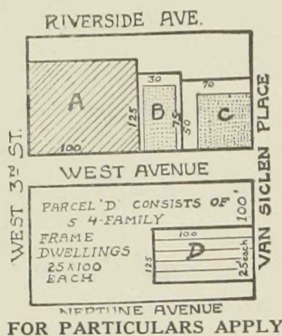
435 FIFTH AVENUE, NEAR 39th STREET
Telephone, 2750 Murray Hill

DE SELDING BROTHERS
Real Estate, Loans, Appraisals
128 BROADWAY

JAMES N. WELLS' SONS
(James P. Eadie)
Real Estate and Insurance
Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone, 5266 Chelsea

An Investment Opportunity!

CONEY ISLAND INCOME PROPERTY AT A SACRIFICE



- A. (100x125) Vacant property.....
 B. (30x75) 4-family frame. Rents \$648.00
 C. (50x70) 3-story frame; store and 5 flats. Rents 1,248.00
 D. (125x100) Five 4-family frame dwellings. Rents each, \$624; total 3,120.00

Total income \$5,016.00

PRICE FOR THE ENTIRE PARCEL \$30,000

Will sell each individual parcel separately

F. I. BERGEN 175 REMSEN ST. BROOKLYN, N. Y.

FOR PARTICULARS APPLY

CHARLES F. NOYES COMPANY

No. 92 William Street

Telephone John 2000

This Company Specializes in the Renting of Downtown Manufacturing, Store and Loft Properties

We Can Quote Rates of 20 cents a Square Foot, Net, for New, Modern Fireproof Buildings, With All Requirements of the Labor Department and Fire Prevention Bureau.

Phone our Mr. Falconer, Who Can Arrange for the Erection of a Corner Building Containing from 60,000 to 80,000 Square Feet of Floor Area, at 20 cents a Square Foot.

Location, Best Market of Any in New York City for Labor.

Charles F. Noyes Company

No. 92 William Street

The Advantages of Harlem for Manufacturer or Investor

HARLEM, by reason of its topography, water fronts (on both sides), locations for freight terminals, accessibility to not only all points of the Bronx and Manhattan but also to points further removed into the interior, low rents, advantages for housing artisans, etc., is the logical center for the

Garment Manufacturer

Anticipating the completion of the barge canal and the subsequent industrial growth of this section, the great trunk lines are planning exceptional terminals and freight handling facilities.

The advantages of locating in this section for manufacturing purposes or for building for investment purposes are at once apparent. It is destined to become the focal point for not only local but nation-wide distribution. Now is the time for you to investigate.

For further particulars address

Harlem Board of Commerce

JOHN A. WILBER, Sec'y, No. 290 LENOX AVENUE

Telephone, Harlem 3500

Real Estate For Sale and to Lease. Both In and Out of Town. See page 478 of this Issue for Bargains.

Big Bronx Transactions.

Thomas Mulligan has purchased through Kurz & Uren, from the Weiher Construction Company, the four five-story apartment houses at 610, 614, 618 and 634 East 136th street, each on plot about 50x100, which were built by the seller in 1909. In part payment the purchaser gave a plot of twelve and a half lots on the east side of Southern Boulevard, near Avenue St. John, which was reported to have been later resold to Isaac Hart.

New Park Avenue Dwelling.

William Sloane, of W. & J. Sloane, has purchased from Mrs. Ada Schiver and Mrs. Josephine Drexel Henry, the two dwellings, 686 and 688 Park avenue, forming a plot with a frontage of 37 feet, on which he will build from plans from Delano & Aldrich, a high-class residence for his own occupancy. The broker was the Douglas Robinson, Charles S. Brown Company.

Manhattan—South of 59th St.

ATTORNEY ST.—David Chenkin sold for Clement March and others to Barnett Friend 130-136 Attorney st, four 5-sty tenements, plot 100x100. The property was held at \$100,000.

CHRISTOPHER ST.—Pepe & Brother sold for the Ellen Christi estate 57 Christopher st, a 4-sty building on lot 22x75.

WASHINGTON ST.—Lizzie B. Cook has sold 520 Washington st, through to 313 West st, two 4-sty buildings, fronting 21.3 ft. in each street, with a depth of 211 ft.

WASHINGTON ST.—The estate of Rufus King is reported to have sold the five 3-sty and one 2-sty buildings at 684-692 Washington st and 149 Charles st, with a frontage of 108.9 ft. in Washington st and 99 ft. in Charles st. The property has been in the possession of the seller for many years.

WEST ST.—D. Victor Maffer has sold the 5-sty building, 304 West st, on lot 20.5x99.

22D ST.—Lewis H. May Co. has sold for the Nassau Mortgage Co. the vacant plot, 56.3x100, at 261-265 West 22d st, for improvement with a 6-sty apartment house.

25TH ST.—Louis Schrag has sold for the estate of William A. Boyd, the 4-sty dwelling, 272 West 25th st.

35TH ST.—Jacob J. Tabolt sold for Harris D. Colt 507-509 West 35th st, a 5-sty factory on plot 50x98.9. This property was acquired by the seller at foreclosure on January 20, on a bid of \$27,000. The building is assessed at \$40,000.

53D ST.—John J. Tully has purchased 546 West 53d st, a 5-sty flat, on lot 25x100, through Brady & Reale, taking this property in part payment for 1687 Carter av, a 5-sty apartment house, on plot 37.6x85.

2D AV.—J. Arthur Fischer and the Alwin Realty Co., A. Humpfer, president, have sold for William J. Ludwig, the 3-sty store building, 355 2d av, opposite the Post Graduate Hospital. The buyer will conduct a hotel and restaurant.

BOWERY.—Joseph A. Schwartz has sold to William H. Lyons 221 Bowery, a 5-sty lodging house, on lot 22x98.

Manhattan—North of 59th St.

ACADEMY ST.—The Academy Construction Co. has sold to Jacob Cohen a new apartment house, 578 and 580 Academy st, on plot 50x110, completed about two months ago.

63D ST.—Tucker, Speyers & Co. have sold for Solan L. Frank, 106 West 63rd st, a 4-sty building, on a plot 25x100.5, to Captain William R. Wheeler, who also owns 108-110 adjoining, which he purchased through the same brokers some years ago. The plans are now being drawn for the erection on the combined plot of a 4-sty mercantile building to be leased to one tenant for occupancy.

68TH ST.—Patrick J. Shanley has sold 105 West 68th st, a 5-sty flat, on lot 20x100.5, to the John J. Hearn Construction Co., which was given in part payment for 544 Washington av, Long Island City, a 4-sty store and apartment building, on plot 50x100, at the corner of Steinway av.

83D ST.—Harris & Vaughan sold for the Bond & Mortgage Guarantee Co., 37 East 83d st, a 4-sty dwelling, on lot 18x102.2.

115TH ST.—Martonbert Realty Co., Herbert R. Snyder, president, has purchased 121 West 115th st, a 5-sty flat on lot 25x100.11, which has been held at \$29,000.

130TH ST.—C. L. Ferlinghetti has sold for C. Franz Sailer to Gabrielle and Seraphin Milton the 3-sty dwelling at 137 West 130th st, on lot 19x99.11.

148TH ST.—J. K. Moors has resold for the 190th St. Holding Co., Hyman Horwitz, president, the 5-sty new law flat at 514-516 West 148th st, to John F. Wohltmann. The same broker sold the adjoining house to Louise Howlett, in January.

173D ST.—Harris and Maurice Mandelbaum resold to the V. R. Construction Co., Selig Rosenfeld, president, the plot 150x97 in the south side of 173d st, 159 ft. east of Fort Washington av, formerly a part of the J. Hood Wright holdings, recently acquired by the sellers. The buyers, who are now erecting two 6-sty apartment houses on the adjoining plot, will improve their latest purchase similarly.

191ST ST.—John J. Boylan sold to Arnold Gutfreund, 566 West 191st st, a 5-sty apartment house, on plot 50x101.5.

AUDUBON AV.—Harry Kitzinger is reported to have sold to builders the plot 109.9x200, at the northwest corner of Audubon av and 190th st.

CONVENT AV.—Daniel H. Jackson bought, through the E. A. Polak Brokerage Co., 356 Convent av, a 5-sty dwelling on lot 20x100.

LEXINGTON AV.—The Isaac Lowenfeld Realty Corporation purchased from Gittel Smith 1858 Lexington av, northwest corner of 115th st, a 5-sty flat with stores, on lot 25x75.

MADISON AV.—J. W. Bohlman and others have sold 2070 Madison av, a 3-sty dwelling, on lot 16.7x75.

RIVERSIDE DR.—Harris & Maurice Mandelbaum bought the plot 101x165, at the southeast corner of Riverside dr and 162d st, from the Loyal L. Smith estate, through the J. Romaine Brown Co.

ST. NICHOLAS PL.—Reynold Gibbons and Charles Goldberg sold for the Du Bois estate to Bloch Bros. the plot 75x100 in the east side of St. Nicholas pl, 150 ft. north of 153d st. The buyer will erect a 5-sty apartment house.

SEAMAN AV.—Goodale, Perry & Dwight have sold for the Leona Holding Corporation 72 and 82 Seaman av, adjoining the corner of 207th st, two 5-sty modern apartment houses, on plot 110x100, to a client of Charles A. Adrian. This property was held at \$150,000.

Bronx.

WHITTIER ST.—Alexander Selkin and David Mintz have sold for Thornton Brothers Co. the plot 50x100, in the west side of Whittier st, 250 ft. south of Garrison av.

183D ST.—The Sterling Realty Co., J. J. Schwartz, president, has sold to Spear & Son the plot, 93x179, on the southwest corner of the Concourse and 183d st, extending to Creston av. The site will be improved with three 5-sty apartment houses, with stores, from plans by George F. Pelham.

199TH ST.—Richard H. Scobie has sold for Gustav P. Helfrich the northeast corner of 199th st and Valentine av, about 150 ft. east of Grand Boulevard and Concourse and close to the new subway station, at Bedford Park boulevard, size 40 ft. on Valentine av and 100 ft. in 199th st.

BAILEY AV.—Cahn & Pittman sold the plot, 170x95, at the junction of Bailey and Heath avs, to Margaret Fanning. H. T. Pfeifer was the broker.

BRYANT AV.—A. Blumenthal sold for the American Real Estate Co. to Morris Herman, a builder, the plot 100x100 at the southwest corner of Bryant av and 165th st, which will be improved with two 5-sty apartment houses, with stores.

COLLEGE AV.—Stubenwoll Brothers sold 1023 College av, a 3-sty dwelling, on lot 22x92.

COURTLANDT AV.—Kurz & Uren (Inc.) sold for the Delco Holding Co. to the Isaac Lowenfeld Realty Corporation, 615 Courtlandt av, a 3-sty tenement and 617 Courtlandt av, a 4-sty flat, with stores, comprising the northwest corner of 151st st.

CRESTON AV.—Richard H. Scobie has sold for the Wicklow Building Co., P. J. Dwyer president, the apartment house, on plot 60x68.4, at 2384 Creston av. This is one of four houses just completed by the seller.

DECATUR AV.—Richard H. Scobie sold for Miltner Brothers (Inc.) the 5-sty apartment house, at the northeast corner of Decatur av and 195th st, on plot 50x100.

FOREST AV.—Eugene J. Busher has sold for cash the lot, 22x100, on the west side of Forest av 299 ft. north of East 163d st, for David Bauldwin, of California, to Serino Magda, who owns the property to the north.

HONEYWELL AV.—Trojan Building Corporation sold to John H. J. Ronner the southeast corner of Honeywell av and 181st st, a 5-sty apartment house on plot 65.1x83.6.

HUGHES AV.—Heller & Sussman sold for M. Shapiro a plot 50x100 on the east side of Hughes av, 150 ft. north of 185th st.

LONGFELLOW AV.—Thornton Bros. Co. has purchased from the Henry Morgenthau Co. three 5-sty flats, 1157, 1161 and 1165 Longfellow av, each on plot 38x91. In part payment the buyer gave a vacant plot, 34x100 on the west side of Webster av, 197 ft. north of 169th st, and 50x100 on the west side of Webster av, 125 ft. south of St. Paul's pl. The broker was H. T. Wood.

MONTEREY AV.—Helen Fish has sold the northeast corner of Monterey av and 178th st, 150x100, to a builder for improvement. The site is part of a plot 300x100 recently acquired by the seller in an exchange with Lowenfeld & Prager.

WEBSTER, AV.—H. A. Keiber sold for Paul M. Herzog and another the plot, 50x100, at the southwest corner of Webster av and 195th st. The site will be improved with a 1-sty taxpayer containing seven stores.

Brooklyn.

BERGEN ST.—Ross-Krafft Co. has sold for Mrs. B. Campbell, 1076 Bergen st, a 3-sty residence.

LINCOLN PL.—Louis Arnold has sold for William B. Doughty the 4-sty apartment house 21 Lincoln pl; also 549 Atlantic av, a 3½-sty business building, for Betty Schwab to the Schumacher Drug Co.; also 400 Grand av, a 3-sty dwelling, for W. W. Richards.

ST. JOHNS PL.—Bulkeley & Horton Co. sold 641 St. Johns pl, a 2-sty dwelling, for Mrs. Annie Farrell.

STERLING PL.—E. K. Ramee sold for the Marmor Holding Co. to Morris Bass the 3-sty building 1532 Sterling pl.

8TH ST.—L. L. Waldorf Co. sold for James F. Henry the 4-sty flat 342 8th st.

49TH ST.—Tutino & Cerny sold for Anna E. Martin to Herman Hofschneider the 4-sty apartment house 537 49th st.

71ST ST, ETC.—Frank A. Seaver & Co. sold for Margaret Pierce the 2-fam. house 272 71st st; also for B. Schwartz fourteen lots at the northeast corner of 20th av and 71st st.

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title and Trust Company

160 Broadway, Manhattan
381-383 East 149th Street
367 Fulton Street, Jamaica

188 Montague Street, Brooklyn
44 Court Street, Brooklyn
1354 Broadway, Brooklyn

Directory of Real Estate Brokers

MANHATTAN

Henry C. B. Stein

REAL ESTATE AGENT
BROKER, APPRAISER

242 East Houston Street
Tel. 1930 Orchard Near Avenue A
Entire charge taken of property
26 years' experience

S. DEWALLTEARSS

Auctioneer, Appraiser, Broker

REAL ESTATE—LOANS

135 BROADWAY, Telephone 355 Cortland

GEORGE V. McNALLY

Real Estate, Insurance, Mortgages

7 EAST 42d STREET

Telephone, Murray Hill 8154-8155

JOHN ARMSTRONG

Real Estate Agent and Broker

Tel. 211 Harlem. 1984 Third Ave., Cor. 109th St.

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser

402 W. 51st St. Tel. 1970 Columbus. 165 Bway.

GOODWIN & GOODWIN

Real Estate and Insurance

Management of Estates a Specialty
Lenox Ave., N. E. cor. 123d St., Tel. 6500 H'l'm

BRYAN L. KENNELLY

Auctioneer, Real Estate and Loan Broker

156 BROADWAY Business Established 1847

THOS. F. McLAUGHLIN

Real Estate and Insurance

1238 THIRD AVE., NEAR 72d STREET

LOUIS V. O'DONOHUE

Real Estate

Tel. 3555 Bryant 25 WEST 42d STREET

Philip A. Payton, Jr., Company

Real Estate Agents and Brokers

New York's Pioneer Negro Real Estate Agents
Main Office: 67 WEST 134th STREET

SCHINDLER & LIEBLER

Real Estate and Insurance

Tel. 3436 Lenox. 1393 THIRD AVE., at 79th St.

BRONX

KURZ & UREN

INCORPORATED

REAL ESTATE AND MORTGAGE LOANS

370 East 149th Street
East of 3rd Ave.

Title Guarantee & Trust Co. Bldg.

A. G. BECHMANN

Real Estate and Insurance

Tel. 3975 Melrose. 1053 SO. BOULEVARD
One block from Simpson Street Subway Station

W. E. & W. I. BROWN, Inc. Est. 1867

Real Estate Brokers and Appraisers

3428 THIRD AVENUE, bet. 166th and 167th Sts.

WILLIAM A. COKELEY

APPRAISER EXPERT TESTIMONY

1325 Fort Schuyler Road
180th Street and Morris Park Avenue, Bronx

O'HARA BROTHERS

Real Estate and Appraisers

BRONX PROPERTY
Tel. 615 Fordham WEBSTER AVE. & 200th St.

Telephone 36 Wmsbridge ULLMAN

Real Estate in All Branches

White Plains Ave., North of 207th St. or Burke St.

OPERATORS

ELIAS A. COHEN

Real Estate Operator

182 BROADWAY, Corner John Street

Telephone, 5005-5006 Cortlandt

FISHER LEWINE

IRVING I. LEWINE

Real Estate Operators

Telephone 980 Cort. 135 BROADWAY

WM. LUSTGARTEN & CO.

68 WILLIAM STREET

Real Estate Operators

Telephone, John 6120

HARRIS & MAURICE

MANDELBAUM

Real Estate Operators

Telephone 8155 Cort. 135 BROADWAY

LOWENFELD & PRAGER

Real Estate Operators

149 BROADWAY Tel. 7803 Cortlandt

**BROOKLYN'S OLDEST
Real Estate Office**

FIRM ESTABLISHED 1843

**The Chauncey
Real Estate Co.**

187 MONTAGUE ST.

BORO OF BROOKLYN, NEW YORK CITY
Telephones, 4300, 4301, 4302 Main

Appraisers Auctioneers

AGENTS AND GENERAL

Real Estate Brokers

Members

Brooklyn Board of Real Estate Brokers
Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers

DAVID PORTER, Inc.

**Real Estate Agents
Brokers, Appraisers**

APPRAISERS FOR

The United States Government
The State of New York
The City of New York
The Equitable Life Assurance Society
The U. S. Title Guaranty Co.
The Home Trust Company, etc., etc.

189 MONTAGUE STREET

Telephone, 828 Main BROOKLYN, N. Y.

Firm Established 1874

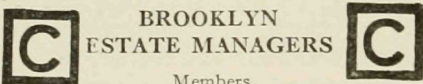
CORWITH BROS.

**Greenpoint
Real Estate**

**FACTORY SITES
A SPECIALTY**

Mortgage Loans, Appraisals, Insurance
Entire Management of Property

851 Manhattan Avenue, Brooklyn



**BROOKLYN
ESTATE MANAGERS**

Members

Brooklyn Board of Real Estate Brokers

CHAS. L. GILBERT, Pres.
ROBT. E. PATTERSON, Sec'y

NOAH CLARK, Inc.

Real Estate—Insurance

Water Fronts, Factory Sites, Appraisals
Main Office

837 Manhattan Avenue

Branches
545 Morgan Avenue 753 Nostrand Avenue
BROOKLYN, N. Y.

Member Allied Real Estate Interests
Member Brooklyn Board of Real Estate Brokers

Money to Loan on First Mortgages

5%

Joseph T. McMahon

**REAL ESTATE and
MORTGAGE LOANS**

188 and 190 MONTAGUE STREET
BROOKLYN

Telephone 834 Main

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

Queens.

ROCKAWAY.—G. Taus & Sons sold for Freda Stackler two cottages on the south side of Elizabeth av, west of Wave Crest av, to Andrew J. Kenny; also sold for Andrew J. Kenny, a plot of four lots on the north side of Elizabeth av, east of Wave Crest av, to a client who will commence construction of two cottages.

Richmond.

PORT RICHMOND.—J. Sterling Drake has sold for Elizabeth A. Lefevre, of New Paltz, N. Y., to Stanislaw Lepalczyk a plot in the east side of John st, 50x124, on which the purchaser will erect two 2-fam. houses.

Nearby Cities.

NEWARK, N. J.—Louis Schlesinger (Inc.) sold for Michael Cohen to Matthew J. Brady the 3-sty dwelling 22 State st.

Rural and Suburban.

MT. KISCO, N. Y.—Julia Beverley Higgins has sold for Miss Augusta Wood her place, known as "Stoncrest," consisting of dwelling, garage and outbuildings and about 6 acres of land, to Richard W. Mead.

SOUTHAMPTON, L. I.—Alfred E. Schermerhorn has sold for Stephen H. Brown, his 4½-acre tract of land at the southwest corner of Great Plains rd and Halsey's Neck la to Mrs. Robert J. Turnbull, on which she will erect a residence for her own occupancy.

TUCKAHOE, N. Y.—Burke Stone, (Inc.) sold for Emil Lund a house in Armour Villa Park, corner of Cassilis av and Smith pl, to Samuel S. Horton, of Tuckahoe, who recently sold his residence to the Bronx Parkway Reservation.

LEASES.

Leases 23-Room Apartment.

Charles A. Stone, president of the American International Corporation, has leased through Pease & Elliman, from 907 Fifth Avenue Co., Inc., Robert B. Knowles, president, for a long term, a large duplex apartment, containing twenty-three rooms and seven baths in the new building now being erected at the southeast corner of Fifth avenue and 72d street. Other tenants in the building include Daniel G. Reid, Herbert L. Pratt, Mrs. Paul Morton, Victor Morawetz and Henry Sanderson.

Takes \$12,500-a-Year Store.

Louis Lichtenstein has leased, through Manning & Trunk, for ten years from May 1 the store and basement in the building which the Ritcor Realty Corporation, Ritchie & Cornell, are erecting at 1562 Broadway and adjoining on the south the Palace Theatre, and which has been held at \$12,500 a year. The lessee is a dealer in ladies' wearing apparel and has been located for a number of years at 1560 Broadway.

Syndicate May Build Theatre.

A syndicate, including James K. Hackett, Brandon Tynan and George C. Tyler, is reported to have obtained an option for a twenty-one-year lease on the property at 148-154 West 48th street, 75x100 in size, now covered by four three-story dwellings. The property is owned by Mrs. Margaret C. Magan, of New Rochelle, and adjoins the Cort Theatre. If the option is exercised, it is understood that a theatre will be erected, with a seating capacity of 1,000.

Mirror Company in Brooklyn.

The Mirror Candy Company has subleased through Herbert Hecht & Company, from the Louis K. Liggett Company, the store, basement and subway basement, at Fulton and Hoyt streets, Brooklyn. The lease involves about \$400,000. This space was leased to the Louis K. Liggett Company less than a year ago, through the same brokers.

Downtown Merchants Go North.

The firm of Louis Siegbert & Brother, for twenty-nine years at 114 Greene street, has leased, through Carstein & Linnekin, from the Ogden Golet estate, the store and basement in the building at the southeast corner of Broadway and 20th street, containing about 24,000 square feet.

East 11th Street Market.

Wm. H. Whiting & Company and Bryan L. Kennelly have leased for the trustees of St. Patrick's Cathedral to William M. A. Spethmann, for a long

term, their fourteen lots in the north side of East 11th street, extending through to East 12th street. The plot is to be used as an open-air market.

Manhattan.

AMES & CO. have leased for Frederick Hussey to the Shubert Theatrical Co. the building 451 7th av for scenery storage purposes; also have leased for the Terminal Realty Co. to Joseph M. Adrian the parlor store and office at 137 East 34th st for the real estate business; also have leased for Samuel W. Peck to the Original Hand Embroidery Co. a loft at 6 West 29th st.

ALBERT B. ASHFORTH, INC., has leased the large southerly store and basement in the Frances Building, south east corner of 5th av and 53d st, to the Welte Mignon Studio, for a number of years at 273 5th av. This store has been held at an annual rental of about \$30,000.

BASTINE & CO. have leased space at 303 5th av to David Howard Clark, tailor, and space at 239 4th av to Abe Smithline, dealer in woollens.

BASTINE & CO. have leased the store and basement at 42 West 15th st to P. Lorillard Co., and space at 235 5th av to the Pioneer Letter Co.

BASTINE & CO. have leased the top floor at 112-114 East 19th st to the Survey Associates (Inc.), publishers and space to Gottschalk, Dryfuss & Davis (Inc.).

DANIEL BIRDSALL & CO. leased the store at 19 Lispenard st to Z. Guzik; the store at 97 Franklin st to F. J. Hutchinson & Co., and the store at 314 Canal st to L. Maharan.

DANIEL BIRDSALL & CO. rented the 3d loft at 70 Duane st to L. Sonnenberg & Co.; the 2d loft at 48 Walker st to S. Berlin; the 1st loft at 393 Broadway to A. Haug Co.; the 4th loft at 40 Wooster st to Seltzer & Metter, and space in the same building to Cohn, Hall-Marx Co.; at 332 Canal st to Max Posner; the 2d loft at 482 Broome st to S. Goldberg; 1st and 3d lofts at 42 Walker st to M. A. Benjamin and I. Gillman; the 1st floor and basement at 99 Reade st to M. Levy & Co., and the 1st floor and basement at 21 Walker st to the Strong Machinery and Supply Co.

BRETT & GOODE CO. has leased the entire 11th floor in the Printing Crafts Building, on 8th av at 34th st, for the 461 8th Av. Co. to the Robert L. Stillson Co. for 15 years at an aggregate rental of about \$225,000.

CAMMANN, VOORHEES & FLOYD have leased the 4-sty building, 131 Maiden la, to Rocco & Vincent Larala.

**ARTISTIC HIGH GRADE
METAL CEILINGS
and Wall Decorations**

IMMENSE STOCK CARRIED

We Sell Material to the Trade or Contract to Erect the Work, as desired.

We Consider it a Privilege to Estimate

Also Carry Large Varieties of

METAL LATH
IN STOCK

Immediate Deliveries Guaranteed

The Garry Iron and Steel Co. of N. Y.

521-523 West 23d Street, New York
Telephone 8020 Chelsea

JAMES L. BRUMLEY

ESTABLISHED 1888

EXPERT

**Real Estate Appraiser
Broker and Auctioneer**

189 MONTAGUE ST.

Telephone

BROOKLYN, N. Y.

**SAVE
NEW YORK
Move to
NEWARK**

**Lower Rents
Better Accommodations
Labor in Abundance
Ideal Living Facilities**

LOUIS SCHLESINGER, Inc.
Essex Building, Newark, N. J.

CAMMANN, VOORHEES & FLOYD have leased the store, basement and sub-basement 41 Cliff st to William S. Gray & Co.; also the store and basement 83 John st to Elgin Brass Co.

THE FIRM OF LEONARD J. CARPENTER and Heil & Stern leased a loft in the Kemens Building, under construction at southwest corner Madison av and 33d st, to Lewis, Hurwitz & Co., for showrooms.

CROSS & BROWN CO. has leased at 2-6 West 47th st front of the 11th floor to the Colonial Dames of the State of New York; space in the Chandler Bldg. to Charles E. Hollister and J. C. Lipsey; at 228 West 58th st to Joseph W. Allen and George A. Lazear; in the Strand Theatre Bldg. space to Irving & Moquin; at 110 West 40th st space to C. T. Leonard.

CROSS & BROWN CO. has leased the entire building 127 West 25th st to Arncibald M. Henshaw; at 158 Duane st, store to Miriam baby Shoe Co.; at 293 Church st, store and basement to David Westreich; at 396 Broadway, space on the 10th floor to Snepp Trimming & Machine Co., and at 41-49 Maiden la, space on the 8th floor to F. J. Gutwirth, and space on the 7th floor to Philip Kautman.

CROSS & BROWN CO. has leased the entire building 508-12 West 58th st to John J. Madden; at 18 East 41st st space on the 10th floor to Electro Bleaching Gas Co., in conjunction with Payson McL. Merrill Co.; at 22 East 41st st store and basement for the Rivoli Realty Co.; at 315 5th av space on the 10th floor for Marston & Co. to Harry Gasman; and at 30 East 42d st space on the 4th floor to Beaver Co.

CROSS & BROWN CO. has leased for D. L. Elliman & Co. the 8th floor west at 12-14 East 46th st to Raymond Almirall, architect; in the Godfrey Building, southeast corner of 7th av and 49th st, space on the 16th floor; at 1790 Broadway, space on the 8th floor to Walter A. Timmermans; at 184 5th av, 3d loft to Manhattan Hair Cloth Co., in conjunction with W. S. Burrows; at 68-72 Crosby st, 20,000 feet of space, store and basement to Robert A. Skinner; also at 88-90 Reade st, the 2d loft.

CUTNER & LIPSET leased for the Gymann Realty Co., at 9-11 East 16th st, the store, basement and 1st loft containing 10,000 sq. ft., at an aggregate rental of about \$40,000 to Lenz & Nauman (Inc.), importers of scientific apparatus and instruments.

DUFF & BROWN CO. leased for Leonard Biel, to Catherine C. Pettit, 509 West 149th st, a 3-sty dwelling; also for Blanche F. Josephs, to John J. Donough, 426 West 144th st, a 4-sty dwelling.

DUROSS CO. have leased for Conron Bros. the 3d loft 400 West 14th st, southwest corner of 9th av, to the United Carpet Cleaners Co. for 5 years; for Bernard Courtney the 3-sty and basement building 160 West 15th st to the A. B. Scheumann Lumber Co. for 5 years; the store and basement 16 East 13th st to Frederick Strahman; the basement store 139 West 14th st to S. Rubineau.

DOUGLAS L. ELLIMAN & CO., as agents, have leased through Cross & Brown, the top floor of 12 East 46th st, to Raymond F. Almirall, architect.

DOUGLAS L. ELLIMAN & CO. have leased for the estate of Mary E. Cole 142 East 62d st, a 3-sty house, to William Korff. The same brokers have renewed the lease of 101 East 94th st, corner of Park av, a 4-sty house, for Mrs. F. R. Bain to Milton H. Kohn.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 383 Park av for Dr. T. Lauranc Saunders to Col. Oliver B. Bridgman; also apartments in the new building under construction at 108 East 82d st for Samuel A. Herzog to Miss Mary Sterns and Mrs. R. W. Downing; also an apartment at 128 East 57th st to Mrs. Urdahl; also an apartment at 1 Lexington av, corner Gramercy Park, for Francis Le B. Robbins, Jr., to Fay Ingalls.

DOUGLAS L. ELLIMAN & CO. have leased a large furnished apartment at 405 Park av for H. Hobart Porter to George J. Baldwin; also apartments in the new building under construction at 156 East 79th st for Julius Tishman & Sons to Alden S. Blodgett; in the building under construction at 108 East 82d st for Samuel A. Herzog to Mrs. E. von J. Wellman; also a store at the northwest corner of 54th st and Madison av for Halsey & Flint to Lillian Shaw.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment in the new building under construction at 470 Park av for Samuel A. Herzog to Frank Tilford, president of Park & Tilford; also an apartment in the new building under construction at 570 Park av for Bing & Bing to Frederick F. Bach; apartments in the new building under construction at 100 Park av for Bing & Bing to Gerhard M. Dahl; at 129 East 82d st for Bing & Bing to A. Rust-Oppenheim; and renewed the lease of 14 East 70th st, a 5-sty house, for Mrs. James H. Benedict to Nelson I. Asiel.

J. B. ENGLISH has leased for Alice F. Frank to Mrs. Nettie & P. A. Walton the 5-sty dwelling 43 West 52d st.

J. B. ENGLISH has leased for John S. Spencer to Howard W. Quinby, the 3-sty dwelling 236 West 49th st.

J. B. ENGLISH has leased offices in the Astor Theatre building to Leo Edwards and Blanche Merrill.

EQUITABLE BUILDING CORPORATION has leased for a long term the 32d floor at 120 Broadway to the Aetna Explosives Co.

EQUITABLE BUILDING CORPORATION has leased offices in the Equitable Bldg., at 120 Broadway, to the following: Judge James A. Blanchard, Maurice B. Dean, William H. Button, Guggenheimer, Untermeyer & Marshall, American Light & Traction Co., Standard Steel Works and Imperial Rubber Co.

EWING BACON & HENRY have rented space in the Architect Building to the Hopewell Self-Cleaning Trap Co. and La Montagne, Chap-

man Co; also to J. J. Steindler Co., the front part of the 9th floor of the Yale & Towne building.

B. FLANAGAN & SON rented 135 West 97th st, a 4-sty dwelling, for a year and six months to Mrs. Margaret Miller, and 155 West 60d st, a 4-sty dwelling, for three years, to Leopold Reardon.

FREDERICK FOX & CO. have leased the top loft at 20 West 11th st to Merigone & Bates-trino; the 9th loft at 79 4th av to Supreme Pawning Co.; the store, 1st and 2d lofts at 820 Broadway to True-Fit Waterproof Co., Cantor Clothing Co. and Israel Perper, respectively; the 4th loft at 156 Broadway to Bee-Hill System Co., and the 3d and 4th lofts at 61 East 11th st to the Lion Custom Tailoring Co. and S. Byrnes & Co., respectively.

JOHN N. GOLDING leased for the Isaac Lowmfield Realty Corporation to the Great Atlantic & Pacific Tea Co. the store at the northwest corner of Lexington av and 115th st.

GOODALE, PERRY & DWIGHT have leased for a client of Edmund Conn the southeast corner of 29th st and 11th av, 100x100, 4 and 5-sty factory buildings, to the Snyner Cleaning & Dyeing Co.

GOODALE, PERRY & DWIGHT have leased the store at 408 6th av to Peter Tsimis; space at 156 West 32d st to H. Almeida; space at 36 East 23 st to L. J. Giroly; at 22 East 21st st to Charles Brown; lofts at 51 West 24th st to A. Feuer and M. H. Siegel; at 40 West 25th st, additional space to Snyner & Becker and Charles Hoffman; at 154 West 32d st, the store to J. C. Kraus and a floor to Schwartz Brothers; completing the rental of the building; also the parlor floor at 67 West 23d st to W. C. Englenardt.

GOODWIN & GOODWIN have leased to the Wingood Realty Co., for Abraham J. Hoffman, 266-268 8th av, a 50x100, 5-sty bldg, with stores.

GOODWIN & GOODWIN have leased to the Wingood Realty Co., for the Richard Webber estate, the two 5-sty apartment houses 30-32 St. Nicholas pl and 371-373 Edgecombe av.

HERBERT HECHT & CO. have leased for Mary Fitzgerald, through Dwight & Scoville, attorneys, the store 1583 Broadway to Casperfeld & Cleveland, jewelers, formerly located in the Hotel Continental.

HERBERT HECHT & CO. have leased for F. & G. Pflohm, as agents, the northern wing of the 10th floor in the Johnson Building, Broadway, at 35th st, to Henlein & Greentree, and for Walter J. Salomon space in 17 West 42d st to J. S. Baum.

M. & L. HESS (INC.) have leased the 12th floor at 24-6 West 25th st to Errenio Martella; also the 6th floor at 3-5 West 19th st to L. M. Rosenberg & Co; the 5th floor at 821-3 Broadway, corner of 12th st, to De Meo Bros.

M. & L. HESS (INC.) and WILLIAM A. WHITE & SONS, have leased in the new Finck Bldg., at 318-26 West 39th st, now in course of construction, the 7th floor, covering an area of 12,500 sq. ft., for 10 years to the Tate Electro Waterproofing Corporation, of 120 Broadway. The same brokers have also leased space on the 6th floor of this building to L. Winkler & Co., photo gelatine printers, now at 366 West 15th st.

HOUGHTON CO. has leased for Hannah A. T. Clement the 3-sty dwelling, 143 West 71st st, to Annie C. Oesterla.

HUBERTH & HUBERTH, in conjunction with the F. R. Wood, W. H. Dolson Co., have rented the 3d floor at 411 West 55th st to the Lexington Motors New York Corporation.

HUBERTH & HUBERTH have rented offices in the new American-Circle Building at Columbus Circle to the Circle Clothes Shop, Henry S. Rosenthal, Smith Form-a-Truck Co., H. A. Flint, The Pulitzer Co. (Inc.), Reliance A. C. Corp., C. A. Duell, American-Sunday (Weekly) Magazine, Chicago American, C. A. Hart and D. A. Hunton.

A. KANE & CO. rented for Jennie E. Klotz the 3-sty dwelling at 355 West 123d st to Elizabeth Dixon.

SAMUEL H. MARTIN has leased space at the southeast corner of Broadway and 67th st to the American Rubber Corporation.

MUTUAL LIFE INSURANCE CO. leased the entire Broadway front of the 8th floor of the Hudson Building, 32 Broadway, to Dittenhoefer Knox & Fishel, and the entire Broadway front of the 16th floor to Ferdinand and Ralph Bullowa.

NELSON, LEE & GREEN have leased to the Perry Shop the store adjoining the corner in the Rialto Theatre Building at 42d st and 7th av on the 7th av side, for the Realty Theatre Co. This property is the former site of Hammerstein's Victoria. The lease is for a long term at an annual rental of about \$6,500.

CHARLES F. NOYES CO. has leased a floor in the Delmonico Bldg., 56 Beaver st, to George H. McFadden & Bro., for 6 yrs.; the 2d floor at 147-153 Waverly pl, for M. M. & A. Hall, to the Niagara Clip Co.

CHARLES F. NOYES CO. has leased for D. O. Haynes & Co. the ground floor at 3 Park pl to Belmore Lunch for a long term; the store 70 Wall st for the Index Realty Co. to George D. Smith; and for William H. Whiting & Co., agents, the store and basement 55 Fulton st to the Linen Thread Co.

CHARLES F. NOYES CO. has sub-leased for the Remington Typewriter Co. the 19th floor of the East River Savings Institution Building to Weil & Purvin and to the Hardware Board of Trade, both leases for five years; a portion of the 7th floor at 55 John st to Herrick C. Allen, and for the N. Y. Life Insurance & Trust Co. the rear portion of the 5th floor at 25 Pine st to Medley Scovill (Inc.).

CHARLES F. NOYES CO. has leased for the Fulton Chambers Co. for five years the double store 102-104 Fulton st to A. C. De Salvo. This lease completes the rental of the building. The Noyes Co. has also leased the 8th floor at 64-68 Fulton st for the Fairfield Realty Co. to

ESTABLISHED 1879

William P. Rae Co.

Woolworth Building | 180 Montague Street
New York | Brooklyn, N. Y.
Tel. Barclay 7451 | Tel. Main 4390

Real Estate

Auctioneers, Appraisers

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

Realty Associates

Capital and Surplus \$5,000,000
162 REMSEN ST. BROOKLYN
Telephone 6480 Main

Member Brooklyn Board of Real Estate Brokers

BROOKLYN REAL ESTATE

EXPERT APPRAISER

S. WELSCH

207 MONTAGUE STREET
Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

KETCHAM BROS.

ESTABLISHED 1891

EVERY BRANCH OF THE

Real Estate Business

Broadway Stuyvesant

Section Properties Our Specialty

129 RALPH AVENUE

Telephone, 86 Bushwick BROOKLYN

Members Brooklyn Board of R. E. Brokers
HOWARD C. PYLE GEO. H. GRAY

Brooklyn Real Estate Howard C. Pyle Co.

Mortgage Loans Expert Appraising
201 Montague Street BROOKLYN

Member Brooklyn Board of Real Estate Brokers

Frank A. Seaver & Co., Inc.

Specializing in the Bay Ridge District
Bush Terminal Factory Sites

6806 THIRD AVENUE

Tel. 1474-5 Bay Ridge Brooklyn, N. Y.

Fischer Press; the easterly portion of the 2d floor of 30-38 Ferry st to Garden & Berg; a floor at 46 West st for B. Crystal & Son to the Serbian Daily Herald Publishing Corporation; and the 2d floor of 91 Maiden la for the Preferred City Real Estate Co. to Weber & Jones.

PEASE & ELLIMAN have leased an apartment in the new house under construction in West 70th st, near Central Park West, to Dr. Harry Wessler.

PEASE & ELLIMAN have leased for Capt. John Jacob Astor, in the Exchange Court Bldg., at the southeast corner of Broadway and Exchange pl, ground floor space to A. J. Macksoud; also for the Schulte Realty Co., the store at 44 Nassau st.

PEASE & ELLIMAN have rented apartments at 309 West 99th st to Mrs. J. V. M. Murray; at 315 West 115th st to Max J. Spero; and at 138 East 36th st to Gordon Glass; also for Mrs. M. A. Williamson, at 138 East 40th st, to Miss Jeannette C. Dey; for the Van der Cliff Realty Co., at 1219 Madison av, to Miss Marie A. Berti; and at 875 Park av, to Walter Richard.

PEASE & ELLIMAN have leased for Robert Goelet to Albert Adler and the Adler's Waist Shops the store and basement in the Standard Theatre Building, at the southwest corner of Broadway and 90th st; also have leased an apartment in the new house under construction at the southwest corner of 99th st and West End av for the 789 West End Av. Corp. to F. L. Rogan.

PEASE & ELLIMAN have leased for Bing & Bing an apartment in the new house which they are building at the northwest corner of Park av and 84th st to Mrs. S. T. Davis, of Ardsley-on-the-Hudson; also for Isidor Mishkind and associates an apartment in the new house which they are building at 106 East 85th st, to Alfred Macy; and at 101 East 74th st, a new house which Charles Mayers and associates are building, an apartment of 11 rooms and 4 baths, to Cecil Shallcross, manager of the Royal Insurance Co.; and also apartments to F. L. Stott and to F. L. Lowrie.

PEASE & ELLIMAN have made the following renewals of leases of offices in the "Lords' Court Building," at William st and Exchange pl: to the International Fire & Marine Agency Corporation; Burlington, Montgomery & Beecher; J. A. Hardiman; Ralph A. Stemm; Mrs. Jean H. Norris; Edward H. Carpenter; W. Gibbs Whaley and Timothy F. Fay; A. M. Becker and Joseph Levy; renewed the lease on the 2d loft at 6 West 37th st, held by Oscar M. Geiger and Charles Steinberg; also renewed the apartment lease of C. E. Pettinos at 116 East 63d st; of Marle Middleton at 11 East 68th st, and of Dr. Donald McCaskey in 24 West 59th st.

PORTER & CO. have leased for Robert Miller to Bertha Hart the 3-sty brick dwelling located at 146 West 128th st. The same brokers also leased for George D. Nicholas to Ella Young the 3-sty dwelling located at 216 West 122d st.

GEO. R. READ & CO. have leased for the Saranac Realty Co. the 2-sty garage and warehouse 617-621 11th av, size 75x100, to Shevers Ice Cream Co. and the Atlantic Importing Co. for a long term.

GEO. R. READ & CO. has leased the 3d floor at 5 East 35th st to Jacobs & Gilman; also the 9th floor at 12 West 31st st to E. B. Weber and at 17 Madison av space to the Silk Guide (Inc.) and Charles W. Young Co., of Philadelphia.

GEO. R. READ & CO. have leased the entire 2d floor and the larger part of the 3d floor, containing about 13,000 sq. ft., in the Corn Exchange Bank Bldg., 15 William st, to Wm. H. McGee & Co., marine insurance underwriters and agents. The lease amounts to approximately \$100,000.

RULAND & WHITING CO. has leased for the Sanford Hotel Co. the two stores at the southeast corner of Broadway and 41st st to the Western Union Telegraph Co. After extensive alterations, by which the two stores will be made into one, the premises will be occupied by the Western Union Telegraph Co. as a commercial and educational display office. The same brokers leased the store 1448 Broadway to Joseph Lewis, who formerly occupied one of the stores just leased to the Western Union Telegraph Co.; the parlor store at 693 Madison av to Frank D. Cagin, and the westerly parlor store at 710 Madison av to Miss Dora Lewenthal.

JOSEPH F. SEITZ has leased stores at 173 East 60th st to M. Kraus and at 123 East 59th st to Haight & Todd.

SHAW & CO. leased for Cecelia L. A. Slater the store 201 West 130th st to Charles W. Odell.

SPEAR & CO. have rented for Winfield S. Gilmore, a portion of the Crouch & Fitzgerald store at 177 Broadway to Bolt & Co., jewelers, for a long term at an aggregate rental of about \$150,000. Crouch & Fitzgerald, for nearly half a century in this store, will occupy the remaining part of the store and the 1st loft after extensive alterations.

HENRY TRENMANN leased the store at 403 Broome st to the H. P. Machine Tool Co.; also the 1st loft at 247 Centre st to Ackerson, Penkowitz & Sibulash, and the 1st loft at 187 Lafayette st to the Trade Printing Co.

TUCKER, SPEYERS & CO. have leased for S. J. Brodsky space at 20 West 39th st to Stadler & Stadler; for the Improvement Co. of New York the 1st and 2d lofts at 7 East 38th st and 8 East 39th st to Nathan Greenberg; for William A. Phipps space at 21 East 49th st to Miss Borland; for William H. Wheeler the 4th loft at 26 West 38th st to Leopold Manheim; for William H. Wheeler the westerly store at 108 West 63d st to Henry Kachaderian; for William H. Wheeler south store and basement at 865 6th av to Joseph DeMartino and Vincent Dauria; for A. M. Jones and L. J. Blagden the 4th floor front apartment at 741 5th av to Walter Blum; and for A. M. Jones and L. L. Blagden the 4th floor rear apartment at 741 5th av to May Hadden.

UNITED STORES REALTY CO. has leased the stores at 43-45 Church st to Samuel Schwartz and Adolph Salzman, for a long term for a cafe; also the entire basement at 1 Wall st to the Brazil Coffee Importing Co.

CHARLES B. VAN VALEN leased for client of William A. White & Sons, the store, basement and sub-basement at 85 John st, for ten years, at an aggregate rental of \$50,000.

VAN VLIET & PLACE rented for P. E. Guerico the building 10 Horatio st for 5 years. After alterations, same will be used for light manufacturing.

VAN VLIET & PLACE rented the following 4-sty dwellings: 351 West 14th st to J. Seaman; 353 West 14th st to Sarah Bird, 355 West 14th st to Mary Haughey; 357 West 14th st to Frank Trowbridge, and 364 West 15th st to Anna Parks.

WEBER & HEILBRONER leased, through Manning & Trunk, from the trustees of Sailors' Snug Harbor, the store and basement at 775 Broadway. The same brokers represented Weber & Heilbronner in the recently reported lease of the large corner store in the Johnson Building at Broad st and Exchange pl.

J. G. WHITE & CO. leased the store, basement and sub-basement at 143 Chambers st to W. R. Keene; loft 143 Chambers st to Harding & Co.; at 60-62 Warren st to New York Gekko

Co.; store at 71 West Broadway to Luther & Bergmann; three lofts at 71-3 West Broadway and two lofts at 228 West Broadway to Von Bremen Asche Co. and F. C. Gottschalk; loft at 73 Warren st to Franz Euler & Co.; at 24-6 Wooster st to Warren Chair Seat Co., and at 44-8 Houston st to Solomon & Silverman.

WM. A. WHITE & SONS, associated with Moore & Wyckoff, have rented the entire building at 358 Greenwich st, to Mosh & Hager.

WM. A. WHITE & SONS, and the Charles F. Noyes Co. rented the entire 2d loft of 29-31 Park pl, northwest corner of Church st, and the 1st and 2d lofts in the adjoining building at 33 Park pl, to the American District Telegraph Co.

WM. A. WHITE & SONS have rented the entire building at 395-397 Greenwich st, south east corner of Beach st, together with the building at 62 Beach st, owned by the Corporation of Trinity Church. After extensive alterations this entire building will be occupied by the Mutual Rice Co.

WM. A. WHITE & SONS have rented the 1st loft at 1-7 Dominick st, to Arthur W. Hahn; also offices 12-16 John st, to Lehman Brothers; Edmund R. Nebeling and F. W. Brower's Son; and space 21-23 Maiden lane, to F. J. Mayer; also an apartment at 712 Madison av, to Mrs. Lillian G. Moellern.

ARTHUR E. WOOD leased the dwelling at 252 West 132d st for Charles F. Moelich to Mrs. L. Hollander; also dwelling at 2112 Madison av for Mrs. Jane Moller to Thomas Brown; and 1st floor loft at 53 West 125th st for C. M. Dreyer to Landeau & Neumark; and 1st floor and basement at 199-201 Wooster st to L. Solomon & Son; and 6th floor at 199-201 Wooster st to Doyno & Feinsilber.

Bronx.

DELAFIELD ESTATE has leased to Ivy Lee the residence, with surrounding acreage, of Archibald D. Russell, at Riverdale-on-Hudson. The residence and grounds are being improved, and it is the intention of Mr. and Mrs. Lee to occupy the house as their winter home.

SCHLUSING & ROESTEL have leased for the Columbia Trust Co., the 3-sty house, 2403 Walton av; also apartments at 2385 Grand Boulevard and Concourse, to L. H. Hellmann; J. Brown and Charles Lefkowitz; also in the house at the northwest corner of Grand Boulevard and Concourse and 184th st, to A. A. Hory and Camille de Veze; at the northeast corner of Creston av and 184th st, to H. E. Bross, and at 2390 Creston av to M. Nolan and C. Mack.

Brooklyn.

ERNEST A. HOWARD has leased for Mrs. Mary H. Hartman, 233 Berkeley pl, a 3-sty dwelling.

CHARLES E. RICKERSON has leased to Rutter Bleecker, the 3-sty dwelling, 281 Sterling pl.

ROSS-KRAFT CO. leased for Thomas Mahan, the garage at 41-43 Marion st, to the George Longyear Auto Co.; also the residence at 904 St. Marks av, for William R. Simons.

TUCKER, SPEYERS & CO. leased for Havemeyer & Elder a plot in North 8th st, Williamsburgh, to the Flinn-O'Rourke Co.

Queens.

LEWIS H. MAY CO. has leased for Louise De Mott a cottage at the corner of Rochester and Edgemere avs, Edgemere, L. I., to Charles Bloch.

LEWIS H. MAY CO., Rockaway Park Office (Inc.), leased at Rockaway Park, L. I., for J. L. Toch, cottage on 10th av to F. Schloss; for Philomena Klein, cottage on South 8th av to M. Gottesman.

LEWIS H. MAY CO., Rockaway Park Office (Inc.) has leased at Belle Harbor, L. I., for T. Oppenheim cottage on N. Dennison av to William Isaacs; for T. J. Galvin cottage on Suffolk av to Edward C. Day.

Suburban.

HARRY ADLER leased for Jacob Fischel, the store and basement at 185 Warren st, to Antonio Nelle.

ROBERT E. FARLEY ORGANIZATION leased Mrs. J. A. Dickie's house in Livingston st, White Plains, N. Y., to A. M. Janpole.

FISH & MARVIN have rented the property of Mrs. Frances S. Marshall at Briarcliff Manor, N. Y., and consisting of about 3 acres of land, a large residence and outbuildings, to Mrs. Charles P. Palmer.

FISH & MARVIN have rented the property of Hobart Nichols, on Sunny Brook rd, at Lawrence Park West, Bronxville, to William H. Davis.

FISH & MARVIN have rented for Mrs. Loretta J. Lohman her property on Millard av, Bronxville ter, to A. H. Johnson of Lawrence Park West; also rented for Felix Deliee his property at 390 Rossmore av to W. N. Mills.

FISH & MARVIN have rented for Samuel Ullmann his estate at Wilson Park, Tarrytown, N. Y., furnished, for a long term to Mrs. Stanley McCormick of Chicago; also for the summer, furnished, the property of Mrs. Frances S. Marshall at Briarcliff Manor, New York, known as "Ramorney Cottage," to Mrs. William G. Wood. The property consists of two acres of land and large residence.

HECKSCHER & DE SAULLES have rented the house, formerly occupied by J. Lawrence Pool, on the J. Mayhew Wainwright property, at Rye, N. Y., to Frederick S. Wonham.

L'ECLUSE WASHBURN & CO., in conjunction with Kehoe & Gilliar, have leased a residence for the Great Neck Shores Corp. at Gronwold, Great Neck, to D. F. Robinson, of Manhattan.

MANNING & TRUNK and Butler, Heald & Butler have leased a store in the Flagg Bldg., Getty sq, Yonkers, to Ritchie & Cornell, tailors, who will occupy premises on or before May 1.

Modern Improvements

Isn't it true that oftentimes some small modern improvement goes a long way towards selling and renting your houses?

Take for example the plan that has recently been adopted by some builders of placing in newly built apartment houses electric washing machines and outlets in the kitchen for electric ironing and cooking.

Does any one doubt, all other things being equal, that these apartments are the ones that will be sold or rented first?

Families of today are educated to demand the comforts and conveniences of electric service, and they are quick to see the advantage of living in an apartment that will minimize the drudgery of house-keeping.

We have other ideas along these same lines. Drop us a line and we will talk them over with you.

**EDISON ELECTRIC
ILLUMINATING CO.
OF BROOKLYN**
360 Pearl Street

Telephone, 8000 Main (Connecting all Branches)

SAMUEL H. MARTIN has leased the dwelling at 308 Gramatan av, Mt. Vernon, for Adele Mary to Alfred S. Ely.

PEASE & ELLIMAN have rented furnished for G. M. Skene his place at Shippan Point, Stamford, Conn., to Serger Klibansky.

RULAND & WHITING CO. has leased for the City of Newark to Cafisch Brothers, dealers in mahogany, of Union City, Penn., three acres in the Port Newark Terminal for a period of years for about \$150,000. The city has spent several million dollars in dredging, filling and in constructing piers. The property is served by three railroads direct—the Pennsylvania Railroad, the Lehigh Valley Railroad, and the Central Railroad of New Jersey, with good traffic connection with other trunk lines entering the city. The leased property fronts on the main channel and extends back about 800 ft.

ALFRED E. SCHERMERHORN has leased for the season at Southampton, L. I., cottages for the estate of Salem H. Wales to Mrs. Samuel Thorne; for Charles H. Godfrey to Mrs. Willard D. Straight; for the estate of J. Bowers Lee to Mrs. Herbert A. Scheffel; for Mrs. Delancey Nicoll to Mrs. Patrick A. Valentine; for Mrs. A. L. Morton to Mrs. George A. Crocker; for the estate of James H. Pierson to Frederick C. Perkins and his own cottage in Main st to Mrs. Lewis Livingston Delafield.

JOHN F. SCOTT has sublet for Edward S. Thurston, of Minneapolis, Minn., for part of the summer, the "Holmes Cottage," at Lawrence Beach, L. I., to George A. Eyer, and for Stockton Buzby the Lawrence Beach cottage belonging to Dr. Irving E. Strong, known as "The Essex," to Mrs. W. H. Osgood.

THE LOTON H. SLAWSON CO. rented the Cowles property at Rye, N. Y., to Counselor Haniel, of the German Embassy staff; also rented to Prince von Hatzfeldt, Counselor General of the German Embassy, the Graham property on the Post rd, Rye, N. Y., to be used as headquarters during the summer months by the Embassy Staff in Washington, D. C. This is the 3d house rented by the Loton H. Slawson Co. to Prince von Hatzfeldt for himself and attaches of the German Embassy at Washington, D. C.

BURKE STONE (INC.) rented for Isaac Wright a bungalow in Terrace pl, Tuckahoe, to E. Philpott; also an apartment in the "West End," at Bronxville, to John L. Brodstaw.

BURKE STONE (INC.) has rented for John S. Bates his residence, furnished, and garage on a 1-acre plot in Lawrence Park, to Edward J. Nally, vice-president and manager of the Marconi Wireless Co. of America.

BURKE STONE (INC.) has rented for H. A. Giebelhouse a large dwelling and outbuilding in Aubyn Manor, Mt. Vernon, to C. B. Houghton of Bronxville; also for the Eastchester Mortgage & Realty Co. an apartment in Pondfield Court to W. T. Hamilton, and for John W. Lewis the residence corner of Underhill and High sts, Underhill Park, Tuckahoe, to A. B. Champlin.

REAL ESTATE NOTES.

M. JUST has moved his office from 612 West 207th st to 4925 Broadway.

F. W. SHERMAN has moved his office from 243 East 30th st to 128 East 29th st.

MORRIS B. BAER has moved his office from 60 Liberty st to 81 East 125th st.

W. G. MacLEAN is now associated with Goodale, Perry & Dwight.

GOODALE, PERRY & DWIGHT have been appointed agents for 24 West 31st st and 236-238 West 27th st.

THOMAS WATSON & SON were the brokers in the recent sale of 324 West 22d st, for the Metropolitan Holding Co. to James Curran.

HERBERT HECHT & CO. announce that David Feldman, formerly with Corn & Co., is now associated with their office.

NEW YORK MORTGAGE & SECURITY CO. declared the regular quarterly dividend of two per cent, payable April 1, 1916, to stockholders of record on March 25, 1916.

THOMAS J. O'REILLY has been appointed agent for 535 West 147th st by the Emigrant Industrial Savings Bank; also for 2143-2151 7th av, owned by the New York Life Insurance Co.

SCHLUSING & ROESTEL have been appointed agents for the Caselton apartments at the northwest corner of Grand Boulevard and Concourse and 184th st, by Adolph Von Oehsen.

SAMUEL COWEN was the broker in the recently recorded sale of the 6-sty apartment house at 625 Wales av, for the Polatschek-Spencer Realty Co. to Lawrence Davis.

CRIST & HERRICK were the brokers in the sale recorded last Saturday of 329-337 Bleeker st for Harriet A. Brady to Joseph H. Gilman, who gave in exchange 251 West 18th st.

FRANK J. MOORE, of 1291 Lexington av, announces that he has opened a general insurance department in conjunction with his real estate business.

JOHN N. GOLDING, who for the last twenty-three years has occupied the store at 9 Pine st, has removed his offices to the first floor of the same building.

HERBERT HECHT & CO. were associated as brokers in the recently reported lease of the two upper floors in the new Sun Building, Park Row and Frankfort st, to the Munroe Clothes Shop.

PEASE & ELLIMAN have been appointed by Julius Tishman & Sons agents for the 9-sty apartment house which they are building on a lot 79x100 in the south side of 70th st, between Central Park West and Columbus av.

JOSEPH P. DAY will speak at the annual dinner of the Real Estate Association of Syracuse at the Hotel Onondaga, Syracuse, N. Y., on Tuesday evening, March 28. His subject will be "Salesmanship."

WORTHINGTON WHITEHOUSE (INC.) was the broker in the sale to Mrs. Alfred G. Vanderbilt of a portion of the Westinghouse estate at Lenox, Mass., known as Erskine Park. The property purchased by Mrs. Vanderbilt comprises between 300 and 400 acres.

CROSS & BROWN CO. has been appointed agent for 599-601 Broadway, 37 Warren st, 101-3 Murray st, 142-156 East 31st st, 303-5 East 62d st, northeast corner 5th av and 55th st, 120-2 West 31st st, 11 West 37th st, northeast corner Columbus av and 62d st, and 165-7 West 18th st.

PEASE & ELLIMAN, who have managed the renting of the apartment house for the Brixton Building Corporation, is building at the northwest corner of Lexington av and 69th st, announce that every apartment in the building has been taken, although the steel work is not yet completed. Among the tenants are Henry A. Murray, Jr., Robert W. Gifford, Frederick C. Tanner, Theodore P. Dixon and Seymour Johnson. Pease & Elliman were the brokers in the sale of the building site last September for the George B. Post estate.

OBITUARY.

JOSEPH BERGER, real estate broker and head of the firm of John J. Clancy & Co., at 7th av and 57th st, died at his home, on Rochelle terrace, Pelham Manor, aged twenty-nine. He is survived by his widow and two children.

IRVING FISH, real estate broker of 512 West 179th st, died on Tuesday at his home, aged fifty-five.

MERWIN RUSHMORE, real estate lawyer and a member of the firm of Hubbard & Rushmore, died on Saturday at his home, 477 Washington av, Brooklyn. He was born in Hempstead, L. I., eighty-one years ago, and was a descendant of one of the original patentees of the town. He was a graduate of the Columbia Law School and was admitted to the bar in 1864. He is survived by one son and two daughters.

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 Mar. 17 to 23	1915 Mar. 19 to 25
Total No.....	135	112
Assessed value.....	\$7,805,500	\$6,276,200
No. with consideration..	16	22
Consideration.....	\$868,500	\$1,074,200
Assessed value.....	\$501,950	\$1,205,700
Jan. 1 to Mar. 23 Jan. 1 to Mar. 25		
Total No.....	1,717	1,570
Assessed value.....	\$96,742,150	\$87,276,310
No. with consideration..	258	201
Consideration.....	\$11,421,038	\$11,357,024
Assessed value.....	\$11,583,250	\$11,506,750

Mortgages.

	1916 Mar. 17 to 23	1915 Mar. 19 to 25
Total No.....	73	91
Amount.....	\$1,528,647	\$2,287,882
To Banks & Ins. Cos....	19	25
Amount.....	\$494,400	\$698,500
No. at 6%.....	35	30
Amount.....	\$466,071	\$663,516
No. at 5½%.....	2	4
Amount.....	\$460,000	\$418,500
No. at 5%.....	10	25
Amount.....	\$173,900	\$568,750
No. at 4½%.....	5	1
Amount.....	\$30,200	\$30,000
No. at 4%.....	.....	1
Amount.....	.....	\$2,166
Unusual rates.....	2	.....
Amount.....	\$4,476	.....
Interest not given.....	19	30
Amount.....	\$394,000	\$604,950
Jan. 1 to Mar. 23 Jan. 1 to Mar. 25		
Total No.....	864	919
Amount.....	\$26,709,002	\$20,987,671
To Banks & Ins. Cos....	209	174
Amount.....	\$12,728,775	\$8,174,182

Mortgage Extensions.

	1916 Mar. 17 to 23	1915 Mar. 19 to 25
Total No.....	41	129
Amount.....	\$2,145,750	\$3,572,450
To Banks & Ins. Cos....	19	18
Amount.....	\$1,495,500	\$2,717,000
Jan. 1 to Mar. 23 Jan. 1 to Mar. 25		
Total No.....	451	436
Amount.....	\$22,780,744	\$18,971,293
To Banks & Ins. Cos....	242	148
Amount.....	\$17,429,100	\$11,101,000

Building Permits.

	1916 Mar. 18 to 24	1915 Mar. 20 to 26
New buildings.....	11	15
Cost.....	\$983,500	\$660,309
Alterations.....	\$159,480	\$172,795
Jan. 1 to Mar. 24 Jan. 1 to Mar. 26		
New buildings.....	82	100
Cost.....	\$10,631,095	\$13,888,525
Alterations.....	\$2,714,600	\$1,811,621

BRONX.

Conveyances.

	1916 Mar. 17 to 23	1915 Mar. 19 to 25
Total No.....	121	113
No. with consideration..	13	20
Consideration.....	\$22,650	\$86,453
Jan. 1 to Mar. 23 Jan. 1 to Mar. 25		
Total No.....	1,339	1,351
No. with consideration..	166	140
Consideration.....	\$1,120,214	\$1,229,419

Mortgages.

	1916 Mar. 17 to 23	1915 Mar. 19 to 25
Total No.....	57	59
Amount.....	\$469,105	\$428,584
To Banks & Ins. Cos....	7	4
Amount.....	\$108,500	\$91,500
No. at 6%.....	27	23
Amount.....	\$126,727	\$94,910
No. at 5½%.....	11	5
Amount.....	\$125,400	\$42,500
No. at 5%.....	5	9
Amount.....	\$69,000	\$163,000
Unusual rates.....	3	2
Amount.....	\$5,478	\$2,014
Interest not given.....	11	20
Amount.....	\$142,500	\$126,160
Jan. 1 to Mar. 23 Jan. 1 to Mar. 25		
Total No.....	783	715
Amount.....	\$7,827,528	\$5,333,794
To Banks & Ins. Cos....	64	43
Amount.....	\$1,729,000	\$872,250

Mortgage Extensions.

	1916 Mar. 17 to 23	1915 Mar. 19 to 25
Total No.....	13	15
Amount.....	\$116,770	\$316,900
To Banks & Ins. Cos....	4	2
Amount.....	\$47,500	\$56,000
Jan. 1 to Mar. 23 Jan. 1 to Mar. 25		
Total No.....	175	196
Amount.....	\$3,581,840	\$3,549,915
To Banks & Ins. Cos....	73	42
Amount.....	\$2,010,900	\$817,950

Building Permits.

	1916 Mar. 17 to 23	1915 Mar. 19 to 25
New buildings.....	8	23
Cost.....	\$400,650	\$574,600
Alterations.....	\$15,700	\$32,050
Jan. 1 to Mar. 23 Jan. 1 to Mar. 25		
New buildings.....	149	219
Cost.....	\$5,011,450	\$6,715,630
Alterations.....	\$198,075	\$191,680

BROOKLYN.

Conveyances.

	1916 Mar. 16 to 22	1915 Mar. 18 to 24
Total No.....	388	390
No. with consideration..	40	46
Consideration.....	\$559,659	\$154,940
Jan. 1 to Mar. 22 Jan. 1 to Mar. 24		
Total No.....	4,832	4,729
No. with consideration..	443	499
Consideration.....	\$3,841,383	\$2,584,430

Mortgages.

	1916 Mar. 16 to 22	1915 Mar. 18 to 24
Total No.....	242	244
Amount.....	\$1,036,517	\$1,093,579
To Banks & Ins. Cos....	51	57
Amount.....	\$446,950	\$435,650
No. at 6%.....	141	128
Amount.....	\$521,677	\$337,050
No. at 5½%.....	59	65
Amount.....	\$281,940	\$402,150
No. at 5%.....	19	34
Amount.....	\$94,000	\$314,435
Unusual rates.....	1	2
Amount.....	\$3,000	\$2,150
Interest not given.....	22	15
Amount.....	\$135,900	\$37,794
Jan. 1 to Mar. 22 Jan. 1 to Mar. 24		
Total No.....	3,589	3,373
Amount.....	\$15,102,575	\$11,641,540
To Banks & Ins. Cos....	810	490
Amount.....	\$5,599,275	\$2,936,191

Building Permits.

	1916 Mar. 17 to 23	1915 Mar. 19 to 25
New buildings.....	126	149
Cost.....	\$781,260	\$1,290,500
Alterations.....	\$100,100	\$72,690
Jan. 1 to Mar. 23 Jan. 1 to Mar. 25		
New buildings.....	1,482	1,123
Cost.....	\$10,458,730	\$8,652,785
Alterations.....	\$939,001	\$867,667

QUEENS.

Building Permits.

	1916 Mar. 17 to 23	1915 Mar. 19 to 25
New buildings.....	77	172
Cost.....	\$544,270	\$718,169
Alterations.....	\$17,600	\$24,958
Jan. 1 to Mar. 23 Jan. 1 to Mar. 25		
New buildings.....	1,177	973
Cost.....	\$5,120,104	\$3,801,325
Alterations.....	\$229,452	\$199,714

RICHMOND.

Building Permits.

	1916 Mar. 17 to 23	1915 Mar. 19 to 25
New buildings.....	18	31
Cost.....	\$38,980	\$49,145
Alterations.....	\$3,075	\$1,285
Jan. 1 to Mar. 23 Jan. 1 to Mar. 25		
New buildings.....	168	144
Cost.....	\$255,025	\$377,680
Alterations.....	\$31,289	\$17,450

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

HIGH prices are not causing the postponement of big work, but there is a noticeable hesitancy among the smaller speculative builders for this and other reasons, one of which is doubt as to the long continuance of the war. The immigration authorities predict an enormous movement from Europe to this country upon the conclusion of peace, and a large immigration means accelerated tenement house construction.

Trade reports vary but little in tenor from those of the preceding week. The prolonged winter weather continues to be the determining factor in the material market. Continued snowstorms and hard wheeling limit both requirements and deliveries. Fewer new plans have appeared this week on architects' boards. A slowing up of spring projects is not unusual for the last days of March in any year, after the February rush.

Labor is likely to be less than the demand when construction work gets into full swing. The munition and steel manufacturing centers have attracted a great many laborers away from this city. But for this the house-wreckers would scarcely have ventured to organize a union and go on strike for higher wages, as they have done this week. Their demand is for 30 to 40 cents an hour. At this writing the issue has not been settled, and no appreciable effect has been noticed on important work. The state of employment among building mechan-

ics is officially reported to be fair for this season of the year, or about 65 per cent. of union men employed when the weather permits.

For Manhattan Island and the Bronx the figures standing for the total estimated cost of buildings for which plans have been filed do not yet loom large, but from one end of Long Island to the other, and all along the Jersey shore counties, as well as in the western end of Connecticut, the appropriations for plans filed have rarely if ever been larger than during the first three months of this year. Whenever there is a big building movement on it starts in the suburbs.

Harry S. Black, chairman of the United States Realty and Improvement Co., says conditions have improved vastly throughout the country over what they were a year ago. The earnings as well as the orders of his company are considerably ahead of last year's record. Building activities would be very much greater than it is, Mr. Black says, had not the recent sudden advance in the price of structural steel occurred.

The sensational news of the week was the announcement of the Lehigh Valley Railroad's plans for a new freight terminal, steamship piers and loft buildings in South Jersey City to cost ultimately \$10,000,000 or more. The improvements will employ, the company's representative says, no less than six thousand men. There is a record-breaking demand

for steel. The call for the material in its different forms is world wide, but the domestic demand would alone keep all the mills busy. Deliveries on structural steel is in consequence very slow. As a matter of fact very little capacity is available for the balance of the year in any line of steel products. The congestion of freight on the railroads have not been lessened. The Collector of the Port estimates that 50,000 carloads are being held up.

An indication of the revival of first class construction throughout the country is supplied by a report from the Otis Elevator Company showing that its sales in January and February were more than \$1,000,000 in excess of the corresponding period in 1915. Sales are now running at the rate of \$16,000,000 annually, compared with \$12,000,000 last year, and officials of the company expect 1916 to eclipse the record, which is slightly in excess of \$18,000,000. All of the company's plants are running full, and the extension of the Harrison plant is being rapidly completed.

Commodity prices on the whole continue soaring upward. Bradstreet's index number on March 1 stood at 11.376, a rise of 18 per cent. within the year. The greatest advances have been in metals, chemicals, textiles and oils. Growing optimism prevails in all circles. Bank clearings in the Eastern and Middle States are running about 50 per cent. ahead of last year.

Cement Tests.—A series of tests at Columbia University for the building departments of New York and Newark, the New York Public Service Commission, the Public Utility Commission of New Jersey and the Erie Railroad, proved that concrete made from blast furnace slag recovered from the dumps of the Bethlehem Steel Company at South Bethlehem has 18 per cent. greater resistance to compression than concrete made of traprock from the Palisades.

An unusual amount of reinforced concrete construction is coming out this spring. The Turner Construction Company, which had the best year in its history in 1915, has booked since the contracts for the new buildings for the Bush Terminal Company and Robert Gair & Co. were announced, a machine shop for the Beaman & Smith Co., Providence; a factory building for the W. A. Rogers Co., at Niagara Falls, and a power house for the Vacuum Oil Co., at Bayonne.

Bids went in this week for an addition to the bakery of the Empire Biscuit Co., at 30 Waverley avenue, Brooklyn, and for a coal shed for the Ford Motor Company at Long Island City. Plans are being prepared for an ice manufacturing plant, to cost \$250,000, for the Consumers Ice Company at Hoboken. The Standard Concrete-Steel Co. has taken a contract for a three-story building for the Pathescope Co., at Long Island City.

Lumber.—Current business in the metropolitan district is described as good by wholesalers and as decidedly improved within a fortnight by retailers. Freight congestion is the great problem of the market, and retailers are being advised to anticipate their wants. Hardwood prices are stiffening, notably parquet flooring. The new prices on yellow pine, spruce and hemlock are firmly maintained. The discounts on sash and doors are unchanged. The price level on spruce establishes almost a new record, at \$27 base, a figure reached but once before. At this base price every active mill has been sold well ahead of its saws.

The wholesale distribution of lumber will not resume normal lines until the transportation companies succeed in

clearing their rails and terminals and are able to resume the acceptance of freight offerings in the regular way. There are thousands of sold carloads at the mills awaiting shipment, and other thousands on the rails, the delivery date of which is very uncertain. The embargo situation has improved only slightly, and with the vast volume of stock awaiting shipment, freight congestion will quite surely be in order for many months to come.

Brick.—Continued wintry weather has permitted only a light demand for common brick. Everything has been sold out, however, at the North River brick market, and dealers' reserve stacks are diminishing as fast as the weather will permit. Quotations are unchanged.

At Haverstraw there are sixteen loaded barges waiting for the first tow. The river ice is on the move, but dangerous for wooden barges to attack. If the weather moderates, navigation will be resumed next week. In the city the wheeling has been too difficult for full loads. Had the weather been favorable, the demand for material would have cleaned out the supply. Summary:

Official transactions for North River brick covering the week ending Thursday, March 23, in the wholesale market.

Open Barges, left over, Friday, A. M., March 17—1.		Arrived.	Sold.
Friday, March 17.....	0	0	0
Saturday, March 18.....	0	0	0
Monday, March 20.....	0	1	1
Tuesday, March 21.....	0	1	1
Wednesday, March 22.....	0	0	0
Thursday, March 23.....	0	0	0
Total	0	—	2

Reported en route, Friday, March 24—0.
Condition of market, firm; demand, light.
Prices, \$8.50 to \$9 (wholesale, dock, N. Y.).
Cargoes left over Friday A. M., March 24—0.
Left over covered barges, 0. Open barges left over, 0.

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

Structural Steel.—The market continues strong at the new price quotations, with no falling off in demand. Gossip in trade circles is to the effect that consumers who wish to make cancellations can do so without opposition on the part of the mills, as there are three new customers who want steel

for every one who wishes to withdraw. Domestic requirements alone are now sufficient to keep the mills busy.

Contracts continue to come out at a good rate. Eidlitz & Ross have taken the steelwork for the Cathedral Exchange of the New York Telephone Company, at 108th street and Manhattan avenue, requiring 900 tons. The Blaw Steel Company will supply 300 tons for the armory at Yonkers. Levering & Garrigues have booked 700 tons of column cores for a local automobile station, and 100 tons for the refrigerator building to be erected for the Merchants' Refrigerator Co., on Tenth avenue at 16th street.

The American Bridge Company will probably fabricate the 15,000 tons which the George A. Fuller Company will need for the Pennsylvania Railroad Company's hotel. Post & McCord have the contract for the 500 tons required for the Astor loft building in 33rd street (John I. Downey, general contractor); the Hay Foundry & Iron Company have the steelwork for an addition to the Hyatt Roller Bearing works at Harrison, and other jobs aggregating about 4,000 tons have been awarded within a week or so, according to trade reports.

A number of jobs are up for bids, including 600 tons for a loft building for Charles Meyer at 42-46 West 38th street, steel for a church house for the Madison Avenue Presbyterian Church, and 600 tons for a loft building for P. W. Rouse in Greene street.

Nails.—The leading distributors are jammed with orders at mills and cannot readily ship owing to freight embargoes. Cut nails in store are held at \$2.85, and when carted to the jobber at \$2.90 base per keg. Wire nail quotations are the same.

Wire Rods.—Some reinforced concrete builders are reported to have paid for small lots of wire rods as high as \$60 a ton. Output is sold up for four or five months.

Linseed Oil.—The demand for oil has quieted since last week's report, and routine jobbing sales are reported at 78 cents for city raw in five-barrel lots or more.

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.

North 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@ —
 7½ c. bag; return on bags.

Alsen's GermanNo Quotation
 Dyckerhoff GermanNo Quotation

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
 Trap rock, 1½ in.....\$0.95@ —
 Trap rock, ¾ in..... .85@ \$0.95
 Bluestone, 1½ in..... .90@ —
 Bluestone, ¾ in..... 1.00@ —

GLASS, Window—from jobbers' list—Discounts.
 Window, 1st three brackets.....\$9
 All other single thick.....88
 Double thick89
 Plate, discounts off lists up to 5 ft..90
 Plate, discounts off lists over 5 ft..90

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
 Hydrate common 6.50@ 7.00
 Hydrated finishing 8.50@ 9.50

LINSEED OIL—
 American Seed City Raw.....\$0.78@ \$0.79
 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, Eastern, base price.....@ \$27.00
 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@ 5.75
 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. 2.619c@ —
 Beams & channels over 14 in. 2.619c@ —
 Angles 3x2 up to 6x8..... 2.619c@ —
 Zees and tees..... 2.619c@ —
 Steel bars, half extras..... 2.619c@ —

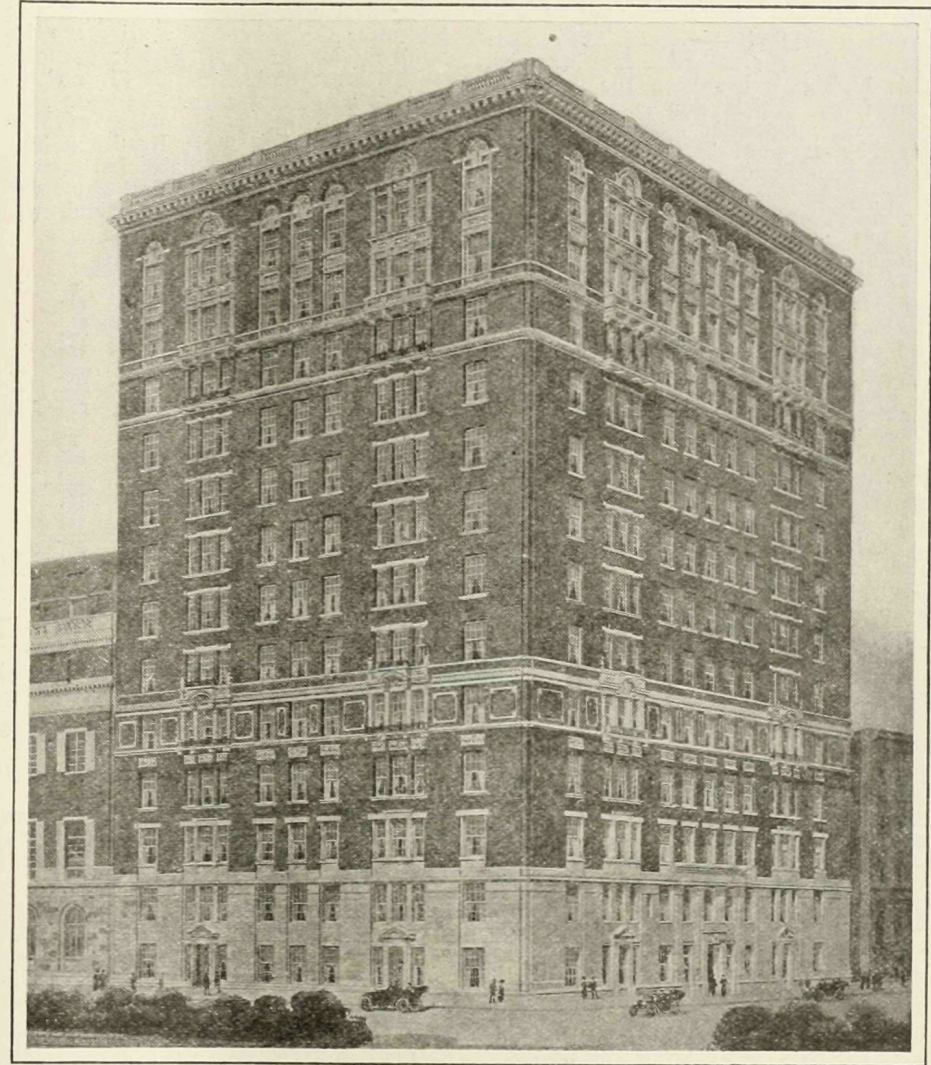
APARTMENTS NEAR COLONY CLUB

Provisions Made for Housing Half a Hundred Families in Park Avenue Structure

IN the new thirteen-story apartment house now under construction at the southwest corner of Park avenue and 63d street, Bing & Bing, 119 West 40th street, the owners, have made a radical departure from the prevailing custom of designing buildings. They are erecting this structure so that it will harmonize perfectly with its surroundings, in style of architecture and in the character of its construction.

This operation was designed and planned by Emery Roth, architect, 119 West 40th street, and the structural engineer is the Gunvald Aus Co., 11 East 24th street. The owners have charge of the erection of this building and are awarding separate contracts for the vari-

other half of the block is occupied by the recently completed Colony Club, a building designed in the Colonial style and built of red brick with trimmings of white marble. The style of architecture and the materials of construction chosen for the new apartment building are similar in general character and the idea of architectural harmony was carried out to such an extent that the marble work on the first two stories of the new building is identical in design with that of the Colony Club, even to the extent of carrying through the stone courses. A notable feature in connection with this operation is the fact that the westerly and southerly walls of the structure, which overlook the adjoining buildings, have been treated exactly the same as



Emery Roth, Arch't.

LATEST OPERATION ON PARK AVENUE.

ous branches of the work as the construction of the project progresses.

The following concerns have already received contracts for labor or materials in connection with this operation: Compoos House Wrecking Co., 913 Longwood avenue, wrecking; American Bridge Co., 30 Church street, structural steel; A. B. See Electric Elevator Co., 220 Broadway, electric elevators; Kalamain Co., kalamein doors; J. H. Young Stone Co., Locust avenue and 136th street, exterior marble; A. G. Pierce Co., 103 Park avenue, floor arches and fireproofing; P. & F. Corbin Co., 101 Park avenue, hardware; A. Perlman, 1735 West Farms road, ornamental iron; Northern Waterproofing Co., 195 Lexington avenue, roofing; Jarcho Brothers, 22 East 105th street, plumbing; Jackson Mantle & Grate Works, 2 West 33d street, tiling, and Rudolph Seus, 406 East 109th street, interior marble.

This building occupies one half of the block front on the west side of Park avenue between 62d and 63d streets. The

front of the project, including all ornamental portions, so that there will be no plain rear walls visible from any portion of the city. In addition to this the walls have been carried up fourteen feet above the roof so that the usually unsightly pent houses and tank will not be visible.

This building has been planned with four suites on each floor, consisting of six, seven, eight and nine rooms to a unit. Four elevators have been provided, two of which serve each set of two suites. The greater part of this building has already been leased from the plans, and the structure is scheduled for completion by September 1, 1916.

Prizes for Architect's Certificate.

The competition for a design of a certificate for use by the University of the State of New York as a credential demonstrating the right of each architect in the state to practice the profession of architecture, was recently decided, and the prizes awarded as follows: First

prize, \$200, Austin Whittlesey; second prize, \$150, Robert Palleson; third prize, \$100, Robert W. Hubel; fourth prize, \$50, Henry Oothout Milliken. Alfred Cookman Case and Albert M. Kirchbaum received honorable mention.

This competition was held by the State Board for the Registration of Architects under the Board of Regents of the University of the State of New York, Dr. John F. Finley, president. The judges officiating in the selection of the prize designed were Henry Bacon, New York; George Cary, Buffalo; Frank H. Quinby, Brooklyn; Charles A. Platt, New York; J. Foster Warner, Rochester; W. Symmes Richardson, New York, and H. Van Buren Magonigle, New York.

Hollow Metal Doors.

The effort to standardize hollow metal doors will, if successful, tend to increase the scope of this type of door, and permit of its more general use in buildings. Practically every architect and builder recognizes the value of hollow metal doors and trim, and, while they might desire to make use of this kind of construction in their buildings, they were prevented by the excessive cost involved. This high cost has been the result of conditions, which the manufacturers claim are unnecessary. They were imposed by reason of the fact that the products were not standardized and therefore their manufacture was an expensive process, on account of the wasteful and inefficient methods of operation, in both design and production.

For these conditions the manufacturers are not wholly to blame. The waste starts with an unstandardized demand, and grows with special details such as designing, estimating, the maintenance of draughting departments, all to meet the requirements which might be greatly reduced or eliminated.

That the present high cost of a hollow steel door of the best quality is not in the materials is apparent, when it is considered that in the average 3 x 7 feet door there is less than 100 pounds of furniture steel. This material costs about \$3.40 per 100 pounds. Add to this the strap steel for swing and lock reinforcement, asbestos panel boards, cork strips, finishing enamels, etc., the raw materials are obtainable at a comparatively small cost.

Hollow steel doors should be made at a low cost, and sold at a fair price. By co-ordinated effort, definite standards, and efficient production, better doors should be produced for less money.

Cauldwell-Wingate Co. Elects President.

The Board of Directors of the Cauldwell-Wingate Company, building construction, 381 Fourth avenue, elected Frank C. Poucher, president, to fill the vacancy caused by the death of S. Milbank Cauldwell, on March 8. Mr. Cauldwell had been the president of the company since its organization, and his death occasioned a loss greatly deplored by his friends and business associates alike. Mr. Poucher, the new president, has heretofore been chairman of the Board of Directors, but now enters into active participation in the affairs of the company. A new director will be chosen at an early date.

Charles Scribner to Build in 38th Street.

Ernest Flagg, architect, 109 Broad street, is preparing the preliminary plans for a twelve-story office and showroom building at 10-12 East 38th street, for Charles Scribner, 597 Fifth avenue. This project will be erected on a plot 50x100 feet, and with the cost of the land is expected to represent an expenditure of about \$550,000. The building will be devoted exclusively to occupancy as offices and salesrooms and will be restricted against occupation by manufacturers.

Contractor for New Clubhouse.

A general contract has been awarded to John I. Downey, Inc., 410 West 34th street, for the erection of a four-story brick and limestone clubhouse on a plot 40x102 feet at 36-38 East 62nd street.

This structure will be the home of the Links Club, Chas. B. McDonald, Chas. H. Sabin et al, 140 Broadway. The plans and specifications for this building were prepared by Cross & Cross, 10 East 47th street, and the cost of the structure is estimated at \$75,000. The site of the new clubhouse is in close proximity to the recently completed homes of the Knickerbocker and Colony Clubs.

Downtown Office Building

Cross & Cross, architects, 10 East 47th street, have been retained to prepare the plans and specifications for the fifteen-story office building, to be erected at 60-64 Liberty street. The owner of this project is the 60 Liberty Street Co., Wm. H. Barnum, president, 111 Broadway. The structure will occupy a plot 71x81, and will cost in the neighborhood of \$300,000. The general contract for this operation will be awarded without competition and will be announced in a later issue.

Bowling Match.

The first of a series of the matches to determine the winner of a prize cup donated by Mr. Otto M. Erdlitz occurred on Tuesday night, March 21, on the White Elephant alleys between the teams representing the offices of Post & McCord and of Marc Erdlitz & Son. The team of Marc Erdlitz & Son secured a substantial lead in the first game and the ultimate result of the match was never in doubt after that.

The scores:

	Post & McCord.		
	1	2	3
B. McCord.	138	174	143
Bass.	125	118	118
Pett.	142	134	156
W. McCord.	109	143	113
Pickard	132	162	153
	646	732	683-2061
	Marc Erdlitz & Son.		
	1	2	3
Lemhardt.	117	179	105
McNamara.	159	159	135
Graham.	152	184	157
Baker.	163	129	121
Heterer	181	135	153
	772	786	671-2229

PERSONAL AND TRADE NOTES.

Duncan Candler, architect, has moved his offices from 105 West 40th street to 753 Fifth avenue.

Otto E. Goldschmidt, consulting engineer, is now located in his new offices at 105 West 40th street.

Frederick Construction Co., general contracting, has opened an office in the A-RE-Co. Building, 391 East 149th street.

W. R. Hughes, general contractor, will move his office about April 1 from 110 West 40th street to 105 West 40th street.

Albert C. Friedman has recently assumed full control of the West End Tile & Marble Works, 125 West 116th street.

Klein & Newman, 489 Howard avenue, Brooklyn, desire catalogues and samples from jobbers and manufacturers in the heating and plumbing supply business.

L. Gold, plumbing contractor, has recently moved his shop and office from 202 St. Nicholas avenue to 263 West 125th street.

George P. Martin, Inc., general contractor, will move his office about April 1 from 110 West 40th street to 105 West 40th street.

Wm. H. Page Boiler Co. has moved its office and showroom from 15 Murray street to the Herald Square Building, 141 West 36th street.

Grassi Contracting Co., Inc., plain and ornamental plastering, has moved its offices to larger quarters on the second floor of 103 Park avenue.

Germania Engineering & Construction Co. has recently opened an office at 50 Union Square, for the purpose of conducting a general contracting business.

Charles H. Brettler, plumbing and heating contractor, 62 Tompkins avenue, Brooklyn, desires samples and catalogues from dealers in plumbing and heating supplies.

Walter S. Appleton, Inc., has opened offices at 1480 Broadway, where the firm

will carry a complete line of Marsh double-seat radiator, globe, gate and mill supply valves.

Newark Plumbing Specialty Company has recently established an office and showroom at 178 Verona avenue, Newark, N. J. Nathan Reinbold is the general manager.

Architects' Samples Corporation, 101 Park avenue, has added more than 8,000 square feet to its exposition space by acquiring the lease on the store and basement of the Architects' Building.

Keasbey & Mattison Company, pipe covering and asbestos material, will move its offices about May 1, from 100 John street to the new Astor Building at Broadway and Vesey street.

George K. Parsons, consulting engineer, has located his main offices in the Equitable Building, 120 Broadway. Mr. Parsons will continue his office in the Riggs Building, Washington, D. C.

D. A. Ebinger Sanitary Manufacturing Co., of Columbus, Ohio, has recently opened a branch office in the Vanderbilt Concourse Building, 52 Vanderbilt avenue, under the supervision of E. W. Jackson.

Arvid Johnson and Irving Molitor have formed a partnership under the firm name of Johnson & Molitor, for the purpose of conducting a general contracting business, with offices at Long Beach, L. I.

Charles E. Parsons and Guy Simpson have organized the firm of Parsons & Simpson, engineers, with offices at 61 Broadway. The firm will conduct a general engineering practice in the United States and Mexico.

J. J. Blackmore, for the last two years secretary of the American Society of Heating and Ventilating Engineers, has resigned to take up the management of a new boiler and heater department for the J. L. Mott Iron Works.

Power Turbo Blower Co., manufacturer of turbo blowers, damper regulators, steam specialties, grate bars and castings, has opened an office at 17 Battery place. A. N. Hammerstein, for a number of years chief engineer of the Turbo Blower Co., is at the head of the new concern.

F. W. Scheidenhelm and Daniel W. Mead, associated consulting hydraulic and hydro-electric engineers, have recently opened offices for the practice of their profession in the Equitable Building, 120 Broadway. Mr. Scheidenhelm formerly conducted his practice in Pittsburgh, Pa., and Mr. Mead has maintained an office at Madison, Wis., which will be continued.

Engineering Headquarters.—In letters to the Engineering Record, William Barclay Parsons, William J. Wilgus and Palmer C. Ricketts oppose the removal of the American Society of Civil Engineers to an enlarged Engineering Societies Building in 39th street, and, on the other hand, John R. Freeman, Henry G. Stott, Gardner S. Williams, John R. Bensel and others favor the removal. Mr. Parsons writes: "My view is that the American Society of Civil Engineers should retain its own house and its entire separate identity, unless it would be possible to merge all the societies into one American Institution of Engineers. The profession should stop dividing itself up, as it has done, into a multitude of small units. The law and medicine do not make that mistake."

OBITUARY.

Nicholas H. Trapp, a retired Brooklyn general contractor, formerly head of the firm of N. H. Trapp & Son, Inc., builders, died suddenly of heart disease at his home on Hillcrest road, Jamaica, L. I., Monday, March 13. He was born in Germany sixty years ago and came to America about forty years ago. For about twenty years he was a resident of Brooklyn, where he was very active as a builder. He is survived by his widow and two sons.

Maurice F. Hickey, a general contractor, well known in South Brooklyn, died at his home, 176 Eighth avenue, Brooklyn, after a short illness from pneu-

monia, Friday, March 17. Mr. Hickey was born in Brooklyn fifty-eight years ago and was the senior member of the firm of M. F. Hickey & Company in Ninth street, dealers in sand, stone, cement and building materials. He was prominently identified with Democratic politics, and was a member of the Twelfth Assembly District and Twenty-second Ward Democratic Clubs. He is survived by his widow and two daughters.

NO. ARCHITECTS SELECTED.

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

ROCHESTER, N. Y.—The Knights of Columbus, Wm. Schaefer, chairman of site and building committee, contemplates the construction of a club house to cost approximately \$150,000 in Main st, between Alexander and Union sts, architect for which has not been selected.

PITTSFORD, N. Y.—The Board of Education of Pittsford, N. Y., R. E. Gaskin, contemplates the erection of a 1-sty brick high school building to cost about \$50,000 on Lincoln av near Main st. Architect for which has not been selected.

PERTH AMBOY, N. J.—The Perth Amboy Saving Institution, Chas. K. Seman, treasurer, contemplates the erection of a \$50,000 bank building at the northeast corner of Smith and Maple sts, architect for which will be selected by local competition.

ELIZABETH, N. J.—St. Mary's Roman Catholic Church, Rev. Father Francis O'Neil, pastor, contemplates the erection of a brick parochial school to cost about \$100,000, at 152 Race st, architect for which has not been selected.

COOPERSTOWN, N. Y.—Orphanage of the Holy Savior, Cooperstown, N. Y., contemplates the erection of a school at Beaver and Pioneer sts, to cost about \$150,000, architect for which will probably be selected by competition.

BUFFALO, N. Y.—St. John's Roman Catholic Church, Louis Wisniewski, 118 Walden av, chairman, contemplates the erection of a 1-sty brick church to cost about \$15,000, in Deat st, between John and Alexander sts, architect for which has not been selected.

BATAVIA, N. Y.—The Polish Church of the Sacred Heart, 302 So. Jackson st, Batavia, N. Y., contemplates the erection of a 1-sty brick church, to cost about \$30,000, at 135 So. Swan st, architect for which has not been selected.

PLANS FIGURING.

CHURCHES.

MANHATTAN.—John J. Hearn Construction Co., 69 West 46th st, are figuring the general contract and desire sub estimates by April 1 for the alterations and additions to the church and convent at 62 St. Marks pl, for the St. Cyril Roman Catholic church. Frederick J Schwartz, Cole Building, Paterson, N. J., architect.

DWELLINGS.

MANHATTAN.—Hoppin & Koen, architects, 244 5th av, are taking estimates on general contract to close March 28th, for a 6-sty brick and stone dwelling, 41x78 ft, at 13-15 East 66th st, for Harris Fahnestock, 2 Wall st. Cost, about \$100,000.

WOODBURY FALLS, N. Y.—Frank E. Newman, 1123 Broadway, Manhattan, is taking estimates on general contract to close March 28th, for a 2½-sty local stone and frame dwelling, 30x75 ft, for C. E. Rushmore, owner, care architect. Cost, about \$20,000.

WESTBURY, L. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are taking estimates on general contract to close April 1st, for a frame laundry building for Willard S. Straight, owner, care architects.

BERNARDSVILLE, N. J.—Lord & Hewlett, 345 5th av, Manhattan, are taking estimates on general contract to close March 27, for alterations to the 2½-sty frame dwelling for E. E. Lorillard. Cost, about \$4,500.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—M. N. Shoemaker, 722 Union Building, Newark, N. J., is taking bids on general contract to close March 27 for a 4-sty brick silk mill, 60x330 ft, in Straight st, for Dunlop Bros., 254 4th av, Manhattan. Cost, about \$100,000.

HOSPITALS AND ASYLUMS.

BROOKLYN.—Department of Public Charities of N. Y. C., John A. Kingsbury, Municipal Building, Manhattan, Commissioner, is taking estimates on general

contract to close 10.30 a. m., March 27, for a 2-sty brick laundry staff building, 40x102 ft, in the south side of Winthrop st, 716 ft west of Albany av, for the Kings County Hospital, from plans by S. A. Taggart, Municipal Building, Manhattan.

BROOKLYN.—N. Y. State Hospital Commission, E. S. Ellwood, secretary, Capitol Building, Albany, N. Y., is taking estimates on general contract to close March 30, at 2 p. m., for a chronic patient building and reception hospital at the Long Island State Hospital, from plans by Lewis F. Pilcher, State Architect. Total cost, about \$400,000.

MORRISTOWN, N. J.—Hasselmann & Harde, 30 East 42d st, Manhattan, are taking estimates on general contract to close March 27 for a 3-sty brick hospital building on Mt. Kemble av, for the All Souls' Hospital. Cost, about \$100,000.

MUNICIPAL.

PORT WASHINGTON, L. I.—The Board of Sewer Commissioners, Frank B. Smith, chairman, is taking estimates to close March 31st, for a sewerage system, comprised of disposal and disinfecting building and piping from plans by Carl

H. Watson, Great Neck, L. I. Cost, approximately \$120,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—John Bagley Day, 1265 Broadway, Manhattan, is taking estimates on general contract to close March 31 for a 3-sty brick parochial school, 33x65 ft, at the corner of Nostrand and Newkirk avs, for St. Jerome's R. C. Church, Rev. Father Thos. F. Lynch, pastor. Cost, about \$100,000.

POUGHKEEPSIE, N. Y.—John J. Hearn Construction Co., 69 West 46th st, Manhattan, is figuring the general contract and desires bids on all subs by April 1 for the 3-sty brick parochial school for St. Mary's R. C. Church, Rev. Father John J. O'Brien, pastor, from plans by Wm. J. Beardsley. Cost, \$60,000.

SUMMIT, N. J.—Board of Education of Summit, N. J., is taking estimates on general contract to close 8 p. m., April 15, for alterations and additions to the 2-sty brick school on Park av, from plans by R. S. Shapter, Maple st. Cost, \$20,000.

NEWARK, N. J.—The Board of Education of Newark, N. J., is taking estimates

Francis E Ward Endorses Edison Service

After years of supplying current to his tenants at 707 Broadway, Mr Ward has contracted for service from the Edison mains

The building, a liberal consumer of power for manufacturing purposes, supplied tenants with power and light free of charge. Today each tenant constitutes a separate metered customer of the building owner, and the building operation shows a substantial saving

The contract ends another instance where private plant maintenance stood in the way of progressive building operations. Is not this the essential cause of your difficulties? Investigation and estimates cost nothing. Our representatives are always "At Your Service"

The New York Edison Company

At Your Service

General Offices

Irving Place and 15th Street

Telephone: Stuyvesant 5600



Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

INSURANCE AND BONDS

FOR
BUILDING OPERATIONS

Architects' Bldg 101 PARK AVE

Richey, Browne & Donald, Inc.

103 PARK AVE., NEW YORK
(Tel. 5128 Murray Hill)

Architectural Iron and Bronze

BROWNE WINDOW
Fire-Weather-Dust and Fool Proof

Works

2101 Flushing Ave., Maspeth, N. Y.
Tel. 3100 Williamsburgh

Business Established 1832

The Lawrence Cement Co.

No. 1 Broadway New York

Selling Agents for



In Successful Use Upwards
of a Quarter-Century

Book on request showing uses and
testimonials

CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York

Plans Figuring (Continued.)

on general contract to close 4.15 p. m., March 29, for a 2-sty brick and concrete school, 35x100 ft, on Speedway av, near Lassing av, from plans by E. F. Guilbert, City Hall, Newark, N. J. Cost, about \$50,000.

STORES, OFFICES AND LOFTS.

WHITE PLAINS, N. Y.—F. H. Brown, architect, National Bank Building, White Plains, N. Y., is taking estimates on general contract to close March 27 for a 2-sty brick tile and stucco store, office and garage, 64x40x69 ft, at Depot sq, for the Central Transfer Co., owner. Cost, about \$10,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

LEXINGTON AV.—The Strathcona Construction Co., Harry Falk, president, 320 5th av, contemplates the erection of an 11-sty apartment, 50x90 ft, at the northeast corner of Lexington av and 50th st, architect for which will be announced later. Cost, about \$150,000.

DYCKMAN ST.—Andrew J. Thomas, 2526 Webster av, is preparing plans for a 5-sty brick apartment, 88x100 ft, in the south side of Dyckman st, 300 ft west of Sherman av, for Martin H. Boodkind, 42 Broadway, owner. Cost, \$90,000.

WEST 22D ST.—Max Gold, 38 Fort Washington av, has purchased property at 261-265 West 22d st, and contemplates the erection of a 6-sty brick apartment, architect and details for which will be announced later.

BROADWAY.—Maximilian Zipkes, 405 Lexington av, is preparing plans for two 6-sty brick apartments, 50x88 ft, on the west side of Broadway, 103 ft north of 184th st, for the Number One Realty Co., care Chester P. Kern, 353 5th av, owner and builder. Cost, \$100,000.

BROADWAY.—Schwartz & Gross, 347 5th av, are preparing plans for a 12-sty brick apartment house annex, 42x139 ft, adjoining the northeast corner of Broadway and 94th st, for the 94th St Realty Co., Harry Schiff, president, 355 West End av, owner and builder. Cost, \$150,000.

BROADWAY.—Goldner & Goldberg, 391 East 149th st, have completed plans for two 5-sty brick apartments, 75x93x100 ft, at the southeast corner of Broadway and 238th st, for Philip J. Hover and The 5780 Broadway Building Co., 212 Broadway, owners.

150TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for three 5-sty brick apartments, 56x100 ft, in the south side of 150th st, between Convent and Amsterdam avs, for the Park Side Realty Co., Isidor Reiss, 516 5th av, owner and builder. Cost, \$40,000 each.

DWELLINGS.

LEXINGTON AV.—Adolph Fuhs, 302 East 87th st, is preparing plans for a 4-sty brick and limestone dwelling, 25x115 ft, at 1012 Lexington av, near 72d st, for Dr. D. L. Durra. Cost, about \$80,000.

70TH ST.—J. Gamble Rogers, 470 4th av, is preparing plans for alterations to the 5-sty brick dwelling, 19x60 ft, at 159 East 70th st, 131 ft east of Lexington av, for Dr. Herbert B. Wilcox, on premises. Cost, about \$8,000.

STABLES AND GARAGES.

61ST ST.—Geo. E. Wood, 103 Park av, is preparing plans for a 3-sty brick garage, 19x80 ft, at 107 East 61st st, for Chas. Steele, 11 East 62d st. Cost, \$20,000.

WEST END AV.—J. C. Cocker, 2017 5th av, has completed plans for a 5-sty brick garage, 75x100 ft, at the southwest corner of West End av and 65th st, for T. F. Devine, 83 West End av, owner and builder. Cost, \$50,000.

STORES, OFFICES AND LOFTS.

14TH ST.—Geo. Hitchings, 1020 Av P, Brooklyn, is preparing preliminary plans for a 12-sty concrete loft and office building on plot 25x76 ft, exact location and owner's name to be announced later. Cost, approximately \$100,000.

FRANKFORT ST.—Timmis & Chapman, 315 5th av, are preparing preliminary plans for a 16-sty brick and concrete loft building, 116x42x60 ft, at the northeast corner of Frankfort and Rose sts, for John V. Black, 200 William st, owner. Cost, approximately \$225,000.

MADISON AV.—Starrett & Van Vleck, 8 West 40th st, are preparing plans for an 11-sty brick and stone store and office building, 100x100 ft, at the northwest corner of Madison av and 45th st, for the Henry Phipps Estate, 787 5th av. Cost, about \$4,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

SEAMAN AV.—Neville & Bagge, 105 West 40th st, are preparing plans for a 5-sty brick apartment, 50x100 ft, on the north side of Seaman av, 200 ft east of 215th st, for the H. D. Constr. Co., pres., Henry Degenhardt, 843 West 179th st, owner and builder. Cost, \$45,000.

215TH ST.—Neville & Bagge, 105 West 40th st, is preparing plans for a 5-sty brick apartment, 50x100 ft, at the southeast corner of 215th st and Seaman av, for the H. D. Constr. Co., Henry Degenhardt, 843 West 179th st, owner and builder. Cost, \$45,000.

CONCOURSE.—Geo. F. Pelham, Inc., 30 East 42d st, has been retained to prepare plans for three 5-sty brick apartments on plot 93x179 ft, at the southwest corner of Concourse and 183d st, for Spear & Son, owner, care architect. Details will be announced later.

176TH ST.—Wm. Guggolz, 61 Buchanan pl, is preparing plans for a 5-sty brick apartment, 90x96 ft, at the northeast corner of 176th st and Andrews av, for the Bainbridge Realty Co., care architect. Cost, \$70,000. Architect will take estimate on general contract.

DWELLINGS.

JEROME AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 1-sty store and dwelling, 75x75 ft, on the west side of Jerome av, 173 ft south of 177th st, for the Arce Realty Co., M. S. Auerbach, 30 East 42d st, owner and builder. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

MOTT AV.—F. A. Hale, Salt Lake City, Utah, is preparing plans for a 2-sty brick laundry building, 150x180 ft, on the east side of Mott av, 125 ft north of 153d st, through to Sheridan av, for the Morgan Steam Laundry Co., K. E. Morgan, president, 476 11th av, owner. Owner will take estimates.

174TH ST.—Buchman & Fox, 30 East 42d st, are completing plans for a 6-sty brick factory addition, 40x97 ft, in the north side of 174th st, 136 ft west of Park av, for the Tremont Silk Co., 428 4th av. Cost, \$70,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

39TH ST.—Thos. Bennett, 5123 3d av, is preparing plans for two 3-sty brick apartments, 25x69 ft, in the south side of 39th st, 125 ft east of 4th av, for John O'Hearn, 415 40th st, owner and builder. Cost, \$8,000.

60TH ST.—S. Newman & Son, 1780 Pitkin av, are preparing revised plans for two 3-sty brick apartments, 30x80 ft, in the north side of 60th st, 280 ft east of 7th av, for the B. & A. Realty Co., David Linder, president, 5204 5th av, owner and builder. Cost, \$7,500.

68TH ST.—F. W. Eisenla, 147 Remsen st, is preparing plans for four 3-sty brick apartments, 25x74 ft, in the north side of 68th st, 152 ft east of 3d av, for Monroe Steiner & Bro., 315 East 68th st, owner and builder. Cost, \$8,000 each.

11TH AV.—E. A. Parfitt, 233 Broadway, Manhattan, is preparing plans for three 2½-sty frame dwellings, 18x52 ft, at the northeast corner of 11th av and 81st st, for the Reinhart Hall Realty Co., 7822 12th av, owner and builder. Total cost, \$12,000.

65TH ST.—Wm. A. Parfitt, 26 Court st, is preparing plans for two 3-sty brick apartments, with stores, 20x70 ft, in the south side of 65th st, 120 ft west of 14th av, for Demenico Turfano, 1364 65th st, owner and builder. Cost, \$6,000 each.

7TH AV.—S. Millman & Son, 1780 Pitkin av, has completed plans for three 3-sty brick apartments and stores, 20x55 ft, on the west side of 7th av, 40 ft north of 61st st, for Geo. Schimer, 1164 49th st, owner and builder. Total cost, \$24,000.

STERLING PL.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick store and tenement, 73x69 ft, at the northeast corner of Sterling pl and Howard av, for Nathan Halperin, 822 Eastern Parkway, owner and builder. Cost, \$28,000.

NEWKIRK AV.—W. T. McCarthy, 16 Court st, is preparing plans for two 4-sty brick apartments, 50x92 ft, at the northwest corner of Newkirk av and East 14th st, for the Polatschek Spencer Realty Co., Harry Spencer, president, 627 Wales av, N. Y. C., owner and builder. Total cost, \$90,000.

PROSPECT PL.—W. H. Ludwig, 16 Court st, is preparing plans for a 4-sty brick store and apartment, 22x70 ft, at the northeast corner of Prospect pl and Vanderbilt av for R. Von Lehn Sons, 2701 Av G, Brooklyn, owners and builders. Cost, \$8,000.

LINDEN ST.—W. B. Wills, 1181 Myrtle av, has completed plans for a 4-sty brick

apartment, 43x92 ft, in the north side of Linden st, 132 ft west of Evergreen av, for the Paragon Construction Co., 1181 Myrtle av, owner and builder. Cost, \$25,000.

ST. MARKS AV.—Kallich & Lubroth, 215 Montague st, are preparing plans for three 4-sty brick apartments, 50x92 ft, in the south side of St. Marks av, 125 ft west of Underhill av, for Levy & Baird, 44 Court st, owner and builder. Cost, \$120,000.

SOUTH 4TH ST.—Sass & Springsteen, 32 Union sq, Manhattan, have completed plans for a 6-sty brick apartment, 50x82 ft, at 145-147 South 4th st, for Philip Schoenfeld, 210 South 3d st, owner and builder. Cost, \$30,000.

SENATOR ST.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for two 5-sty apartments to be erected on the south side of Senator st, 300 ft east of 4th av, for the Boyd Realty Co., owner and builder. Total cost, \$90,000.

87TH ST.—Shampan & Shampan, 772 Broadway, have completed plans for two 4-sty brick apartments on plot 100x100 ft, in the south side of 87th st, 150 ft east of 4th av, for Thos. P. Flannagan, owner and builder, care architect.

DWELLINGS.

AV H.—Geo. Hitchings, 1020 Av P, is preparing plans for seven 3-sty brick dwellings, with stores, 20x55 ft, at the southeast corner of Av H and East 16th st, for Walter R. Lusher, 300 East 17th st, owner and builder. Cost, \$35,000.

LINCOLN PL.—W. T. McCarthy, 16 Court st, is preparing plans for five 2-sty brick dwellings, 20x40 ft, in the south side of Lincoln pl, 240 ft west of Bedford av, for owner to be announced later. Total cost, \$20,000.

WEST 29TH ST.—Harry Olsen, 1633 51st st, has completed plans for two 2-sty frame dwellings, 19x44 ft, in the east side of West 29th st, 140 ft south of Mermaid av, for I. T. Levine, 1318 55th st, owner and builder. Total cost, \$8,000.

16TH ST.—A. G. Carlson, Henry st, Brooklyn, is preparing plans for five 2-sty brick dwellings, 20x55 ft, in 16th st, near 11th av, for the Wm. Calder Building Co., 1648 11th av, owner and builder. Total cost, \$25,000.

WEST ST.—Kallich & Lubroth, 215 Montague st, has completed plans for fifteen

2-sty brick dwellings, 20x55 ft, in the east side of West st, 100 ft north of Mermaid av, for the Triangle Holding Co., 44 Court st, owner and builder. Total cost, \$82,500.

EAST 24TH ST.—Benj. Driesler, 153 Remsen st, has completed plans for a 2½-sty frame and stucco dwelling, 24x38 ft, in the east side of East 24th st, 480 ft north of Farragut rd, for E. R. Strong Co., 1715 Foster av, owner and builder. Cost, \$5,000.

KINGS HIGHWAY.—F. W. Eisenla, 147 Remsen st, has plans in progress for five 3-sty brick dwellings and stores, 20x55 ft, at the southwest corner of Kings Highway and West 9th st, for C. W. P. Co., Paul W. Connelly, pres., 5107 New Utrecht av, owner and builder. Total cost, \$30,000.

OSBORN ST.—Morris Rothstein, 601 Sutter av, is preparing plans for eight 2-sty brick dwellings, 20x52 ft, in the east side of Osborn st, 91 ft south of Lott av, for the F. & G. Constr. Co., Hyman Fass, 1948 Prospect av, owner and builder. Cost, \$5,000 each.

EAST 7TH ST.—Chas. M. Straub, 147 4th av, Manhattan, has completed plans for ten 2-sty brick dwellings and stores, 20x55 ft, in the west side of East 7th st, north of Av U, for Tiggiane & Co., 231 Bay 22d st, owner and builder. Total cost, \$40,000.

25TH ST.—Alex Weiss, 27 Winthrop st, has completed plans for a 2-sty frame dwelling, 22x40 ft, at the southwest corner of 25th st and Av K, for John Eagan, 27 Winthrop st, owner and builder. Cost, \$5,500.

MERMAID AV.—Kallich & Lubroth, 215 Montague st, have completed plans for four stores and dwellings, 30x60 ft, in the south side of Mermaid av, 40 ft west of 27th st, for Herman Brandstein, 8979 22d av, owner and builder. Total cost, \$10,000.

LIBERTY AV.—Wm. Debus, 86 Cedar st, is preparing plans for three 3-sty brick dwellings and stores, 20x52 ft, in the south side of Liberty av, 54 ft east of Sheridan av, for the Perfect Constr. Co., Albert Burr, pres., 1318 Fulton st, owner and builder. Cost, \$15,000 total.

51ST ST.—F. W. Eisenla, 147 Remsen st, is preparing plans for four 2½-sty frame dwellings, 17x37 ft, in the south side of 51st st, 175 ft west of 17th av, for Harris Wilmer, 4706 13th av, owner and builder. Cost, \$2,000 each.

15TH ST.—Cantor & Dorfmann, 373 Fulton st, Brooklyn, has completed plans for twenty-two 2-sty brick dwellings, 18x32 ft, in the east side of East 15th st, 24 ft North of Av R, for the Kraslow Construction Co., 188 Montague st, owner and builder. Cost, \$88,000.

15TH ST.—Cantor & Dorfman, 373 Fulton st, have completed plans for 29 2-sty brick dwellings, 20x32 ft, in the west side of East 15th st, 100 ft north of Av R, for the Kraslow Construction Co., 188 Montague st, owner and builder. Total cost, about \$130,000.

HOMECREST AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for seven 2-sty brick dwellings, 20x35 ft, on the east side of Homecrest av, 145 ft north of Av U, for the Foster Improvement Co., 2027 Douglas st, owner and builder. Total cost, \$19,000.

OCEAN PARKWAY.—B. F. Hudson, 319 9th st, is preparing plans for three 2½-sty frame dwellings, 20x42 ft, on the west side of Ocean Parkway, 290 ft south of Foster av, for McDonald Weales Co., Asa McDonald, 735 East 3d st, owner and builder. Total cost, \$12,000.

40TH ST.—R. T. Schaefer, 1526 Flatbush av, is preparing plans for two 2½-sty frame dwellings, 17x41 ft, at the northwest corner of 40th st and Av I, for John E. Reynolds, Flatbush av & Av I, owner and builder. Total cost, \$8,000.

FACTORIES AND WAREHOUSES.

DEGRAW ST.—Frank H. Quinby, 99 Nassau st, Manhattan, is preparing plans for a 2 & 4-sty brick factory addition in DeGraw st, for Edward B. Jordan & Co., 127 DeGraw st, owner. Cost, about \$60,000.

FRONT ST.—Plans have been prepared privately for a 1-sty brick storage building, 75x100 ft, at the northeast corner of Front and Bridge sts, for Kirkman & Sons, Bridge and Water sts, owners and builders. Cost, \$8,000.

HALLS AND CLUBS.

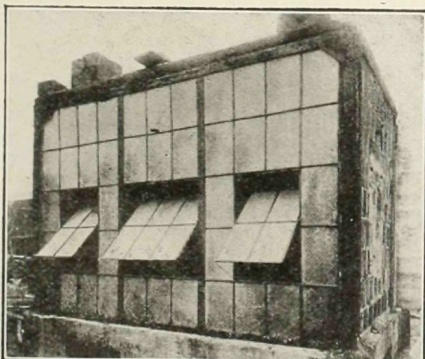
BOROUGH PARK.—Shampan & Shampan, 772 Broadway, are preparing plans for an association building, 3-sty in height, on plot 55x90 ft, with auditorium to seat about 800, in the Borough Park section, for the Y. M. H. A. of Borough Park, Asher Dann, chairman of the building committee. Cost, approximately \$30,000.

“SAFE”

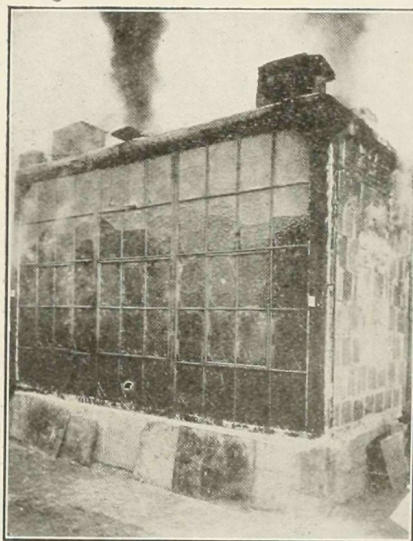
BUILDERS who use Fenestra Fire-Proof Solid Steel Windows are backed by New York State Industrial Commission's Approval.

These solid steel windows are approved for the use in big openings, thereby giving official sanction to buildings where almost the entire wall area is of glass.

Fenestra Steel and glass window wall construction, which is cheaper than brick and wooden windows has now been proved as giving maximum light and ventilation and “Insuring safety to the occupant of the building.”



After the test. All sash in perfect condition. Every ventilator opened and closed easily and the automatic cam latches at the sills operated as easily as they did before the test was applied.



Behind this steel and glass wall flames leaping almost to the roof of the building have created a temperature of 1600 degrees. Note—No flame or smoke passes through this glass wall.



The industrial commission's O. K. is based on a fire test conducted by Prof. James S. MacGregor, M. S., at the Columbia Fire Treating Station, New York. During this test three standard sized Fenestra Solid Steel Windows with tee mullions between them, were subjected to a temperature of 1600 degrees, then immediately drenched by a heavy stream of cold water under pressure played on them from a fire hose.

The sash not only passed all the requirements of the commissioners, but survived the test in perfect operating condition. Not a single pane of glass came out. Every ventilator could be “opened without difficulty and swung closed and locked with ease.”

Think what a test like this guarantees. The man who installs Fenestra walls of steel and glass not only insures maximum daylight and perfect ventilation for his building, but he also automatically insures against fire. More than that, he insures the lives of all who come within his window-walled domain.

Send for a list of Fenestra Preferred Stock Sash. Shipped in ten days at a price which is lower than any other steel sash on the market.

DETROIT STEEL PRODUCTS CO., 2250 E. Grand Boulevard, Detroit, Mich.
New York Office, 30 East 42nd Street

(Contemplated Construction Continued.)

SCHOOLS AND COLLEGES.

4TH AV.—Helmle & Corbett, 190 Montague st, are preparing plans for a 3-sty brick and stone parochial school, 100 x150 ft, in the east side of 4th av, north-east corner of 8th st, for St. Thomas Aquinas Church, Rev. Father James Donohue, pastor, 249 9th st. Cost, \$150,000.

STABLES AND GARAGES.

PROSPECT PARK WEST.—Henry L. Behlert, 653 40th st, Brooklyn, has completed plans for a 1-sty brick garage and store building, 73x98 ft, at the northwest corner of Prospect Park West and 10th st, for Jos. S. Corrigan, 319 6th av, owner. Cost, \$15,000.

SUMNER AV.—Max Hirsch, 391 Fulton st, has completed plans for an extension to the 1-sty garage on the west side of Sumner av, 125 ft south of Decatur st, for Edwin C. Lerner, 495 McDonough st, owner and builder. Cost, \$7,000.

83D ST.—Thos. Bennett, 3d av and 52d st, is preparing plans for a 1-sty brick garage, 60x100 ft, in the north side of 83d st, 193 ft west of 5th av, for Rowellyn McDornald, 68th st near 2d av, owner and builder. Cost, about \$12,000.

CLASSON AV.—Koch & Wagner, 26 Court st, has completed plans for a 1-sty brick extension to garage and stable, 20 x90 ft, on the west side of Classon av, 147 ft south of Myrtle av, for M. H. Renken Dairy Co., 131 Emerson pl. Cost, \$8,000.

NORTH 6TH ST.—Max Cohn, 280 Bedford av, has completed plans for a 1-sty brick garage and storage, 25x100 ft, in the north side of North 6th st, 100 ft east of Berry st, for A. F. Yacenda, 129 North 6th st. Cost, \$5,000.

THEATRES.

MANHATTAN AV.—W. B. Wills, 1181 Myrtle av, has completed plans for alterations to the 1-sty brick moving picture theatre, 50x100 ft, at the northeast corner of Manhattan av and Scholes st, for Reisenberger & Altkrug, 712 Broadway. Lessee, Metropolitan Amusement Co., 712 Broadway. Cost, \$10,000. Lessee builds.

Queens.

APARTMENTS, FLATS & TENEMENTS.
RIDGEWOOD, L. I.—Gustave Erda, 826 Manhattan av, Brooklyn, is preparing plans for a 5-sty brick apartment, 33x93

ft, in the south side of Hallet st, 615 ft east of Flushing av, for Hamilton & Weber, 112 Flushing av, Brooklyn, owners and builders. Cost, \$24,000.

ELMHURST, L. I.—G. H. Wells, 10 East 43d st, Manhattan, has completed plans for four 5-sty brick apartments, 55x87 ft, on the west side of 25th st, 115 ft south of Tillman av, for the Queensboro Corp., Bridge Plaza, L. I. City, owner and builder. Cost, total \$192,000.

LONG ISLAND CITY.—John Boese, Queens Plaza Court Building, has completed plans for a 5-sty brick apartment, 50x90 ft, at the northwest corner of Vernon av and 4th st, for Allan T. Payne, 36 Branford st, Jamaica, L. I., owner and builder. Cost, \$40,000.

GLENDALE, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, L. I., have completed plans for four 3-sty brick apartments, about 22x68 ft, in the northwest corner of Suburban st and Delta pl, for Robt. Buttelman, 2636 Myrtle av, Ridgewood, L. I., owner and builder. Total cost, \$30,000.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, has completed plans for a 4-sty brick apartment with stores, 25x87 ft, on the south side of Newton av, 165 ft east of Van Alst av, for Anna Gleason, 39 Weil pl, owner and builder. Cost, \$15,000.

LONG ISLAND CITY.—Frank Braun, 585 9th av, has completed plans for two 4-sty brick apartments, 50x90 ft, at the southwest corner of 14th av and Vanderventer av, for the Vanderventer Bldg. Co., D. J. Lahey, Tremont and Ellis avs, N. Y. City, owner and builder. Total cost, \$60,000.

LONG ISLAND CITY.—Frank Braun, 585 9th av, L. I. C., has completed plans for a 4-sty brick apartment, 25x71 ft, in the east side of Hamilton st, 100 ft south of Webster av, for Tullio Borelli, 36 Marion st, L. I. City, owner and builder. Cost, \$9,000.

DWELLINGS.

DOUGLASTON, L. I.—F. G. Lippert, 132 Nassau st, Manhattan, has completed plans for a 2½-sty brick dwelling for C. B. Knight, owner, care architect. Project includes a garage. Cost, about \$30,000.

GLENDALE, L. I.—Morris Perlstein, 37 Fulton st, Middle Village, L. I., has completed plans for four 2-sty brick dwellings, 20x50 ft, on the west side of Lafayette av, 20 ft south of Edsall av, for the Sona Construction Co., 501 Powell st, Brooklyn, owner and builder. Total cost, \$12,000.

LONG ISLAND CITY.—Cantor & Dorfman, 373 Fulton st, Brooklyn, have completed plans for two 3-sty brick dwellings and stores, 20x80 ft, on the west side of Steinway av, 76 ft south of Grand av, for the S. & S. Holding Co., 26 Court st, Brooklyn, owner and builder. Total cost, \$14,000.

HOLLIS, L. I.—J. C. Wandell, 5 Court sq, Brooklyn, is preparing plans for a 2½-sty frame and brick veneer dwelling, 29x31 ft, on Maple av, for Fredk. Weingrath, Maple, av, owner and builder. Cost, \$8,000.

HOLLIS, L. I.—J. C. Wandell, 5 Court sq, Brooklyn, is preparing plans for a 2½-sty tile and brick dwelling, 24x55 ft, at the northeast corner of Jerome and Ulster av, for Fred Weingrath, Maple av, owner and builder. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

LAUREL CREEK, L. I.—Plans are being prepared privately for a 1-sty brick machine shop, 56x241 ft, on the southwest corner of Brook av and Creek st, for Nichols Copper Co., on premises. Cost, about \$60,000. Owner will take estimates on general contract.

ELMHURST, L. I.—Friedman, Robertson & Keeler, 90 West st, Manhattan, are preparing plans for a 1-sty brick and concrete artificial ice plant, 86x100 ft, at the corner of Oliver st and Shell rd, for the Crystal Ice Mfg. Co., 45 West 34th st, Manhattan. Cost, about \$25,000.

LONG ISLAND CITY.—Frank Hill Smith, 120 Broadway, Manhattan, is preparing plans for a 6-sty reinforced concrete and brick factory building, 60x200 ft, in Freeman st, near Webster av, for A. Garside & Sons, 549 West 26th st, Manhattan. Cost, \$80,000. Engineer builds.

Nassau.

APARTMENTS, FLATS & TENEMENTS.
LONG BEACH, L. I.—A. N. Allen, 2 West 45th st, Manhattan, is preparing plans for a 4-sty apartment and moving picture theatre, 80x90 ft, theatre to seat 500, to be located on the boardwalk. Arthur Schless, 31 East 28th st, Manhattan, owner. Artmir Realty Co., Inc., 31 East 28th st, Manhattan, general contractor.

And now comes the "Electric Ice Man" as a further means of modernizing the Apartment House, attracting tenants, reducing building maintenance and bother

Ice at
Lower
Temperature



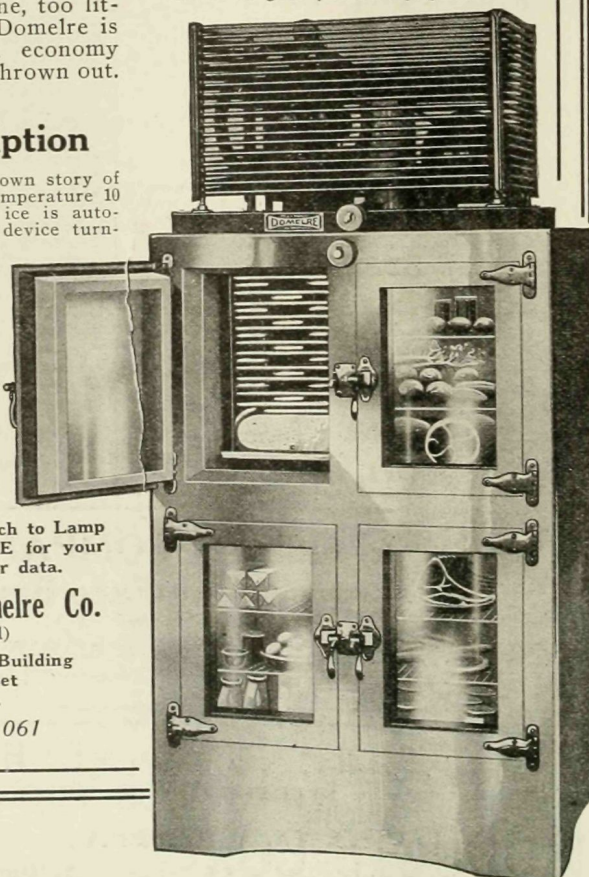
ABSOLUTELY GUARANTEED

Ice at
Lower
Cost

ARCHITECTS, Owners, and Speculative Builders will at once recognize the two-fold advantage of this appliance. Unquestionably, the Apartment House in which it is installed—the truly modern apartment house—will be infinitely more attractive to tenants than the less modern building. Domelre is the last word in modernizing apartments and influencing rentals.

From the viewpoint of building maintenance this device effects marked economy. It means the ice man eliminated, none of the dirt, wet labor, inconvenience and expense which attend the distribution of ice to tenants. No complaints from tenants because they have received none, too little or too much ice. Domelre is a service asset with economy thrown in and bother thrown out.

DOMELRE Installation showing air cooled coil and ice-making compartment in ice chamber. Can be attached to your present refrigerator.



Brief Description

The illustration tells its own story of size and application. A temperature 10 to 20 degrees lower than ice is automatically maintained, the device turning on or off its own switches as conditions require. Apart from providing refrigeration it also makes ice in convenient cube form from your favorite table water.

It induces dry refrigeration; the food being kept wholesome, crisp, free from discoloration and taint. Eliminates the attendant clogging, filth and bother. Provides refrigeration for less money than is possible to ice.

No Special Wiring. Attach to Lamp Socket. Specify DOMELRE for your future buildings. Write for data.

The New York Domelre Co.

(not incorporated)

210 Bryant Park Building
47 West 42nd Street
New York City.

Telephone Bryant 1061

Suffolk.

DWELLINGS.

SOUTHAMPTON, L. I.—Louis S. Weeks, 101 Park av, Manhattan, has been retained to prepare plans for a 2½-sty frame and stucco dwelling, 40x50 ft, with two wings, for Mrs. Robt. J. Turnbull, 55 Liberty st, Manhattan. Cost, about \$13,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—J. Wilford Kirst, Radford Bldg., has completed plans for a 5-sty brick apartment and stores, 25x90 ft, at Lawrence st and Bruce av, for owner, to be announced later. Cost, \$24,000. Architect will take estimates on separate contracts.

MT. VERNON, N. Y.—J. Wilford Kirst, Radford Bldg., Yonkers, N. Y., has completed plans for a 2-sty brick apartment and stores, 50x100x20 ft, at Gramatan av and William st, for H. A. Douglas & Co., 2426 Grand Blvd. & Concourse, New York City, owner, who will take estimates on separate contracts. Cost, \$13,000.

DWELLINGS.

RYE, N. Y.—Trowbridge & Livingston, 527 5th av, Manhattan, are preparing plans for a terra cotta block and brick veneer dwelling, 30x100 ft, at Milton Point, Rye, N. Y., for A. C. Gwynne, 15 Broad st, Manhattan, owner. Cost, about \$35,000.

RYE, N. Y.—Alfred C. Bossom, 366 5th av, Manhattan, is preparing plans for a 2½-sty brick and shingle dwelling, 30x70 ft, for Arthur Bayne, owner, care architect. Cost, about \$25,000.

NEW ROCHELLE, N. Y.—M. W. Del Gaudio, Tremont and Webster avs, N. Y. C., is preparing plans for a 2½-sty tile and stucco dwelling, 35x45 ft, for Dr. G. Stella, 240 Webster av, N. Y. C. Cost, about \$5,000.

TUCKAHOE, N. Y.—Clarence J. J. Wolf, South 3d st, Mt. Vernon, has completed plans for a 2½-sty frame and stucco community house (7 families), 150x36 ft, in Westchester Pk., Tuckahoe, for John Boswell, Lincoln av, Tuckahoe, owner and builder. Cost, about \$25,000.

WHITE PLAINS, N. Y.—Geo. Olphert, Proctor Bldg., Mt. Vernon, is preparing plans for a 2½-sty frame dwelling, 26x32 ft, in Lester Hill Park, for Geo. Hill, 4518 Richardson av, N. Y. C., owner and builder. Cost, \$5,000.

MT. VERNON.—S. A. Guttenberg, Proctor Bldg., is preparing plans for a 2½-sty frame and stucco dwelling, 50x67 ft, on Gramatan av. Owner and exact location will be announced later. Cost, \$9,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

WEST NEW YORK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., has completed plans for four 5-sty brick apartments and 2 stores, 200x90 ft, on the west side of Park av between 10th and 11th sts, for Weisberg & Cadel, 11th st and Hudson av, owners and builders. Cost, \$160,000.

ORANGE, N. J.—W. J. Aschenbach, 233 Washington st, Newark, has completed plans for six 3-sty frame apartments, 22x51 ft, at 226-236 Central av, for the Princeton Constr. Co., 360 So. 10th st, owner and builder. Cost, \$6,000 each.

ELIZABETH, N. J.—J. E. Beatty, 14 North Reid st, is preparing plans for a 3-sty frame flat, 21x72 ft, at 9 South Broad st, for Samuel Balter, 648 South Park st, owner and builder. Cost, \$8,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., is preparing plans for a 3-sty brick tenement, 32x82 ft, in Seidler st, near Bramhall av, for David Klott, 334 Randolph av, owner and builder. Cost, \$15,000.

WEST NEW YORK, N. J.—Carl I. Goldberg, 347 Broadway, Bayonne, N. J., has plans in progress for two 4-sty brick tenements, 36x69 ft, in the south side of 18th st, near Monroe st, for Barnett Gordon, 536 Av C, Bayonne, N. J., owner and builder. Total cost, \$40,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, N. J., is preparing plans for four 4-sty brick apartments, 31x69 ft, on Broadway, near Connelle av, for Harry J. Max, 9 Orient av, Jersey City. Total cost, \$20,000.

DWELLINGS.

BLOOMFIELD, N. J.—Oscar S. Teale, 35 Broadway, Manhattan, is preparing plans for a 2½-sty frame dwelling, 24x30 ft, for owner, to be announced later. Architect will superintend and take bids on separate contracts.

BERNARDSVILLE, N. J.—W. H. Beers, 17 Madison av, are preparing plans for alterations and additions to the 2½-sty

CONTRACTORS

When you require **Bonds** and desire prompt and efficient service, eliminating all details, consult us

WILLIAM T. RITCH

(INCORPORATED)

Upper Manhattan Branch—National Surety Co.

Phone **3060** Mad. Sq.

BUILDERS' EXCHANGE
34 West 33rd Street



Facsimile of Label

IMPORTANT

Just as Good!

He who thinks wisely thinks twice—then investigates.

Rosendale Natural Cement

Will lay more brick, per barrel,
It has no waste,
It has strong adhesive quality,
It is a fireproof material.

100% IS CEMENTING MATERIAL

Made in New York State.

CAELMSEENT

Permanent **WATERPROOF** Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. **ALSEN** bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK

See Page 149 Sweet's Catalogue for particulars



Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co. 8 WEST 40th STREET
Phone, Bryant 5370

OTIS ELEVATORS

All Types for Passenger and Freight Service, including Geared and Gearless Traction, Push Button, Hydraulic, Belt and Hand Power.

Escalators, Gravity Conveyors and Incline Railways.

For full information and estimates address

OTIS ELEVATOR COMPANY

Eleventh Avenue and Twenty-sixth Street, NEW YORK
Offices in All Principal Cities of the World.

CHARLES BRADY COMPANY

NEW BUILDINGS **GENERAL CONTRACTORS**

ALTERATIONS 171 MADISON AVENUE

FIREPROOFING PHONE: MURRAY HILL 5486

SAYRE & FISHER COMPANY

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF **Fine Face Brick** (White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and

ENAMELED AND PORCELAIN BRICK, several colors Pompeian (or Mottled), both Plain or Moulded.

HARD BUILDING BRICK Office, 261 BROADWAY, Cor. Warren Street,

HOLLOW AND FIRE BRICK Telephone, 6750 Barclay NEW YORK

PFOTENHAUER—NESBIT COMPANY

IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK,

GENUINE HARVARD BRICK,
GENUINE GREENDALE RUGS,
TEXTURE BRICK, PAVING BRICK, ETC.

St. James Building, 1133 Broadway, cor. 26th St.
Tel. 1152 and 1153 Madison Sq., NEW YORK

POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

30 East 42nd Street NEW YORK
Telephone, M. H. 3338

KNOBURN

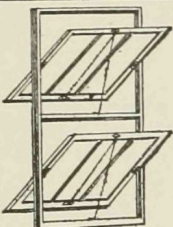
METAL DOORS
and WINDOWS

KALAMEIN WORK

Fire Doors in Copper
Bronze and Iron

Knoburn Company

359-365 14th St., Hoboken, N. J.
Phone Hoboken, 965



FIREPROOF WINDOWS

M. F. Westergren
Incorporated

213-231 East 144th St.
NEW YORK

Telephone {3291
3292 } Melrose
3293 }

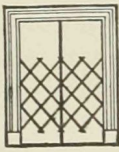
FIRE PREVENTION BUREAU AND
STATE LABOR LAW WINDOWS
Metal Covered Doors, Windows
and Mouldings
Standard Fireproofs a Specialty

ECLIPSE Fireproof Sash & Door Co.

273-277 RUSSELL STREET, BROOKLYN
Phone, Greenpoint 3162

A. BATAILLE & CO.

MANUFACTURERS OF
Elevator Enclosures



Patent Folding Gates, Wire
and Grill Work, in Brass,
Bronze and Iron
Bank and Office Railings

587 Hudson St., New York
Rose Bldg., Cor. Bank St.

Tel. 891 Chelsea

WINE BOTTLE RACKS

Our Thermostatic Valve

Changes at Small Cost

A Gas-Heated Kitchen Boiler into an
Economical

Automatic Water Heater

Plentiful Hot Water at Smallest Cost
No Waste in Gas

Price—Ten dollars, delivered

KIDDE & COMPANY

90 West Broadway, New York

TELEPHONE STAGG 3500

GLASS AND GLAZING HEADQUARTERS J. H. WERBELOVSKY

Glass for New Buildings and Alterations.
Wired Glass. Colored and Fancy Glass.
GLASS FOR EVERY PURPOSE. Beautify
your Home, Library, Desk, Table, etc., by
GLASS TOPS FOR FURNITURE. MIRROR-
ED. If you are Building or Altering your
Store Front, ask about my new METAL
BAR FOR STORE FRONTS, which is STRONG,
ORNAMENTAL AND LOW PRICED

J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

(Contemplated Construction Continued.)

frame dwelling for Albert B. Kerr, 49 Wall st, Manhattan. Cost, about \$35,000.

RED BANK, N. J.—Jos. Swannell, Broad st, is preparing plans for a 2½-sty frame dwelling, 26x30 ft, in Buena Vista pl, for H. H. Classen, owner. Cost, about \$4,500.

MORRIS PLAINS, N. J.—Frank Creger, 2½ Mt. Airy pl, Morristown, N. J., has completed plans for a 2½-sty frame and stucco dwelling, 30x32 ft, for Connors Bros., owner and builder. Cost, \$5,000.

PATERSON, N. J.—C. B. Waterhouse, 257 Main av, Passaic, N. J., is preparing plans for a 2½-sty frame dwelling, 30x40 ft, in East 29th st, east of Broadway, for owner, to be announced later. Cost, about \$6,000.

PASSAIC, N. J.—A. Preiskel, Hobart Trust Building, has completed plans for a 2½-sty brick dwelling, 40x32 ft, on Lexington av, near Harrison st, for Harry Stein, 62 Dayton av, owner, who will take estimates on general contract. Cost, \$10,000.

MONTCLAIR, N. J.—R. I. Markwith, 111 5th av, Manhattan, is preparing plans for a 2½-sty limestone and concrete residence, 81x64 ft, on North Mountain av and Van Vleck st, for W. D. Van Vleck, 61 North Mountain av, owner. Cost, \$50,000.

MAPLEWOOD, N. J.—Wm. J. Fitzsimmons, 207 Market st, Newark, N. J., is preparing plans for a 2½-sty brick dwelling, 40x29 ft, in Prospect st, near Parker av, for Alex C. Praul, Hastings-on-Hudson, N. Y. Cost, \$12,000.

ROSELLE PARK, N. J.—Hyman Rosensohn, 800 Broad st, Newark, N. J., is preparing plans for a 2½-sty frame store and dwelling, 26x48 ft, at the corner of Westfield av and Filbers st, for Jacob Albach, Roselle Park, N. J. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Plans have been prepared privately for a 1-sty tile chemical plant, 40x150 ft, for the Harrison Chemical Co., Inc., 16 Orange st, Newark, owner and builder. Cost, \$6,000.

JERSEY CITY, N. J.—Plans are being prepared privately for a 2-sty hollow tile and concrete factory, 100x200 ft, in State st, for Chas. Hvass & Co., Inc, 509 East 18th st, Manhattan. Cost, about \$25,000.

HALLS AND CLUBS.

JERSEY CITY, N. J.—Clinton & Russell, 32 Nassau st, Manhattan, are preparing plans for a brick and stone club house, to cost approximately \$125,000, at the corner of Duncan av & Blvd., for the Carteret Social Club, Vincent R. Schenck, chairman building committee, 1 Exchange pl, Jersey City.

SCHOOLS AND COLLEGES.

RUTHERFORD, N. J.—F. P. Kelley, 437 5th av, Manhattan, is preparing plans for a 3-sty brick parochial school, 50x132 ft, containing 8 class room and auditorium seating 500, in the west side of Chestnut st, south of Ames av, for St. Mary's Church, Rev. Father J. J. Smith, in charge. Cost, \$35,000.

STABLES AND GARAGES.

NEWARK, N. J.—C. F. Zachau, 45 Clinton st, has completed plans for a 1 and 2-sty brick garage, 48x100 ft, at 211-213 Sussex av, for the Hubers, Becker Garage & Machine Co., 361 Grove st, owner. Cost, \$8,000. Becker Constr. Co., 361 Grove st, general contractor.

JERSEY CITY, N. J.—F. Steigleiter, City Hall Building, Hoboken, N. J., is preparing plans for a stable, office building and wagon room on Ocean av and New st, for the Keystone Dairy Co., Wm. M. Kroog, supt., 622 Madison st, Hoboken. Cost, about \$16,000.

MORRISTOWN, N. J.—John S. Pierson, Trust Co. Building, has been retained to prepare plans for a public garage at 153 Speedwell av, for D. J. Knight, owner and builder, on premises. Details have not been decided.

STORES, OFFICES AND LOFTS.

UNION HILL, N. J.—The Hudson Dispatch News, M. C. Yott, secretary, 509 Lewis st, contemplates the erection of a 5-sty brick printing and office building, 100x125 ft, at the northwest corner of Lewis st and New York av, to cost approximately \$50,000. Architect's name will be announced later.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

BRONXVILLE, N. Y.—John Borup, Inc., Kraft av, has the general contract for the erection of a 3-sty tile and stucco apartment, moving picture theatre and stores, 32x126 ft, on Kraft av, for the Residence Co. of Lawrence Park, Arthur V. Lawrence, pres., 524 5th av, Manhattan.

BROOKLYN (sub.)—The Marcus Contracting Co., Inc., 309 Broadway, Manhat-

tan, has the contract for excavating for the 5-sty brick apartments, to be built at the southwest corner of So. 1st and Hooper sts, by the J. & J. Realty Co., from plans by Sass & Springsteen.

NEWARK, N. J. (sub.)—M. T. Mears, 294 North 5th st, has the mason work and Wm. Nairn, 207 Maple av, Kearney, N. J., the carpenter work, for the 4-sty brick apartment, 50x82 ft, at 348-350 High st, for the Excelsior Realty Co., owner, from plans by Henry Baechlin, 665 Broad st, architect. Cost, \$28,000.

NEWARK, N. J.—Herman C. Schneider Co., 514 South 14th st, has the general contract for the 4-sty brick apartment, 54x90 ft, at the northeast corner of Park av and North 9th st, for Bernard Rabinowitz, 315 Park av, from plans by E. V. Warren, 31 Clinton st. Cost, about \$40,000.

CHURCHES.

MORRIS PARK, L. I.—Frank Drosch, 1466 Woodhaven av, Woodhaven, L. I., has received the general contract for the construction of a 1-sty brick and terra cotta church, 60x123 ft, on Church av near Atlantic av, for St. Benedict's R. C. Church, Rev. Father P. J. Fahey, pastor, from plans by T. H. Poole & Co., 13 West 30th st, Manhattan. Cost, \$70,000.

WESTFIELD, N. J.—Thomas J. Waters Co., 271 West 125th st, Manhattan, has the general contract for a brick church and school at the southeast corner of New York av and 1st st, for the Holy Trinity Roman Catholic Church, Rev. Father H. T. Watterson, 502 Westfield av, pastor, from plans by Elliott Lynch, 345 5th av, Manhattan. Cost, about \$70,000.

DWELLINGS.

MANHATTAN.—Story & Flickinger, 5 Great Jones st, has the general contract for alterations to the 4-sty brick store and residence at 52 West 37th st, for S. Henry Phillips, 151 West 34th st, owner, from plans by Louis A. Sheinart, 194 Bowery. Cost, \$5,000.

MANHATTAN.—John I. Downey, Inc., 410 34th st, has the general contract for alterations to the 6-sty brick residence, 25 x100 ft, at 992 5th av, for Edward G. Faulkner, on premises, from plans by J. Francis Burrows, 410 West 34th st. Cost, \$6,000.

BROOKLYN.—Michael Margolin, 373 Saratoga av, has the general contract for a 2-sty dwelling, 20x55 ft, on the west side of West 29th st, 260 ft south of Mermaid av, for Lewis Kramer, 29 Canal st, Manhattan. Private plans. Cost, \$5,000.

RYE, N. Y.—Rufus H. Brown, Inc., 350 Fulton st, Brooklyn, has the general contract for a 2½-sty brick and limestone dwelling, 50x200 ft, garage, cottage and entrance gates for Geo. Arents, Jr., 200 5th av, from plans by Lewis Colt Albro, 2 West 47th st, Manhattan.

SCARSDALE, N. Y.—A. A. Johnson, 58 Davis av, New Rochelle, N. Y., has the general contract for the 2½-sty tile and stucco dwelling, in Fenamore rd, for Ernest O. Patz, Drake rd, from plans by W. S. Phillips, 103 Park av, Manhattan. Cost, \$12,000.

PAWLING, N. Y.—Cruikshank & Fraser, 103 Park av, Manhattan, has the general

DENNIS G. BRUSSEL
ELECTRICAL WORKS
ENGINEERING and CONSTRUCTION
FOR LIGHT—HEAT—POWER
Office and W rks
39-41 West 38th Street
Interior Fire Alarm Systems Installed
Telephone
189-190 Greeley

Carbone Construction Co.

GENERAL MASON CONTRACTOR
Alterations A Specialty
Estimates Cheerfully Furnished
489 FIFTH AVENUE, NEW YORK
Phone Murray Hill 1806

HENRY MAURER & SON Manufacturer
Fireproof Building Materials OF EVERY
DESCRIPTION
Hollow Brick made of Clay for Flat Arches,
Partitions, Furring, Etc., Porous Terra Cotta,
Fire Brick, Etc.
Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK

RONALD TAYLOR
Granolithic and Asphalt Pavements
"TAYLORITE" FLOORING
Office and Factory, 520 EAST 20th STREET
Telephone, 4 Gramercy NEW YORK

contract for alterations and additions to the 2½-sty frame dwelling for B. A. MacKinnon, 222 West 39th st, Manhattan, from plans by Noel Dunbar, South Bend, Ind. Cost, about \$18,000.

ROSLYN, L. I.—Geo. Mertz, Portchester, N. Y., has the general contract for a 2½-sty frame and stucco dwelling, 88x34 ft, and garage and out buildings for Darrach Park, Westbury, L. I., from plans by Peabody, Wilson & Brown, 389 5th av, Manhattan. Cost, about \$50,000.

LONG BEACH, L. I.—Johnson & Mollitor, Long Beach, L. I., have the general contract for a 2½-sty tile and stucco building, 26x56 ft, for Herman Broselle, 240 West 59th st, Manhattan, from plans by Stewart Wagner, 381 4th av. Cost, \$14,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—John Laimbeer, Jr., 103 Park av, has the general contract for additions and alterations to the 9-sty factory building, 100x125 ft, at 435 Greenwich st, for F. E. Dietz Co., 16 Laight st, owner, from plans by Lansing C. Holden, 103 Park av. Cost, about \$30,000.

BROOKLYN.—Chris Schneider & Son, 1251 De Kalb av, has the general contract for a 2-sty brick factory and office building, 57x200 ft, at the northwest corner of Stewart av and Harrison pl, for Benj. Wixler, 372 Decatur st. Cost, about \$40,000.

BROOKLYN.—Wm. Kennedy Constr. Co., 215 Montague st, has the general contract for alterations to the 4-sty brick factory building, 40x95 ft, at 36 So. 9th st, for the Levine Bros., Inc., 32 So. 9th st, from plans by Wm. Higginson, 13 Park Row, Manhattan. Cost, \$80,000.

HOTELS.

JERSEY CITY, N. J.—Kerner & Goldstein, 405 Lexington av, Manhattan, have the general contract for 3-sty and basement brick hotel building at Lexington av and 5th st, from plans by Maximillian Zipkes, 405 Lexington av, Manhattan.

STORES, OFFICES AND LOFTS.

MANHATTAN (Sub.).—Frank Tucker, 66 Duane st, has the contract for structural steel and ornamental iron for the alterations to the Atlantic National Bank Building, 257 Broadway, from plans by Bertram Cunyngnam, 120 Broadway. The Rohdenburg Co., Inc., 110 West 40th st, general contractor.

MANHATTAN.—The North Eastern Construction Co., 225 5th av, has the general contract for an 8-sty brick addition, 18x41 ft, to the office building at 95 Pine st, for the Santos Co., on premises, from plans by K. M. Murchison, 101 Park av. Cost, \$25,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL PIPE & SUPPLIES ASSOCIATION will hold its annual meeting at the William Penn Hotel, Pittsburgh, Pa., May 8-9.

NATIONAL DISTRICT HEATING ASSOCIATION will hold its eighth annual convention at the Hotel Martinique, New York City, May 16-19.

NATIONAL HOUSING ASSOCIATION will hold the next housing conference at Providence, R. I., Oct. 9-10-11, 1916.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold its spring meeting at New Orleans, La., April 11-14. Secretary, Calvin W. Rice, 29 West 39th street.

NATIONAL EXPOSITION OF SAFETY AND SANITATION will hold the third annual exhibition at the Grand Central Palace during the week of April 17, 1916.

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 14 of 1916, New Building 25 of 1916, premises southeast corner of Fordham road and Valentine avenue, The Bronx. Goldner & Goldberg, appellants.

No. 7. Fire partition required for public safety as per section 490 of the Code.

No. 9. Amendment No. 7 filed January, 1916, providing two fire stops constructed of fire resisting material instead of brick or terra cotta is denied by the Superintendent of Buildings.

"Whenever a superintendent of buildings to whom such question has been submitted shall reject or refuse * * *"

Whether this building can be constructed as a building coming within the purview of section 490 of the Code?

Whether the superintendent of buildings may construe the Code as he wishes the Code had

been made to read instead of as the Code actually reads?

Whether the proposed method of fire stopping, which is voluntarily submitted, can be disapproved or refused?

The submitted plans indicate a one-story and cellar store building with an attached bakery in an extension separately enclosed in brick walls. There are fourteen (14) stores in the building. The exterior walls are constructed of brick, except the store fronts, which are constructed of copper and glass. The front wall above the store fronts is supported on steel girders which are carried partly on brick piers and partly on cast iron columns. There is one communication between the cellar and the first story in the building, the entrance door to this communication being constructed of metal covered with wood.

The consideration requested by the appellants is that the Board of Examiners shall declare that section 490 of the Code does not apply, on the ground that this building is not a public or business building where large numbers of people are congregated. That there is no real question of public life protection involved in this case.

Therefore, we claim that the superintendent of buildings is not warranted in requiring two fire stops of brick on the ground that the particular section of the Code quoted by him does not apply.

The above represents the legal argument advanced by us.

However, we desire to announce to the Board of Examiners, that even in case of favorable consideration, we intend to construct this building by fire stopping in the partitions in that

A. PERLMAN IRON WORKS, Inc.
Ornamental Iron Contractors

1735 WEST FARMS ROAD

4 Blocks East of 174th Street Subway Station

Telephone, Intervale 2167

Here's a Man That's Saving Money on His Fire Insurance Premiums



You can do the same thing. By reducing your insurance and the cost of remodeling or repairing, you can more than offset the losses due to increased taxation and low rentals.

We have facts and figures that we would like to submit to you. They will most likely save you money. It is certainly wisdom to erect permanent side walls and ceilings. It costs less to put them up than it does to plaster or kalsomine and at the same time you can reduce your insurance premium and eliminate your annual repair bills.

You can do this by erecting artistically designed, fire-resisting METAL CEILINGS and SIDE WALLS.

We will send a representative to call upon you or mail you complete information upon request. Take it up with us today before you forget it.

The Brooklyn Metal Ceiling Co.

283 Greene Avenue

Brooklyn, N. Y.

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, made payable to the State of New York, 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.

part of the hanging ceiling from the ceiling line to the underside of the roof boards, and by wirelathing and covering with cement plaster two partitions indicated on the plan, which provisions we propose to incorporate solely in the interests of fire protection. Appearance: Abraham Goldberg. On motion, APPROVED on CONDITION that the cellar ceilings be covered with metal lath and plastered; or one-half inch (1/2") plaster boards and two coats of plaster. APPEAL 15 of 1916, New Building 613 of 1916, premises 564-570 Powell street, south of Newport avenue, Brooklyn, Morris Rothstein, appellant. Denied; violation section 257 Code. "Whenever a superintendent of buildings to whom such question has been submitted shall reject or refuse * * *."

Whether or not it is the true intent and meaning of Par. 6, Sec. 257 Code, that a residence building 24' wide, 70' deep and 36' high may be erected outside of the fire limits with 8" brick bearing walls, when said walls are not more than 50' long between cross-walls? The appellant claims that his proposition to erect the buildings in question outside of the fire limits with brick bearing walls eight inches in thickness and proper cross-walls not more than fifty feet apart is entirely in accordance with the true intent and meaning of Par. 6, Sec. 257 of the Code, which reads as follows: "In any residence building outside of the fire limits and in any residence building not more than twenty feet in width within the fire limits, bearing walls of brick may be eight inches in thickness, providing such buildings are not more than forty feet in height and that the eight inch walls do not exceed fifty feet in length between cross-walls or adequate buttresses, except that when the walls are not pierced by openings of any kind such length may be sixty feet."

Appearance: Morris Rothstein. On motion, DISAPPROVED.

Appearance: Morris Rothstein. On motion, DISAPPROVED.

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. Tel.....Telegraphic Communication with Headquarters. TD.....Time Detector for Watchman. Vac.....Vacate Order (Discontinue use of). WSS.....Windows, Skylights and Shutters. CE.....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—StSys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending March 18.

MANHATTAN ORDERS SERVED. Named Streets.

- Astor pl, 10-20—A & B Panama Works...Rec Beaver st, 22—M D Danon & Co.....Rec Bleecker st, 13—American Cap & Hat Works, Rec Bleecker st, 414-16—Frank W McGurk, FP-WSS-DC-O-Spr(R) Broad st, 51—Stillman Appellate Printing Co.....Rec Broad st, 75—Adam Barth.....Rec Broome st, 108—C B J Snyder, Supt Sch Bldgs, Park av & 59...Rec-Rub-D&R-FP-EXS Broome st, 522—A DeStephano.....RQ Canal st, 151—Louis Malieh.....Spr(R) Canal st, 264—Mary R J DuBois et al, 30 Wash, Hartford, Conn.....Rub-WSS(R) Chambers st, 159—Richard Frank & Co, D&R-GE-NoS Chambers st, 195—Herbert C Pell et al, DC Tuxedo Pk, N Y.....DC Cherry st, 297-303—Lieberman & Sher...Rec Cherry st, 297-303—Isaac Teitelbaum...Rec Cherry st, 369—Henry Kaplan.....Rec Chrystie st, 87—Commercial Novelty Co, 1889 Madison av.....Rec Chrystie st, 87—Jacob Gold.....Rec Chrystie st, 106—I Sidney Kallis, 150 W 18, DC Chrystie st, 131—J Rothman.....NoS-FA-Rec Chrystie st, 160-66—C B J Snyder, Supt Sch Bldgs, Park av & 59,D&R-Rub-FP-Rec-DC-FA Clarkson st, 67—Cons Gas Co, 130 E 15....GE

- Delancey st, 336—N Sumergrade, 31 Tempkins.....RQ-FA(R) Division st, 92—Kantrowitz, Feigelman & Co, Rec Duane st, 212—E Russell Valentine, RQ-FP-NoS-FA-WSS(R) E Houston st, 46-48—Stevens & Co, 373 Bway A-FD E Houston st, 505—D W Shenkman, NoS-RQ-GE Eldridge st, 220—Louis Schechter.....Rec Elm st, 42—Kitab Engraving Co...Rec-D&R-NoS Forsyth st, 116-18—Max Fine, 16 Waverly pl, Rub-WSS(R) Fulton st, 64—John A Pollock.....FA Grand st, 76—H Cohen.....O-FA-RQ Great Jones st, 23—Gem Hat Frame Co...Rec Greenwich st, 51—Hemenway Est, 51 Tremont, Boston.....A-Tel Greenwich st, 66—Kaybel W Sayday, 85 Washington.....Tel-FP-St-WSS(R)-Ex(R) Greenwich st, 102-4—Craig Press.....Rub Hudson st, 177—Frankel Display Fixture Co, 733 Bway.....FP-Rec-FA-NoS Hudson st, 285—Jos Libman & Co.....RQ Jefferson st, 82-84—Beth Israel Hospital...D&R John st, 37—Fred P Essig.....FA-Rec-Rub Lafayette st, 434—Sherwood Press, Inc...Rec Lewis st, 173—A Zomerowitz.....NoS-FA-RQ Market st, 84—Morris Garfunkel.....RQ-GE Mercer st, 165-67—Standard Hat Block Co,DC Mercer st, 172—Jacques Weill, 100 W 88, D&R-Rec-Rub-NoS Mott st, 222 (No 21)—C B J Snyder, Supt Sch Bldgs, Park av & 59.....FP-EXS-D&R Murray st, 29—Bishop Calculating Recorder Co, 233 Bway.....Rec Nassau st, 154—Tribune Assn, Spr-FE-WSS-FP-Stp(R)-SA-D&R-DC-Ex(R) Nassau st, 154—Tribune Assn.....O-Rec Pearl st, 38—Henry A Kessel Co.....FA-Rec Pearl st, 218-20—Geo Lueders & Co...D&R-DC Pearl st, 262—Berry Bros.....FA Pearl st, 273—Ungerer & Co.....FA Pearl st, 300—Est of Thos Suffern, 99 Franklin.....FP-FE(R)-WSS-DC-D&R-St(R) Pearl st, 442—Troiano & Defina, D&R-FA(R)-RQ Prince st, 117-119—Richard Sidenberg, 390 4 av.....Rub Rivington st, 155—Morris London.....ExS-FA Rivington st, 155—Adolph Mandel...FP-Ex Rivington st, 166—Solomon Freiwald...D&R Rose st, 45-51—E S & W Barnes.....FA Sheriff st, 57—Hyman Geller.....RQ-FA South st, 184—Darmstadt, Scott & Courtney, 178 South.....O S William st, 24-26—Laplante & Dunklin Print Co.....Rec Spring st, 127—Alfred R Conkling...FP-WSS Stanton st, 52—S Rosenblum & Son.....O Stanton st, 57—Abraham Becknick...O-FA-Rub Stone st, 40—Hamilton Press (Inc).....Rec Suffolk st, 141—Reuben Resler.....FE Thompson st, 166—Chas F Reichert, 104 W Houston.....O Trinity pl, 72-6—Alliance Realty Co, 115 Bway...D&R-Rub-Rec-FP-FE-Ex(R)-WSS(R) Trinity pl, 72-6—David Garretson.....FA Trinity pl, 72-6—Lamb Engine Co.....FA Trinity pl, 72-6—Elias G Chourri.....FA University pl, 113-15—Chas Remson & Central Trust Co of N Y, 54 Wall, Stp(R)-WSS(R)-FP(R) Vestry st, 40—Benjamin Griffen, 1 W 72, Rec-NoS-GE-FA Washington st, 76-82—Mansour, Elhilow & Bros.....Rec Washington st, 76-82—Republic Rag & Paper Co.....FA-Rec Washington st, 76-82—Jos H Lutfy & Co...Rec Washington st, 76-82—Emerson Phonograph Co, 3 W 35.....El-FA-Rec Washington st, 76-82—French Art Lingerie Co.....FA-FP-Rec Washington st, 76-82—Naser, Katen & Nasser.....El-FA Washington st, 76-82—Wadie Riscallah & Co, FA Washington st, 76-82—Wolf Safety Lamp Co, Rec Washington st, 76-82—European Right Knit Sweater Co.....El-Rec Washington st, 76-82—Hamrah Bros...Rec-FP Washington Mews, 52—Joseph Auerbach, Rec(R)-El-D&R-NoS Water st, 567—Samuel Brody...RQ-NoS-FA-O Watts st, 86—Michael Mitchell, 218 W 127...SA W Houston st, 19—Reliable Novelty Clothing Co.....Rec W Houston st, 68—Rosenheimer Packing Box Co.....NoS-RQ-FP White st, 19—Wm H Smith.....DC William st, 186—Lewis Roberts.....FA William st, 200—Sterling Engraving Co, Rec-FA-D&R-O Wooster st, 211—Knickerbocker Paper Box Co, Rec-El-D&R-GE-FA York st, 9—Terence Montague.....FA-Rub-O

Numbered Streets.

- 2 st, 295 E—Isaac Bleicher.....Rec 2 st, 295—Morris Bodenstein.....Rec 3 st, 183 E—John Opitz, Inc.....FA-NoS 4 st, 340 W—Riker & Hegeman Co...Rub-CF-Rec 4 st, E of 1 av (P S 25)—C B J Snyder, Supt of Schl Bldgs.....Rec-WSS-DC-FP 11 st, 58 E—Met Life Ins Co, 1 Madison av...El 11 st, 58 E—N Y Edison Co, Irving pl & 15...El 11 st, 745 E—Louis Wagman...D&R-Rec-GE 12 st, 604-28 (No 61)—C B J Snyder, Supt of Sch, 59 & Park av.....ExS-Rec-DC 13 st, 412 W—Tribune & Garrish, Inc, FA-NoS-Rec-FP(R)-DC 14 st, 3 W—J Elias.....FA-Rec-NoS-D&R 14 st, 132-4-6 W—Acme Gas & Elec Fix Co, NoS-FA 14 st, 143 W—Susan M Osborne.....D&R 18 st, 7-9 W—Anaster Realty Corp.....FD 18 st, 7-9 W—Louis Stern.....Spr-Stp(R)-Ex 18 st, 32-36 W—Augustus D Juilliard, 111 W 51.....FD 18 st, 161-63 W—Bubeck & Guerin.NoS-FA-Rec 19 st, 22-8 W—Geo Stugard, 4 & Walnut, Cincinnati, O.....FD 19 st, 220 W—Indestructo Gas-Mantle Co, NoS-FP 20 st, 13-15 W—Kressaty Bros.....Rec 20 st, 508 W—Dearborn Chemical Co, 299 Bway.....FP-Rec-FA 21 st, 11 W—Elizabeth A Cantor...ExS-FA-O

BERGER'S METAL CEILINGS S. E. COR. 11th AVENUE AND 22d STREET Telephone, 1409 Chelsea 402 East 152d Street Telephone, 2853 Melrose BERGER'S METAL LATH

John H. Parker Company Building Construction New York Washington Cleveland Milwaukee Toronto Montreal

RAPP CONSTRUCTION CO. (Incorporated) Fireproof Arches 30 EAST 42d ST. Phone, Murray Hill 1831 F. B. Rapp, Pres. J. F. Rapp, Vice-Pres. W. J. Rapp, Sec. & Treas.

"HAYES" SKYLIGHTS FIREPROOF WINDOWS VENTILATORS METAL LATH GEORGE HAYES CO. Office and Works: 71 Eighth Ave., N. Y. C.

- 21 st, 11 W—Manitoba Realty Corp, 149 Bway.O
 21 st, 22-28 W—Edward Kohn & Co.Rec
 22 st, 301-7 E—Atlas Tablet Co.FP
 22 st, 305-7 E—Hyclass Hat Co.Rec
 22 st, 301-7 E—E W Bliss Bldg, 312 E 23, NoS-D&R
 22 st, 310 E—Tuskeloid Co.El-NoS-FA
 22 st, 323 E—Geo Crater.GE-Rec
 22 st, 323 E—Lawrence Light Co.D&R
 22 st, 315-19 E—Diamond Bros.FA-Rec-GE
 22 st, 321 E—Peiffer Bros.GE
 22 st, 313-19 E—L Rohrberg & Co.Rec
 22 st, 323 E—Herman Levine.Rec
 22 st, 315-19 E—United Auto Trunk Co, GE-Rec-FA
 22 st, 126-30 W—Henry R Drowne, 306 W 78, Rub
 23 st, 225 E (P S 47)—C B J Snyder, Supt of Sch, 59 & Park av. A-FP-Rec-D&R-WSS-DC
 25 st, 24-26 W—Jos Steiner, 302 W 87.Spr
 28 st, 124 W—C B J Snyder, Supt of Sch, ExS-FP(R)-GE-DC-Stp(R)-WSS(R)-Rub-Ex(R)-D&R
 30 st, 24-26 W—Est Walden Pell, 929 5 av, Stp(R)
 30 st, 127 W—Samuel Katz, 405 Lex av.El-D&R
 30 st, 249 E—Ch of the Incarnation, Rev Howard Robbins, FA-Ex(R)-GE-O-FE-FP-WSS(R)-ExS
 30 st, 249 E—Cons Gas Co, 130 E 15.GE
 30 st, 630-32 W—John T Stanley, Inc, 448 W 23.G-E-Rec
 31 st, 12-16 E—Cons Gas Co, 130 E 15.GE
 31 st, 12-16 E—Elizabeth M Anderson, St(R)-FP(R)-Ex-Stp(R)-WSS(R)
 31 st, 411 E—Express Garage.Rec-D&R
 31 st, 150 W—Vincent Claps, Rec-NoS-Rub-WSS(R)
 31 st, 154 W—U Glu Supply Corp, Rec-FA-D&R-NoS
 32 st, 128 E—Frund & Jacobs, NoS-FA-Rec-WSS-FP
 32 st, 228-30 E—Presentation Day Nursery, 230 E 3d.O
 33 st, 117 W—Est Jeannie A Valentine, 115 W 74.DC
 35 st, 243-45 E—Clinton Storage Warehouse, D&R-Rub
 36 st, 69 W—Henry's Restaurant & Chop Ho.El
 39 st, 430 W—Antonio Caltabellotta, 306 E 62.GE-FP-D&R
 39 st, 430 W—Elizabeth S Riese et al, 131 W 58.GE-DC
 40 st, 110 W—All Star Film Rental Co, RQ-D&R-Rec-CF
 40 st, 110 W—Itala Film Co of America, D&R-CF-Rec(R)
 40 st, 110 W—Titan Film Corp.CF
 40 st, 110 W—Zenith Film, Inc.CF
 40 st, 345 W—Technical Film Co, El-DC-Rec-FA-D&R-SA-FP(R)-CF
 42 st, 18 E—Herbert & Huesgen Co.FA-NoS
 44 st, 626 W—Wm Green Corp.Rec(R)
 45 st, 129 W—Chas Hammer.FA-Rec
 45 st, 141-47 W—Pan-American Motion Pic Serv.D&R-CF
 45 st, 141-47 W—Cerrera Losito Film Co, D&R-CF
 45 st, 141-47 W—Peter H White.D&R-CF
 46 st, 457 W—Louis Bauer, 338 Pearl.Rec
 47 st, 253 W—Hyman Edelman.DC-FA
 49 st, 69 W—Carl M Owen, 24 Broad.FP
 50 st, 14 W—Lillian C Rainbow.FP
 50 st, 231 W—Cosmopolitan Auto School, SA-NoS-FP-FE-WSS(R)
 50 st, 235-37 W—Long Acre Garage Co, WSS(R)-NoS-Rec-FA-D&R-FA(R)-CF-FP(R)
 50 st, 335-337 W—N Y Polyclinic Hospital, 346 W 51.O
 50 st, 339 W—N Y Polyclinic Hospital, 346 W 51.Rub-O
 52 st, 134-46 W—52d St Co.FD
 52 st, 136 W—Adams-Williams Mfg Co, FA-Rec-NoS-El-FP(R)
 52 st, 542 W—Hardman, Peck & Co, 433 5 av.FD
 52 st, 549 W—Briscoe Motor Co, 1794 Bway.FA
 53 st, 302-6 W—Frank Hosford.D&R
 54 st, 410 E—Jos H Penders, Inc.FP
 55 st, 118 E—Anna Fitzpatrick, 223 W 105. FA
 55 st, 35-37 W—Mrs W D Sloane.El-Rec-FP(R)
 55 st, 139-41 W—J M Thevenet.NoS-FP
 55 st, 239 W—Maurice B Lobell.FP(R)-CF
 56 st, 153 W—A Faure.NoS-Rec-D&R
 56 st, 208-10 W—Hotel Frederick, Inc, FA(R)-Rec-ExS-TD
 56 st, 239 W—Chase Motor Truck Co.CF-Rec
 56 st, 239 W—Hayes-Diefenderfer Co, NoS-FA-Rec-FP(R)
 56 st, 501 W—Wm B Schuman.NoS-FA-DC
 58 st, 540-50 W—Standard Iron Works.Rec
 61 st, 16-24 W—Locomobile Co of America, CF-FP
 63 st, 49 W—Eva Ehrlich.Rec
 70 st, 154 E—Stephen H Brown.NoS-FA
 70 st, 320 W—Wm B Thom, 3 Wash, CF-D&R
 77 st, 159-163 E—Ardley Garage Co.CF-FA
 77 st, 126 W—Emily Bennett Wilder, 115 Bway.DC
 78 st, 353 E—Thos F Byrne Est, 262 W 83.FD
 79 st, 302-6 W—Security Mtg Co, 128 Bway.Stp
 80 st, 530-32 E—Reed Realty Co, Inc, 99 Nassau.FD
 83 st, 218 W—Lucien Levy, 3313 3 av, FA-NoS-Rec-D&R-FP
 94 st, 126 E—Geo Ehret, Jr.Rec
 101 st, 187 W—Max Dick.FA-Rec-NoS-FP
 102 st, 10 E—5th Av Coach Co, 644 W 131.FP
 103 st, 322-26 E—Central Dairy Co, 348 E 142.NoS-FA-Rec
 106 st, 438-42 E—J W Stolts, 411 W 148.FA
 110 st, 2 E—Frank Schaefer, D&R-Rub-FA(R)-TD-ExS
 110 st, 2 E—Jno A Sonntag, Tel-FP-FE(R)-Ex(R)-GE
 110 st, 71 E—Henry Ziegel.Rec-FA
 110 st, 71 E—Martha L Rutherford, 714 Mad av.GE
 110 st, 338 E—C Derrico & J Derrico Co, Rub-FA-NoS-DC-FP
 112 st, 205 E—Victor Medici.GE-FP-FA(R)
 117 st, 155 E—Est Kate Fanning, c Emilie Talbot, 34 E Sl.GE
 120 st, 245 W—Dewitt C Judson, FE-FP(R)-DC-Ex(R)
 124 st, 235 E—Samuel Epstein.NoS-FA-Rec-GE
 124 st, 128 W—J R Cummings Co, RQ-NoS-FA-Rec
 126 st, 207 E—Loretta Corp.O
 130 st, 474 W—474 W 130th St Garage.CF
 132 st, 159 W—Baptist Temple.DC
 136 st, 300 W—Hill Sanitorium, 317 W 136, FA-ExS-Ex(R)-O-TD
 Ft W 140 st—Fredk R Welch.Tel-Rec-CF-Spr
 145 st, 348 W—Abraham Greenberg, 488 St Nich av.DC
 145 st, 509 W—S Sussman, 5 Beekman.NoS-FA
 173 st & Hudson R—Robt Haire, H R & 212, Rec(R)-D&R-Tel-StSvs-El
 Named Avenues.
 Av A, 1314-16—Marcelle Realty Co, 1547 Bway, WSS(R)-GE-FP(R)
 Av A, 1314-16—Geo Morrison Co, Inc.Rec
 Av A, 1314-16—Pierre Lorillard Co, Inc.El
 Av A, 1515—Henry Harnischfeger.FA-Rec
 Av C, 170—Albert Tannenbaum.D&R-Rec-FA
 Av D, Sl—Louis Stern, Inc.NoS-FA-FP
 Amsterdam av, 1506—Nathan Aronson, NoS-FA-D&R
 Bowery, 67—Robt Goelet, 647 5 av.FD
 Bowery, 87—Louis Greenberg, 56 W 45.GE
 Bowery, 226½—French Lubricating Oil & Paint Co.Rub-D&R
 Broadway, 296—Tension Envelope Co.Rec
 Broadway, 338—Carnell Mfg Co.Rec
 Broadway, 388—Est John Parsons, c Florence V C, 30 E 36.FD
 Broadway, 1457-63—Triangle Film Co, (R)-WSS-Rec(R)-RQ-DC-D&R-FA
 Broadway, 1526—Thos Healy.DC
 Broadway, 1739—Rooney K Harris Co, FA-NoS-D&R-Rec
 Broadway, 1871-75—John J Madden Co.D&R
 Broadway, 2000—Dimond-Apperson Motor Co, NoS-FA-Rec
 Cor Haven av & 177 st—Roxton Realty Co, Inc, 30 Nassau.DC
 Lex av, bet 105 & 106 sts (P S 72), C B J Snyder, Supt of Sch, 59 & Park av, St(R)-D&R-FP-ExS-WSS-DC-GE
 Park av, 1250—J Jacobs.NoS-FA-Rec-Rub
 Park Row, 53-65—World Restaurant.Rub
 Park Row, 53-65—Michael Saraceno, World Bldg.ExS
 W Broadway, 505—Mogilensky Bros.Rec
 W Broadway, 505—Max J Rubin.Rec
 W Broadway, 505—S Koerner.Rec
 W Broadway, 505—Wm Goodbody.Rec
 W Broadway, 552-64—Selvio Frederico.Rec
 West End av, 530—Mombasha Realty Co, Stp(Rub)
 West End av, 586—W S Sterling.Rub
 Numbered Avenues.
 1 av, 667-73—Cocheo Bros.FA-Rec
 2 av, 86—S Wald.DC
 3 av, 841—Mrs Annie Ade.TD-GE-ExS-FA
 3 av, 841—John Matthews.Rec-GE-FA
 3 av, 841—Nelson Express Co.FA-GE
 3 av, 2010—Max Eilenberg.Rec-FA
 3 av, 2016—Harry Refowich.FA
 5 av, 213-31—Brentanos, Inc.O-Rec(R)-ExS
 5 av, 213-31—Park & Tilford, Inc.Rec
 10 av, 193—Est of Jacob Appell, 271 W 23, SA-FE-WSS(R)

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.**
 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.
 PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.
- 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. Bryant 5370.
- Cement Work.**
 HARRISON & MEYER, 1182 Broadway. Tel. Madison Square 8718.

- TAYLOR RONALD, 520 East 20th street. Tel. Gramercy 4.
- Commercial Photography.**
 COLLINS & SHABBROOK, 134 W. 23d St. Tel. Chelsea 5159.
 ROSSBACH COMMERCIAL PHOTO CO., 113 W. 23d St. Tel. Chelsea 1033.
- 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.

CLASSIFIED BUYER'S GUIDE — *Continued*

Directory Building.

THE TABLET & TICKET CO., 381 Broadway.
Tel. Franklin 2411.

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).

OTIS ELEVATOR CO., 26th street and 11th avenue. Tel. Chelsea 7500.

Fire Escapes.

BERNSTEIN, INC., H., 338 East 95th street. Tel. Lenox 4261.

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

Fireproofing.

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

OLIVER, ALBERT, & SON, INC., 101 Park avenue. Tel. Murray Hill 5562.

RAPP CONSTRUCTION CO., 30 East 42d street. Tel. Murray Hill 1831.

Fireproofing, Hollow Tile.

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

Gas.

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

Glass.

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

Hardware, Builders'

FORD PULLEY & HARDWARE CO., 241 West 20th street, New York. Tel. Chelsea 8987.

Heaters, Safety.

KIDDE & COMPANY, 90 West Broadway. Tel. Barclay 6422.

House Mover and Shorer.

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

Insurance.

RITCH, INC., WILLIAM T., 30-34 West 33d street. Tel. Madison Square 3060.

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

Interior Woodwork.

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

Iron Grille Work.

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

Iron Work (Arch. and Struc.)

BERNSTEIN, INC., H., 338 East 95th street. Tel. Lenox 4261.

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

HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.

PERLMAN IRON WORKS, A., 1735 West Farms road. Tel. Intervale 2167.

RICHEY, BROWNE & DONALD, INC., Maspeth, L. I. Tel. Williamsburgh 3100.

SCHWENN, WM., 822 Lexington avenue, Brooklyn. Tel. Bushwick 1700.

WELLS ARCH. IRON CO., River avenue and East 151st street. Tel. Melrose 8290.

Janitor Supplies and Disinfectant.

SANIFORUM CO., 71 Marshall St., Newark, N. J. N. Y. Tel. Greeley 4022.

Lath, Metal.

BERGER MFG. CO., 11th avenue and 22d street. Tel. Chelsea 1409.

Lumber.

FINCH & CO., CHAS. H., Coney Island avenue and Avenue H, Brooklyn. Tel. Flatbush 2301.

ORR CO., J. C., India street and East River, Brooklyn. Tel. Greenpoint 948.

Metal Bars for Store Fronts.

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

Metal Ceilings.

BERGER MFG. CO., 11th avenue and 22d street. Tel. Chelsea 1409.

BROOKLYN METAL CEILING CO., 283 Greene Avenue, Brooklyn. Tel. Prospect 1402.

GARRY IRON & STEEL CO., 521-523 West 23d street. Tel. Chelsea 8020.

Metal and Metal Covered Work.

ECLIPSE FIREPROOF SASH & DOOR CO., 273 Russell street, Brooklyn. Tel. Greenpoint 3162

KNOBURN CO., 359-365 14th street, Hoboken. Tel. Hoboken 965.

MANHATTAN FIREPROOF DOOR CO., Winfield, L. I. Tel. Newton 911.

WESTERGREEN, INC., M. F., 213 East 144th street. Tel. Melrose 3291.

Mortgages.

BUCHANAN, H. W., 49 Wall street. Tel. Hanover 6484.

LAWYERS' MORTGAGE CO., 59 Liberty street. Tel. Cortlandt 7905.

McLAUGHLIN & CO., A. W., 128 Broadway. Tel. Cortlandt 6600.

McMAHON, J. T., 188 Montague street, Brooklyn. Tel. Main 834.

Office Cleaning.

NATIONAL WINDOW CLEANING & HOUSE RENOVATING CO., 42 E. 4th street. Tel. Spring 1279.

Real Estate Board (Manhattan).

AMES & CO., 26 West 31st street. Tel. Madison Sq. 3570.

AMY & CO., A. V., 7th avenue, corner 115th street. Tel. Cathedral 8147.

BROWN CO., J. R., 299 Madison avenue. Tel. Murray Hill 1481.

BUCKLEY & HORTON CO., Myrtle and Clinton avenues, Bklyn. Tel. Bedford 5500.

CAMMANN, VOORHEES & FLOYD, 84 William street. Tel. John 2260.

CARPENTER, L. J., FIRM OF, 25 Liberty street. Tel. John 4360.

CHAUNCEY REAL ESTATE CO., 187 Montague street, Brooklyn. Tel. Main 4300.

CARSTEIN & LINNEKIN, 321 4th avenue. Tel. Gramercy 2293.

CRUIKSHANK CO., 141 Broadway. Tel. Cortlandt 5430.

CRUIKSHANK'S SONS., W., 37 Liberty street. Tel. John 6047.

CUDNER, A. M., R. E. CO., 254 West 23d street. Tel. Chelsea 1276.

DAVIES, J. C., 149th street and 3d avenue. Tel. Melrose 3462.

DAY, J. P., 31 Nassau street. Tel. Cortlandt 744.

DE SELDING BROS., 128 Broadway. Tel. Cortlandt 8408.

DOYLE & SONS, J. F., 45 William street. Tel. John 2368.

DUROSS CO., 155 West 14th street. Tel. Chelsea 2377.

ECKERSON, J. C. R., 299 Madison avenue. Tel. Murray Hill 5151.

ELY & CO., H. S., 21 Liberty street. Tel. John 222.

ENGLISH, J. B., 1531 Broadway. Tel. Bryant 4773.

FINEGAN A., 35 Nassau street. Tel. Cortlandt 4730.

FISCHER, J. A., 690 6th avenue. Tel. Bryant 1423.

FOX & CO., F., 14 West 40th street. Tel. Bryant 8240.

KENNELLY, B. L., 156 Broadway. Tel. Cortlandt 1547.

KIRWAN & SONS, J. P., 138 West 42d street. Tel. Bryant 341.

KNAP & WASSON, Broadway at 181st street. Tel. Audubon 4420.

KOHLER, C. S., 901 Columbus avenue. Tel. Riverside 5504.

LEAYCRAFT & CO., J. E., 30 East 42d street. Tel. Murray Hill 500.

McLAUGHLIN, T. F., 1238 3d avenue. Tel. Lenox 1063.

MANNING & TRUNK, 489 5th avenue. Tel. Murray Hill 6834.

MORRISSEY, Wm. G., 189 Montague street, Brooklyn. Tel. Main 8586.

NOYES CO., C. F., 92 William street. Tel. John 2000.

OGDEN & CLARKSON, 659 5th avenue. Tel. Plaza 6241.

O'HARA BROS., Webster avenue and 200th street. Tel. Fordham 615.

PEASE & ELLIMAN, 340 Madison avenue. Tel. Murray Hill 6200.

PORTER & CO., 159 West 125th street. Tel. Morningside 958.

RAE, WM. P. CO., 180 Montague street, Brooklyn. Tel. Main 4390.

RULAND & WHITING CO., 5 Beekman street. Tel. Cortlandt 1132.

SCHRAG, L., 142 West 23d street. Tel. Chelsea 1700.

SPEAR & CO., 840 Broadway. Tel. Stuyvesant 627.

TUCKER, SPEYERS & CO., 435 5th avenue. Tel. Murray Hill 2750.

TYNG & CO., STEPHEN H., JR., 41 Union Square West. Tel. Stuyvesant 4000.

WELLS SONS, J. N., 191 9th avenue. Tel. Chelsea 5266.

WHITE & SONS, W. A., 46 Cedar street. Tel. John 5700.

WHITING & CO., WM. H., 41 Park Row. Tel. Cortlandt 5900.

WOOD, F. R., W. H. DOLSON CO., Broadway at 80th St. Tel. Schuyler 3800.

Real Estate Brokers (Manhattan and The Bronx).

ARMSTRONG, J., 1984 3d avenue. Tel. Harlem 211.

BECHMANN, A. G., 1053 Southern Boulevard. Tel. Melrose 3975.

BOYLAN, J. J., 402 West 51st street. Tel. Columbus 1970.

BROWN, INC., W. E. & W. I., 3428 3d avenue. Tel. Melrose 43.

COKELEY, W. A., 1325 Fort Schuyler road. Tel. Westchester 407.

CUTNER & LIPSET, 1181 Broadway. Tel. Mad. Sq. 9329.

DE WALLTEARSS, S., 135 Broadway. Tel. Cortlandt 355.

DIKE, O. D. & H. V., 220 West 42d street. Tel. Bryant 8556.

DOWD, JAMES A., 874 6th avenue. Tel. Plaza 3722.

FORD'S SONS, FRANCIS W., 8-10 James street. Tel. Worth 1021.

GOODWIN & GOODWIN, Lenox avenue and 123d street. Tel. Harlem 6500.

KURZ & UREN, 370 East 149th street. Tel. Melrose 2140.

McNALLY, G. V., 7 East 42d street. Tel. Murray Hill 8154.

O'DONOHUE, L. V., 25 West 42d street. Tel. Bryant 3555.

O'REILLY, THOS. J., Broadway & 109th street. Tel. Riverside 9700.

PAYTON, JR., CO., P. A., 67 West 134th street. Tel. Harlem 917.

SCHINDLER & LIEBER, 1393 3d avenue. Tel. Lenox 3436.

SIMMONS, E. DE FOREST, 2 East 58th street. Tel. Plaza 837.

STEIN, HENRY C. B., 242 East Houston street. Tel. Orchard 1930.

ULLMAN, C. L., White Plains avenue, north of 207th street. Tel. Williamsbridge 36.

Real Estate Board (Brooklyn).

BRUMLEY, JAMES L., 189 Montague street. Tel. Main 2372.

BULKLEY & HORTON CO., Myrtle and Clinton avenues. Tel. Bedford 5500.

CHAUNCEY REAL ESTATE CO., 187 Montague street. Tel. Main 4300.

CLARK, INC., NOAH, 837 Manhattan avenue. Tel. Greenpoint 2000.

HENRY, JOHN E., JR., 1251 Bedford avenue. Tel. Bedford 5506.

KETCHAM BROS., 129 Ralph avenue. Tel. Bushwick 86.

McMAHON, JOSEPH T., 188 Montague street. Tel. Main 834.

MORRISSEY, WM. G., 189 Montague street. Tel. Main 8586.

PORTER, DAVIS, 189 Montague street. Tel. Main 828.

PYLE CO., H. C., 201 Montague street. Tel. Main 3385.

RAE CO., WM. P., 180 Montague street. Tel. Main 4390.

SEAVER & CO., INC., FRANK A., 6806 3d avenue. Tel. Bay Ridge 1474.

SMITH, CLARENCE B., 1424 Fulton street. Tel. Bedford 661.

WELSCH, S., 207 Montague street. Tel. Main 2738.

Real Estate Brokers (Brooklyn).

CORWITH BROS., 851 Manhattan avenue. Tel. Greenpoint 632.

REALTY ASSOCIATES, 162 Remsen street. Tel. Main 3385.

Real Estate. (Queens).

QUEENSBORO CORPORATION, THE, Bridge Plaza, Long Island City. Tel. Astoria 801.

WINDSOR LAND & IMPT. CO., 1476 Broadway. Tel. Bryant 146.

Real Estate Operators.

CITY INVESTING CO., 165 Broadway. Tel. Cortlandt 8950.

COHEN, ELIAS A., 182 Broadway. Tel. Cortlandt 5005.

LEWINE, F. & I. I., 135 Broadway. Tel. Cortlandt 980.

LOWENFELD & PRAGER, 149 Broadway. Tel. Cortlandt 7803.

LUSTGARTEN & CO., Wm., 68 William street. Tel. John 6120.

MANDELBAUM, H. & M., 135 Broadway. Tel. Cortlandt 8155.

REALTY CO. OF AMERICA, 2 Wall street. Tel. Rector 275.

Real Estate Records.

RECORD AND GUIDE CO., 119 West 40th street. Tel. Bryant 4800.

A systematic compilation of the important real estate records published weekly; then republished, in cumulative form, in quarterly-annually volumes. For nearly fifty years these records have been accepted by the courts and appraisers as the official history of land titles and values in Manhattan.

Reports (Building).

DODGE CO., F. W., 119 West 40th street. Tel. Bryant 4800.

Screens.

PROTECTIVE VENTILATOR & SCREEN CORP., 330 E. 23d St. Tel. Gramercy 2052-2053.

Surveyors, City.

FORD'S SONS, FRANCIS W., 8-10 James street. Tel. Worth 1021.

Terra Cotta.

NEW JERSEY TERRA COTTA CO., 149 Broadway. Tel. Cortlandt 3908.

Title Insurance.

LAWYERS' TITLE & TRUST CO., 160 Broadway. Tel. Cortlandt 6140.

NEW YORK TITLE INSURANCE CO., 135 Broadway. Tel. Cortlandt 6880.

TITLE GUARANTEE & TRUST CO., 176 Broadway. Tel. Cortlandt 8800.

UNITED STATES TITLE GUARANTY CO., 32 Court street, Brooklyn. Tel. Main 7370.

Vault Lights.

BERGER MFG. CO., 11th avenue and 22d street. Tel. Chelsea 1409.

Window Frames.

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

Windows, Fireproof.

POMEROY CO., INC., S. H., 30 East 42d street. Tel. Murray Hill 3338.

RICHEY, BROWNE & DONALD, INC., Maspeth, L. I. Tel. Williamsburgh 3100.

Window Cleaning.

NATIONAL WINDOW CLEANING & HOUSE RENOVATING CO., 42 E. 4th street. Tel. Spring 1279.