

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 8, 1916

MUNICIPAL HOME RULE, WHY IT IS NEEDED, AND HOW IT MAY BE OBTAINED

By LAURENCE ARNOLD TANZER

UNDER present political conditions in this State, a demand for home rule proceeding from New York City alone would encounter so much local and partisan jealousy and selfishness as probably to insure its defeat. Fortunately, the demand comes not from New York City alone, but from practically every city in the State. What might be denied to New York is likely to be granted in the near future on the united demand of the fifty-seven cities of the State, containing seven million of the nine million inhabitants of the entire State.

While the need for home rule may be more acutely felt in New York City than elsewhere, the principles underlying the demand for home rule and determining its essential elements are everywhere the same. The problem is a State-wide problem and will here be considered as such.

Some speak of municipal home rule as if it were a novel and dangerous proposal. In fact it is neither novel nor dangerous.

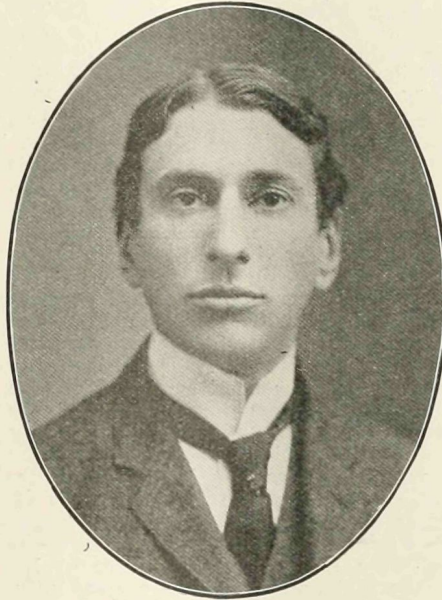
Guaranteed by Magna Charta.

Home rule is nothing more nor less than the right of local self-government with respect to purely local affairs. That right is an old and well-recognized political principle; a right that has come into disuse only in recent times. It was guaranteed by Magna Charta, and has always been part of the fundamental law of this State. It was enjoyed for generations by the City of New York. The city's rights still rest to-day, in part, on royal charters antedating the first constitution of the State. The New York City Charter of 1830 was drawn by a city convention, composed of residents of the city, and was adopted by the voters of the city. The Charter of 1849 was likewise approved by the voters of the city. It was not until the time of the notorious "Tweed Ring," that the process of whittling down local powers got fairly under way,—a process which has finally brought the cities of the State into a condition of abject subjection to the will of the majority for the time being in control of the State Legislature.

This condition is one of the consequences of the corrupt partisanship that has long been allowed to play havoc with the government of the State. It enables the party which can elect a majority of the Legislature, not only to appropriate the "spoils" of the State offices, but to extend its control over all city governments throughout the State. Machine politicians are naturally loth to abandon so rich a field. But the people are awakening to the necessity of having their government administered on business principles; and this can be done in the cities only by transferring the control of the local governments from the State Legislature to the people of the localities or their chosen representatives.

Legislative Domination.

The extent of legislative domination over local affairs is not generally realized. In the period of eighteen years from 1895 to 1912, of all the laws passed by the Legislature, approximately forty per cent. were special and local laws affecting particular cities, towns, villages and counties. During the six years from 1910 to 1915, there were introduced in the Legislature 2,776 special city bills, that is, bills relating to the property,



LAURENCE ARNOLD TANZER.

government or affairs of one or more cities less than all the cities of a class,—an average of 462 such bills each year. In the period of fifteen years commencing in 1897, the year of the enactment of the Greater New York Charter, the Legislature passed 818 separate and special acts directly affecting the property, government or rights of the City of New York,—an average of 54 a year,—outside of and in addition to the large number of acts directly amending the Greater New York Charter.

These local laws on which the Legislature has been spending its time, regulate the local affairs of cities down to the minutest detail. Among the bills passed at a single session of the Legislature were laws adding to the New York Fire Department veterinarians with rank and salaries the same as deputy chiefs; abolishing the grade of doorman in the New York Police Department; authorizing the New York Board of Estimate to inquire into and pay the claims of John P. Worstell and Joseph P. McNamara for work, labor and services; increasing from 10,000 to 40,000 square feet the space in the New York Hall of Records to be allotted to the Register and Commissioner of Records; providing for an assistant counsel to the Sheriff of New York County at a salary of \$3,000; increasing the amount of sewer construction bonds which might be issued by Binghamton from \$125,000 to \$135,000 and the amount which may be issued in any one year from \$25,000 to \$35,000; changing the title of sergeants of police in Buffalo to lieutenants of police, changing the salary of superintendent of horses in the police department, etc.; authorizing payment of the amount due the Gratta Construction Co. for constructing a certain sewer in an alley in Cohoes; authorizing Fulton to borrow \$3,575.69 to pay school teachers; authorizing the Board of Education of Lockport to reconstruct the Union Street building; authorizing the corporation counsel of Mount Vernon to appoint an assistant corporation counsel; authorizing the city council of Newburgh to spend \$5,000 to entertain delegates to the conventions of the State

Firemen's Association and of the Grand Army of the Republic; raising the maximum salary of the deputy city clerk of Newburgh from \$500 to \$900.

Hindrance to Good Government.

It seems too plain for argument that no city can be well governed which must look for the regulation of local matters of this kind to a Legislature composed of two hundred men chosen to legislate for the entire State, most of them coming from districts remote from the localities affected. Municipal policies so determined are shaped, not according to the needs of the city, but according to the exigencies of party politics in the Legislature, depending often on the introducer's subservience to the will of the party boss on important matters of State policy. The city's needs become one of the minor stakes in the game of party politics.

The direct results of this system are city government unbusinesslike and inefficient, because its policies are not determined by the requirements of the city, nor by the wishes of its inhabitants; city legislation enacted by legislators unfamiliar with local conditions, and, therefore, arbitrarily and often unjustly; patchwork legislation, hasty and ill-considered, because passed in great volume from among an enormous number of proposals of all kinds and relating to every locality in the State; city charters, inelastic and unresponsive to changing conditions because amendable only by legislative act, the obtaining of which is often difficult and always doubtful.

The indirect effect, both on the city and on the State, are even more serious. The dependence of the city on the Legislature, the powerlessness of its inhabitants over their own affairs, tends to bring about a lack of interest in public affairs and so to deprive both the city and the State of the stimulus of an active and alert public spirit.

City Preyed Upon.

Government by city officials elected by the people of the city, but controlled by the Legislature is responsive and responsible neither to the one nor to the other. The city becomes the prey of scheming politicians, who learn to manipulate the complicated interlocking machinery of State and municipal government. The difficulty of obtaining needed legislation prevents or at least defers and makes unduly difficult substantial reforms and so discourages constructive effort. Of 1,176 special city laws passed by both houses of the Legislature and accepted by the city authorities between 1910 and 1915, 201, or seventeen per cent. were vetoed; no statistics are available of the necessary bills introduced and not passed, or not even introduced because of the anticipated difficulty of procuring their enactment. Much of the time of city officials, which should be devoted to running the city government, must be wasted in lobbying at Albany, not only to procure necessary legislation, but to watch and defeat undesirable legislation: Of the total number of special city bills introduced during the period last mentioned, forty-nine per cent failed of enactment and of those passed seventeen per cent were rejected by the cities.

The effect on the State government is equally detrimental. The large mass of local legislation introduced distracts the

(Continued on page 551.)

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, April 7.—To speak with the authority of "a man who knows," the Legislature is suffering from strabismus. It was Theodore Roosevelt who announced at one time that the characteristic of all large bodies of men was an obliquity of vision, or strabismus. The Legislature now in session is undeniably not seeing objects straight, otherwise it would be more attentive to everything that might influence the election of its candidates next November.

No one will question the fact that most of the legislation is caused by political expediency, but the obliquity of party vision permits the law-makers in control of the machinery to see only the districts which gave a majority of 200,000 votes at the last gubernatorial election. New York City is located at another angle of the political horizon. It does not contribute votes, but it does contribute the means whereby the votes in the territory north and west of the Bronx can be induced to sustain the present majority party in power.

The same conditions will prevail, more or less, if the administration of the State government should fall into the hands of the Democratic organization, and, therefore, neither party can lay claim to perfect vision. During this week the last hope of giving New York City any kind of Home Rule has petered out. A scramble to pass measures which will benefit members individually and their localities collectively has marked every hour of the session. Legislation of importance to New York was discarded and only the insipid Home Rule bills of Senator Brown were advanced on the calendar. Today it seems doubtful even if Brown's proposed legislation will pass. The Real Estate Board has not accepted all of the Brown bills and the Tax Reduction Committee, organized by Mayor Mitchel, refuses to stand sponsor for the Home Rule amendments or any of the more important measures.

Home Rule advocates were active today in declaring that the Brown amendment, reported Thursday by the Senate Judiciary Committee, is not a Home Rule proposal and will not be accepted by the City of New York as such. W. E. Youker, secretary of the Citizens' Union, announced today that the constitutional amendment of Senator Brown would merely make clear the power of the Legislature to delegate powers to cities.

The Municipal Government Association likewise opposes the Brown amendment and in a statement issued by its secretary, Walter T. Arndt, it is claimed that "this proposal will be a great disappointment to all advocates of municipal home rule."

The financial bills for the support of the government for the next fiscal year were offered this week. The appropriations represent a total of \$58,653,478, a slight increase over last year's budget and an increase of \$10,000,000 over that of 1914. The "pork barrel" is one of the causes of the increase. Robert F. Wagner, Minority Leader of the Senate, stated on the floor of the Chamber that there is no justification for this increase of \$10,000,000. The only explanation is the desire to use public funds to obtain political advantage. The threat of a direct tax has been withdrawn, "due to the fear of political consequences," as Assemblyman Callahan remarked.

Expenses have been added and as an illustration how this increase has come about, a bill amending the election law might be cited. It was passed yesterday in the Assembly under the pretense that this amendment would do away with a large number of supernumerary offices

in the bureau of the Superintendent of Elections.

Assemblyman Callahan opposed the bill and he recited the following facts:

"This bill ought to be entitled 'An act to provide Sustenance for the Hungry.' It creates one hundred new \$1,000 places as deputy superintendents of elections—total cost, \$100,000. It does away with 150 per diem deputies who now receive five dollars a day for a maximum service of forty days—total cost, \$30,000. The present total force of 233 deputies costs the State \$119,500. Under this bill there will be a total force of 183 deputies, which will cost \$189,500. Or, in other words, for fifty less deputies it will cost the State \$70,000 more per annum.

"This means less service for more pay. It means less supervision of elections, but it means more patronage for the Republican State machine. It means less honesty at the polls, but it means more jobs for the faithful!

"Of the present force of 233 deputies there are 157 in Greater New York and 76 up the State. Of the new force of 183, under this bill, there will be 70 in Greater New York and 113 up the State. The Republicans reduced the force of deputies—the five dollar a day men—up the State last year on the ground that elections in the rural Republican counties are so honest that little or no supervision is required. Now, purely for spoils purposes, they propose to locate 113 of the total force of 183 up the State, and pay them permanently, all the year round, although they cannot possibly perform any public service for more than a month or so."

Now, this is the kind of legislation which increases the State's budget every year. Individual office-holders and the elected officers are on the whole honest and industrious, but the Legislature in

its entirety is a body answerable to no one individual or to the community. Each law-maker represents a certain district, and as long as he can satisfy the voters residing within this district he need not fear the consequences of his actions. Senator Simpson, of Washington Heights, expressed this view with unmistakable distinctness when he stated that he would not expect any of his colleagues who reside in farming districts and have among their constituents a number of horse-breeders to vote on his bill to open the New York Speedway to general traffic. Much secret opposition had developed against Simpson's proposition to annul the law which limits the use of the Speedway to pleasure vehicles drawn by horses only. Simpson explained that the City of New York had spent six millions to create the speedway and that the cost of maintenance was \$17,500 annually. Inasmuch as not more than five horses are being driven over this speedway each day the cost to the taxpayers is \$28 for every vehicle. Under the present system of law-making the city can not open the Speedway to the public generally. The Legislature refuses to give permission requested by Senator Simpson, who produced petitions signed by real estate owners in the Dyckman section and other property holders in the adjoining districts. The Senator stated that real estate valued at \$50,000,000 will continue to suffer solely because a few horsemen in the upper part of the State wish to utilize the Speedway to the exclusion of all other traffic. This opposition to Home Rule crops out at every occasion. Law-makers see things from their own point of view only, at an angle not stretching across the entire State, but to the rural districts and no further.

S. L. S.

STABLES AND TENEMENTS.

Rudolph P. Miller Gives Reasons for Approving Legislation.

THE Shapiro bill in the Assembly (Int. 1461), amending the Tenement House Law in relation to stables on the same lots with tenement house, provides that "in case the fire limits as they existed on April 10, 1901, are extended, an existing stable permitted under the provisions of this section may be continued in accordance with such provisions."

In explanation of this bill, which he approves of, Rudolph P. Miller, now acting in an advisory capacity to the Building Committee of the Board of Aldermen, says:

"In explanation of this proposed legislation it should be stated that its purpose is to afford relief to a few property holders who, because of certain legislation by the Board of Aldermen, extending the old fire limits, made desirable and almost necessary by the development of this city, suddenly find their property in violation of a State law, although they have done nothing whatsoever to change conditions.

"In 1914, by an ordinance adopted August 14, the fire limits were extended in all the boroughs of the City of New York, except Richmond, the change having been made after publication of the proposed legislation and extended discussion, followed by a public hearing, by representatives of the Committee on Buildings, the Fire Department and the Presidents and Superintendents of Buildings of the several boroughs.

"Within the areas added by this extension of the fire limits, according to the statement of the Tenement House Department, are 96 plots on each of which there exists a tenement house and a stable. The Tenement House Commissioner believes that under the law, more particularly Section 109, as it stands, he

has no other choice than to require the removal of the stables in the areas noted.

"The proposed act would permit the existing stables affected to continue as though they were still outside of the fire limits, under the same restrictions heretofore applying to them. By doing so, no hazard, either from fire or to health, is incurred, as conditions remain the same as if the fire limits had not been extended, or if they had been so extended, to avoid including the particular properties in question.

"The purpose of fire limits in the city is clearly indicated in the latest and all previous ordinances and laws on the subject, namely, to prevent the erection of frame buildings, and to thus reduce the fire hazard in the more thickly settled parts of the city. In fixing such fire limits, however, it has never been deemed necessary or expedient to cause the destruction or removal of all existing frame buildings within such areas as may have been added to the fire limits from time to time. So the compulsory removal of the existing stables under discussion is not justified on the ground of a reduction of the fire hazard. The number of frame buildings within the new areas added to the fire limits which will remain is many times greater than the stables which it is proposed by this act to permit to remain.

"If the matter is considered from the standpoint of health it can hardly be seriously contended that the danger to health is increased by the transfer of the stables from without to within the fire limits; and even if the removal of the stables in question were accomplished there is nothing in any law or ordinance that would prohibit the erection of a stable, housing dozens of horses, on a lot immediately adjoining the same tenement from whose proximity was removed the stable limited to two horses and placed at least twenty feet distant."

MEASURES AFFECTING REAL ESTATE

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

THE Real Estate Board's special committee on legislation at its weekly meeting took action on the following bills:

Senate, Int. 593, introduced by Mr. Brown (same as Assembly Bill, Int. 1089, introduced by Mr. Shapiro), an act amending sections 1 and 5, chapter 523, Laws of 1890, by providing that the New York county sheriff shall receive, as compensation, only the fixed salary. At present he also receives fees in addition to his salary.

The bill is approved.

Senate, Int. 594, introduced by Mr. Brown (same as Assembly Bill, Int. 784, introduced by Mr. Maier), an act providing for a referendum to the voters of New York City upon the question whether the salaries and compensation of city and borough officers and employees, except judicial or elective officers, shall be fixed by the local authorities.

The bill is approved.

Senate, Int. 696, introduced by Mr. Lawson, an act repealing sections 28, 29, 31, 32 and 33, amending section 30, and adding new sections 62 to 70, inclusive, Greater New York Charter, by abolishing the office of City Clerk and providing for a "Clerk to the corporation of the City of New York," to be appointed by the Mayor, at an annual salary of \$5,000, and to hold office during the term of the Mayor. He is to appoint a deputy for each borough and necessary employees, and is to keep various records of the city prescribed by the bill and perform certain other duties.

This bill is disapproved, as it is mandatory legislation.

Senate, Int. 747, introduced by Mr. Walker (same as Assembly Bill, Int. 970, introduced by Mr. Kelly), an act authorizing the Board of Estimate in New York City to determine claims of contractors with the city for an extra allowance on contracts entered into prior to January 1, 1914, to cover the cost of compensation insurance incurred on such contracts under the Workmen's Compensation Law, or such part of this extra cost as the Board may deem just, when in the Board's opinion the contract will be unjust or oppressive without an extra allowance.

Senate, Int. 1168, introduced by Mr. Newton, an act giving the Court of Claims jurisdiction to determine and allow claims of contractors with the State for additional allowance on contracts made prior to January 1, 1914, to cover the extra cost of compensation insurance under the Workmen's Compensation Law, when it appears that such contracts will be unjust or oppressive without such extra allowance.

These bills are disapproved. When the contracts were made the contractors must have known that a Workmen's Compensation Act was in contemplation, and undoubtedly they took into consideration the premiums on liability and casualty insurance in putting in their estimates. The city and State contracts are quite liberal and the profits of the contractor should not be thus increased.

Senate, Int. 1035, introduced by the Special Legislative Committee on Labor Legislation (same as Assembly Bill, Int. 1370), amending sections 2, 3, 11, 15, 16, 17, 23, 26, 27, 29, 34, 50, 52, 54, 67 and 75, and adding new section 77 and new article 5 in place of present article 5, which is repealed, Workmen's Compensation Law. It adds various employments to the groups of employments termed "hazardous," changes the definition of an "employee" as used in the act, provides that liability of an employer prescribed in section 10 shall be in place of any other liability whatever on account of injury or death of an employee, and substitutes entirely new provisions relative to the State insurance fund, which is to be administered by a State insurance manager appointed by the Governor for a five-year term.

In its present form this bill should not be passed. There are many good features in the bill, but several provisions give so much authority to the State Fund as to give it an unfair advantage over the stock and mutual insurance companies. The present Compensation Law should not be materially changed until sufficient time has elapsed to give opportunity to accumulate sufficient experience to demonstrate without doubt the amendments necessary.

Senate, Int. 1078, introduced by Mr. Slater (same as Assembly Bill, Int. 1422, introduced by Mr. Law), an act adding new section 4-a to the Tax Law, providing that a general law hereafter enacted exempting property from taxation shall not be deemed applicable to a county with a population of more than 300,000 adjoining a first-class city unless expressly so stated in the law. Property in such county held by a corporation hereafter formed or property hereafter acquired by an existing corporation, which would be exempt under subdivision 7, section 4, except for this amendment, shall be exempt only upon the consent of the supervisors.

This bill is disapproved. It appears to be special legislation for Westchester

The accompanying report on bills before the Legislature is furnished by a special committee of the Real Estate Board, composed of members of its Committee on Legislation and Taxation and Committee on Real Estate Laws:

Henry R. Chittick, assistant solicitor, Lawyers Title Guarantee & Trust Co.

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

Robert E. Dowling, president City Investing Co.

William B. Ellison, ex-Corporation Counsel.

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

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

John P. Leo, architect.

Laurence McGuire, president Real Estate Board of New York.

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

George W. Olvany, special counsel to the Real Estate Board.

William J. Tully, general solicitor to the Metropolitan Life Insurance Company.

Harry Percy David, attorney.

Carlisle Norwood, attorney.

County. Such subjects should be handled by a bill of State-wide application and not by a bill applying to one particular locality.

Senate, Int. 1083 introduced by Mr. Slater, an act adding new section 281 to the Penal Law, by providing that the article shall not be deemed to prohibit searching and examination of titles to real property and the preparation of conveyances.

Senate, Int. 1095, introduced by Mr. Towner (same as Assembly Bill, Int. 1540, introduced by Mr. Coffey), an act amending section 170, Insurance Law, by providing that title companies may prepare instruments in writing by which any estate or interest in real property may be created, transferred, assigned or surrendered, and that any corporation heretofore organized under subdivision 1 of the section, and any corporation organized under special act with power to guarantee bonds and mortgages and titles to real estate, shall have all the powers conferred by the subdivision.

These bills are disapproved. They confer unlimited power upon title companies to draw legal instruments affecting real property, except wills. There is no good reason why title companies should have such broad powers. They are now undoubtedly authorized to draw instruments in their own matters, but no additional powers to practice law should be conferred upon them.

Senate, Int. 1094, introduced by Mr. Wagner (same as Assembly Bill, Int. 1436, introduced by Mr. Bloch) an act adding a new section 834 to the Education Law by providing that the State shall contribute to the support and maintenance of Hunter College, the Jamaica Training School for Teachers, and the New York Training School for Teachers in New York City, an amount which bears to the aggregate number of students attending such schools the same proportion as the aggregate amounts appropriated during the preceding year for State normal schools and colleges bears to the aggregate number of students in such institutions.

This bill is approved. The State should give as much support to the normal schools in New York City as it does to similar institutions throughout the state.

Senate, Int. 1124, introduced by Mr. Cromwell, an act amending sections 242-a and 242-b, Greater New York Charter, which empowers the Board of Estimate to regulate the height and bulk of buildings and to establish building zones, by providing that the board may from time to time after notice and public hearing, amend or change such regulations or districts. If there is a protest, however, by the owners of 20 per cent. or more of the frontage to be changed, or of the frontage immediately in the rear thereof, or the frontage directly opposite, the unanimous vote of the board is required for such change.

This bill is approved. It prevents arbitrary action by a bare majority of the Board of Estimate in cases where real estate interests of a substantial minority might be seriously affected.

Senate, Int. 1125, introduced by Mr. Cromwell (same as Assembly Bill, Int. 1393, introduced by Mr. Brennan), an act amending sections 469, 473, 475, 476, 478, 1017 and 1022, and repealing section 474, Greater New York Charter, by providing that the Commissioner of Water Supply, Gas and Electricity shall have charge of making and enforcing rules and regulations governing the use and supply of water. Subject to the approval of the Board of Aldermen, he is to fix uniform annual water charges and miscellaneous charges for water and he is to enforce such rules and regulations and collect the charges. At present the Board of Aldermen fixes such rates on the recommendation of

the Commissioner. There are also other provisions relative to water service and the payment of charges therefor.

This bill is disapproved. As the Board of Aldermen already has control over these matters it is unnecessary for the State to interfere.

Senate, Int. 1170, introduced by Mr. Newton (same as Assembly Bill, Int. 1484, introduced by Mr. Ahern), an act amending section 1596, Code of Civil Procedure, by reducing from twenty years after husband's death to five years thereafter, the period within which an action for dower by a widow must be commenced.

The bill is approved.

Senate, Int. 1179, introduced by Mr. Patten, an act amending section 1022, Greater New York Charter, by requiring the holder of the transfer of a tax lien to give thirty days' notice of intention to foreclose to the owner or any person having an interest in the property affected.

This bill is disapproved. It proposes that the holder of the tax lien shall before foreclosure give notice to the owner of the fee, or any person having a beneficial interest therein, that unless the amount of the tax lien and interest is paid to the collector of assessments and arrears within thirty days from the date of such service, the holder of such tax lien will foreclose. Most of the property affected by tax liens is held by persons scattered far and wide, and in many instances unknown, and the service of notice in such cases would be practically impossible. The passage of this bill would work hardship in such cases.

Senate, Int. 1257, introduced by Mr. Mills, an act amending section 83-a of the Labor Law, by excepting from the provision for fire alarm signal systems and fire drills in factory buildings over two stories high where more than 25 persons are employed above the ground floor, such buildings in which every square foot of floor area on all stories is protected with an automatic sprinkler system with two adequate sources of water supply and approved by the public authorities having jurisdiction and in which the maximum number of occupants on any floor does not exceed the capacity of the exits by more than 50 per cent.

This bill is approved. However, in view of the fact that there are a large number of small buildings which have only a one source supply but in which the sprinkler system has been accepted by the fire department, it is recommended that the words "having two adequate sources of water supply" be changed to "having an adequate source of water supply." It is also recommended that all reference to "protection to every square foot of floor area" be omitted, inasmuch as there are many buildings in which every square foot of floor area is not sprinkled although the building is equipped with a 100 per cent. sprinkler system. A requirement so technical might easily defeat the object of the bill.

Senate, Int. 1261, introduced by Mr. Lockwood (same as Assembly Bill, Int. 1273, introduced by Mr. Simpson), an act adding new subdivision 7 and 8 to section 151, Greater New York Charter, providing for a Bureau of Accountancy and a Bureau of Law and Adjustment in the Finance Department. The former to determine the form of accounts in the department and direct the accounting procedure and the latter to investigate and report to the Comptroller for adjustment all awards made in any proceeding, all disputed claims for or against the city, and labor violations.

The bill is disapproved on the ground that enough reports are now made.

Assembly, Int. 845, introduced by Mr. Marsh, an act to amend the Greater New York Charter, in relation to the Fire Department and the fire marshals, and a Bureau of Fire Investigation.

Since the former recommendation of this committee approving the measure, an amendment has been added creating a new bureau of fire investigation. The bill is disapproved as this committee believes that no further department or bureau should be created.

Assembly, Int. 1307, introduced by Mr. A. Taylor, an act amending section 11, Workmen's Compensation Law, by providing that the liability prescribed by section 10 shall be in lieu of any other liability whatsoever against such employer for any accidental personal injury to an employee or for death resulting from any such accidental personal injury.

The bill is approved as it evidently intends merely to clarify the language of the law.

(Continued on page 542.)

LEGAL NOTES AFFECTING REALTY

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

In an action by the owner of and resident in an apartment house at 86th street and Riverside Drive, to enjoin the New York Central from making certain uses of its tracks between 72nd and 96th streets, the New York Court of Appeals, *Hearst v. N. Y. C. and H. R. R. Co.*, 215 N. Y. 268, applied the principle that the immunity of railroads from actions by neighboring property owners for the ordinary damages resulting from the operation of the road in the absence of negligence, is limited to such damages as naturally and unavoidably result from the proper conduct of the road. Railroads are not liable for the noise and vibrations incident to the running of trains, the necessary emission of smoke and sparks from the locomotives and similar annoyances inseparable from the normal and non-negligent operation of a railroad.

On two points the court held that, in the present instance the railroad's operations were not reasonably incidental to the operation of its 60th street yard and through tracks entering it. It was found by the trial court that at times the railroad was accustomed to bring in daily as many as thirty-five cars loaded with live stock and that these were allowed to lie outside of the yard habitually and for long periods, emitting foul odors, which penetrated the plaintiff's residence; also that in some of the incoming trains the cars were not all classified for the different yards and that a large amount of switching was done upon the tracks in question for the purpose of classifying and separating the cars billed for the 60th street and other yards. This was not a use of the through tracks reasonably incident to the use of the 60th street yard.

In regard to another matter complained of, the annoyance from the use of soft coal, it appeared that the railroad's rules required outgoing engines to be supplied with enough anthracite coal to carry them some distance beyond the point in question, and that the fires on incoming engines should be banked above that point and no smoke or cinders emitted. It was held that these regulations were sufficient under ordin-

ary circumstances, and that the company should be held to the observance of them.

The New York Court of Appeals holds, *Barkentien v. People*, 213 N. Y. 554, that the Legislature did not establish a method of registering a title under the Real Property Law as a device to enable one party to acquire the title of others without their knowledge. The statement of the official examiner in a certificate of title "that the title to the property herein described is vested in Dina Barkentien," was held to be merely an opinion, though not expressed as one. "If, then," the court said, "the bald statement of the official examiner's opinion, not expressly declared to be an opinion, suffice, the decision of the fundamental question upon which the right to maintain the action (to register a title) depends, instead of being entrusted to the courts as the statute evidently intended it to be, is left to the official examiner of titles, who may be, and in this case is, the plaintiff's attorney, and upon his opinion alone a judgment may be procured, with only constructive notice, binding on all the world."

In an action for specific performance of a contract to purchase a seven-story apartment building at Manhattan avenue and 116th street, *Acme Realty Co. v. Schinasi* 215 N. Y. 495, the defense was that the title was unmarketable because of encroachments beyond the building line.

These consisted of two store show windows, and a bay window of masonry, all projecting one foot beyond the building line, a portico rising two stories above the street, also projecting one foot, and a stoop projecting four feet beyond the building line.

For more than a century it has been the practice of the municipal authorities of New York City to permit the erection and maintenance of bay windows, oriel windows, show windows, stoops and porticoes within specified areas. This practice has been sanctioned by various ordinances, and, in particular, by Section 73 of the Building Code. The Court of Appeals holds, however, that

so-called board to the already overloaded salary list of the city. This work should be done as at present.

Assembly, Int. 1426, introduced by Mr. Parker, an act amending section 1676, Code of Civil Procedure, by providing that real property adjudged to be sold under any provision of the title shall be sold by a referee appointed by the court, and to be named by the attorneys for the parties if they can agree. It prohibits referee from sharing his fees as such with another. He must not be a partner or clerk, or in any way connected in business with any attorney in the action.

The bill is approved.

Assembly, Int. 1429, introduced by Mr. Ellenbogen, an act amending section 242, Real Property Law, by requiring all leases, or interest in real property, exceeding one month, instead of one year, as at present, to be in writing and signed by the grantor.

This bill is approved inasmuch as it was introduced at the request of the Real Estate Board.

Assembly, Int. 1461, introduced by Mr. Shapiro, an act amending section 109, Tenement House Law, by providing that a stable on the same lot with a tenement house, outside of fire limits as they existed April 10, 1901, may be continued, notwithstanding the extension of the fire limits to include the district where such stable is located.

This bill is approved as it will afford relief to a few property holders who, because of certain legislation by the Board of Aldermen extending the old fire limits, suddenly find their property in violation of a State law, although they have done nothing whatsoever to change conditions.

Assembly, Int. 1464, introduced by Mr. Graves, an act repealing subdivision 7, section 4, Tax Law, which exempts the real and personal property of charitable, religious, educational and other corporations not organized for profit, from taxation.

The bill is approved.

within section 50 of the New York City Charter, section 73 of the Building Code does not grant an absolute and permanent right to maintain such structures, but the permit is revocable, and where the proper public officers deem it necessary they may require their removal.

It was urged, however, that the exercise of this power, which is vested exclusively in the municipal authorities, cannot be anticipated by an intending vendee of premises that may be affected by its execution, and that it can only be invoked as an objection to the marketability of a title after it has been carried into effect. This, the court said, was doubtless the view expressed in some of the earlier cases, but these decisions have been superseded in the more recent case of *Ackerman v. True* (1903) 175 N. Y. 353, and others of still more recent date. The reason for this is to be found in the changed public policy of the municipality. Since the earlier decisions the population has multiplied in a constantly ascending ratio of rapidity. It is familiar recent history that changed conditions have led to the compulsory removal of building encroachments from areas, streets, and blocks where they had always before been permitted.

Having regard to this changed policy of the city, it was held that it cannot be said that a vendor has a marketable title if his building encroaches upon the public street to such an extent as to threaten a vendee with a substantial loss in the fee and rental value of the premises, and a burdensome expense in altering the building to meet the requirements of the law. A vendee has the right to a title that will enable him to hold his land in peace, and to be reasonably sure that no flaw or doubt will arise to affect its marketable quality and value.

Foreclosure of Tax Liens.

When an easement is carved out of one property for the benefit of another the market value of the servient estate is thereby lessened, and that of the dominant increased practically by just the value of the easement; the respective tenements should therefore be assessed accordingly. The assessment of the servient estate is subject to the easements included in the dominant estate. The latest New York case applying this doctrine is *Tax Lien Co. v. V. Schultze*, 213 N. Y. 9, where it was held that, on the foreclosure of a tax lien and a sale of the premises, pursuant to sections 1035-1039 of the New York City Charter, private easements of light, air and access of adjoining owners of the land sold are not extinguished.

Speaking generally, the owner of the dominant tenement may release an easement to the owner of the servient tenement by deed, by verbal agreement, by merger of the dominant and servient tenements, and by abandonment by voluntary acts so decisive and conclusive in character as to indicate and prove his intention to abandon the easement. It may also cease where the purpose of it no longer exists, as in the case of an easement granted for the purpose of affording ingress to and egress from a building, which is extinguished by the destruction of the building.

Fix Up Your Buildings.

The spring renting season is now here, and owners of vacant buildings all want tenants. They should put their buildings in good condition, and tenants would be had much quicker. Every building owner seems afraid to spend anything on betterments until he is assured of a tenant. That is a safe plan but it is not a sure one. Better buildings attract more tenants at better rates, and certainly improve the city's appearance.

—Salaries paid to the Borough Presidents are as follows: Manhattan, \$7,500; Brooklyn, \$7,500; Bronx, \$7,500; Queens, \$5,000, and Richmond, \$5,000. Terms expire December 31, 1917.

REALTY MEASURES.

(Continued from page 541.)

Assembly, Int. 1308, introduced by Mr. A. Taylor, an act amending section 28, Workmen's Compensation Law, by reducing from one year to six months after the injury the period within which claims for compensation must be filed, except claims for death, in which case the claims must be filed within three months after such death, instead of within one year thereafter, as at present.

This bill is opposed on the ground that there seems to be no demand for such revision of the law.

Assembly, Int. 1390, introduced by Mr. Shapiro, an act to amend section 1554, Greater New York Charter, by providing that, except for repairs, no patented pavement shall be laid, and no patented article shall be advertised for, contracted for, or purchased, except under conditions prescribed by the Board of Estimate, and providing that no other provision of the charter shall prevent the execution and carrying out of such contracts.

The bill is disapproved. The proposed amendment strikes out the words "except under such circumstances that there can be a fair and reasonable opportunity for competition." The element of competition should remain and there should be no change in the present law.

Assembly, Int. 1392, introduced by Mr. F. A. Wells, an act adding new sections 776-a to 776-g, Greater New York Charter, abolishing the division of combustibles of the Bureau of Fire Prevention, in the Fire Department, and creating a Commission of Explosives and Combustibles in the department, to consist of four members, appointed by the mayor, together with the fire commissioner ex-officio. The commission is to adopt regulations governing the storage and handling of explosives and combustibles within the city and to issue permits therefor, subject to the approval of the mayor. Existing regulations are to continue until changed by the new commission.

This bill is opposed. It adds another

ZONING MOVEMENT OF VITAL INTEREST

Realty Owners and Civic Organizations Express Approval of Plan as a Whole—Public Hearings Being Held

THE importance of the zoning, restricting and districting movement is becoming more apparent each week, and linked with this is the local Fifth avenue problem, which is in a fair way to be solved, though some time must of necessity elapse before the full result is obtained.

The Record and Guide has added about fifty names to its list of garment workers which are now located in this section. The original list is reprinted owing to the demand from a number of people who could not obtain copies of previous issues of the paper on account of the entire edition having been sold out.

Almost universal approval of the general plan was expressed by property owners, real estate interests and civic organizations. Various suggestions were proposed for amendment as to detail. Most of these suggestions were, however, in the way of requests for additional restrictions for the particular localities represented. There was practically no criticism of the proposed area districts and very slight criticism of the proposed height districts. In both cases the chief criticism was that the proposed regulations were too conservative. Some twenty-eight organization and numerous individuals appeared in hearty approval of the general plan. The following organizations endorsed the general plan:

Automobile Dealers' Association, Broadway Commission, Board of Trade and Transportation, Central Fifth Avenue Committee, Central Mercantile Association, Central Park West Commission, Chelsea Neighborhood Association, City Club, Dyckman Taxpayers' Association, Fifth Avenue Association, Fifth Avenue Commission, Gramercy Park Association, Greater New York Taxpayers' Association, Greenwich Village Improvement Society, Harlem Neighborhood Association, Murray Hill Association, North Manhattan Taxpayers' Association, Save New York Committee, Twelfth and Nineteenth Ward Real Estate Owners' Association, United Real Estate Owners' Association, Washington Heights Taxpayers' Association, Washington Square Association, West End Association, West Side Taxpayers' Association, West Side Children's Playground and Recreation Conference, Women's City Club, Women's Municipal League, and the Yorkville Commission.

Clarence H. Kelsey, President of the Title Guarantee and Trust Company, said: "I do not wish to discuss the plan in detail, and I do not think the Commission should attempt to hear a vast number of property owners' individual views as influenced by the effect of the plan on their properties and attempt to reach a conclusion by reconciling these conflicting views, for the more property owners discuss the details, the more confused the situation will become. The committee, if it is to succeed, will ultimately have to decide for itself, on broad, general principles, what is best for the city's future development and adopt it without expecting to get the approval of a majority of the individual property owners. The conclusion should be based on the general good and made effectual by right of the power of the city government to do what is best for the city at large."

Frank Lord, Vice-President of Cross & Brown Company: "After an experience of forty-one years in New York business real estate, I cannot remember a time since 1875 when the plan of restricting heights and limiting areas would have caused less disturbance to real estate values than now. Values have been greatly reduced and activity almost suspended in the districts below Chambers street, where high building and light monopolizing has been most prevalent. In the district where activity and

stable values have prevailed above 34th street, high buildings have up to recently been considered unnecessary and will work great harm if one or two buildings of the superdreadnought type are constructed to appropriate and concentrate in one or two spots the business activity which should be spread over a reasonable area and impart benefit to a large section.

"In the midtown section of the mercantile district, say from Canal street to 23rd street, where there has been almost complete prostration, the restriction of the height of buildings can work no possible harm and may encourage the construction of eight to ten story buildings with all Labor Law requirements, commanding reasonable rents; and this district will gradually regain its lost character and in a measure re-establish activity and values as a manufacturing center.

"New York has had a high building debauch and I believe has learned that there is some analogy in after effects between high buildings and low vitality in inverse ratio.

Restrictions Are Reasonable.

"It is too much to expect that building restrictions will create value, but it is fair to believe that the reasonable restrictions proposed by the Commission on Building Districts and Restrictions will conserve value and stabilize districts.

"The permanent location of two great railway terminals, at 33rd street and 42nd street, and the building of the Broadway or Central subway; the Seventh avenue or West Side subway on Seventh avenue, and the Lexington avenue or East Side subway, mark this time as the most appropriate in the recent history of New York to inaugurate this great plan and to plan with certainty a specific kind of building for a given locality without incurring the danger of having the value of the improvement partly or wholly destroyed by improper uses of adjoining or neighboring premises. I believe that the adoption of the proposed plan of restricting and limiting the height of buildings will attract a large amount of capital to build better homes in better localities and appropriate buildings in appropriate localities, that will be to the advantage of the entire city both in healthfulness and permanent values, and to help prevent the congestion of New York streets both through concentrated shipping and the gathering of operatives at certain hours of the day.

Reasons for Restriction.

"New York has prospered under apartment house building restrictions; no one complains, everybody is satisfied. Why should not business districts enjoy the same measure of protection that has been gained through the wise provisions of the apartment house law? Those who have had the welfare of New York at heart have recognized for the past twenty years the necessity of some form of control over business buildings, and for the protection of business and residence localities, and the work of the Commission on Building Districts and Restrictions is but a tardy response to the urgent need for action, and in my opinion it would be a grievous loss to this city if the work of this commission should be lost through failure to recognize its value to the entire city.

Edward C. Cammann of Cammann, Voorhees & Floyd: "It was hoped by some that the commission could have restricted the height and increased the area of courts to a somewhat greater extent than is advocated in the tentative report. Owing to the comparative narrow width of streets and the intensity of occupation, due both to the topography of the Borough of Manhattan and the commercial importance of the city, the matters of health and safety and the economic results in many cases

existing, bring one to the conclusion that a somewhat more rigid limitation than that proposed would be desirable.

"As to zoning. I will confine myself to one section, namely the retail business center, and will repeat a statement which I made at one of the hearings, advocating the southerly line of this zone to be at 23rd street instead of 34th street.

"The supremacy of New York as the first city of this continent, requires that adequate opportunity be given the high class retail shops to develop and increase in number without being hampered by the unnecessary congestion and other adverse conditions resulting from additional industrial buildings, and for that reason, now that the opportunity presents itself, it would seem extremely wise if the commission would make provision for the growth of this trade, which is certain to come."

David A. Clarkson, of Ogden & Clarkson: "I have read the tentative report of the commission with care and interest, and I am heartily in sympathy with its objects. It is of much importance that a plan to aid in directing the future development of the City of New York be made and the method proposed seems to be the way to do so.

"The great economic waste of unregulated building has proved itself clearly, especially during the past few years. It seems vital to the proper growth of the city that a system of regulation should be put into effect now, at a time when the operation of the new subway system is about to begin.

"With regard to its application to the Fifth avenue district, above 34th street, I consider that the plan will maintain and develop the best use of that neighborhood and therefore tend to increase the value of the real property."

Samuel A. Lewisohn, of Adolph Lewisohn & Sons: "Many of us who have been giving our attention to municipal matters have regarded the work of the commission in providing for height and use zones for the city as probably the most important piece of constructive work for the city's progress that has been carried out in the last decade. The districting plan as I understand it is merely a provision for "enforced co-operation." Anyone, like myself, who has followed real estate for even a short number of years, realizes what a fundamental need the districting plan is, both as it applies to the heights and cubage of buildings and to the use for which the building is to be built, and how we have suffered in the past for the lack of such a plan. Irretrievable harm has indeed been done not only to the health and comfort of the community but to real estate values themselves by the absence of such a system as is contemplated. The well recognized examples are the useless deterioration of certain parts of the city by erratic changes in use, the building up of skyscrapers to shut out each others' light and air, and the invasion of residential districts by skyscrapers on the one hand and by undesirable commercial establishments on the other."

Albert S. Bard, Secretary, the Municipal Art Society of New York: "Of the general plan to district the city into residential, business and industrial districts, the society has no criticisms to make. It believes that the principle of specialization by regulation lies at the foundation not only of any orderly development of the city, but of a conservation of property values and the creation of satisfactory living conditions. We especially approve of the creation and protection of exclusively residential districts.

"As to whether the particular regulations proposed go far enough we would like to reserve our opinion for the present. We are inclined to believe that cer-

tain of the restrictions should be substantially increased, where present developments do not seem to block the way. In this connection we would urge particularly a more careful safeguarding and regulation of property surrounding parks, and especially small parks, which find their highest values as residential neighborhood centers.

"This society greatly regrets that the present constitutional situation prevents the commission from giving weight to aesthetic considerations, and that the proposals are necessarily based wholly upon considerations of public health, order, convenience and the stabilizing of property values. This society recognizes, however, that the introduction of orderly development in place of the present chaos will have a tendency to improve the appearance of the city, both directly and indirectly, and that to that extent the proposed system is better than the existing lack of system also from the aesthetic point of view. We think it, however, a great misfortune that the city is not in a legal position to make a direct attempt to conserve aesthetic values in places of exceptional beauty like Riverside Drive, the neighborhood of parks, etc., where aesthetic values are in fact large factors in the desirability of the locality. But we recognize that that effort must wait. Americans generally are far behind many other nations in realizing the value of beauty as a municipal asset expressible in dollars, to say nothing of its daily contribution to the happiness of the citizen."

M. Morgenthau, Jr., said: "The Central Park West Commission has given

this matter careful consideration. We feel that the plan is well conceived and that sections should be reserved for residential purposes as indicated in your plans. We unanimously endorse the plans of the commission and have recommended to the Borough President that he favor the plan as it affects our section."

In speaking of the question of the removal of the manufacturing interests from the Fifth avenue zone, a man prominently identified with the trade, and one who has made a study of conditions said this week: "The question is a big one, and as in most other questions of magnitude there are two sides. As far as I can learn everyone admits that the retail business section on Fifth avenue, north of 34th street, and the adjacent side streets, have suffered and are suffering loss, through the presence of the manufacturing interests. It is not so much that the concerns themselves are located in the district as it is that their workmen and women parade the streets during the noon hour and form a steady stream of humanity both morning and night when they are going too and fro to work.

"This much is readily admitted by the wholesalers, but they have other interests to consider than those of the retailer. To be sure, the shop keeper and merchant in the district gives them a large amount of business, and the figures amount to a very large sum at the end of the year when taken in the aggregate. But this is not all. The wholesaler has his out of town clients to

cater to. When the buyer comes to town he naturally goes to a hotel conveniently located. This hostelry is usually in the restaurant and theater district. It is of importance that the wholesaler quickly gets in touch with him, therefore it is to his advantage that his place of business be located nearby. Of course taxis are always to be had, but then the customer is apt to see things in shop windows, and a long ride is a thing to be avoided.

"The question arises, cannot a compromise be affected by which all three interests are served? The district south of 34th street is all right, but if a concern gets too near the dead line, it cannot prevent its workmen from walking in the forbidden zone.

"As the matter stands today the wholesaler came into the Fifth avenue section against his will, but in order to be near his clients. He thought that it would be of advantage to both interests, even though he was obliged to pay more rent. Now that he has 'arrived' he finds that he is not wanted. But he sees the justice of the retailer's demands, for in order to sell goods the merchants must have free sidewalk space, otherwise the better class of trade will go elsewhere. Personally, I should like to see the wholesalers segregated by themselves, separate and apart from the retail districts, but I do not think that this will be accomplished for some time to come. What may happen is that other concerns may be prevented from invading the section, and if this is all that is accomplished by the campaign, I feel that the efforts have been well rewarded."

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.
116	8	Heller, I., & Co.	Dresses	15000	....	Not considered.
116	10	Stern, L. & C.	Cloaks & Suits	15000	1919	Undecided.
116	12	Naviglia, C.	Feathers	3000	....	Will not move.
116	15	Berlinger & Brandenburg	Furs	....	....	No information.
130	2	Jawitz, A.	Dresses	2500	1917	Not particular.
130	3	Cohen & Friss	Furrier	2500	....	Further north.
East 33d Street, Madison to Fifth Avenue.						
1	7	Cohen, Jos. H.	Cloaks & Suits	12500	....	No information.
1	6	Goetz & Ottinger	Ladies' Clothing	12500	1918	Will not move.
1	11	Edmonds & Lefkovich	Ladies' Clothing	12500	....	Will not move.
33	2	Rothenberg & Kahn	Ladies' Clothing	11500	1921	Will not move.
33	6	Mendelson, L. A., & Co.	Suits	11500	1921	Will not move.
33	8	Post, Samuel	Cloaks & Suits	11500	1917	No information.
33	9	Phillips, I. & M.	Cloaks & Suits	11500	1917	Have not considered.
33	10	Wise, J., & Co.	Waists & Dresses	11500	1919	Will not move.
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 & Slegel	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	Ratkowsky, A.	Furs	2100	1926	Present location.
152	3	Altman Plating Co.	Plating	1500	1918	Present Location.
West 34th Street, Sixth to Seventh Avenue.						
152	1	Cohen, Jacob	Cloaks & Suits	3500	1918	No information.
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.						
8	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	Kopel Dress Co.	Ladies' Dresses	2500	1918	25th to 28th Sts.
9	5	Solomon & Phirsichbaum	Cloaks & Suits	2500	1918	Near 28th St.
29	4	Crescent Costume Co.	Costumes	7000	1918	No information.
29	5&6	Cohen Co., Lazrus	Cloaks & Suits	14000	1918	No information.
29	7	Weltman Co., Simon	Cloaks & Suits	7000	1917	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	Mendetz, 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.

Ho. No.	Fl. No.	Firm name.	Business.	Present floor area in sq. ft.	Present lease expires.	Where do you prefer to locate.
35	12	Schoen, Jacob	Suits	5600	1919	Does not know.
35	6	North Shore of Gloucester	Cloaks & Suits	5600	1919	No difference.
35	5	N. Y. Dress & Costume Co.	Dresses	.....	.....	No information.
35	3	Lowenstein, E., & Co.	Cloaks & Suits	.....	.....	No information.
48	8	Strum, Leo F.	Cloaks & Suits	5600	1917	30th to 32d Sts.
56	6	Schwartz, M.	Suits & Coats	5800	1920	No information.
56	7	Adler & Co., E. A.	Cloaks & Suits	5800	1919	Does not know.
56	10	Star Embroidery Co.	Embroidery	5800	1919	No information.
56	11	Pasternak, Hy. J.	Blouses	2500	1919	No information.
58	8	Sonn, Chas., Co.	Dresses	6000	1918	25th to 30th Sts.
West 35th Street, Sixth to Seventh Avenue.						
131	4	Rosenblatt, Louis C.	Ladies' Clothing	7500	1918	Where others go.
131	5	Elgrade Co.	Ladies' Clothing	7500	1918	30th to 32d Sts.
131	8,9,10	Dreyfoos Petticoat Co.	Petticoats	11000	.....	No information.
131	11	Loeser-Anslander Co.	Leather Goods	3700	1919	No information.
131	12	Masier, Jacob	Coats & Suits	3700	1918	Present location.
131	13	Robinson Raincoat Co.	Raincoats	3700	1918	Present location.
131	6	Steinway, A. F.	Pocket-books	3,500	1918	Present location.
West 36th Street, Fifth to Sixth Avenue.						
19	7	Bruck, Adolph	Cloaks & Suits	4800	1917	Where others go.
29	10	A. Davis & Co.	Cloaks & Suits	6600	1918	Below 33d St.
30	6	Simon, R., & Co.	Cloaks & Suits	2500	1918	28th St.
30	7	Bleet & Gabbe	Ladies' Clothing	2500	1917	Indifferent.
30	11	Goodman, A., & Co.	Cloaks & Suits	2500	.....	No information.
35	5	National Mourning Goods Co.	Waists & Dresses	2500	1918	25th to 30th Sts.
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.
53	8	Schwartz, J., & Co.	Cloaks & Suits	.....	.....	No information.
55	9	Salomon, Chas., & Co.	Ladies' Clothing	3000	1917	28th to 31st Sts.
55	9	Zeman, Victor B., & Co.	Ladies' Clothing	3000	1917	28th to 31st Sts.
63-65	7	Hellman & Meister	Cloaks & Suits	4000	1919	28th St.
63-65	9	Kurlan, Samuel, & Co.	Cloaks & Suits	4000	1919	28th St.
63-65	10	Bernstein, Jacob	Cloaks & Suits	4000	.....	No information.
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	Felsenfeld, L.	Raincoats	3600	1918	Present location.
141	11	Kohn Brothers	Furs	6000	1918	22nd St. and 5th Ave.
141	14	Schwartz Brothers	Furs	6000	1917	Present location.
141	15	Rosenberg, Joseph	Waists	6000	1918	Nowhere at present.
East 37th Street, Madison to Fifth Avenue.						
7	6	Bokus Brothers	Ostrich feathers	.....	1923	Below 33rd St.
7	7	Wm. Rosenblum & Co.	Ladies hats	.....	1924	Probably below 34th St.
7	9&10	Stein, J. A.	Ostrich feathers	.....	1923	Not considered.
7	8	Scharles & Deutsch	Ladies' hats	.....	.....	Not interested.
West 37th Street, Fifth to Sixth Avenue.						
7	9	Crosby, J. S. & Co.	Ladies' hats	.....	1919	Have not considered.
7	11	Newport Costume Co.	Dresses	7500	1918	No information.
7	11	Smolin, Nat C.	Ladies' hats	7500	1918	Above 4th St.
12	11	Herman Baehr & Co.	Furs	4000	.....	Present location.
12	9	Morshoff & Reich	Furriers	2500	1918	Below 33d St.
20	9	J. H. Herbst & Co.	Furs	5000	.....	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	.....	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 37th Street, Sixth to Seventh Avenue.						
130	3	Lepanto, Jos.	Ladies' Dresses	1800	1917	23d to 28th Sts.
134	3	Maisel, C., & Co.	Cloaks & Suits	9500	1918	Indifferent.
134	6	Jacobson's, L., Sons	Children's Clothing	9500	1918	24th to 30th Sts.
134	9&10	Shaff & Mandel	Cloaks & Suits	19000	1919	Where others go.
140	11&12	Brody & Funt	Cloaks & Suits	19000	1919	Indifferent
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.
29	7	Piermont & Co., G. M.	Ladies' Dresses	6600	.....	Will not move.
39	5	Rosner & Goldstein	Ladies' Dresses	.....	.....	Will not move.
39	7	Baer, Louis	Ladies' Underwear	.....	1918	Will not move.
39	9	Corman, Henry	Coats & Wraps	.....	1916	Will not move.
39	10	Melhado & Co.	Children's Dresses	.....	1916	23d to 30th Sts.
48	8-9	Libman, B.	Children's Clothes	.....	1933	23d to 30th Sts.
48-56	8	Lucille Waist Co.	Ladies' Waists	.....	.....	Will not move.
48-56	6	Tietig, Fred	Children's Caps	.....	.....	Will not move.
63	3	Wolf Co., A. W.	Children's Clothes	.....	1918	No information.
63	6	Silverman & Lederer	Dresses & Negligees	.....	.....	No information.
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.
Fifth Avenue.						
366	5	Weiner & Goldberg	Cloaks & Suits	.....	1916	No information.
366	5	Kupler Model Co.	Ladies' Clothing	.....	1916	Undecided.

BUILDING MANAGEMENT

MAYOR MITCHEL DISCUSSES PROBLEMS AT BUILDING MANAGERS' DINNER

THE present administration has undertaken a broad program affecting real estate generally and buildings throughout the city. Last year we were keenly alive to the necessity for reducing the number of inspections made in buildings. An effort was made on the part of the city administration to find a solution. Recommendations were made to Albany by the Board of Estimate for an enabling act that would have permitted the Board of Estimate to deal with that question and reduce the number of inspections; also to simplify the process of inspection both of construction and during maintenance; but the Legislature did not see fit to accept the measure recommended by the city government, and in place of it there was enacted a bill which was not the product of any of the responsible officers of the government of the city, but was presented by others. That bill contained certain inherent vices and defects, and it became necessary for me, as Mayor, in protection of interests that were more fundamental and broader than those represented by the bill, to veto it. That veto was made with very sincere regret, because I had been anxious to find a solution of that vexing question and to relieve whatever burden real estate was bearing by reason of the multiplicity of inspections.

This year we undertook to remedy the defects of the legislation of last year, and I called into conference some months ago all of those who represented the interests that proposed and that opposed the Lockwood-Ellenbogen bill of last year. Those gentlemen were brought into conference in the City Hall, and after a series of meetings and a close study had been given to the whole question, a bill went to Albany that represented the consensus of opinion of all those engaged in the conferences. That bill, I am informed, is on the order of final passage in both houses, and unless something unforeseen occurs it will be enacted by the Legislature and will be accepted by the City of New York and become a law.

That bill will do away with the present multiplicity of inspections. It will establish but one inspection of buildings under construction, except in the case of tenement houses, where the plans are subject to both the Building Bureau and the Tenement House Department, it being necessary to retain that in the law in order to protect the vast interests of tenement dwellers of the city, and also as a practical matter to obtain the passage of legislation this year. In the case of all other buildings there will be but one force employed in the inspection of buildings under construction, and that will be those men under the jurisdiction of the Superintendent of Buildings of each borough. After construction is complete there will be but one force responsible for inspection during occupancy and use, and that will be those under the jurisdiction of the Fire Commissioner. If an order is issued for a modification or change in an existing building, it will be issued by the Fire Department and will be transmitted to the Bureau of Buildings for execution, and its certificate of completion will be final and binding upon all agencies of the city government.

I understand that you are also interested in no small degree in the plans which are under consideration for the limitation upon the height of buildings and for the districting or zoning of the city as to occupancy and use. The

Mayor Mitchel attended the monthly dinner of the New York Building Managers' Association, held last Tuesday evening at the Republican Club. He gave his views on Inspection of Buildings, and reviewed the relief which is now being sought at Albany; also the zoning and districting problems, which are so prominently before the real estate community at the present time, and certain State expenditures, now unjustly paid by the City of New York. The accompanying article contains excerpts from Mayor Mitchel's speech.

Board of Estimate, under the power conferred upon it, appointed a commission under the chairmanship of Edward M. Bassett, and that commission during the past year has been considering this entire question. Only a few weeks ago it rendered its tentative report. That report provides for the limitation upon the height of buildings by districts, and I believe on terms so liberal that the recommendations of the commission have received the approval of nearly all of the real estate interests of the city.

It does not mean that tall buildings will be impossible in the future. Tall buildings will be possible in that district of the city where they now exist, although in narrow streets it will be impossible to construct structures as tall as the tallest that now stand there; but it will be possible on the plan for graduating in proportion to the width of the street to carry up towers to almost any height and limit. In other districts of the city further limitations according to the plan of this commission are placed upon height, until in the remote and essentially residential districts of the city a low limit is placed upon height.

Then, too, the report of this commission has laid out a tentative plan for the zoning of the city and for the limitation of use and occupancy according to those zones. I think that every one recognizes that some such city plan, or more precisely speaking, some plan of this kind for the future growth and development of the city is essential in order to protect values and to insure that there shall not be in the future that devastation of entire districts which has been a phenomenon of the past in real estate in this city.

I feel that this work, which is being carried forward by the commission and which will be completed by the Board of Estimate, will constitute one of the greatest constructive achievements of the present administration. We look to it to make the city of the future. We believe that it is necessary to "Save New York," as the phrase goes.

The budget of the city had gone on increasing, administration after administration. I speak of the administrative budget of the city. For the first time the present administration not only undertook to hold that budget down, but actually succeeded in the first year of its life in reducing the appropriations to the twenty-nine departments under the jurisdiction of the Mayor, to those of the Borough Presidents, and the Comptroller, by a sum of \$1,500,000 below the

actual expenditures of those departments of the year preceding. And then again, when we came to make the budget of 1916 last October we cut the appropriations of those departments still another \$1,500,000 below the appropriations of last year. So that today the administrative cost of government in the city is \$3,000,000 lower in the budget than it was when this administration took office.

But it is contended that the budget has increased. True. And that is to be found in the necessities of public education, in the increase of the debt service, and in the heavy burden that we had to carry in the budget of 1915 on account of uncollectible taxes; all factors and elements over which the government of the city, at the City Hall, had no control. The budget for 1916 would have been lower than the budget of 1915 and the tax rate in 1916 would have been lower than the tax rate in 1915 had it not been for the direct State tax. Every dollar that the owners of these great buildings that you administer will pay into the treasury of the city on account of increased taxes in 1916 will be due to the direct State tax. That amounts to \$13,975,000 in the budget of 1916. The balance of the budget is below the budget of the year before, when we had no direct State tax.

We submitted to the Legislature that the State might well emulate the example of the city in postponing to the future every appropriation that was not absolutely necessary during that great year of stress. But in place of that we had enacted under the State Aid Law, for example, the appropriation of \$1,800,000 of State moneys, \$1,300,000 of which you pay, or you will help to pay in the budget of this city during 1916 for the purpose of improving and reconstructing little rural dirt highways in the remote back country districts of the State.

When the Legislature sent down the committee under the chairmanship of Senator Brown to examine into the financial affairs of the City of New York, I took that opportunity to lay upon the table before that committee a program of tax relief. I asked it first to avoid a direct State tax and pointed out that it could be done if the Legislature would repeal the iniquitous State Aid Law and refrain from appropriations for local benefit to other portions of the State. I asked them to treat New York as it treats other parts of the State in the matter of appropriation for normal schools. The State maintains normal schools elsewhere; but New York City pays the cost of its own normal schools. I asked the State to give the city its fair and constitutional share of highways constructed out of the \$100,000,000 bond issue which the people of this State authorized under the constitutional amendment of 1905, and I pointed out that if we could not receive consideration at the hands of the Legislature we would seek it at the hands of the courts. I asked them to divide with the city the proceeds of the motor vehicle tax levied upon motor vehicles within the limits of the City of New York; and I asked them to deal with any surplus and additional excise tax that might be levied upon the same principle upon which they now deal with the body of the tax, by dividing it half and half between the State and the locality. I asked them to transfer to the city treasury the proceeds of the stock transfer tax, pointing out that that tax was produced by a peculiarly local business

(Continued on page 550.)

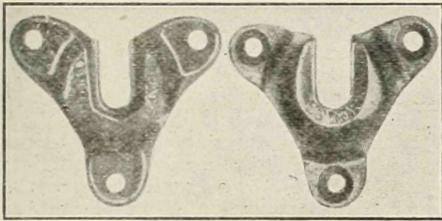
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Fittings for Fixtures.

A DEVICE which has been designed for use with lighting fixtures to prevent the twisting of wires and which enables the contractor to wire the fixtures in the shop is shown herewith. The fitting is used with an ordinary pipe and hexagonal lock-nut. After the wiring of the fixture has been completed it is connected to the outlet and then the stem is placed in the slot and drawn down to the bottom. The surface against which the lock-nut rests is at a slight angle to the wall, and therefore the fixture is drawn up to the wall as the stem goes down. Only one turn is



required to lock the fixture.

The manufacturer claims that with deep canopies without casings only a stem and a lock-nut are needed, but with shallow canopies and plates a piece of casing or fibre tubing is employed between the plates and the fittings for the fixture to press against. These fittings are especially well adapted for use with shallow oval plates, since they obviate the necessity of using exposed screws. They are made in two sizes, to take 1/8-inch and 1/4-inch iron pipe.

Waterproofing Concrete.

IT has been found impossible to make concrete entirely waterproof, especially when it is subjected to a heavy water pressure. A mixture of one part cement, two of sand and four of gravel, if made of medium consistency and thoroughly tamped into the forms, will be fairly waterproof and its imperviousness can usually be materially increased by additional tamping. The usual process in making concrete impervious to water has been to add compounds of alum and lye or soap, which have been of service, but recently a superior method has been found. This consists of washing the surface of the concrete on the exposed side with one part concentrated lye and two parts alum dissolved in sixteen parts water. Two or three coats of this compound should usually be applied, allowing time for each application to dry before putting on another.

By the addition of from 5 to 10 per cent. of hydrated lime to the cement before mixing, the waterproof qualities of the mass are considerably increased, but the concrete itself is somewhat weaker. The use of a larger proportion of cement without lime will also make the concrete more waterproof, but the additional cost entailed by this method will frequently act as a deterrent. In cases where the concrete is to be subjected to considerable water pressure, the surface of the exposed side should be coated with asphalt, pitch or alternate layers of pitch and tarred felt. Melted paraffin, applied while hot with a brush, is also an effective method, but it is an expensive one where the surface to be covered is of a large area.

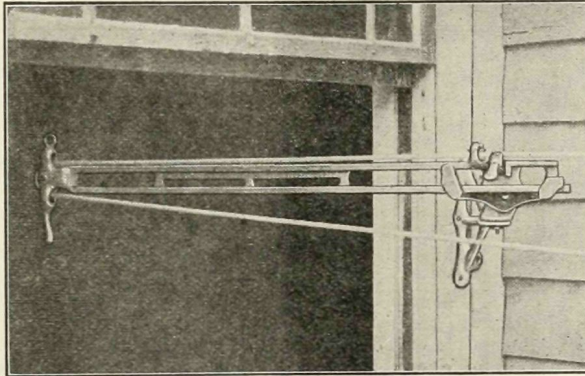
Metal Building Corners.

THE desire to finish corners and angles of buildings with mitred, beveled siding has made it necessary to provide devices suitable for protecting these corners. In both mitred or lapped siding there is always a tendency and a strong possibility that the joint will be opened by the weather, which would make it unsightly and lead to early decay.

There is on the market a metal building corner which has been designed to cover the joints in siding, either in external or internal angles, square or corners of other shapes. These are made in a wide variety of styles and sizes to suit the requirements of the siding, whether three-inch, narrow lap siding, or ten-inch, extra wide boarding.

Safety in Pulley Line Extension.

A DEVICE for hanging clothes on an outside line from inside the house may now be obtained which provides a safeguard for the user of the pulley line. In the illustration is shown the appliance fastened to the window casing with the arm drawn into the room, ready to hang the clothes on the line. In this position the line works the same as an ordinary pulley line. The device is so constructed that the line is always the



same, it does not slacken or tighten as the arm is drawn in or pushed out. It is galvanized, so will not rust easily; is easy to install and to operate. The device greatly eliminates the danger of falling from the window while hanging clothes on the line.

Antiquity of Glue and Veneering.

AMONG the many occupations of the carpenter, that of veneering is noticed in the sculptures of Thebes as early as the time of the third Thothmes, who is supposed to be the Pharaoh of the Exodus, and the application of a piece of rare wood of a red color to a yellow plank of sycamore or other ordinary kind is clearly pointed out, says a writer in a London magazine. In order to show that the wood is of inferior quality the workman is represented to have fixed his adze carelessly in a block of the same color while engaged in applying them together. Near him are two other men, one of whom is employed in grinding something with a stone on a slab, and the other is spreading glue with a brush. It might, perhaps, be conjectured that varnish was intended to be here represented, but the appearance of the pot on the fire, the piece of glue with its concave fracture, and the workmen before mentioned applying the two pieces of wood together, satisfactorily decides the question and attests the invention of glue more than 3,000 years ago,

Interlocking Device for Elevator Doors.

AN electro-mechanical interlocking device for elevator doors has recently been patented and placed on the market. Its manufacturer realizing that the basic weakness of the mechanical lock is lack of flexibility, and that primary weakness of the contact lock is lack of mechanical construction, has designed a mechanically operated electric system which includes a mechanically operated circuit-breaker, operated by a bar-lock on the shaft door. The fundamental feature of this system is that the locking and unlocking of the door controls the motive power and not the opening and closing of the door. It is possible to be made as a unit system every floor a unit independent of the others. It is said that this device may be made so that no car can be stalled at a floor whether the door is opened, half open or smashed open by a fireman's axe.

Accelerates Concrete Hardening.

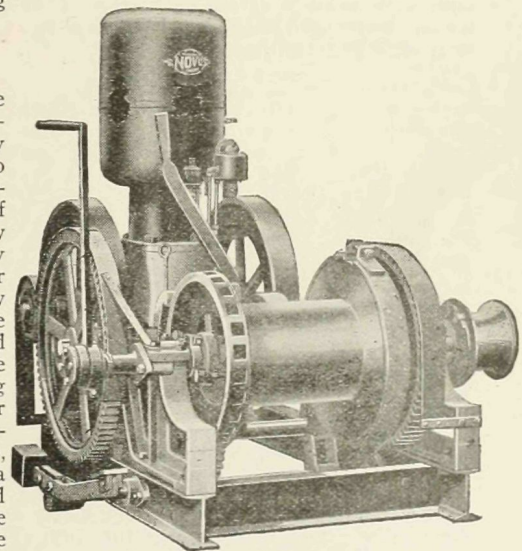
A SERIES of experiments was recently made by the United States Bureau of Standards for the purpose of developing a method for accelerating the hardening of concrete. The bureau found that 4 per cent. of calcium chloride added to the mixing water increases the strength of the concrete at the age of one day 100 per cent. or more. In some instances the strength of the concrete in which the calcium chloride was used at the age of two days equalled 75 per cent. or more of the strength normally attained in one month's time.

Single-Drum Hoist for Builders.

CONTRACTORS and builders will no doubt be considerably interested in a new type of hoisting outfit which has recently been placed on the market, a general view of which is shown herewith. One of the special features of

this equipment is that the single-drum machine can readily be converted into a double-drum hoist by simply adding the forward drum and a few extra parts. This is of advantage to the contractor who has use for a single-drum hoist but at some future time may find it necessary to make use of a double-drum outfit.

Another feature of this hoist is the use of Thermoid lining in connection with the brakes, which are 3 inches wide and have a maximum angle of contact. These machines can be furnished for various speeds; also reversible and non-reversible. The base is made of heavy steel shapes with strong angle connections, riveted so as to be thoroughly secure. The gears have three-inch face and are machine cut from solid blanks. The drum frictions are of the double cone or V type, made of segments



of hard wood turned to fit the friction groove in the drum. These drums have a diameter of twelve inches, are sixteen inches long and hold 1,050 feet of half-inch cable.

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.)

	Page.
Municipal Home Rule, Why It Is Needed and How It May Be Obtained; Laur- rence Arnold Tanzer.....	539
Mayor Mitchel Discusses Problems.....	546
Digest of Recent Legislation.....	540
Measures Affecting Real Estate.....	541
Legal Notes Affecting Realty.....	542
Zone Movement of Vital Interest.....	543
Garment Workers in Fifth Avenue Zone...	544
Editorial	548
Query Department	549
Real Estate Situation; Stephen H Tyng, Jr.	550
Building Statistics for Quarter.....	561
Building Material Market.....	560
Classified Buyers' Guide.....	569
Current Building Operations.....	560
Departmental Rulings	569
Leases	553
Personal and Trade Notes.....	562
Private Realty Sales of the Week.....	551
Real Estate Notes.....	559
Statistical Table of the Week.....	559
Trade and Technical Society Events.....	568

American contractors and materials are getting into South America at last. The American International Corporation has taken, with the Ulen Construction Company of Chicago, a contract amounting to \$5,000,000 for the construction of sewage and water works in Uruguay.

Counting the plans for both new buildings and alterations, the filings at the city building bureaus, and in fact throughout the metropolitan district, surpassed in estimated cost of the work the record of the corresponding quarter a year ago. With numerous rapid transit extensions under construction, and with money at normal rates once more, building enterprise is being encouraged and facilitated.

The efficacy of real fireproof buildings as barriers against a general city conflagration was proved at the Beekman street blaze. The skyscrapers almost surrounding the fiercely burning paper houses acted as absolute firestops. But for their impregnable stand firebrands of burning paper might have been blown far and wide and caused the destruction of a large amount of non-fireproof property. Fireproof construction has been so general in old New York of late years that the peril of a general burn-up has passed.

Realty is feeling the good effects of fortunes newly made in the financial district. An unusual number of fine country houses are under construction for business men who, after a lifetime of toil, are just learning how to play; and suites of offices that for years have had only spiders for tenants are being painted and garnished for occupants of the human species. Furniture vans have become so numerous in the street that "the drivers might almost be accused of speculating." But they surely know better.

Apartments and Tenements.

For some years past the real estate market has not been absorbing the product of apartment house builders as rapidly as in former times. But if this class of property has not been selling well, it has, as every one can see, been renting well. An investigation made by the Tenement House Department in the year 1914 revealed that the vacancies in the whole city did not exceed 4.2 per cent. of the total number of apartments.

This result led Commissioner Murphy to say in his latest annual report, appearing this week, that neither landlord nor tenant has an overwhelming advantage, there being apartments enough for all, and not such an excess of vacancies as would discourage builders from further ventures, which would produce unemployment.

The technical position of the market has improved in the meantime for builders and owners, but it may be seriously doubted if the ultimate consumers are ready for another drive and if conditions are ripe for shifting to the tenants (which means the general public) the higher cost of construction and maintenance which new laws and new demands from various sources are compelling. Scarcely is the New York public ready, immediately after a decade of severe financial stress, for another economic step-up in the general plan of living and doing.

The decrease in the number of projected tenements in Manhattan is accounted for primarily in the report by the extension of the rapid transit system, with the consequent exodus from this borough to the others. Cognizant of this fact, it is said that tenement investors in Manhattan have been more wary than formerly, though the supply of houses seems in no danger of exceeding the demand.

It is further said that where congestion due to the old style buildings is the most extreme, it is becoming more and more difficult to rent the old-law houses and that this is a fact which leads ultimately to only one conclusion, namely, that "the time is not far distant when the reconstruction of large tenement areas in New York must begin in order to keep pace with the demand for more modern homes and decent surroundings."

While the State law recognizes but one class of multifamily dwellings, called "tenement houses," no one can read the able and interesting report without discerning that the heads of the department, like everybody else, have in mind two divisions in the classification of "tenements," and that when they speak of tenements they really mean that type found in the inferior quarters of the city, and not the sort of houses which are commonly and rightly called "apartment" houses.

This has been one of the main causes of controversy between the department and the well-doing and right-living public—the inclusion of high-class residential apartment houses erected, it may be, more than fifteen years ago, in some of the best sections of Manhattan, in the same class with those to which reference is made by the department in more or less disrespectful terms.

As for example, when it is said (on page 10 of the report) that "few of the old-law houses contain baths," and that "the owners already have the greatest difficulty in renting their apartments," it is obvious that the author is not referring to the old-style apartment houses to be found on the Middle West Side, between Broadway and Central Park, and in other choice parts of the city, but to an entirely different kind of housing, on the Lower East Side, probably, where the slums used to be.

The references and good intentions of the department are nearly always directed toward a lower class of housing, and yet the laws under which it is working makes no distinctions, and the reforms which the allies of the department occasionally strive to work through new legislation fall where they are not so much intended as well as where they are needed.

The designation of "tenements" does not fall pleasantly upon the ear. It is not a fair and proper description for hundreds of costly buildings in the best part of the city, and the remarks often made by settlement workers concerning the people in the tenements should somehow be qualified, as not proper and fitting to be applied to all occupants of "tenement" houses.

Much of the opposition to tenement house reform in the past never would have appeared if the law had discriminated, as everybody else does, between "apartments" and "tenements," and between the one-time slum districts and those where there is an entirely different strata of society, not only in Manhattan but in Brooklyn and the Bronx. Is it too late for a reform of this kind?

Planning the West Side Improvements.

The Committee on Port and Terminal Facilities of the Board of Estimate, in transmitting plans at yesterday's meeting, showing changes recommended in the layout which the New York Central Railroad Company proposed for its West Side terminal improvements, was acting in pursuance to the statute of 1913, which provides that after the railroad company has filed its plans and profiles the city authorities may submit substitute plans showing such variations as they may see fit to propose in the railroad structures, yards and stations or terminal facilities.

A copy now goes to the railroad company for public exhibition at the Grand Central Station, as provided in the law, and the Corporation Counsel will prepare a form of contract to carry into legal effect the recommendations of the committee. Printed copies of the report will be ready for public distribution next Monday, it is expected, and a public hearing will be held on April 25. The understanding is that the railroad corporation and the committee have already come to terms, and that the report embodies the agreement, which now is to be submitted to the judgment of public opinion.

If the report fulfils in all respects the official promises made for it in advance a great and lasting benefit will be conferred upon the business and real estate interests of the West Side by the improvements which will follow. The report will, and should be, carefully studied by the real estate organizations, but ordinary business prudence will counsel that no unnecessary objections be interposed to the realization of what will be one of the greatest aids to business growth that the borough has ever obtained.

The official promise is that there will be complete elimination of surface operation by the railroad south of 60th street; that railroad occupancy of the waterfront will be reduced; that there will be a joint use of terminal facilities by other railroads; the electrification of New York Central's tracks and the banishment of steam locomotives; open railroad operation along Riverside Park to be terminated and a real riverside park secured; and a readjustment of yard space so as to meet the needs of commerce and the requirements of the various local communities.

All these advantages will, moreover, come to the city without the treasury having to make any capital outlay whatever. While details are lacking at this writing, it is presumed, from a former outgiving on the subject by the Comptroller that the marginal road will be elevated and that the tracks through Riverside Park will be covered over, but not put in a tunnel. The total objection to the previous agreement between the city and the railroad was predicated on the monopolization of the waterfront at Manhattanville by a great railroad yard twenty-six tracks wide, and no assurance that steam locomotives and cattle trains with their midnight noises, would be barred.

With a better knowledge of the city's rights in the case than the former committee possessed, it is probable that the new committeemen in charge of the

city's interests have made a better bargain with the railroad company. At any rate the fact that the cost to the city in dollars and cents will be nothing, goes far to convince the taxpaying public that they have.

The Tax Question.

Editor of the RECORD AND GUIDE:

The other night I participated in a heart-to-heart talk regarding taxation, its effects on New York real estate, and the advisability of other sources of taxation to relieve the already overburdened property owners. One of those present, an Assemblyman, volunteered the information that the reason why no Assemblyman would introduce a bill to tax businesses as other cities do, such as Atlantic City, Baltimore, and others, is because no political party wants to be responsible for such legislation, fearing its adverse effects from the people at the polls. Also, at my remark, "Why don't the real estate interests use their influence to get such legislation operative as would relieve itself of the constantly increased taxation," he volunteered the information that "Real estate interests as an influence in politics don't amount to a row of pins; they are a negligible quantity."

From the above you can easily gather the state of affairs that would have to be overcome before any real benefits can be worked out to relieve the property owners. If the personal tax law properly enforced, as per remark from this same Assemblyman, even if ten thousand collectors were employed at a commission on their collections, millions could be collected where only thousands are paid into the State treasury now, practically voluntarily, as anyone today can swear off his head without any fear of prosecution for perjury.

If you will take up the above matters aggressively and get the real estate interests working harmoniously, you may get some results. Speeches at banquets never amount to anything, and only serve to scrape the surface of an already mutilated subject not handled properly by most speakers. TAXPAYER.

What Tax Relief Legislation Means in Dollars and Cents.

Editor of the RECORD AND GUIDE:

In the past there has seemed to be an apparent disposition on the part of our citizens—particularly the rent-payers—to treat tax relief for New York City only as a proper and pleasing abstract principle, instead of looking at it as a definite, concrete benefit to themselves. But now there are unmistakable signs of an awakening. Individuals are figuring out how they have been victimized by Legislative injustice.

The Tax Reduction Committee's program, which covers eight definite measures, shows a gain to the city of \$11,000,000, or about 14 points. Abolition of the direct State Tax—a tax which certainly ought not to be imposed this year—would mean a cut of 17 points more, making 31 points altogether.

Here are a few illustrations of what that means:

The Woolworth Building is assessed at \$9,500,000. By a cut of 31 points in the tax rate the tax bill would be reduced \$29,450. This covers the cost of fuel for the elevators, steam-heating and lighting plants, including the 40,000,000 candle-power tower illumination.

The Equitable Building is assessed at \$20,000,000 and pays to the city in taxes \$408,000 a year. Putting the tax rate down 31 points would save \$62,000 a year. The annual coal bill of the Equitable is \$45,000, which means that the carrying out of our program and the omission of a direct tax, would save the entire coal bill and \$17,000 besides.

The Bush Terminal stores are assessed at \$16,826,250. The adoption by the Legislature of our program and the abolition of the direct tax, would mean a saving of \$52,161.38 there. There can be no question that the saving would benefit every tenant, and likewise every workman employed in the vast structures.

Bretton Hall, the hotel on upper Broadway, is assessed at \$1,600,000. The saving of 31 points in the tax rate would amount to \$4,960 if the Legislature did its duty by the city, and the benefit would be passed on the tenants and employes in one way or another.

At 374 Broadway is a modern loft building, which is assessed at \$450,000. Here the tax saving would be \$1,375. And this amount would pay the annual cost of repairs which now has to come out of the rents—that is, out of the tenants.

At Broadway and Duane street is an office building, assessed at \$750,000. The saving in taxes on that building, from a 31-point cut in the rate, would be \$2,325. In this case again the amount so saved would pay for the annual necessary repairs.

The saving is direct, actual, immediate and in cash. It is no wonder that the people of the city are beginning to wake from their apathy and demand justice from the Legislature. They are growing weary of being subjected to unjust taxation merely because of the up-State notion that New York City is so rich that it can easily afford to keep on filling the up-State "pork-barrel."

The situation as far as the Legislature is concerned can be made right if the Legislature has the will to do it. We'll get a start at this session of the Legislature, anyway; then, next fall, let the tax-payers, when they come to elect new State representatives, send to Albany only those men who can be trusted to work and vote for the passage of all proper relief legislation, and who will work against and vote to defeat any and all attempts to mulct the tax-payers of this city to pay for "pork-barrel" projects that are of no benefit to the city or to the State as a whole.

WILLIAM H. CHILDS,

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 No. 26.—I wish to know if you can give me any information as to the way the insurance for workmen, or compensation law, is carried out? To me it seems more, or less, as very unfair to all the contractors, who make it their business to keep a correct record of their weekly payments, and pay insurance accordingly. The unfairness applies to those employers in suburban localities more than to those doing business in the city, for it is no uncommon thing, in suburban districts, to see one man, sometimes two, compete on a job, get it, and then call in a man and helper to do it. Insurance on the man and helper is the last thing they think of. They, themselves, of course, are exempt, being employers. The fact is briefly that there is a lot of skilled and unskilled labor being done without insurance at the present moment, and evidently no steps being taken to prevent it. There is, of course, a penalty if an employer has not got his man insured, if it is discovered. But who is appointed to enforce it? That is the question. Don't you think if there was a district inspector appointed to go around at uncertain times on a quiet tour of observation, it would produce a different state of affairs? If you, or any of your numerous readers will answer this, I shall deem it a favor. I might also mention that there are many owners of private property who put to work, by the day, all kinds of workmen, as painters, carpenters, masons and others and of course do not insure them. W. G. C.

Answer No. 26.—There are, no doubt, many small employers who do not carry insurance as provided by the compensation law. There is a penalty provided in the law for those who do not comply with its provisions. If you have specific knowledge of any violations of the law and will bring same to the attention of the Industrial Commission, prompt action will be taken in the matter.

Question No. 27.—A real estate broker (A) is agent for a loft building, having the exclusive renting of it. A broker (B) inquires of (A) and receives rental particulars. (B) takes a client to see a floor in the building. The client makes a low offer which a clerk in (A's) office refuses without knowing the name of the client. (B) looks elsewhere on the direction of the tenant and finally is directed by the tenant to make another offer on the loft in (A's) building. (B) called up a clerk in (A's) office who answered such inquiries and gave the name of the tenant and made the offer. The clerk replied that their own representative was at that time dealing with the tenant. (B) went back

to the tenant who said that, not having seen (B) for a couple of days, although he had been calling on him regularly every day prior to that, and being anxious for quick action, had called up the agent, taking his name from the sign on the building, and asked for information, and had not wished to prevent (B) from being the broker and, in fact, was ready to deal through him, providing he could get it at the same rent. (B) called on a member of (A's) firm and explained the circumstances, and (A) refused to consider (B) in the matter, and refused even to inquire of the tenant if (B) had any relation in the matter. The next day (B) saw the tenant, who gave him a written offer for the floor, which (B) then took to the head of (A's) firm, another partner, who refused to deal with (B) except that (B) would bring him an offer which they were ready to accept. (A) refused to discontinue his own direct negotiations with the tenant. Under the circumstances, the tenant would not make any further offer to (B), feeling that he could get a better deal direct and a lease was closed and (A) refused to pay (B) a commission. Will you please advise us if (B) is entitled to the commission under the circumstances? J. G.

Answer No. 27.—The crux of the situation is that B's client evidently threw him down by inquiring directly of A in relation to the premises to rent. There are so many cases of unauthorized brokers trying to break in on a deal that agents, in A's place, have to be careful not to acknowledge responsibility, after a transaction has been started directly with them. Therefore A's position is technically correct. B's client deserted him. B's recourse may be a claim against the client, which it is unlikely he can collect. Evidently, the statement of the case is made by B and is as favorable to himself as can be. To arrive at a just decision A's statement and that of the client is necessary. Neither could be produced probably except in a court of law, but on the statement of B alone it seems he has little chance to collect one-half commission from A, which he might have been entitled to if his client had not opened up separate negotiations himself as an individual for the premises. This certainly gave A the right technically to disregard any claim by B for commission.

Question No. 28.—Under the proposed restrictions of the Commission on Building Districts and Restrictions, will it be possible to erect stores in apartment houses on prominent thoroughfares such, for instance, as Park avenue, Upper Broadway, etc. A. C.

Answer No. 28.—No stores could be erected in apartment houses on Park avenue anywhere between 50th street and 96th street. Stores would be allowed, however, on Madison avenue and on Lexington avenue, and on the cross streets from 57th to 60th inclusive. Stores may be built anywhere on Broadway.

Question No. 29.—Would it be possible to put in stores under apartments on Madison avenue in the Murray Hill district? J. T.

Answer No. 29.—No business or industrial use would be allowed on Madison avenue, between a point 100 feet south of 36th street, and a point 100 feet north of 39th street, nor would such use be allowed within 100 feet of the west side of the avenue.

Question No. 30.—How would these restrictions affect existing buildings or existing uses of property? J. T.

Answer No. 30.—It would not effect them in any way, as the restrictions are in no case retroactive.

Question No. 31.—Would it be possible in the future on any street to erect a 12-story apartment hotel on a 25x100 lot? A. K.

Answer No. 31.—It can not be done today practically under the existing Light and Ventilation Ordinance of the Board of Aldermen.

Question No. 32.—Could a 210-foot 17-story apartment house be erected on a street like Park avenue, which is 140 feet wide? W. T.

Answer No. 32.—Yes, but the top 60 feet would have to set back 20 feet from the street line.

QUESTION No. 33.—How would the plans for a new 12-story apartment house on Park avenue or Broadway or Riverside corner be affected? W. T.

Answer No. 33.—Yards and inner courts would not be affected at all, but for a building 150 feet in height, an outer court on the lot line would have to be 12½ feet wide at the top instead of 9½ feet wide as now provided in the Tenement House Law. Also its length would not be more than five times its width. Also, an inner court on a lot line would have to be about 17½ feet by 35 at the top instead of 15 by 30 feet.

REAL ESTATE NEWS OF THE WEEK

Demand For Manufacturing Buildings South of Union Square—Landlord Versus Tenant

By STEPHEN H. TYNG, Jr.

THE section south of Union Square presents a peculiar problem to the property owner, but it is one, which if taken advantage of immediately, should rebound to his financial benefit. At the present time we have not a single vacancy in any building which has been modernized and equipped so as to comply with the requirements of the State Labor Department. We have applications for a number of lofts, but there is no prospect, in the immediate future at least, of being able to supply this demand.

We have and are continually advising our clients to alter and modernize their structures. We realize that this means a large outlay and that it is a direct hardship upon the owner, but unless this is done vacancies or poor returns on the investment will surely result.

The average owner will not admit that values have shrunken during the last five years, but whether he is willing or not to admit it, this conclusion is nevertheless a true one. The agent cannot perform miracles, though some owners think that he should. The fact of the matter is, and this is certainly plain language, that if properties are kept up to the standard, and if they are altered to suit the demand, good investment returns will ensue, and if not the reverse is also sure to be the case.

I am convinced that the old-time real estate investor is right, that the axioms he laid down have been proven and that conditions are pretty much the same today as they were fifty years ago—that is so far as the principles involved are concerned. In the old days it was considered that the rent was like the pay roll, a fixed charge, one to be met at regular, stated intervals, and not a luxury.

Rents are necessities, and it is the direct duty of the landlord, or his agent to demand the rents when they become due and are payable. If this is not done then the landlord, the tenant, and the agent all are sufferers. The landlord automatically becomes a special partner in the business. He gets his rents if the business pays a dividend, and if not why he is immediately classed with the other creditors. There is every reason why the landlord should be a preferred creditor, for without him none of the others could receive any money, for there would be no place from which the business could be transacted. The landlord makes a big mistake if he does not go right after his rentals when they become due. Many concerns fail through delinquency in paying their rents. It establishes a precedent which is carried to other branches of their business and failure often results.

One thing must always be remembered when New York City is considered. The metropolis is the largest manufacturing center in the country, if not in all the world. This fact has made values. The sooner that this is realized the better for all concerned. The buildings erected twenty-five years ago were constructed in accordance with the laws and requirements of the day. Times have changed. We have advanced. Laws have been enacted, and now these old buildings must be so altered as to conform with the present-day requirements. This is the sum and substance of the situation. When owners see fit to do this work, then and then only will the section south of Union Square come into its own again.

A large number of manufacturers are sorry they moved out of the district. They are not wholly to blame, for there were many factors which helped to influence this move. They themselves wanted to get into the newer buildings which were erected in more pleasant surroundings, though, of course, this meant the expenditure of more money

in rents. Then again the retailers, in many instances, urged them to move, and also there was a popular impression that the buyers would not leave the hotel and restaurant district after reaching town. Well all, or some, of these reasons may or may not be true, but the fact of the matter is that the wholesalers will do well to come where they can get good quarters, even if not on Fifth avenue, and save a large amount of money in rentals.

There is a decided demand for the erection of six and eight story buildings in this section. Show rooms can be arranged in the front and factories in the rear. Thirty cents a square foot can be obtained for buildings of this character, which should net the owner a handsome return on his investment, and still save the tenant a considerable sum over what he is paying today. It must always be remembered that Union Square is only ten minutes from the heart of the hotel section, and that when the new Broadway subway is completed the section will be one of the most accessible in all the city.

I have been in business thirty years and I have never forgotten an axiom which was handed down to me, namely, "rent is sacred." This is true, but I think that every real estate broker and agent will agree with me if I amend it to read, "rent and commissions are sacred."

MAYOR MITCHEL'S SPEECH.

(Continued from page 546.)

opportunity created by the City of New York. I also asked that the city be relieved of the cost, of that part of the cost, of the Public Service Commission which relates to the regulation of public service corporations, and that the State bear that cost in this district as it does in the other districts of the State. That for one was adopted by Senator Brown's committee and recommended to the Legislature.

If these recommendations are adopted and if they become law, if all of them were adopted and become laws, it would mean relief to the extent of \$25,000,000 in the budget of 1917, some 31 points in the tax rate. But, gentlemen, they will not all be adopted and enacted into law. It is quite clear that the opposition to some of these measures will result in their defeat this year. But we propose to keep after them until some legislature recognizes the equities of the City of New York and give us this relief.

One thing has been accomplished. For the first time, as far as I know in the history of the city, the city government undertook the very difficult task of bringing together on a program for New York all of the legislative representatives of this city in the Legislature of the State. I asked those gentlemen to meet me in conference at the City Hall. They came, and I then laid before them this program of tax relief. The conferences continued from week to week and closed only last Saturday morning. But when they closed, there had been agreement on seven out of the eight propositions contained in that program which I have outlined to you. Compromises were effected upon two of them, namely, that relating to the city's share of the highway funds, it being agreed to recommend to the Legislature that the highways constructed out of the city's share should be built in the far less developed boroughs of the city; and in the case of the stock transfer tax it was agreed to waive that proposition in favor of the proposition of transferring to the city treasury the proceeds of the trust company tax, which would amount to about \$2,500,000, as against the \$4,000,000 of the stock transfer tax. On only one, home rule jurisdiction over

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 YORKIrving 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

county expenditures, was no agreement reached, there being such diversity of opinion there that it was determined to lay that matter aside without discussion at the conference.

And so, this means that New York City's representatives at Albany, or at least all of them who have attended these conferences, have agreed to support as one united body these measures for the relief of the taxpayers and the people of the City of New York. It means that in this great undertaking partisanship has actually been laid aside and that Republicans and Democrats from New York City will go up into the Legislature just as representatives from up-State communities come down to the Legislature, united in the interests of their home community. As I said to you, we cannot expect that all of these proposals will be given effect by the Legislature this year. Some of them will go through, but those which fail this year must be re-presented to the next Legislature and the next until substantial justice has been done on all these points to this city.

MUNICIPAL HOME RULE.

(Continued from page 546.)

attention of the legislators from their primary duty of considering important State legislation. The legislator, who ought to be studying bills dealing with workmen's compensation, or the insurance or banking business, or the registration of titles, or the administration of the criminal law, is largely busy with getting votes for or against a measure for the paving of a street in his city, the creation of a local job or changing a local salary. He is compelled to resort to log-rolling, trading votes for one bill against votes for another. Thus, neither the interests of the State nor the interests of the city receive proper consideration.

In sum, legislative control of municipal affairs means the throwing of municipal affairs into State politics and renders it impossible to obtain in full measure honest and businesslike city government.

Remedy for Evils.

The remedy for these evils can be found only in restoring to cities the power to manage their own local affairs and in prohibiting special legislation dealing with purely municipal concerns. This can be done only by constitutional provision, because so long as the Legislature retains power to pass such special local legislation, the same influences—often coming from within the localities themselves—which have operated in the past, will continue at work in the future and any grant of power proceeding from the Legislature itself will be in constant danger of impairment by such special legislation. The only way to free the Legislature, as well as the cities, from the incubus of this kind of legislation is by constitutional prohibition forbidding it altogether.

Annual Banquet of Merchants.

Mayor John Purroy Mitchel and several other city officials, have accepted the invitation of President Clarkson Cowl of the Central Mercantile Association to be guests of honor at the association's annual banquet at the Aldine Club on Wednesday evening, April 19, at 7 o'clock.

Chairman R. Ross Appleton is being assisted by the following banquet committee: Joseph W. Cushman, A. F. Davenport, N. T. Folwell, J. H. Gannon, Jr., Dr. A. J. Hart, Philip Hano, C. D. Mallory, David Nevius, George Pohlmann, R. H. Robinson, R. D. Taylor, Dr. F. T. Van Beuren, Jr.

Fewer Fires During March.

The month of March just closed scored a great reduction in the number of fires as compared with the same month a year ago. Fire Commissioner Adamson announces that there were 419 fires less during March, 1916, than during the same month last year, a reduction of about fourteen fires per day.

In March of last year there were 1,644 fires, and in the month of March just closed there were 1,225 fires.

PRIVATE REALTY SALES.

S MALL sales figured in a quiet market and the situation remains substantially unchanged. Trading was scattered, with little or no concentrated activity. The principal characteristic of the market for many weeks, namely, spasmodic and unrelated buying, continued to manifest itself. Although the trading was light when compared with some of the previous weeks, yet it continued to concern properties of various kinds.

Fifth avenue contributed two important deals whereby high class retailers obtained new locations. Another interesting transaction concerned a large co-operative apartment house project which may be undertaken by a syndicate of artists, if a present option is exercised. The Princeton Club acted upon the option which it has held affecting the corner of Park avenue and 58th street, and decided to join the growing club centre in that immediate neighborhood.

Business leasing was active, a lively demand being indicated for commercial space. An interesting removal is contemplated in the acquisition of new quarters, at Centre and White streets, by a large watch firm for many years in Maiden Lane. The transaction occasioned considerable comment, it being held in some quarters that it might mean the beginning of a movement away from the old established district of the jewelry and allied trades. It is too early, however, to make any predictions or draw any inferences from an individual transaction, which certainly cannot form sufficient basis for the expression of a reasonable opinion.

In the Vesey Street Exchange sales-room several interesting transactions were effected. The Central Hotel, a five-story building, at the northwest corner of Third avenue and 14th street, adjoining Tammany Hall, was offered at the stand of Herbert A. Sherman in partition proceedings. After fifty-six bids had been recorded, the property was knocked down to Henry Schneider for \$170,600, or \$600 more than its assessed value. Mr. Schneider represents O'Keeffe & Cunningham who conduct a chain of cafes in New York and who are at present lessees of the property. At the stand of Bryan L. Kennelly, Bernard A. Ottenberg paid \$29,750 for the five-story flat at 14 West 64th street, or about \$8,275 more than the existing encumbrances that brought about the sale.

The total number of sales reported and not recorded in Manhattan this week were 21, as against 44 last week and 20 a year ago.

The number of sales south of 59th street was 13 as compared with 15 last week and 6 a year ago.

The sales north of 59th street aggregated 8, as compared with 29 last week and 14 a year ago.

From the Bronx 14 sales at private contract were reported, as against 18 last week and 14 a year ago.

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

Option for Co-Operative Apartments.

Washington Square Studios, a syndicate of artists, has obtained an option to purchase from the Elena Realty Company the plot 70.7 x 164 at the southeast corner of Washington square and Thompson street. The brokers were Pepe & Brother. If the option is exercised a fourteen story studio apartment building, from plans by Charles W. Buckham, is contemplated which is to be operated under the co-operative plan. The acquisition is also contemplated of the lot 25 x 90, abutting at 175 west 3rd street, for use as a service entrance. Among those interested in the project are Carl J. Blenner, Edmond W. Greacen, Frank T. Hutchins and Albert Jaegers. The entire project, if undertaken, will involve an investment of approximately \$750,000.

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 Leycraft & 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 ESTATE

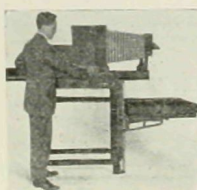
840 BROADWAY

This 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**Langton Co.**PHOTO PRINTERS
Cort. 6221. 30 Church St.Direct copies of Blue
Prints, Pencil Drawings,
Tracings, Contracts and Legal Documents.**To Build at Hanover Square.**

William B. Kilpatrick and James H. Cruikshank has purchased from the estate of Robert W. Taylor the vacant plot at 122-124 Pearl street, running through to 86-88 Water street, with a frontage of about 47 feet and a depth of 126 feet. The brokers were the Douglas Robinson-Charles S. Brown Company and the Charles F. Noyes Company. The Pearl street section of the property is at the upper end of Hanover square and opposite the Coffee and Cotton Exchanges. The new owners, who have been active as builders of commercial buildings on the lower West Side, are having plans prepared for the improvement of the plot with either a ten or twelve-story structure. The entire investment will represent an outlay of about \$350,000.

Buys for Downtown Project.

The Ruland & Whiting Company has sold for Elbridge T. Gerry, represented by the Cruikshank Company, the five-story building at 14 Water street, and for the Black estate the five-story building immediately in the rear at 42 Pearl street, and for the Empire Mortgage Company, through William W. White & Sons, the old five-story buildings at 16-20 Water street, 44-50 Pearl street and 102-108 Broad street. The total plot contains about 14,000 square feet, and when the present leases expire it is the intention of the purchaser to improve the site with a twelve or sixteen-story commercial building.

Banker Buys Dwelling Site.

Mrs. Robert S. Minturn has sold the vacant plot at the northwest corner of Park avenue and 93rd street, with a frontage of 64 feet on the avenue and 100 feet in the street, through Pease & Elliman. Mrs. Minturn purchased the corner four years ago from the Ursuline Convent of St. Teresa. On the property formerly stood a tower which gave this site the name of "Observatory Hill." It is said to be the highest point on Manhattan Island south of Washington Heights. The buyer is a prominent banker who intends to erect a costly residence for his own occupancy.

New Apartments for 58th Street.

Edgar A. Levy has purchased, as the site for a nine-story apartment house, three four-story dwellings at 140-144 West 58th street, from Granville F. Dailey, executor of the estate of Caroline T. Searle, and the similar house at 146 from Charles M. Brooks, making a total plot of 72x100. In the rear of the property in 57th street is the Calvary Baptist Church, which assures permanent light. The property has been held at \$200,000, and has been in the same ownership for more than thirty years. The transaction was negotiated by the Hall-Baldwin Corporation.

Buys \$300,000 Home.

Walter Douglas, vice-president of Phelps, Dodge & Company, has purchased from James W. Ellsworth the five-story residence at 18 East 53d street on a plot 40 x 100, which has been held at \$300,000. The deal was negotiated by William B. May & Company. Adjoining Mr. Douglas' new home are high-class dwellings owned by Mrs. Jenny K. Stafford and J. Henry Dick, the residence of the latter adjoining the property of Lewis Nixon at the southwest corner of Madison avenue.

Enlarges Mid-Town Holdings.

William Cruikshank's Sons have sold for the Edgar estate the five-story building at 247-249 West 47th street a five-story building on plot 50x100, to the West 47th Street Realty Corporation, L. L. Hill, president. The purchaser owns adjoining property on the east, and was represented by John M. Gardner as attorney.

Princeton Club Closes Deal.

The Princeton Club, which for some time has had an option for the acquisition of the plot, 75.5x90, at the northeast

corner of Park avenue and 58th street, has executed the contracts for the purchase of the property and will erect on the site an eight or nine story building for its own occupancy. The brokers were Pease & Elliman.

Fifth Avenue Milliner Buys.

August Heckscher has sold his five-story dwelling at 622 Fifth avenue on a lot 25 x 100, a Columbia College leasehold, adjoining the southwest corner of 50th street, to Maison Maurice, milliner, now at Fifth avenue and 44th street, who will convert the building for his own occupancy. The broker was Albert J. Moore.

Manhattan—South of 59th St.

39TH ST.—Pease & Elliman have sold for Mrs. Emily Price Post, the authoress and daughter of the late Bruce Price, the 5-sty dwelling, on a lot 20x100 feet, at 125 East 39th st. The buyer is a well-known New York physician who will occupy.

54TH ST.—Joseph P. Day sold for the estate of Mary G. Barrymore Valentin 208 West 54th st, a 5-sty apartment house, lot 25x100.5. The property was scheduled to be sold at auction on Thursday by Mr. Day.

Manhattan—North of 59th St.

64TH ST.—Harris & Vaughan (Inc.) and Douglas, Robinson, Charles S. Brown Co. sold for Dr. William Hirsch the 4-sty dwelling 52 East 64th st. Plans for extensive alterations are being prepared by Frederick J. Sterner, architect.

70TH ST.—Empire City Mortgage & Holding Co., Barkin & Weiss, sold 226-232 East 70th st, four 4-sty flats, each on lot 25x100, to the Irving Realty Co., which gave in part payment, a tract of 20 acres at Winton, Conn.

74TH ST.—Samuel Kempner is reported to have sold 44 East 74th st, a 5-sty dwelling on lot 20x102.2.

96TH ST. ETC.—The Lewis H. May Co. sold for the Ella W. Baird estate, Edward Herrmann, attorney, the "Baldwin," at 46-48 West 96th st, a 6-sty elevator apartment on a plot 50x100 to Michael J. Mulqueen, who gave in part payment a dwelling on the west side of Storm av, on a plot 75x75, Arverne; also a plot 100x100 on the southeast corner of Storm av and the Boulevard, Arverne; a plot 100x100 on the southwest corner Bayside dr and Orienta av, Belle Harbor.

103D ST.—Ennis & Sinnott have resold, through John J. Meenan, 153 West 103d st, a 5-sty flat, on plot 31.3x101.

EDGEcombe AV.—Mrs. Alice D. Blauvelt, through her attorney, William V. Simpson, sold to the Candler Holding Co., Julius H. Zieser president, 13 lots on the west side of Edgecombe av, adjoining Troger's Hotel, at 155th st. The plot has a frontage of 328 ft. It is reported that apartment houses will be erected.

2D AV.—Samuel Harris and I. Goldberg sold, through B. J. Foss, 1164 2d av, a 5-sty tenement, on lot 25x75.

Bronx.

136TH ST.—Alfred Olonick sold to Samuel A. Sugerman, 311 East 136th st, a 3-sty dwelling, 25x100.

162D ST.—Richard Dickson has sold for John Yule 291 East 162d st, a 5-sty tenement, on plot 43.6x115, to Charles Funck and August Funck, who gave in exchange a 3-sty stable at 307-11 East 115th st, a leasehold, 75x100, and cash.

181ST ST.—Max Brill is reported to have sold the plot, 100x105.4xirreg, in the south side of 181st st, 100 ft. east of Vyse av.

BRYANT AV.—John Grundler sold, through Eugene J. Busher, the plot 50x100, on the east side of Bryant av, 325 ft. south of Randall av.

BRYANT AV.—Henry Greenspan bought from the Vyse Building Corporation, Peter Sinnott president, the two new 5-sty apartment houses, on the west side of Bryant av, adjoining the southwest corner of Home st, on a plot 100x105.

CANNON PL.—Cahn & Pittman and Shaw & Co. have sold for Catherine C. Giles to Victor Zanbetti the southeast corner of Cannon pl and 238th st, comprising about twenty lots. The new owner plans to improve the property with 2-sty dwellings.

CROMWELL AV.—Jacob Bloom and Morris Silverman purchased from John William Bosch the plot, 139x44x108, at the intersection of Cromwell av, old Devoe st and Macomb's rd.

ELTON AV.—Eugene J. Busher sold for Gustav Wein, 899 Elton av, a 6-sty tenement, on plot 31x125.

GRAND BOULEVARD.—W. E. & W. I. Brown (Inc.), in conjunction with Samuel Cowen, have sold the plot at the southeast corner of Grand Boulevard and Concourse and Echo pl, fronting 71 ft. on the Boulevard and 225 ft. in Echo pl, known as Lot 7, Block 2809. Apartment house improvement is contemplated.

PROSPECT AV.—David Bloomberg sold to Henry Hornstein, 780 Prospect av, a 5-sty new law flat, on plot 37x110.

PROSPECT AV.—Samuel Cowen sold to the Bronx Lodge, No. 446, of the Knights of Pythias the plot, 100x95, on the east side of Prospect av, 125 ft. north of 152d st, as a site for a 3-sty building, to be known as the Bronx Pythias Temple. Dr. I. B. Thomas, chancellor commander of the organization, negotiated the transaction, and Julius H. Zeiser acted as attorney.

SOUTHERN BOULEVARD.—Paul M. Rines and the Schoen-Westchester Realty Co. sold for

a client of Clifford Van Schurman, 559 Southern boulevard, a 6-sty apartment house, on plot 50x103x117.

WEBSTER AV.—Daniel B. Freedman and Lawrence Davies have bought from Paul M. Herzog the plot, 100x100, at the southwest corner of Webster av and 197th st. H. A. Keiber was the broker.

WILKINS AV.—The Henry Morgenthau Co. sold the apartment house at 1337 Wilkins av, at junction of Intervale av, 155x133xirreg. The company took in part payment the lease-hold property at 148-150 Essex st, four front and rear buildings, on plot 50x100.

Brooklyn.

FULTON ST.—Bulkley & Horton Co. sold 1484 Fulton st, a 4-sty store and flat building for John F. Cohn to Abraham Dittenfass.

MONTGOMERY PL.—Charles E. Rickerson sold for C. L. Rossiter 48 Montgomery pl, a 4-sty dwelling.

SEDGWICK ST.—The Ruland & Whiting Co. has sold for the estate of Rebecca T. Matthews a large plot of ground containing about 15,000 sq. ft., in Sedgwick st, near Hamilton Ferry, to the International Provision Co.

9TH ST.—Saul C. Levine sold the plot, 40x100, in the east side of East 9th st, 140 ft. south of Av N, to the Halper Corporation.

20TH AV.—O. L. & W. G. Perfect have sold to the Special Constructing and Contracting Co. the two block fronts, comprising 27 lots on 20th av, between 76th and 78th st, for improvement, with 20 single family stucco houses with garages.

58TH ST.—Tutino & Cerny sold for Louis Kannon 1049 58th st, a 2-sty dwelling, on lot 20x100.

68TH ST.—Frank A. Seaver & Co. sold for the Boyd Realty Co. 425 68th st, a 6-fam. flat.

68TH ST.—Walter S. Ross sold for the Elge Realty Corporation to a builder four lots in the north side of 68th st, 166 ft. west of 6th av, and for Frank Herting a 2-fam. house in the south side of 68th st, west of 4th av.

73D ST.—Frank A. Seaver & Co. sold for L. Lehman, 946 73d st, a 1-fam. cottage.

77TH ST.—Edward J. Hollahan sold for Herman Zohbel 544 77th st, a 1-fam. dwelling.

BEDFORD AV, ETC.—S. L. Rowland sold 978 Bedford av, a dwelling, to John F. Abernethy; 947 Kent av, a plot 50x207 ft., for Annie V. Collins to John J. Simpson for business purposes; 169 Skillman st, a tenement, for Dora A. Von Deylen to Margaret Start, and 34 and 36 Spencer st, 50x100, for Amelia Hanley for improvement with a factory building; 234 Franklin av, a tenement, for William B. Lefurge, and 246 Franklin av, a 2-fam dwelling, to J. Brady.

LEFFERTS AV.—McInerney-Klinck Realty Co. sold for Charles Hession the 2-fam. dwelling, on the north side of Lefferts av, 147 ft. west of Rogers av.

ROCKAWAY AV, ETC.—Realty Associates sold to George A. Morris five lots at the northeast corner of Av L and East 89th st. Mr. Morris has also taken an option on fourteen more lots on Av L, East 87th and East 88th sts, and Av L, East 88th and East 89th sts. He will improve with moderate priced detached 1-fam. dwellings. These lots are well located, being a short distance from the elevated railroad to Municipal Building, New York, and also close to trolley lines. Mr. Morris has been very successful in building 1-fam. houses in the Canarsie section, having built upwards of 150 in the last fifteen years, all of which have been sold.

LEASES.

Big Firm in Degnon Terminal.

The Degnon Terminal & Realty Improvement Company, Michael J. Degnon, president, has leased to the Kindel Bed Company a four-story factory building to be erected on a plot 230x100 on the easterly side of Anable avenue and the north side of Creek street, Long Island City, for twenty-one years at an aggregate rental of about \$500,000. The structure will be occupied exclusively by the lessee, and will be so constructed that it can be increased to several times the original size if more space is required. The transaction means the addition of another large manufacturing corporation to the Long Island City industrial colony.

Optician Acquires Building Site.

E. B. Meyrowitz, optician, has leased through Albert B. Ashforth (Inc.), from the estate of George H. Warren, the four-story building at 520 Fifth avenue, on a plot 28x125. On this site the lessee will erect a five-story building, from plans by Starrett & Van Vleck. The building is expected to be completed by the fall and will be used by the lessee for his headquarters. The stores at 237 Fifth avenue and 255 Livingston street, Brooklyn, will be retained as branches.

New Automat Restaurant.

The Horn & Hardart Company, owners and operators of the Automat Restaurant, has leased through Pease & Elliman from Harriet G. Coogan, the entire ground floor, basement and sub-basement space in the building at the southeast corner of Broadway and

The Queensboro Corporation

BRIDGE PLAZA. LONG ISLAND CITY

Developers of
Queens Borough Real Estate

LOTS
PLOTS
ACREAGE

HOUSES
FACTORY
SITES

DOUGLAS L. ELLIMAN & CO.

REAL ESTATE BROKERS

FIFTH AVENUE AND EAST SIDE SECTION

FOR SALE—HIGH CLASS DWELLINGS AND INVESTMENT PROPERTY
FOR RENT—HOUSES, APARTMENTS, STORES, LOFTS AND OFFICES

414 MADISON AVENUE AT 48th STREET

Telephone 5600 Murray Hill

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

Real Estate Board of New York Incorporated 1908
Organized 1896

FRANK D. AMES Pres. BURTON J. BERRY 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.

DE SELDING BROTHERS

Real Estate, Loans, Appraisals

128 BROADWAY

TUCKER, SPEYERS & CO.

Real Estate

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

JAMES N. WELLS' SONS

(James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone, 5266 Chelsea

Classified Advertisement Department

Wants and Offers

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

Price 15c Per Line.

Discounts for two, three and five insertions.

For Sale and To Lease

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and To Lease section of the Record and Guide.

WANTS AND OFFERS

COPY WRITER and lay-out man, experienced on trade paper work. One competent to prepare tentative copy for salesmen to sell. Steady position with opportunity for advancement. Prefer a man who has confidence enough in himself to accept a drawing account plus a commission on all orders closed as a result of his copy being accepted. Write stating experience and salary expected. Box 998, Record and Guide.

TRADE PAPER of unexcelled reputation in New York City has opening for first class advertising solicitor, favorably known in Metropolitan banking circles. To one who can produce business and do it at once—not a year from now—an unusual opportunity presents itself. Terms drawing account on liberal commission arrangement. Only experienced, first-class solicitors need apply. Address Box 994, Record and Guide.

EDITORIAL WRITER, well grounded in economics, familiar with N. Y. City industrial, real estate and building field can make a permanent connection, either whole or part time. Address stating experience and samples of articles accepted by other publication, which latter will be returned. Box 996, Record and Guide.

INSURANCE WRITER familiar with New York City field for trade paper work. One competent to write intelligent articles on the subject of fire insurance in good economic education along modern industrial lines. Address stating experience and salary expected. Box 990, Record and Guide.

TRADE PAPER has unusual opening for advertising solicitor familiar with fire insurance field. Splendid opportunity for a man who can produce and do it quickly. Address stating experience and salary expected. Box 992, Record and Guide.

ASSISTANT to Builder or Contractor. Young man, 12 years' experience in office and outside, thoroughly familiar with all details of the business; superintending, estimating, listing and buying, wants engagement. Address Box 988, Record and Guide.

RETIRING from business. Will sell Record & Guide Quarterly, 1900-1911, 12 Vols., \$50.00; Annual, 1868-1910, 84 Vols., \$125.00. Mortgage expiration card cabinet, over 40,000 open, expiring, extension Mortgages, Manhattan; cost over \$5,000. Take time payments, \$500.00. Write **RETIRING**, Room 440, 42 Broadway, City.

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

PLANS, specifications and detail drawings for new and alteration work. Plans filed, permits obtained and violations removed. Terms very reasonable. Box 26, Record and Guide.

ACTIVE Membership of Real Estate Board for sale for \$125. 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.

CARETAKER, American couple, no children, seek care of vacant premises or during absence of owner; responsible references. **MIDDLEAGE**, Box 25, Record & Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of Feb. 26, March 4, March 25, 1916. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on April 15, 1916. Record and Guide Company, 119 W. 40th Street.

FOR SALE OR TO LEASE

CHOICE VERMONT GENERAL FARM, near Burlington and Lake Champlain. Address **Box 970, Record & Guide.**

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.

FOR SALE.
FACTORY SITE with Railroad siding, 200x350, at Yonkers. Bargain.
THEODORE R. HEINRICHS,
Yonkers, N. Y.

TO RENT,
furnished, all year round, House, ten rooms, two baths; modern improvements. Particulars
H. C. B., 250 West 91st St.

WE SOLICIT
entire management any properties; one per cent.
Box 984, Record and Guide.

HUDSON RIVER ESTATE.
900 acres, one mile water front, for sale at a bargain figure.
Box 980, Record and Guide.

FOUR LOTS,
West Palisade; part mortgage; two lots, cash; good location.
M. B., 3525 Broadway.

15-ROOM
2-family brick house at bargain; inquire
REGAL, 1976 Morris Ave., Bronx.

FLAT FOR SALE.
84 Clinton Ave., Brooklyn, four-story single flat, brown stone, 28 rooms, 4 baths; bargain. Inquire

CORR.
THREE LOTS.
Glen Head, L. I., near station; restricted property.
WESCHE, 224 Livingston St., Brooklyn.

ATLANTIC HIGHLANDS.
For sale or rent, five-room bungalow, furnished; very cheap to quick buyer.
ROBERT GERTH, 25 Broad St., Newark.

ELEVATOR APARTMENT HOUSE,
best section, leased \$16,500; mortgage \$80,000, for smaller; clean proposition; submit particulars of offerings.
CHALLENGE REALTY, 135 Broadway.

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.

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.

CAPE COD
BALLSTON BEACH BUNGALOWS
by the ocean surf. Choice location. Moderate rents season.
S. W. BALL, 198 Broadway, N. Y.

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 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.

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

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 Island 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.

557 W. 129TH ST.
A 12-room frame house; one block to subway; convenient to all trolleys; newly decorated; \$60 a month. See
JANITOR, next door.

MODERN 12-ROOM DETACHED
private dwelling for sale; two lots, restricted; University Heights; street entrance front and rear; space for subsurface, private garage.
Box 1900, Record and Guide.

FOR SALE.
Gentlemen's Country Estate acreage, Huntington, L. I., first class location and neighborhood on State road; residence fine old fashioned building; all improvements; extremely attractive and desirable. Particulars. **Box 960, Record & Guide.**

TWO LOTS.
Silver Lake section of White Plains; 10 minutes from station; both face boulevard; will sell or exchange as part payment on 1 or 2 family house.
STEPPER, 400 East 187th St., Bronx.

ADIRONDACKS,
SCHROON LAKE, N. Y.
Its HEALTHFULNESS an additional WONDER OF NATURE; furnished Cottages to rent. Write for illustrated booklet. **CHAS. L. WEEKS.**

200 LOTS, NUTLEY, N. J.,
5-cent fare Newark. Streets, water, gas, retail value \$45,000. Sacrifice at wholesale; \$5,000 to \$10,000 cash; liberal release terms; brokers protected.
MILLER, 72 Smith St., Jamaica, N. Y.

TO RENT
For the summer season on west shore of Budd Lake, New Jersey; furnished residence of 16 rooms; all improvements, with large garden, boat house and garage, situated on an estate of 400 acres. Address
A. SMITH, P. O. Box 46, Brooklyn.

FOR SALE.
On account of change of business location of owner, fine 3-family brick dwelling; heat, all improvements; finest location in Astoria, near best of transit lines; rents well at best rentals; price and terms attractive. Write or call.
EMIL G. SANTEL,
395 Steinway Ave., Long Island City.

FOR SALE—COUNTRY PLACE
IN WESTERN CONN.
11 acres, delightful and convenient location; steam heat, electric light, bath, laundry with set tubs, ice house, lawns, shade, garden, fruit, flowers; complete furnishings and quick possession if desired. For detail apply to
OWNER, Box 44, Brookfield, Conn.

BEST BARGAIN TO-DAY.
Country Estate, 12 rooms, bath; modern; 23' acres, lawns, gardens, drives, &c; \$15,000; worth \$25,000; exclusive neighborhood; make appointment.
FREDERICK A. DIETZ, Sayville, L. I.

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.

WANTED

To hear from everybody looking for farms, country homes, shore front plots, bungalows and plots up to 2 acres, close to the Sound, North Shore, Long Island; easy terms.

H. M. WHITING, Rocky Point, L. I.

**STORE
IN YOUNGSTOWN, OHIO**

Suitable for Department Store, Ready-to-wear 10c. Store; best location; 12,000 sq. ft., 170 ft. window display.

C. W. MILLER, Hippodrome, Youngstown, Ohio.

FOR SALE

on account of removal from city; two-family brick house, bay windows, parquet floors, light rooms, tiled kitchens and baths, open plumbing, furnaces, Dutch dining rooms, one block from Bushwick High School; 20 minutes Manhattan, near Subway. Owner, lower bell, 369 Cornelia St.

EAST SIDE RESIDENCE

IN 56TH STREET, JUST OFF PARK AVE. FOR IMMEDIATE SALE OR RENT.

MODERN 5-STORY ENGLISH BASEMENT WITH ELEVATOR. SEEN ONLY BY APPOINTMENT.

CROOK & LIVINGSTON CO.,

MURRAY HILL 8454, 10 EAST 43RD STREET.

116TH ST., BRONX, 434-436 EAST.

Plot 50x118, two and three family frame houses with shed suitable for private stable or garage. Desirable plot for building Apartment. No reasonable offer refused.

G. TUGWOOD,

1796 Broadway, New York City.

WEST 127TH ST., NEAR 5TH AVE.

Three story brownstone private house, 12 rooms; two baths, three toilets, quiet and select neighborhood; arranged for one or two families. Reasonable.

G. TUGWOOD,

1796 Broadway, New York City.

LAKE PLACID CAMP.

For sale to close estate, only \$8,000, 11-room picturesque house, guide house, boat house; 6 acres; 350 feet shore front; fine trees.

VAN NORDEN & WILSON, 1 W. 34th St.

TO LET FURNISHED

17-room house, 10 bedrooms, tile bath-room, open fire places. All modern improvements. High ground. Fine lawn and garden. Good water supply, or would sell with acreage; 1 mile from station, 25 miles from N. Y. City.

PARK RIDGE, N. J., P. O. Box 67.

COUNTRY HOME, FURNISHED.

at Speonk, L. I., 6½ acres, 12-room house, every improvement; 6-room cottage; views of Bay and Ocean; motor boat; many out-buildings; all new. Price \$15,000; easy terms. Will consider income city in part payment. Other bargains in farms, homes and shore fronts.

HOWARD HAWKINS, Wading River, L. I.

TO RENT

For the summer season on Ashonaken Beach, Northport Harbor, Long Island, a furnished semi Bungalow, 10 rooms, garage attached; all improvements; boating privilege. Address

A. SMITH, P. O. Box 46, Brooklyn.

MADISON, N. J.

Country home for rent from June 15 to Sept. 15 to family of adults; twelve minutes' walk from station; eleven rooms and five bath or toilet rooms, with garage, if desired; garden and grove; view of twenty miles.

W. O. LUDLOW,

101 Park Ave., N. Y. City, or Madison, N. J.

NEW ROCHELLE HOME.

Nine room and bath, on corner; seven minutes' walk from New Haven Station, four from Westchester; dark room, fruit cellar, screened porch and windows; fire-proof garage; fine place for children; \$8,200; \$500 down, balance as rent. Apply on premises, 24 Van Gelder Terrace, or

GEORGE W. CLAPP, 220 West 42d St.

FOR SALE, ROSELLE PARK, N. J.,

Unusual bargain, 8 room house, bath, gas and electric corner lights, beamed ceiling, hardwood floors, all improvements, prettily decorated, in restricted neighborhood; plot 50x200, large lawn, shrubs, grapes, berries, young fruit trees, large garage, paved street; also a building lot adjoining, fronting on another street, lot 50x190; for quick sale will sacrifice all for \$7,500; ½ hour to city with 100 trains daily. Address

M. B. G., 420 Walnut St., Roselle Park, N. J.

10-CENT ZONE

BEECHHURST, L. I.

Opposite 183d St., the Bronx. Will sell two lots, residential section, centre of town; had intended build, but circumstances make it impossible.

Box 986, Record and Guide.

FOR SALE CHEAP.

Small Foundry Property, 83 feet by 90 feet, large brick stack, in the heart of the CITY OF NORWALK, Connecticut. Railroad passes property. Water transportation easily accessible. Gas, electricity and city water in street. Will be sold at a very low price. Apply to

R. S. VAN BUREN, Mechanic St., Norwalk.

Add Cash to Your Equity

Let us know what you want and we will get it for you. Best time to trade off old and poorly paying houses for new and good paying property. Not much cash required.

A. L. & S. WOLFSON, 30 Church St.

BRONX BUYERS.

MUST SELL TO CLOSE ESTATE.

STEBBINS AV. and East 170th St., northeast corner; four vacant lots, 100x105 feet; free and clear.

JEROME AV., west side, 100 feet northwest 183 St., at subway station; 2 vacant lots, 50x100 feet; free and clear.

WEBSTER AV., Nos. 3073, 3075 and 3077, northerly side, 350 feet west 204th St.; three 3-story and cellar frame attached one family dwellings; 8 rooms and bath; plot 50x120 feet; free and clear.

HENRY ALBERS, JR.,

74 Broadway, New York City. Tel., Rector 9086.

LARGE WATER FRONT

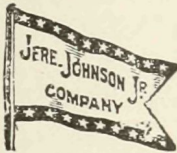
on Hudson River with riparian rights and railroad siding at Edgewater, N. J., immediately south Fort Lee Ferry; free lighterage limits; size, 187x840; price \$150,000; brokers protected.

JOSEPH T. MULLIGAN,

135 Broadway.

YES, YOU COULD CONDUCT YOUR REAL ESTATE OR BUILDING BUSINESS WITHOUT THE RECORD AND GUIDE, LIKEWISE YOU MIGHT BE ABLE TO GET ALONG WITHOUT A TELEPHONE —BUT IN EITHER CASE IT WOULD BE MIGHTY HARD SLEDDING.

JERE. JOHNSON JR. CO.



Real Estate Operators, Appraisers, Brokers and Auctioneers

Business Established 1866 (Incorporated 1892)

ANNOUNCES THAT

for purposes of centralization to permit its officers to give more personal attention to the details of an increasing business

IT HAS GIVEN UP ITS MANHATTAN OFFICE

at 187 Broadway, and will hereafter have but one principal place of business, viz.: 193 Montague St., Brooklyn, close to the Borough Hall station of the Subway.

In the near future several important auction sales of properties in the Boroughs of Brooklyn and Queens will be announced.

JERE. JOHNSON JR. CO.

193 Montague St., Brooklyn

Houston street, at an aggregate rental of more than \$200,000. Extensive alterations will be made from plans by Frederick Putnam Platt and Stuckert & Company of Philadelphia.

Moves from Jewelry Center.

The Waterbury Clock Company for many years at 47 Maiden lane, has leased through Wm. H. Whiting & Company several floors in the building at the northwest corner of Center and White streets, for a long term at an aggregate rental of about \$75,000. This space will be used for offices, show rooms and storage. The transaction is an interesting one in that it indicates a removal from the long established jeweler's district.

Interesting Trade Removal.

The Compagnie Morana, dealers in oils and perfumery supplies, now located at 184 Fifth avenue, have leased the store and basement containing 13,000 square feet, at 116-120 East 27th street, from the D. & M. Company. The lease is for ten years and ten months and involves an aggregate rental of about \$75,000. The brokers were M. & L. Hess (Inc.)

Lewisohn Building Lease.

The American Seating Company has leased for ten years the sixth floor in the Philip Lewisohn Building, at 113-119 West 40th street, through to 114-118 West 41st street, for executive offices and show rooms. The brokers were Ellen & Jeffery.

Manhattan.

AMES & CO. have leased for Theodore T. Lane the 3-story brick dwelling at 208 East 31st st, to Marie E. Savage; also for Hugh J. Healy, Jr., the entire building at 326 East 48th st, for automobile van business to Fred Evert, and for Charles Gachot the entire 4-story building at 158 West 35th st, to Margaret Scott, for a restaurant.

WM. S. ANDERSON CO. leased for Mary L. Macdonald to John H. Clark the dwelling 124 East 92d st for 3 years.

ALBERT B. ASHFORTH (INC.) has leased the Arcade store of the Acker, Merrall & Condit Building, 5th av and 35th st, to P. H. Sheridan (Inc.); space in the Frances Building, southeast corner 5th av and 53d st, to Kay & Weiss; at 105 West 40th st to Frank C. Thomas and George Vedder, and Hagerstown Metal Stamping Co.

BASTINE & CO., as agents, have leased additional space at 281 5th av to the Tedder-Fownes Dress Co., and at 23 West 24th st, space to J. G. Blaine and Gersch & Rosenberg.

BASTINE & CO. have leased at 213 4th av the 2d floor to Samuel Rappaport, woollens; at 4 W 16th st, the 3d floor to the Sonia Co, and at 814 Broadway, the 5th floor to Carl Feder, human hair goods.

WM. D. BLOODGOOD & CO. has leased for the 1482 Broadway Corpn. space in the Fitzgerald Building, to the Gillette Distributing Co.

GEORGE A. BOWMAN in conjunction with Cross & Brown Co., has leased the entire first floor of the new building at the southeast corner of 7th av and 49th st to the McIvor Billiard Parlors (Inc.). There is about 10,000 sq ft. involved and the lease is for 5 years.

BRETT & GOODE CO. has leased space on the 3d floor in the new Printing Crafts Building occupying the block front on 8th av from 33d to 34th sts, for the 461 8th Av Co., to Radom & Neidorff, music printers and lithographers.

BRETT & GOODE CO. has leased the entire 5th floor containing about 24,000 feet in the new Printing Crafts Building, 461 8th av, for the company, to the Fox Printing House now at 209 West 38th st. The lease is for ten years at an aggregate rental of about \$150,000.

BRETT & GOODE CO. has leased additional space, consisting of about 12,000 sq. ft. at 150-56 Lafayette st to Preefer & Rosenzweig and the Atlas Publishing Company for long terms. These leases complete the renting of the entire building.

CAMMANN, VOORHEES & FLOYD have leased the building 32 Moore st to the Bloch Forwarding & Trucking Co.; also the building 7 St. John's la to Hubbard Portable Oven Co., of Chicago, Ill.

FIRM OF LEONARD J. CARPENTER leased for Dr. Charles Remsen a loft at 26 Waverley pl to Jacob Goldstein.

JOHN J. CODY leased for William Henry Corbitt the corner store at 1450 3d av to the Harvey Hat Co. and the adjoining store to Mrs. Anna Brooks, milliner.

CROSS & BROWN CO. has leased at the northwest corner of 48th st and 11th av, space on the 4th floor to Epoch Producing Co.; at 12-16 West 37th st space on the 3d floor to Abraham Bernstein (Inc.); at 101 5th av the 5th floor to Gotham Clothing Co.; at 1946 Broadway the entire building to Mason Motor Car Co., and at 104 West 45th st the 1st loft to De Blasco & Co.

CROSS & BROWN CO. has leased at 30-31 West 21st st the 11th loft to Sparker & Eisenman; at 133-7 West 44th st space on the 2d

**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

floor to Target & General Mfg. Co.; at 18 East 41st st on the 18th floor to G. C. Trap & Valve Co.; at 639-641 West 51st st the entire building to Thomas Auto Truck Co. (Inc.), and on the east side of 12th av, between 57th and 58th sts, 8 lots to Fred W. Ley Co.

CROSS & BROWN CO. has leased at 607 West 43d st the 3d floor to Gustav Stickney; at 794-8 10th av the 2d floor to Joseph E. Gidon; at 135 5th av the 4th loft to Blair, Miller & Co.; at the Godfrey Building, 7th av and 49th st, the entire 9th floor to the William L. Sherry Feature Film Co. (Inc.), for a long term at a gross rental of about \$40,000; and at 280 Madison av, for F. R. Wood-W. H. Dolson Co. to F. G. Fearon Co.

DUROSS CO. have leased the 4-sty hotel and cafe building, 73 8th av, to John Farley for a long term. He will make extensive improvements.

DOUGLAS L. ELLIMAN & CO. have leased for the Astor estate, 721 5th av, a 5-sty residence, to Mrs. Nelson W. Aldrich.

DOUGLAS L. ELLIMAN & CO. have leased for the Pell estate, for a long term of years, 77 East 53th st, a 4-sty house, adjoining the new Fullerton Weaver apartment house at the northwest corner of 55th st, for business purposes.

DOUGLAS L. ELLIMAN & CO. have leased for William K. Vanderbilt a duplex apartment in the apartment house at 49 East 52d st to Percival Farquhar, former owner of the residence at the northeast corner of 89th st and 5th av, which he recently sold to Malcolm D. Whitman.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 116 East 58th st to J. Frederick Eagle; also at 28 East 49th st to Miss J. Ney, and renewed the lease of an apartment at 122 East 82nd st to Mrs. M. C. Van Amburgh; also renewed the lease of 121 East 64th st, a 5-sty dwelling, for Dr. Paul W. Kimball to John E. Rousmaniere.

DOUGLAS L. ELLIMAN & CO. have leased from the plans, an apartment of 19 rooms and 6 baths in the new 18-sty building being erected by the Fullerton-Weaver Realty Co., to be known as 420 Park av, to Miss Lucille Thornton. In this building, of the 35 apartments, with an average rent of \$8,000 each, 31 have been rented, although the steel work is hardly in place.

DOUGLAS L. ELLIMAN & CO. have leased additional offices in 30 East 42d st to the Fullerton Weaver Realty Co., S. Fullerton Weaver, president; also from the plans a large apartment at 470 Park av for Samuel A. Herzog to William E. Lowe, of Johnson & Higgins; apartments at 116 East 58th st to Dr. Arthur M. Wright; also from the plans at 152 West 58th st to Charles Bryant; an entire floor 635 Park av to Mrs. Henry Owen, and at 178 East 70th st to Mrs. George B. Lamb.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment in the new building under construction at 470 Park av for Samuel A. Herzog to David W. Levy; an apartment in the new building under construction at 340 Park av for the Potter Mordecai Syndicate to Mrs. A. F. Davenport, of Providence, R. I., in conjunction with H. T. Gurney; also an apartment in the new building under construction at 108 East 82d st for Samuel A. Herzog to Miss S. N. Osborne; renewed leases at 103 East 86th st to Mrs. L. D. Montgomery and Mrs. Benjamin Harrison, the widow of the former President of the United States; at 157 East 81st st to Bishop Courtney, of St. James Church; leased for Robert M. Catts the store at 33-35 West 46th st to Charles Thorley, the florist, for the Easter season.

J. B. ENGLISH has leased for L. L. Hill to N. Moloney the 3-sty dwelling 223 West 48th st.

J. B. ENGLISH has leased for John H. Martin to Louis Dauffalder the store 172 West 48th st.

J. B. ENGLISH has leased apartments at 240-42 West 49th st to Jean Barry, John Gorman and E. Messmore; also at 205 West 56th st to E. Balch and S. Michod.

EDWARD S. FOLEY & CO. leased dwellings 289 West 12th st for David H. Knott to Bessie Flynn; 239 West 16th st for A. Altman to J. MacKegney; and 142 West 11th st for M. Bardusch to Margaret Pryn.

FREDERICK FOX & CO. have leased for the Charles Kaye Renting Co. the 9th loft at 105-7 Madison av, corner 30th st, to Amsterdam & Sachs, at an aggregate rental of about \$50,000.

FREDERICK FOX & CO. have leased the 4th loft at 135-7 West 26th st to Vanta Bros.; the 8th floor at 280 Madison av to the International Order of Kings Daughters and Sons; the 4th floor at 210 5th av to Walter Hyams & Co.; the top loft 681 6th av to the International Magazine Co., and the 5th loft at 69 5th av to Isaac Blank.

JULIUS FRIEND, EDWARD M. LEWIS CO. has leased for the Wallack Construction Co., at 30-38 East 33d st, the 16th, 11th and 12th floors, containing 25,000 sq. ft., to Joseph H. Cohen, manufacturer of cloaks and suits.

FROMAN & TAUBERT have leased for the Rhinelander Real Estate Co. the 3-sty dwelling at 1344 Lexington av; also for Bing & Bing, from plans, a store in building now being erected at the northwest corner of Lexington av and 82d st to Raffela and Russo, fruiterers.

WILLIAM F. FUERST (INC.) has leased offices in 51-55 East 125th st to the Operative Plasterers and Cement Finishers' International Association No. 60; also stores at 4-6 Cedar st and 3 lofts on the 2d floor of the same building to August Giese & Sons.

A. A. HAGEMAN has leased the easterly store 59 West 39th st to Wal Wilson for a dancing academy; also stores at 65 West 39th st to Frank O'Neil, stationery; at 56 West 36th st to Victor Stallone, barber; at 688 6th av to Charles Stager, books; at 626 6th av to Philip Dincin and Morris Jurvel, restaurant; 1st loft at 105 West 39th st and store 681 6th av to Louis Bernstein, cloaks and suits; and 2d floor 686 6th av to Frank Calcagni, dyeing and cleaning.

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.

M. M. HAYWARD & CO. have leased for Joseph Carr a 3-sty garage at 160-162 West 101st st to the Bonair Garage Co. for a long term, at an aggregate rental of about \$100,000

M & L HESS (Inc.) have leased additional space at 354-360 4th av to Kingelman, Frankland & Foreman; also about 12,000 sq. ft. of additional space at 81-95 University pl. to the Pacific Novelty Co, making a total of 40,000 sq. ft.

THE HOUGHTON CO. has sub-leased for Eliza Morris to Minnie Braman the 4-sty dwelling 275 West 73d st.

HOUGHTON COMPANY and Walter R. Senior have leased for N. L. & L. Ottinger the 4-sty dwelling 134 West 78th st to Faith Field.

HOUGHTON COMPANY has leased for Mc-Morrow Brothers, an apartment at 789 West End av to Paul Welles.

A. KANE CO. have leased for N. Taylor Phillips the 3-stv dwelling at 229 West 127th st.

GEORGE KETCHUM subleased for the David Hat Co. the store at 97 Nassau st to Silver & Herman; also offices at 82 Broome st to David Brown Co.

EDWARD MARGOLIES leased the 4-sty dwelling, 25x98.9, at 55 East 34th st. Pease & Elliman were the brokers. Mr. Margolies will alter the building into stores and apartments.

SAMUEL H. MARTIN has leased for Robert Golet the salesroom at 1928 Broadway to the Batavia Rubber Co.

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

ALBERT J. MOORE leased for Walter J. Salomon the store at 744 6th av for 10 years to the Mirror Candy Co. The same broker also leased showrooms at 17 West 45th st to Zimmer & Barnes, jewellers; at 503 5th av to Phillip Lubinger, shirt waists; at 17 West 42d st to Hyman Silverman, tailor, and at 546 5th av to Henry & Bradinger, shirts.

NELSON, LEE & GREEN have leased to the Newark Shoe Stores (M. Samuels & Co.) the 18 foot store at 245 West 125th st, a part of the property occupied by Hurtig & Seamon's Theatre.

NELSON, LEE & GREEN leased the small store 4th from the corner of 47th st on the east side of Broadway for the Publicity Realty Co (Walter J. Salomon) to the Maison Rose, milliner.

NELSON LEE & GREEN have leased the entire basement, comprising 2,200 sq. ft. in the Rialto Theatre building at the northeast corner of 7th av and 42d st. There is a unique condition in the lease that the tenant is given an entrance and staircase through the store north of the entrance to the theatre until the subway is running, which is hoped will be before 1918. The lease was closed at a rental of about \$4,000 per annum for 8 years.

CHARLES F. NOYES CO. has leased to John H. Rechten, for cafe purposes, 196 Front st for a long term at an aggregate rental of about \$20,000. With this lease the building at the southwest corner of Fulton and Front sts, recently altered for commercial purposes, is 100 per cent. rented.

CHARLES F. NOYES CO. has leased for Kiggins & Tooker Co. to Ward & Gow the store, basement and sub-cellar of 39-41 Park pl; the basement store at 31 Spruce st for George Rahmann to N. Fehlinger; a floor at 135 Park Row for the Crex Realty Co. to D. Castro, and space at 61 Beekman st for John J. Burton to Rishel & Law.

CHARLES F. NOYES CO. has leased the store, basement and sub-basements of 25-27 Beekman st to the Manhattan Card & Paper Co. The premises are to be extensively altered for the tenant. The Noyes Co. also leased a floor at 124 Maiden la to Fred W. Blank; a floor at 113-115 Spring st to Samuel Schneider; space at 21-23 Ann st to Archibald O. Poole and Matthew A. Lattimore; and a portion of the 11th floor of the Masonic Building, 71 West 23d st, to the Daniels & Fisher Stores Co.

PEASE & ELLIMAN have leased for the Newark Shoe Stores Co. to Joseph Lewis the store at 75 Nassau st. The lessee is the owner of the Dollar Shirt Establishments, and on or about April 15 will open a branch establishment in addition to his other stores at 72 Nassau st, 1448 Broadway and 201 West 125th st.

PEASE & ELLIMAN, in conjunction with A. J. Bastine & Co., have leased a loft in 814 Broadway to Carl Feder & Co.; also have sub-leased for Henry A. Siebrecht, the florist, his store in the Buckingham Hotel, at 619 5th av, to M. Dee, an interior decorator of Yonkers; also, as agents for G. F. Johnson, Jr., an apartment at 850 Park av to George Gordon Battle.

PEASE & ELLIMAN have leased for the estate of George W. Bassett, in the property at 72-76 Park pl through to 73 Barclay st, the entire 3d, 4th and 5th floors, comprising about 20,000 sq. ft. The tenant is the Erie Railroad Co., who, after completion of the extensive alterations and improvements will occupy for the Athletic Association conducted by the railroad for its employees.

PEASE & ELLIMAN have renewed the lease of a 14-room apartment at the north west corner of Park av and 82d st, held by Augustus Jay; and the lease of a 12-room apartment at the south east corner of Park av and 62d st held by James Gayley, of the United States Steel Corporation; also an apartment at 144 East 36th st, now being built by the James Humes Construction Co., to Mrs. E. N. Van Wagener; and one at 56 West 11th st to Arthur J. Levine.

PEASE & ELLIMAN have sub-leased for David Lichtenstein of the Lichtenstein Millinery Co., his apartment in 24 West 59th st to Miss Josephine Mayher; also for Bing & Bing in the new house which they are building at the northwest corner of Park av and 84th st, an apartment to A. M. Hall, 2d; renewed leases of 14-room apartments in the northwest corner of Park av and 82d st held by Elihu

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'lm

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.

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

"Castles of Comfort"

The wise builder knows that the more comforts and conveniences he places in his new buildings the quicker they will be rented or sold.

That's why the up-to-date apartment house is a veritable "Castle of Comfort."

Not the least of the many comforts installed is electric lighting service. It places at the fingers' tips of the tenants wonderful opportunities to lessen household cooking and cleaning labors.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone, 8000 Main (Connecting all branches)

Root, Jr., and by P. J. White, and an apartment at 103 East 75th st to Benjamin Pitman, and at 829 Park av to George C. Reddington.

PEASE & ELLIMAN have rented apartments in the "Severn," at the southeast corner of 73d st and Broadway, for the Morewood Realty Holding Co. to Mrs. Jessie Ellicott Sweet; at the southwest corner of 99th st and West End av, now under construction, for the 789 West End Av Co. to D. H. Dunekake, Jr., of Louisville, Kentucky; at 375 West End av for Tucker Speyers & Co., as agents, to Mrs. J. B. F. Herreshoff; at 30 West 70th st, now being built by Julius Tishman's Sons, to I. H. Kramer; at 138-148 East 36th st, under construction by the James Hume Construction Co., to G. J. Kneeland and D. A. Hyman.

PEASE & ELLIMAN have leased for a long term a special apartment in two houses being built by the Park Avenue Improvement Co., controlled by Harry Fischel, on New York Central land situated on the entire block front on the west side of Park av, from 50th to 51st sts, to August Hecksher. The suite which Mr. Hecksher has taken is a combination of two apartments and will have in all 22 rooms and 7 baths. It will have practically all of its principal rooms directly opposite the new church of St. Bartholomew, and will be ready for occupancy the coming August. Mr. Hecksher has lived for many years in the private residence at 622 5th av.

F. & G. PFLOMM rented for the Amoric Realty Co. the residence 128 West 79th st to Mrs. N. A. Stubbs.

L. J. PHILLIPS & CO. have leased the dwelling 869 Riverside dr for Albert H. Woods.

PORTER & CO. leased dwellings at 149 West 122d st for a client of Cadwalader, Wickersham & Taft to Mrs. Sarah Tucker; also 259 West 127th st to George F. R. Albertson to John P. Becker and the store at 81 Manhattan st for Alexander J. Bruen to Murphy & Onderdonk.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented an office at 15-17 West 38th st to Scopes & Feustmann, architects.

M. ROSENTHAL CO. has leased to the Superior Stationery Co. the entire store and basement at 401 6th av; also to George Aronof, store and basement at 481 6th av; to Ben Erdman the 12th floor at 7-9 West 30th st; to J. Gluckman store and basement at 405 6th av, and to I. Barnett the 1st loft at 401 6th av.

LOUIS SCHRAG leased for Margaret I. Knapp the building 19 West 37th st to Lelia B. Wall.

THE SCHULTE CIGAR CO. have leased, through Pease & Elliman from the Horn & Hardart Co., the corner portion of the ground floor at the southeast corner of Broadway and Houston st, which was recently leased to the Horn & Hardart Co. by the same brokers. The Schulte Co., upon completion of the alterations, will open its 58th establishment.

HARRY J. SCHUM has leased for Matilda D. Minck to John Stewart, the three 5-sty tenements, 40, 42 and 44 West 135th st, for a term of years; also for Louis Massucci top loft at 616 8th av to John Slayner; basement of 616 8th av to J. & W. Building Repairing Co.; for Charles Salomon to Samuel Freedlander the basement of 628 8th av and the three 5-sty tenements 414, 416 and 418 West 36th st.

JOSEPH F. SEITZ has leased the dwellings at 337 East 50th st, to Charles Bock and also 207 East 61st st, to K. Wolf.

EVERETT M. SEIXAS CO., in conjunction with S. Alvin Piza, leased for the Remor Construction Corporation the 11-sty elevator apartment building Greyton Court, 630 West 141st st, at a gross rental approximating \$200,000. M. & L. HESS, (Inc.) have leased for Douglas Robinson, Charles S. Brown, as agents, the 3d floor in the old Aiken Vantine property, 873-5 Broadway, corner of 18th st, to George W. Heller, Inc., manufacturers of waistcoats.

SPEAR & CO. have rented at 227-229 West 17th st the 6th loft to Brown & Hoffman; with A. B. Ashforth (Inc.) the 4th loft at 32 West 32d st to Julian Roos; at 132-136 West 14th st the 1st loft to the Acme Gas & Electric Fixture Co., which completes the renting of the building; and the top loft at 103-105 Greene st to Bruen & Leitheiser.

UNGER & WATSON (INC.) have leased for 10 years the building at 322 East 50th st to Deans (Inc.), caterers.

UNGER & WATSON (INC.) have leased the 3-sty dwelling at 241 East 60th st for the

estate of B. Goidsmith, also in conjunction with C. Berger the store at 707 Lexington av for Catherine Lanry.

CHARLES B. WALKER has rented for the estate of John R. Graham the store floor of 174 Centre st to Louis Rosenberg; for Peter Roberts Realty Co., the 1st loft of 23-27 Sul-

REMOVAL NOTICE

G. W. Bromley & Co.

Publishers of

Real Estate Maps and Atlases

Wish to announce the removal of their offices from 34 Pine Street to

105 West 40th St.
NEW YORK

Rooms 1003-1004

Telephone: Bryant 1190-1191

WANT

Particulars of Business Property FOR SALE OR TO LEASE

Canal to 59th Street

HEIL & STERN

1165-1167 BROADWAY

N. W. Cor. 27th Street

TELEPHONE, 9570 MADISON SQUARE

JAMES L. BRUMLEY

ESTABLISHED 1888

EXPERT

Real Estate Appraiser Broker and Auctioneer

189 MONTAGUE ST.

Telephone

BROOKLYN, N. Y.

FOR REAL ESTATE ON SUBWAY EXTENSIONS IN QUEENS INQUIRE

THE QUEENSBORO CORPORATION

MAIN OFFICE: BRIDGE PLAZA, LONG ISLAND CITY

TELEPHONE NUMBER—ASTORIA 801

MANHATTAN OFFICE: THIRTY EAST FORTY SECOND STREET

TELEPHONE NUMBER—MURRAY HILL 4877

livan st to the Snyder Snap Button and Fastner Co.; space at 176-178 Centre st to the Liberty Iron Pipe and Nipple Works, and for John J. Schmitt, at 13-17 Crosby st to the Acme Pipe Co.

WARREN & SKILLIN have rented in the Stock Quotation Telegraph Building, 26 Beaver st, the entire 10th floor to Edgar J. Thayer; the entire 11th floor to Frank G. Alden, and space on the 2d floor to the Western Union Telegraph Co.; also 174 Fulton st offices to Jerome C. Baum.

WM. A. WHITE & SONS have rented the store, basement and 1st loft at 12 Stone st, through the block to 29 Bridge st, and after alterations, these premises will be occupied as the headquarters of Alexander D. Shaw & Co.; also to Julius I. Cohn the store at 137 East 57th st for Edward L. Parris, Jr.

WM. A. WHITE & SONS and J. P. Whiton-Stuart Co. have rented the dwelling at 133 East 21st st, Gramercy Park, North, to Edwin Booth Grossmann; Wm. A. White & Sons also rented to Lieutenants Bloxham Ward and Casper B. Rucker, of the U. S. Army, an apartment at 200 West 52d st.

WM. H. WHITING & CO. have rented the large store on the southeast corner of Nassau and Beekman sts to Henry Krauss, who will conduct a men's wearing apparel shop after extensive alterations are made in the front by McKim, Mead & White. This is the store for many years occupied by Spero Bros.; also the store and basement 214 Pearl st to Patriarche & Bell, and the small store at 32 East 3d st to Max Brochman; 3,000 sq. ft. in 349 Broadway to Clark & Gibby; the 3d loft 22 Beekman st to the Perfect Binding Co; the 4th loft, 83-7 Fulton st to the Burglar Proof Lock & Hardware Corp, and part of a loft at 409-415 Pearl st to Export Press (Inc.).

F. R. WOOD, W. H. DOLSON CO. has leased apartments at 601 West 140th st to Ardolino Prisco; at 961 St. Nicholas av to Mary and Gertrude Ardolino; at 225 West 86th st to Mrs. Sybil Fischer and to Frederick Nathan and at 140 West 111th st to Moses H. Levine.

F. R. WOOD, W. H. DOLSON CO. have leased 3 lofts at 411 West 55th st to W. A. Troch, president of the Hotel Rental Service Corporation; a loft to the Lexington Motors, a New York Corporation, and for Schwartz Bros. the store 1368 Broadway to the Martha Washington Candy Shops.

Queens.

CROSS & BROWN CO. has leased 5,500 sq. ft. of space on the 4th floor in the Goodyear Building, Jackson av and Honeywell st, Long Island City, to the Commercial Research Co.

PEASE & ELLIMAN have leased for the Schulte Realty Co. and John L. Klazes to the Western Union Telegraph Co. the ground floor at 412 Jackson av, Astoria, directly opposite the approach of the Queensboro Bridge. The Schulte Co. recently leased through the same broker large space in this property.

Suburban.

HECKSCHER & DE SAULLES have rented for W. D. Judson his place in Grace Church st, Rye, N. Y., to William D. Boyd for the season.

PEASE & ELLIMAN rented, furnished, for Dr. S. M. Evans, his place at Stamford, Conn., to Rev. Edward Sanderson of Brooklyn.

PEASE & ELLIMAN have rented, furnished, for Warren L. Sawyer his place at Shippan Point to Hans Tauscher, husband of Madame Gafski the singer.

HERBERT A. SHERMAN has rented for Mrs. Wm. C. DeWitt the 3-sty house, garage and grounds, known as "The Corners," at Milton Point, Rye, N. Y., furnished, for the season to George A. Trap.

REAL ESTATE NOTES.

NEHRUNG CO. has been appointed agent for Audrey Hall, at 575 West 172d st.

A. KANE & CO. have been appointed agents for 299 West 127th st.

WM. A. WHITE & SONS have been appointed agents for 412-414 2d av.

A. N. GUTTERMAN CORPORATION has moved to 405 Lexington av at 42d st.

A. KANE CO. has been appointed agent for 285-287 West 190th st.

INGER & WATSON (INC.) have been appointed agents for 336 East 49th st and 346 East 49th st.

F. R. WOOD, W. H. DOLSON CO. has been appointed agent for 428 West 204th st and 432-438 West 204th st.

JOSEPH E. REIST & CO. have been appointed agents for 240-251 West 29th st, 373 West 45th st, 605-607 West 46th st and 646 and 681 9th av.

THE RECORDS disclose that the New York Title Insurance Co. has loaned \$23,000 on the 1-sty taxicab, 1037-41 Prospect av, and \$48,000 on the 5-sty apartment house at 1707 Nelson av.

PEASE & ELLIMAN have been appointed managing agents by the Morrison estate of the 5-sty elevator building at 13 West 39th st; also for the 4-sty building at 217 East 10th st, by Walter H. Knapp; and for 118 East 18th st, a 4-sty dwelling, by the Rankin Johnson estate.

BROOKLYN CIVIC CLUB will hold its annual meeting at the clubhouse, 127 Remson st, on Tuesday, April 11, for the election of officers and directors. At the luncheon of the club on Wednesday, April 12, and Friday, April 14, the speakers will be, respectively, W. E. Burghard Du Bois and Jacob Gould Schurman.

WILLIAM LUSTGARTEN & CO. have purchased 672 11th av, a 4-sty building, on lot 25x100. Title passed on Wednesday. The buyers now control a plot 100x100 at the northeast corner of 11th av and 48th st, having purchased 75 ft. last year. Wm. A. White & Sons were the brokers, having also represented the buyers in the former transactions.

M. A. REINSMITH, of Allentown, Pa., was elected president of the National Association of Realty Brokers, to succeed the late J. Bail Pierce of Wilmington, Del., at a meeting held in Newark, this week. Vice presidents were elected for the states where membership has been extended and include John F. Fewis, of Great Bend, Kansas; J. F. Shook, of Peach Orchard, Arkansas; R. L. Coleman, of Lake Charles, Louisiana; D. F. Fort, Jr., of Raleigh, N. C.; George W. Hardwick, of Augusta, Ga. and W. T. Thompson, of Charlestown, S. C.

GOODWIN & GOODWIN have opened a downtown office at 148 West 57th st. They have been appointed agents for properties owned by Mrs. DeWitt Seligman, Ottinger Bros., Lambert Suydam, N. L. Ottinger, Judge E. J. Lauer, L. Ottinger, Byron B. Goldsmith, representing the estate of G. A. Goldsmith; William F. S. Hart, attorney for Mrs. M. G. F. Barrymore, and the estate of Joseph Jefferson; Michael J. Collin, John R. Gerken, Dr. William A. Ewing, Sarah A. Jefferson and James Linden. The properties comprise in part 31 and 33 West 61st st, 361 and 363 West 58th st, 212 and 214 East 57th st, 266 West 43d st, 1491 Lexington av, 465 Central Park West, 167, 169 and 171 Amsterdam av, 499 West 125 st, 1321-1327 Amsterdam av, 51-53 Manhattan st, 27-29 West 61st st, 208 West 54th st, 235 West 143d st, 328 West 58th st, 329 West 57th st, 330-332 West 58th st, 408-418 West 57th st, 421 West 56th st, 423-429 West 56th st, 428-434 West 57th st and 438-440 West 57th st, 40-42 West 64th st, 48 West 66th st, 416-424 West 216th st and 737 East 180th st.

OBITUARY.

JAMES H. THOMAS, a pioneer real estate broker on Washington Heights, died on Friday, March 31, aged seventy-one. He established his office at Amsterdam av and 146th st when the district was still rural, and his business grew with the section. Within recent years, Mr. Thomas took his son into partnership and the firm became known as Thomas & Son, at Amsterdam av and 139th st. He was well known on the upper West Side and a great favorite with the younger generation. He was a member of the Columbia County Society and a director of the Green County Social. A widow, one son and one daughter survive him.

REAL ESTATE STATISTICS

The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1915. Following each weekly table is a resumé from January 1 to date.)

MANHATTAN.

Conveyances.

Table with 3 columns: 1916, 1915, and Jan. 1 to Apr. 6. Rows include Total No., Assessed value, No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1916, 1915, and Jan. 1 to Apr. 6. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with 3 columns: 1916, 1915, and Jan. 1 to Apr. 6. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1916, 1915, and Jan. 1 to Apr. 6. Rows include New buildings, Cost, and Alterations.

Summary table for Manhattan with columns for 1916 and 1915, and rows for New buildings, Cost, and Alterations.

BRONX.

Conveyances.

Table with 3 columns: 1916, 1915, and Jan. 1 to Apr. 6. Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1916, 1915, and Jan. 1 to Apr. 6. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with 3 columns: 1916, 1915, and Jan. 1 to Apr. 6. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1916, 1915, and Jan. 1 to Apr. 6. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Summary table for Bronx with columns for 1916 and 1915, and rows for New buildings, Cost, and Alterations.

BROOKLYN.

Conveyances.

Table with 3 columns: 1916, 1915, and Jan. 1 to Apr. 5. Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1916, 1915, and Jan. 1 to Apr. 5. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given, and Amount.

Summary table for Brooklyn with columns for 1916 and 1915, and rows for Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1916, 1915, and Jan. 1 to Apr. 6. Rows include New buildings, Cost, and Alterations.

QUEENS.

Building Permits.

Table with 3 columns: 1916, 1915, and Jan. 1 to Apr. 6. Rows include New buildings, Cost, and Alterations.

RICHMOND.

Building Permits.

Table with 3 columns: 1916, 1915, and Jan. 1 to Apr. 6. Rows include New buildings, Cost, and Alterations.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THE recrudescence of strikes and demands for higher wages, the rising prices of commodities, the apparent scarcity of common labor, the shortage of cars and vessels, and the congestion of freight at terminals, while they epitomize the returning current of business prosperity, are nevertheless the cause of real apprehension to careful observers in the building trades.

Prices, wages and embargoes cannot continue to grow indefinitely, or there will be blockades of various kinds with serious consequences. One of the blockades would be in building operations, because of inability to get lumber, steel or some other material within reasonable limits of time and price, and because the real estate market would neither finance the operations nor take the product of abnormal construction costs. Ways and means must be found of restoring the balance where it has been lost. The key logs in the jam must be found and set right.

A number of railroad and steamship lines in this city have agreed to keep open their piers for the delivery to trucks of in-bound freight until nine o'clock at night, and have put the plan into effect. It is believed this will materially reduce transportation difficulties on the piers. Trade organizations are co-operating in an effort to reduce domestic speculative shipments, which are responsible for not a little of the congestion.

By direction of the Eastern Freight Accumulation Conference, hereafter freight for this city must be consigned to a specific destination; if it is re-consigned after delivery, an additional charge will be made. The free time allowed on freight held at terminals for transshipment to coastwise vessels will be reduced from ten to five days. Cancellation and modification of embargoes have been ordered in a number of instances.

Brick.—The wholesale market for North River brick was a little easier for dealers this week, as some grades of hards were obtainable at \$8.00 per M. After a long closed season, manufacturers are anxious to see money, and sometimes will shade their price. On the whole, the market was firm and the demand good, with \$8.50 still the top price.

Barges from Newburgh Bay and Kingston are now coming down. The first tow for Albany started up Friday night. Twenty-five cargoes were sold during the week, leaving only two in the market Friday morning. The demand is steadily growing. Manufacturers are saying that high prices never yet stopped legitimate construction, referring to the large amount of big work coming out. Summary:

Official transactions for North River brick covering the week ending Thursday, April 6, in the wholesale market.

Cargoes left over Friday, A. M., March 31—6.	
	Arrived. Sold.
Friday, March 31.....	0 3
Saturday, April 1.....	0 0
Monday, April 3.....	13 7
Tuesday, April 4.....	3 2
Wednesday, April 5.....	4 10
Thursday, April 6.....	1 3
Total	21 25

Reported en route, Friday, April 7—4.

Condition of market, firm; demand, good. Prices, \$8.00 to \$8.50 (wholesale, dock, N. Y.). Cargoes left over Friday A. M., April 7—2.

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

Lumber.—The local spring retail trade in the metropolitan district is assuming fair proportions as a general condition. In Newark it is better than normal. In Greater New York stocks are running

Reports to the Record and Guide from architects' offices evidence a renewal of the building movement, after a brief period of hesitancy. Plans are on the boards for a large amount of work of varied character, but with first-class construction in Manhattan well represented. Whatever the effect upon the smaller projects, especially residential work in the outer boroughs, the fact remains that the higher cost of construction above what prevailed eight months ago, or at any previous era when the leaves on the trees of industry were nearly dead, are not deterring the larger interests from formulating projects for improvements—for great terminal buildings, hotels, larger industrial works and first-class commercial and residential buildings.

Brooklyn builders are stirred up over the higher cost of building materials and labor. In a published letter, Joseph Aaron, president of the Associated Builders of Kings County, says the results of an inquiry into the total number of Brooklyn builders who intend to postpone the construction of buildings for which they have filed plans will be made known later. At a conference between a committee of the Associated Builders and a number of dealers in masons' building materials the builders stated that they were sustaining losses under present conditions.

The building material markets which have so far felt the pulsations of new business, such as brick, cement, structural steel and lumber, are steadily gathering strength, but a number of lines, as the stone trades, have not yet felt the new impetus. In part, this is owing to the order they take in the construction of the building. The metals and machinery group are crowded with orders, and there is a steady cry from the consuming end of inability to get deliveries within a reasonable time. There are some signs that the violent rise in prices has about reached its zenith.

low in some items, owing to growing demand and delayed receipts. The wholesale trade is active but is still bothered by freight embargoes.

Reports to the National Association of Hardwood Manufacturers from hardwood lumber, with plentiful orders and is a gradual increase in prices of hardwood lumber, with plentiful orders and with stocks at the mills running lower than normal. Locally, ash, poplar, maple and oak have been advanced. Oak and maple flooring are \$1 to \$2 higher. For mahogany the demand, which for years was below normal, has been heavy all winter, and a decided advance seems certain.

Hemlock has advanced 50 cents to \$1.50 per M., base price, Pennsylvania being quoted at \$24 to \$25 and West Virginia, \$23 to \$24. West Virginia spruce is \$1 higher on some grades. Cypress is in better demand and costs \$1 more. Pacific Coast stocks show no change.

Taking the dealers' point of view, the dull years seem to be over for the lumber trade, as demand steadily increases with the improving weather, and quotations are nearly all in the ascending scale. Unless the freight congestion is mitigated, however, deliveries are going to be a problem for building contractors, as well as for lumber dealers, and good judgment can be exercised in anticipating needs.

As yet there has been no case reported of actual interference with city building operation on account of obstructed deliveries, but a very large receiver and retailer of lumber expressed the opinion that a serious state of affairs might be

expected in the course of a few weeks. It was not a case which concerned rail shipments merely, but it affected waterborne trade as well. Vessel rates, usually much lower than railroad tariffs, were now actually much higher, owing to the scarcity of bottoms.

At the office of the Empire City-Gerrard Company, specialists in fine interior trim, it was said that while there is considerable more activity than last spring, competition for contracts was so keen that the woodworking industry was an exception to most other building trades, in that work was being taken at figures no higher, if not lower, than a year ago. With lumber quotations advancing and building operations increasing, the opportunity for builders could not continue indefinitely.

Structural Steel.—New York's requirements for steel and iron products used in building construction and equipment constitute but a small part of the immense bulk of new business offering from all parts of the country. The railroads are heavy buyers for structural betterments. The prospect is for a long continuation of the present volume of contracting. Postponements of structural operations until prices recede, as the hope is, really constitute a backlog for the future. If some small buyers are withdrawing, the big fellows are certainly going on.

Local fabricators are now generally well supplied with orders. Some have three months' work ahead. Prices vary greatly, depending upon the urgency of the order. Being in a great hurry may cost you a premium of \$15 to \$20 a ton. Deliveries under ordinary conditions are, of course, highly uncertain, on account of the freight congestion.

A number of small city jobs have been given out since last report, besides which some heavy contracts are pending. It is reported that the Hinkle Iron Works will do the Madison Avenue Church House, requiring 1,000 tons. Bids will go in next week on the Hotel Des Artistes in West 67th street, taking 1,000 tons.

Copper.—Large producers of copper are overborne with orders, both for home use and export. The deliveries in some cases will be far in the future. Consumers bid for early shipments. Deliveries from August to December inclusive are quoted at 27 cents a pound. May and June metal, 28 to 29 cents.

For sheet steel, largely used for metal lath, fire doors, electrical work and in other parts of building construction and equipment, the demand is urgent and prices have advanced \$2 to \$3 a ton. Metal lath prices were raised the first of the year. An advance is expected on lath cut from galvanized sheets. The buying of sheet steel by automobile manufacturers is heavier than ever before.

Coal.—The retail price of anthracite in domestic sizes was not reduced on April 1 this year. The winter price of \$7.25 a ton will be continued until the question of miners' wages is settled finally. Heretofore it has been the custom of the dealers to reduce the price on April 1 to \$6.75. Bituminous coal season contracts are on a higher level than last year. Large consumers are paying \$3.60 a ton, or 45 cents more than last year.

White Lead.—Leading producers of white lead, red lead and litharge announce an advance of 1 cent a pound under active demand: American dry, car lots, 10 c; in oil, 25 and 50 lb. kegs, 10¾c. Red lead and litharge, in 100-lb. kegs, 10½c. a pound. Zinc, American dry, 9c. For dry colors and varnish gums the inquiry is more active and quotations firm.

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 \$8.00 @ \$8.50 Raritan common 8.50 @ Second hand common @ 4.75 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 @ 7 1/2 c. bag; return on bags. Alsen's German No Quotation Dyckerhoff German No Quotation CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale): Trap rock, 1 1/2 in. \$0.90 @ Trap rock, 3/4 in. 1.00 @ Bluestone, 1 1/2 in. .90 @ Bluestone, 3/4 in. 1.00 @

GLASS, Window—from jobbers' list—Discounts. Window, A grade, 1st three brackets 89 Window, B grade 90-10 All other single thick 88 Double thick, A grade 89 Double thick, B grade 90-10 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): 1 1/2 in. \$0.80 3/4 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

LINSEED OIL— American Seed City Raw \$0.77 @ \$0.78 American Seed City Boiled .78 @

LUMBER (Wholesale prices, N. Y.): Yellow pine (merchantable 1905, f. o. b. N. Y.) 8 to 12 in. \$28.00 @ \$34.50 14 to 16 in. 35.50 @ 37.50 Heart face siding 4-4 & 5-4 @ 31.00 Flooring, 13-16x2 1/2 & 3 ins. 13.00 @ 25.00 Hemlock, Pa., f. o. b. N. Y. base price, per M. 24.00 @ 25.00 Hemlock, W. Va., base price per M. 23.00 @ 24.00 Hemlock, Eastern mixed cargoes 22.00 @ (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 to 8x8, 18 and 20 ft. \$30.00 9 in., 16 ft. and under 32.00 Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing. 1x2 shingling lath, rough or dressed one side \$26.00 LATH (Eastern spruce f. o. b. N. Y.): 1 1/2-in. slab \$4.50 @ \$5.00 CYPRESS LUMBER (by car, f. o. b. N. Y.): Firsts and seconds, 1-in. \$46.00 @ Cypress shingles, 6x18, No. 1 Hearts 8.75 @ \$9.00 Cypress shingles, 6x18, No. 1 Prime 7.25 @ Mahogany Lumber, Honduras and Mexican: First and seconds, 3/4 in. \$85.00 @ No. 1 common 65.00 @ No. 2 common 42.50 @ LIME (Standard 200 lb. bbls. wholesale): Eastern common \$1.15 @ \$1.37 1/2 Eastern finishing 1.65 @ 1.67 1/2 Hydrate common 6.50 @ 7.00 Hydrated finishing 8.50 @ 9.50 PLASTER—(Basic dealer prices, at yard, Manhattan): Masons finishing in 100 lb. bags, per ton \$9.50 @ \$10.50 Mill base 8.50 @ SAND— Screened and washed Cow Bay, 500 cu. yds. lots, wholesale \$0.40 @ \$0.45 SLATE (Per Square, N. Y.): Penn., Bangor ribbon \$4.10 @ \$4.50 Munson, Maine, No. 1 5.50 @ 5.75 Munson, Maine, No. 2 4.50 @ 6.75 No. 1 red 10.00 @ 13.00 Unfading green 4.00 @ 6.00 Genuine Bangor 4.00 @ 4.75 Pen Argyle 4.00 @ Vermont, sea green 3.00 @ 4.35 STRUCTURAL STEEL (Tidewater): Beams & channels up to 14 in. 2.619 @ 3.10 Beams & channels over 14 in. 2.619 @ 3.10 Angles 3x2 up to 6x8 2.619 @ 3.10 Zees and tees 2.619 @ 3.10 Steel bars, half extras 2.619 @ 3.10

BUILDING FIGURES FOR QUARTER

Comparative Statistics for the Five Boroughs Compiled in Convenient Form

THE Record and Guide prints herewith the quarterly table of building statistics for the five boroughs of New York City, together with the comparative figures for last year:

Table for Manhattan: PLANS FILED FOR NEW BUILDINGS, January 1 to March 31, Inclusive. Columns: No., Cost, 1915, 1916. Rows: Dwellings, Betw'n \$20,000 and \$50,000, Under \$20,000, Tenements, Hotels, Stores, lofts etc., Betw'n \$15,000 and \$30,000, Under \$15,000, Office buildings, Manufactories and Workshops, Schoolhouses, Churches, Public Buildings, Places of Amusement, etc., Stables and Garages, Other Structures, Hospitals.

Totals 114 \$16,947,025 193 \$12,245,095

ALTERATIONS IN MANHATTAN, January 1 to March 31, Inclusive.

Table for Manhattan: ALTERATIONS IN MANHATTAN, January 1 to March 31, Inclusive. Columns: No., Cost, 1915, 1916. Rows: Dwellings, Tenements, Stores, lofts, etc., Office buildings, Manufactories and workshops, Schoolhouses, Churches, Public Buildings, Places of amusement, etc., Hotels, Stables and Garages.

Totals 715 \$2,083,001 940 \$5,497,493

ALTERATIONS IN THE BRONX, January 1 to March 31, Inclusive.

Table for Bronx: PLANS FILED FOR NEW BUILDINGS, January 1 to March 31, Inclusive. Columns: No., Cost, 1915, 1916. Rows: Dwell'gs Brick over \$50,000, Dwell'gs, brick Bet \$50,000 and \$20,000, Under \$20,000, Tenem'ts, brick over \$15,000, Under \$15,000, Tenements frame, Hotels, Stores over \$30,000, Stores, between \$30,000 and \$15,000, Under \$15,000, Office Build'gs, Manufactories and workshops, Schoolhouses, Churches, Public Build'gs -Municipal, Places of Amuse'nt, etc., Stables and Garages, Dwell'gs, frame, Other Structures.

Totals 243 \$7,172,175 167 \$5,481,750

ALTERATIONS IN THE BRONX, January 1 to March 31, Inclusive.

Table for Bronx: ALTERATIONS IN THE BRONX, January 1 to March 31, Inclusive. Columns: No., Cost, 1915, 1916. Rows: Dwellings, brick, Dwellings, frame, Ten'm'ts, brick, Ten'm'ts, frame, Hotels, Stores, Office buildings, Manufactories and Workshops, Schools, Churches, Public Buildings, Stables and Garages, Miscellaneous.

Totals 616 \$262,539 570 \$314,803

Brooklyn PLANS FILED FOR NEW BUILDINGS, January 1 to March 31, Inclusive.

Table for Brooklyn: PLANS FILED FOR NEW BUILDINGS, January 1 to March 31, Inclusive. Columns: No., Cost, 1914, 1915. Rows: Dwellings, 1 family, over \$50,000, Dwellings, 1 family, btwn \$20,000 and \$50,000, Dwellings, 1 family, under \$20,000, Dwellings, 2 family, under \$20,000, Tenements, over \$20,000, Tenements, under \$20,000, Stores, over \$30,000, Stores, Bet. \$15,000 and \$30,000, Stores, under \$15,000, Stores and two families, Office buildings, Factories and Workshops, brick, Factories and Workshops, frame, Schoolhouses, Churches, Public build'gs, Municipal, Places of Amusement, etc., Stables and Garages, Warehouses, Brick sundries, Dwellings, frame 1 & 2 families, Tenements, frame, Stores, frame, two family, Other frame structures.

Totals 965 \$6,828,300 1,309 \$9,814,320

ALTERATIONS IN QUEENS, January 1 to March 31, Inclusive.

Table for Queens: ALTERATIONS IN QUEENS, January 1 to March 31, Inclusive. Columns: No., Cost, 1915, 1916. Rows: Dwellings, frame 1 & 2 families, Tenements, frame, Stores, frame, two family, Other frame structures.

Totals 965 \$6,828,300 1,309 \$9,814,320

ALTERATIONS IN RICHMOND, January 1 to March 31, Inclusive.

Table for Richmond: ALTERATIONS IN RICHMOND, January 1 to March 31, Inclusive. Columns: No., Cost, 1914, 1915. Rows: Dwellings, frame 1 & 2 families, Tenements, frame, Stores, frame, two family, Other frame structures.

Totals 227 \$546,227 252 \$409,125

ALTERATIONS IN RICHMOND, January 1 to March 31, Inclusive.

Table for Richmond: ALTERATIONS IN RICHMOND, January 1 to March 31, Inclusive. Columns: No., Cost, 1914, 1915. Rows: Dwellings, frame 1 & 2 families, Tenements, frame, Stores, frame, two family, Other frame structures.

Totals 125 \$52,575 135 \$52,949

ALTERATIONS IN RICHMOND, January 1 to March 31, Inclusive.

Table for Richmond: ALTERATIONS IN RICHMOND, January 1 to March 31, Inclusive. Columns: No., Cost, 1914, 1915. Rows: Dwellings, frame 1 & 2 families, Tenements, frame, Stores, frame, two family, Other frame structures.

Totals 125 \$52,575 135 \$52,949

ALTERATIONS IN RICHMOND, January 1 to March 31, Inclusive.

Table for Richmond: ALTERATIONS IN RICHMOND, January 1 to March 31, Inclusive. Columns: No., Cost, 1914, 1915. Rows: Dwellings, frame 1 & 2 families, Tenements, frame, Stores, frame, two family, Other frame structures.

Totals 125 \$52,575 135 \$52,949

ALTERATIONS IN RICHMOND, January 1 to March 31, Inclusive.

Table for Richmond: ALTERATIONS IN RICHMOND, January 1 to March 31, Inclusive. Columns: No., Cost, 1914, 1915. Rows: Dwellings, frame 1 & 2 families, Tenements, frame, Stores, frame, two family, Other frame structures.

Totals 125 \$52,575 135 \$52,949

ALTERATIONS IN RICHMOND, January 1 to March 31, Inclusive.

Totals 125 \$52,575 135 \$52,949

ALTERATIONS IN RICHMOND, January 1 to March 31, Inclusive.

Totals 125 \$52,575 135 \$52,949

Building Statistics.

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

Table for Building Statistics: Contracts awarded from January 1 to April 1— 1916 \$223,645,000 1915 167,637,300 1914 149,032,000 1913 196,788,000 1912 154,413,500 1911 173,904,313 1910 172,922,809

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

Contracts awarded from January 1 to April 1—

1916	\$27,269,000
1915	34,634,500
1914	25,688,000
1913	76,658,000
1912	43,317,500
1911	46,309,000
1910	56,972,000

Contract for Country Residence.

A general contract has been awarded to the Elliot C. Brown Co., Inc., 70 East 45th street, Manhattan, for the erection of a handsome residential group at Mt. Kisco, N. Y., for Eugene Meyer, Jr., banker, 14 Wall street. The plans and specifications for this operation have been prepared by Chas. A. Platt, architect, 101 Park avenue, Manhattan, and call for a residence two and one-half stories in height, built of brick and local stone, covering a plot 40x175 feet, with a wing. The project also includes the construction of a garage and outbuildings and is expected to cost in the neighborhood of \$200,000.

Marc Eidlitz & Son Obtain Contract.

The general contract for the construction of the new parish house for the Madison Avenue Presbyterian Church, which will be located at 921-923 Madison avenue, has been awarded to Marc Eidlitz & Son, 30 East 42d street. This structure has been planned by James Gamble Rogers, architect, 470 Fourth avenue, and will be nine stories in height, built of brick and Indiana limestone, and the construction is to be fireproof in erected on a plot 40x90 feet and will include a number of interesting features every particular. The building will be for social and religious parish work.

PERSONAL AND TRADE NOTES.

Isaac A. Hopper Sons, general contractors, have moved their offices from 110 West 40th street to 1451 Broadway.

Clarence L. Harding, architect, has moved his offices from the Woodward Building to 729 15th street, Washington, D. C.

Nicholas Fehlinger, plumbing and heating contractor, has moved his office and shop from 16 North William street to 31 Spruce street.

American Seating Co. will move its offices about April 15 from 15 East 32d street to the Lewisohn Building, 119 West 40th street.

Stone & Webster, contracting engineers, have moved their New York offices from 5 Nassau street to the Equitable Building, 120 Broadway.

Hon. John B. Rose, head of the Greater New York Brick Company, is confined to the hospital in his home city, Newburgh, following an operation for an abscess.

Felix Mark and David Schaefer have opened an office and factory at 1811 Carter avenue, where they will manufacture fireproof doors and sash, making a specialty of Underwriters approved materials.

Pulsometer Steam Pump Co. has moved its general offices from 17 Battery place, Manhattan, to 485 South 21st street, Irvington, N. J. The concern will maintain a New York office at 35 Thomas street.

John L. Collins, consulting engineer, 30 Church street, has been retained to prepare the plans and specifications and supervise the construction of a sewerage system and sewage disposal plant for the borough of Sussex, N. J.

C. C. Tallman, architect, 17 Dill street, Auburn, N. Y., has recently taken into partnership Benjamin F. Bells, who was formerly connected with Claude Bragdon, of Rochester. The new firm will conduct a general architectural practice under the name of Tallman & Betts.

George Hitchings, architect, who has been away from this city for a few years, is re-establishing his practice, with an office at 1020 Avenue P, Brooklyn, and desires catalogues and samples from manufacturers and jobbers interested in the building trades.

Francis H. Fitzgerald, architect, has opened offices for the general practice of his profession in the Alworth Building, Duluth, Minn. Mr. Fitzgerald was formerly connected with the offices of D. H. Burnham & Co., and Jarvis Hunt, in Chicago; Shepley, Rutan & Coolidge, Chicago and Boston, and Janssen & Abbott, Pittsburgh; and up to March 1 was the Duluth representative of Frederick W. Perkins, of Chicago.

NO ARCHITECTS SELECTED.

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

WEST ORANGE, N. J.—The Board of Education of West Orange, N. J., T. H. Farr, president, contemplates the erection of a 2-sty brick school to cost about \$50,000, on Eagle Rock av and Valley Way, architect for which has not been selected.

BUFFALO, N. Y.—The Lutheran Church of South Buffalo, Rev. A. H. Dallman, 127 Scoville st, contemplates the construction of a new church building. No site selected. No architect selected.

JERSEY CITY, N. J.—St. Stephens P. E. Church, Rev. E. S. Sweet, rector, 20 Boyd av, contemplates the erection of a church and parish house on plot 45x100 ft, to cost approximately \$20,000, in Union st, near Westside av, architect for which has not been selected.

SHERBURNE, N. Y.—St. Malachy's Church, Rev. Father B. A. Smith, pastor, contemplates the erection of a 1-sty brick church, to cost \$20,000, at the corner of East State and Classic sts, architect for which has not been selected.

POUGHKEEPSIE, N. Y.—Luckey, Platt & Co., Wm. D. Smith, president, contemplates the erection of a 5-sty brick department store, 35x100 ft, at the corner of Main and Academy sts, for cost about \$60,000. No architect selected.

NEWBURGH, N. Y.—The Italian-American Reformed Church, Rev. Pietro S. Moncada, pastor and chairman building committee, contemplates the erection of a 1½-sty brick and stone church to cost approximately \$25,000. No architect selected.

ROCKLAND COUNTY.—The Board of Supervisors of Rockland County, Herman D. Purdy, chairman, Haverstraw, N. Y., contemplates the erection of a tuberculosis hospital to cost approximately \$50,000, architect for which has not been selected. Site not selected.

FORT EDWARD, N. Y.—The Board of Education of Union Free School District No. 1, Edward Boucher, clerk, Fort Edward, N. Y., contemplates the construction of a 2-sty brick school containing 8 class rooms and auditorium seating 500, to cost approximately \$35,000. No architect selected.

PLANS FIGURING.

DWELLINGS.

CAZENOVIA, N. Y.—Thornton Chard, 101 Park av, Manhattan, is taking estimates on general contract to close April 15th, for a group of farm buildings at Cazenovia, N. Y., for Walter G. Chard, owner. Cost approximately \$25,000.

SCHOOLS AND COLLEGES.

HOBOKEN, N. J.—The Board of Education of Hoboken, N. J., Jas. Laverty, secretary, is taking estimates on general contract to close 8 p. m., April 12, for alterations and additions to the high school building at 4th and Garden sts, from plans by Fagen & Briscoe, 95 River st. Cost, approximately \$125,000.

JERSEY CITY, N. J.—Board of Education of Jersey City, Thos. Loughran, pres., is taking estimates on general contract to close 8 p. m., May 3rd, for the construction of Public School No. 16, containing 14 class rooms, at Sussex and Washington sts, from plans by John T. Royland, Jr., 100 Sip av, Jersey City, architect. Frank Sutton, 7 Wall st, Manhattan, heating and ventilating engineer.

REAVILLE, N. J.—The Board of Education of Raritan Township, I. V. Studdeford, pres., is taking estimates on general contract to close 12 M., April 18th, for a 1-

sty frame school, 32x40 ft, to cost approximately \$3,000, from plans by C. P. Van Nuys, 1 W. Main st, Summerville, N. J.

WEST NEW BRIGHTON, S. I.—Fred, L. Metchalf, 143 North av, Plainfield, N. J., is taking estimates on general contract for a 2-sty and basement brick parochial school, 124x155 ft, at West New Brighton, S. I., for the Church of the Sacred Heart, Rev. Father J. Heafy, pastor. Cost, about \$100,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
ST. NICHOLAS AV.—Samuel Sass, 32 Union sq, is preparing plans for a 5-sty brick apartment house, 75x100 ft, on the east side of St. Nicholas av, 150 ft north of 153d st, for the R. E. Realty Co., care Block & Kilpatrick, 21 Waverly pl, owner and builder. Cost, \$75,000.

WEST END AV.—Dr. Chas. N. Paterno, 272 West 84th, contemplates the erection of a 12-sty apartment house on a plot, 60x100 ft, at 307-311 West End av. Architect's name and details will be available later.

BROADWAY.—Goldner & Goldberg, 391 East 149th st, have completed plans for two 5-sty brick apartments with stores, 53x90 ft, and 75x85 ft, at the southeast corner of Broadway and 238th st, for the 5780 Broadway Building Co., Geo. O. Van Orden, 212 Broadway, owner and builder. Total cost, \$100,000.

WADSWORTH AV.—Chas. B. Meyers, 1 Union sq, has completed plans for three 5-sty brick apartments, 69x86 ft, on the west side of Wadsworth av, between 191st and 192d sts, for the S. B. Building Co., Behrman & Schwartz, 503 5th av, owner and builder. Total cost, \$125,000.

23D ST.—Jas. S. Maher, 431 West 14th st, has completed plans for a 6-sty brick and stone apartment, 50x90 ft, at 357-359 West 23d st, for the 359 West 23d St. Corp., care Jas. Riordan, 347 West 18th st, owner. Cost, \$50,000. Architect builds.

45TH ST.—Gronenberg & Luchtag, 303 5th av, has completed plans for a 6-sty brick and terra cotta apartment, 100x100 ft, at 341-347 West 45th st, for the 48th St. Realty Co., Henry Claman, 241 West 43d st, owner and builder. Cost, \$140,000.

HAVEN AV.—Rouse & Goldstone, 40 West 32d st, have completed plans for two 5-sty brick and limestone apartments, 70x123 ft and 66x104 ft, on the west side of Haven av, 250 ft north of East 72d st, for the Alto Realty Co., Jos. P. Zurlo, president, 320 5th av, owner and builder. Cost, \$20,000.

11TH ST.—Chas. B. Meyers, 1 Union sq, has completed plans for a 6-sty brick apartment, 59x80 ft, at the northwest corner of 11th st and Waverly pl, for the Martha Bldg. Corp., S. Lipman, pres., 1018 East 163d st, owner and builder. Cost, \$50,000.

FACTORIES AND WAREHOUSES.

16TH ST.—J. R. Torrance, 409 West 15th st, is preparing plans for a 6 and 7-sty factory building, 49x109 ft, at 418-420 West 16th st, for the National Biscuit Co., 409 West 15th st. J. G. Stump, supt., in charge for owner. Cost, \$60,000.

HALLS AND CLUBS.

PARK AV.—The Princeton Club, F. G. Langdon, president, has purchased a plot 75x90 ft, at the northeast corner of Park av and 58th st, and contemplates the erection of a 9-sty brick and stone club house. Architect's name and details will be announced later.

STORES, OFFICES AND LOFTS.

33D ST.—Plans are being prepared by J. F. Burrowes, 410 West 34th st, for a 6-sty store and loft building, 75x92 ft, at 27-31 West 33rd st, for the Wm. Waldorf Astor Estate, care Farmers' Loan & Trust Co., 22 William st. Cost, \$150,000. Chas. E. Knox, 101 Park av, electrical and elevator engineer. John I. Downey, Inc., 410 West 34th st, general contractor.

34TH ST.—Gross & Kleinberger, 75 Bible House, are preparing plans for alterations to the 5-sty brick store, loft and dwelling, 18x98 ft, at 58 East 34th st, for Alfred L. Loomis, 32 Liberty st. Cost, about \$5,000.

EAST BROADWAY.—D. H. Parsons, 1133 Broadway, is preparing plans for a 2-sty brick store, 20x120 ft, in E. Broadway and New Market st, through to Division st, for the Lewis Holding Corp., 254 West 57th st.

38TH ST.—Ernest Flagg, 109 Broad st, is preparing plans for a 12-sty brick and limestone store, office and showroom building, 50x100 ft, at 10-12 East 38th st, for Chas. Scribner, 697 5th av.

14TH ST.—Jas. S. Maher, 431 West 14th st, is preparing preliminary plans for a 4-sty brick loft building, 100x100 ft, at the northeast corner of 14th st and 10th av, for John J. Gillen, 431 West 14th st, owner.

BROADWAY.—Plans are being prepared by Schwartz & Gross, 347 5th av, for a 16-sty brick and terra cotta store and loft building, 95x73 ft, at the southeast corner of Broadway and 21st st, for the Ritz Realty Corp., Robt. M. Catts, 14 East 46th st, owner and builder. Cost, \$500,000. Gunvald Aus Co., 11 East 24th st, steel engineer.

3D AV.—P. R. Pereira, 226 West 42d st, has completed plans for a 3-sty brick store and office building, including a garage, on plot 100x130 ft, at 1081-1089 3d av, for the Havre Holding Co., Inc., Samuel Uhfelder, pres., 132 Nassau st, owner and builder. Cost, \$85,000.

GREENE ST.—Laurence M. Loeb, 37 East 28th st, is preparing plans for a 6-sty brick and steel or reinforced concrete loft at 19-21 Greene st, for the Samuel Simon Estate, care G. F. Simon, 352 4th av. Architect will build.

THEATRES.

48TH ST.—E. C. Horn & Son, 1476 Broadway, have completed plans for a 1½-sty theater, 75x100 ft, at 148-154 West 48th st, for Edwin F. Rush, 1482 Broadway. Cost, about \$150,000.

45TH ST.—H. J. Krapp, 114 East 16th st, is preparing plans for a brick and terra cotta theatre, 100x100 ft, seating approximately 1,000, at 217-225 West 45th st, for Sam & Lee Schubert, Inc., and Edward Margolies, 19 East 33d st.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

BRYANT AV.—Kreymborg Architectural Co., 163d st and Southern blvd, are preparing plans for two 5-sty brick apartments, 60x90 ft, and 50x88 ft, on the southwest corner of Bryant av and 165th st, for the Marmor Construction Co., Herman Morris, 929 East 163d st, owner and builder. Total cost, \$100,000.

PROSPECT AV.—L. Pisciotta, 149th st and 3rd av, has completed plans for two 5-sty brick apartments on the west side of Prospect av, 100 ft north of 187th st, for the Nole Bldg. Co., S. Scalzo, 724 East 187th st, owner and builder. Total cost, \$90,000.

FINDLAY AV.—John P. Boyland, 2526 Webster av, has completed plans for three 5-sty brick apartments, 37x70 ft, on the west side of Findlay av near 170th st, for the C. J. C. Bldg. Co., Inc., C. J. Carey, pres., 1359 Findlay av, owner and builder. Total cost, \$140,000.

180TH ST.—Wm. E. Erb, 401 East 152d st, is preparing plans for two 5-sty brick apartments with stores, 48x96 ft and 57x95 ft, at the northwest corner of 180th st and Monterey av, for the Benenson Realty Co., Benj. Benenson, pres., 401 East 152d st, owner and builder.

VICTOR ST.—M. W. Del Gaudio, 401 East Tremont av, has completed plans for a 5-sty brick apartment, 50x77 ft, in the north side of Victor st, 125 ft south of Morris Park av, for Conti Bros., 228 Willis av, owner and builder. Cost, \$40,000.

151ST ST.—Wm. E. Erb, 401 East 157th st, is preparing plans for a 5-sty brick apartment, 50x96 ft, in the north side of East 151st st, 100 ft west of Courtland av, for the Benenson Realty Co., 401 East 152d st, owner and builder. Cost, \$50,000.

VERMILYEA AV.—O. Margon, 370 East 149th st, is preparing plans for four 5-sty brick apartments, about 50x90 ft, at the northwest corner of Vermilyea av and Academy st, for the Manroy Realty Co., Max Raymond, pres., 507 West 113th st, owner and builder. Total cost, \$160,000.

LONGFELLOW AV.—Benjamin Glucksmann, 856 Westchester av, is preparing plans for two 5-sty brick apartments, 52 x94 ft and 55x82 ft, at the southeast corner of Longfellow av and Rodman pl, for the Rodman Bldg Co., 856 Westchester av, owner and builder.

PARK AV.—Frank J. Schefcik, Park av and 176th st, will prepare plans for two 5-sty brick apartments on plot 100x125 ft, on the west side of Park av, 102 ft north of 179th st, for the Lindo Bldg Co., John W. Cornish, pres., Morris av and 177th st, owner and builder.

VYSE AV.—Kreymborg Architectural Co., So. Blvd. and 163d st, are preparing plans for two 5-sty brick apartments, 50 x88 ft, on the east side of Vyse av, 200 ft south of Freeman st, for the Galveston Bldg. Co., Philip Herschowski, 1027 Hoe av, owner and builder. Cost, \$45,000 each.

TIEBOUT AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans

for two 5-sty brick apartments, 50x44 ft, on the west side of Tiebout av, 94 ft west of 183d st, for the Tiebout Constr. Co., Harry Gilman, pres., 2409 Creston av, owner and builder. Cost, \$100,000.

MARION AV.—Norman Lederer, 1341 So. Blvd., has completed plans for two 5-sty brick apartments, 58x36 ft and 48x82 ft, on the northwest corner of Marion av and 178th st, for the Henry F. Sharp Constr. Co., Inc., 500 Broadway, Bayonne, N. J., owner and builder. Cost, \$80,000.

UNIVERSITY AV.—Kreymborg Architectural Co., So. Blvd. and 163d st, has completed plans for two 5-sty brick apartments, 55x97 ft, on the east side of University av, 42 ft south of Burnside av, for the 930 University Av. Corp., So. Blvd. and 163d st, owner and builder. Cost, \$50,000.

DWELLINGS.

NOBEL AV.—Frank E. Vitolo, 16 East 23d st, is preparing plans for a 2½-sty brick and stucco dwelling, 25x50 ft, on Noble av, to cost about \$6,000. Exact location and owner's name will be announced later.

FACTORIES AND WAREHOUSES.

3D AV.—Fredk. Ebeling, 21 Park Row, has completed plans for a 3-sty brick warehouse, 50x117 ft, on the east side of 3d av, 78 ft south of 136th st, for the Saranac Realty Co., Geo. G. Frelinghuysen, 149 Broadway, owner and builder. Cost, 25,000.

HALLS AND CLUBS.

PROSPECT AV.—Bronx Pythian Temple, Inc., care Dr. I. B. Thomas, 406 East 149th st, has purchased a plot 100x95 ft, on the east side of Prospect av, 125 ft north of 152d st, and contemplates the erection of a 3-sty brick club house. Details and architect's name will be announced later.

HOSPITALS AND ASYLUMS.

167TH ST.—Louis L. Abramson has completed plans for a 3-sty brick and fieldstone home for the aged, 200x200 ft, in 167th st, between Teller and Findlay avs, for the Daughters of Jacobs. Mrs. A. D. Worsky, pres. and chairman of the building committee. Cost, \$400,000.

STORES, OFFICES AND LOFTS.

JEROME AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 1-

M Crystal Secures Edison Service for New Loft Building

Contract has been made with the Central Station for the electrical supply of the twelve story building to be erected by the M Crystal interests at 30-38 East 33rd Street. The property, 84 by 100 feet, will boast one of the finest and most reliably equipped structures in the locality. Electric service amounting to 5000 lights and 300 horse-power will be required

Here is further evidence of the advantage of Central Station Service over private plant operation in buildings designed for discriminating tenants. A lack of dependable light and power supply will condemn a building otherwise rentable and desirable

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

Telephone Orchard 6629

JOSEPH G. YONKESE

CONTRACTOR OF
CEMENT SIDEWALKS AND
FLOOR CONSTRUCTIONS

16 BROOME STREET, NEW YORK

Jobbing a Specialty	Special Finished Floors
Cellar and Stable Floors	in Colored Cement, for
Violations Removed	Theatres, Offices and Loft
Small Repairs	Buildings

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.

CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York

west side of Jerome av, 173 ft south of 177th st, for the Arco Realty Co., M. S. Auerbach, 30 East 42d st, owner and builder. Cost, \$10,000.

sty taxpayer containing 6 stores and 2 apartments, on a plot 75x75 ft, on the 198TH ST.—M. Jos Harrison, 63 Park Row, has completed plans for a 1-sty brick taxpayer, 42x98 ft, at the southwest corner of 198th st and Grand Blvd. and Concourse, for the Dayton Building Co., Harris Maran, 132 Nassau st, owner. Cost, \$10,000.

JENNINGS ST.—Moore & Landsiedel, 138th st and 3d av, have been retained to prepare plans for a 1-sty brick taxpayer, 25x100 ft, on a plot adjoining the corner of Jennings st and Southern Blvd, for Samuel B. Steinmetz & Son, 1416 Glover st, owner and builder.

FORDHAM RD.—Wm. Koppe, 380 Westchester av, has completed plans for a 2-sty building, 145x106 ft, containing 24 stores and 16 offices, on the north side of Fordham rd, from Creston av to Grand Blvd and Concourse, for the Level Realty Co., Maurice Muller, president, 935 Intervale av, owner and builder. Cost, \$70,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
73D ST.—Thomas Bennett, 5123 3d av, has completed plans for two 3-sty brick apartments, 25x74 ft, in the north side of 73d st, 300 ft west of 3d av, for the Sunset Construction Co., 238 55th st, owner and builder. Total cost, \$15,000.

VERNON AV.—Slee & Bryson, 154 Montague st, have completed plans for a 5-sty brick apartment, 55x90 ft, on the southeast corner of Vernon and Nostrand avs, for Chas. A. Chase, 553 Lincoln pl, owner and builder. Cost, \$50,000.

15TH AV.—Chas. Olsen, 1762 60th st, has completed plans for two 3-sty brick apartments with stores, 20x47 ft, on the southwest corner of 15th av and 71st st, for Juiseppe Fristacelu, 1470 71st st, owner and builder. Total cost, \$12,000.

S. 8TH ST.—Sass & Springsteen, 32 Union sq, Manhattan, are preparing plans for a 6-sty brick apartment, 50x115 ft, in the south side of S. 8th st, 110 ft west of Roebling st, for Louis Pomerantz, 492 Kosciusko st, owner and builder. Cost, \$40,000.

PACIFIC ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for two 4-sty brick apartments, 50x90 ft, at the northwest corner of Pacific st and Hopkinson av, for Louis Jaffe, 1922 Prospect pl, owner and builder. Cost, \$50,000.

PARKSIDE AV.—Gronenberg & Leuchtag, 303 5th av, Manhattan, have completed revised plans for three 4-sty brick apartments, 74x90 ft, on the south side of Parkside av, 100 ft west of St. Paul's st, for the Hoyt-Reiss Constr. Co., 516 5th av, Manhattan, owner and builder. Cost, \$50,000.

92D ST. E. M. Adelson, 1776 Pitkin av, is preparing plans for a 2-sty frame tenement, 20x60 ft, at East 92d st and Skidmore la, for Paul Funkelstein, 108 East Houston st, Manhattan, owner and builder. Cost, \$4,000.

ROSS ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty apartment on plot 45x100 ft, at 190-192 Ross st, for the Beaux Investing Co., owner and builder.

DWELLINGS.

7TH AV.—Wm. Debus, 86 Cedar st, has completed plans for four 3-sty brick stores and dwellings, 20x55 ft, on the west side of 7th av, 20 ft south of President st, for the Business Property Corp., Inc., 1318 Fulton st, owner and builder. Total cost, \$20,000.

81ST ST.—B. F. Hudson, 319 9th st, is preparing plans for five 2-sty brick dwellings, 20x55 ft, in the north side of 81st st, 100 ft east of 4th av, for Geo. A. Bonnell, 465 6th st, owner and builder. Total cost, \$25,000.

81ST ST.—W. H. Harrington, 510 7th av, has completed plans for twelve 2½-sty brick dwellings, 20x55 ft, in the north side of 81st st, 80 ft east of 5th av, for Edward Edwards, 428 81st st, owner and builder. Cost, \$5,000 each.

39TH ST.—Wm. H. Paine, 126 Liberty st, Manhattan, has completed plans for a 2½-sty frame dwelling, 17x60 ft, in the east side of East 39th st, 160 ft south of Linden av, for Annie Miller, 63 Bleeker st, owner and builder. Cost, \$3,000.

EMMONS AV.—V. A. Lucas, 98 Ferry st, has completed plans for two 2-sty brick dwellings, 19x54 ft, on the south side of Emmons av, 63 ft east of Shore Blvd., for Bridget Miller, 1426 Emmons av, owner and builder. Cost, \$5,000 each.

EAST 19TH ST.—Slee & Bryson, 154

Montague st, are preparing plans for a 2½-sty frame and stucco dwelling, 24x39 ft, in the west side of East 19th st, 60 ft south of Av. K., for E. T. Dickinson, 1139 East 19th st, owner and builder. Cost, \$8,000.

CLEVELAND ST.—M. Whinston, 459 Stone av, is preparing plans for a 2-sty brick dwelling and shop, 20x55 ft, on the west side of Cleveland st, 200 ft north of Vienna av, for Jacob Rosenthal, 21 Bedford st, Manhattan. Cost, \$5,000.

CROWN ST.—Frank A. Carr, 69 Douglas av, Yonkers, N. Y., has completed plans for three 2-sty brick dwellings, 20x50 ft, in the south side of Crown st, 60 ft east of New York av, for S. F. Musselwhite, 1299 Sterling pl. Cost, \$6,000 each.

WEST 27TH ST.—S. B. McDonald, 2827 West 15th st, has completed plans for two 2-sty brick dwellings, 20x56 ft, in the west side of West 27th st, 141 ft north of Surf av, for Joseph Anthony, 2858 West 22d st, owner and builder. Total cost, \$6,000.

ROGERS AV.—W. T. McCarthy, 16 Court st, has completed plans for six 3-sty brick dwellings, 20x55 ft, on the east side of Rogers av, 87 ft south of Union st, for the Malbone-Rogers Corp., 45 West 34th st, Manhattan, owner and builder.

55TH ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for a 2-sty brick dwelling, 18x40 ft, in the north side of 55th st, 50 ft east of New Utrecht av, for the Alberand Realty Co., Louis Lankowsky, 520 Newport av, owner and builder. Cost, \$4,000.

LAFAYETTE COURT.—Cantor & Dorfman, 373 Fulton st, have completed plans for six 2-sty brick dwellings, 20x60 ft, on the southwest corner of Lafayette ct and East 4th st, for the Maynard Construction Co., 74 Broadway, Manhattan, owner and builder. Total cost, \$30,000.

AV. L.—A. E. Fischer, 373 Fulton st, has completed plans for three 2-sty brick dwellings, 20x56 ft, on the south side of Av L, 40 ft east of 14th st, for Peter Relyea, St. Albans, L. I., owner and builder. Cost, \$4,000 each.

84TH ST.—A. G. Carlson, 226 Henry st, is preparing plans for three 2-sty brick dwellings, 20x40 ft, on the north side of 84th st, 159 ft east of 6th av, for the Johnson Construction Co., 71st st and 10th av, owner and builder. Total cost, \$12,000.

84TH ST.—A. G. Carlson, 226 Henry st, is preparing plans for eight 2-sty brick dwellings, 20x60 ft, in the north side of 84th st, 79 ft east of 4th av, for the Johnson Construction Co., 71st st and 10th av, owner and builder. Total cost, \$44,000.

5TH AV.—F. W. Eisenla, 147 Remsen st, is preparing plans for twelve 3-sty brick dwellings with stores, 21x60 ft, on the east side of 5th av, 21 ft south of 77th st, for Patrick J. Carly, 600 6th av, owner and builder. Total cost, \$58,000.

85TH ST.—Rupp Eros, Inc., 189 Montague st, have completed plans for a 2½-sty frame and brick veneer residence, 22x44 ft, in the north side of 85th st, 150 ft west of 2d av, for Harvey Jackson, 140 86th st, Brooklyn, owner. Cost, \$8,000. Architect builds.

51ST ST.—Laspia & Salvatti, 525 Grand st, have completed plans for six 2-sty brick dwellings, 18x42 ft, at the southeast corner of 51st st and 10th av, for the J. S. G Co., Inc., Jas S Gold, pres., 189 Montague st, owner and builder. Total cost, \$30,000.

WEST 8TH ST.—C. Schubert, 366 5th av, Manhattan, has completed plans for twenty-seven 2-sty frame dwellings, 20x50 ft, in the west side of W. 8th st, east side of W. 9th st and the north side of Av. T, for Dr. Robt. S. Freedman, 231 W. 113th st, Manhattan. Cost, \$4,500 each.

FACTORIES AND WAREHOUSES.

SMITH ST.—J. W. Weiss, 16 Court st, is preparing preliminary plans for a 7-sty brick addition to storage warehouse, 25x100 ft, at the corner of Smith and Wyckoff sts. Cost, \$28,000. Owner's name will be announced later.

RICHARDS ST.—Preliminary plans are being prepared for a 2-sty brick and steel factory building, 40x100 ft, with extension, 50x60, at the northeast corner of Richards and Delevan sts, for the Atlantic Smelting & Refining Works, 749 Hicks st, to cost \$25,000. Architect's name will be announced later.

MYRTLE AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 3-sty brick laundry building, 50x100 ft, on Myrtle av, near Nostrand av, for Bleacher Bros, 49 Nostrand av, owner and builder. Cost, \$15,000.

FLUSHING AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 1-sty brick and concrete factory and garage, 200x130 ft, at Flushing av and Gar-

den st, for the W. B. Corp., A. Weissfeld, pres., care architect. Cost, \$25,000.

83D ST.—Benjamin Driesler, 153 Remsen st, has completed plans for a 1-sty brick factory, 13x73 ft, at the southeast corner of 83d st and Ditmas av, for the W. Beckers Aniline Chemical Co., on premises. Cost, \$15,000.

STABLES AND GARAGES.

BANKER ST.—J. B. Snook Sons, 260 Broadway, Manhattan, have completed plans for a 1-sty stable and storage building, 75x107 ft, in the east side of Banker st, 95 ft south of Norman av, for L. F. Fechtman & Co., 48 East 21st st, Manhattan. Cost, \$8,000.

1ST AV.—Wm. Higginson, 21 Park Row, Manhattan, is preparing plans for a 1-sty brick and concrete addition to garage, 60x151 ft, at 1st av and 43d st, for the Bush Terminal Co., 100 Broad st, Manhattan, owner and builder. Cost, \$15,000.

40TH ST.—John Burke, 372 Union st, is preparing plans for a 1-sty brick garage, 50x100 ft, in the north side of 40th st, 325 ft east of 8th av, for Cunnion & Bennett, 506 13th st, owner. Cost, \$10,000.

CLASSON AV.—Jardine, Hill & Murdock, 3 West 29th st, Manhattan, have completed plans for a 1-sty brick extension to the garage on the north side of Classon av, 198 ft south of Myrtle av, for the Fleischmann Co., 701 Washington st. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

3D AV.—Wm. Higginson, 31 Park Row, Manhattan, is preparing plans for a 6-sty reinforced concrete loft building, 200x300 ft, on the Bush Terminal property, near 3d av and 36th st, for the Bush Terminal Co., 100 Broad st, Manhattan. Cost, \$400,000. Turner Construction Co., 11 Broadway, Manhattan, general contractor.

Queens.

APARTMENTS, FLATS & TENEMENTS.

FLUSHING, L. I.—F. A. Wright, 110 East 23d st, Manhattan, has completed plans for a 4-sty brick apartment, 36x86 ft, on the north side of Sanford av, 50 ft east of Central av, for the Sanford Avenue Constr. Co., F. B. Zittel, Broadway and 79th st, Manhattan, owner and builder. Cost, \$30,000.

LONG ISLAND CITY.—Cantor & Dorfman, 373 Fulton st, Brooklyn, are preparing plans for eleven 3-sty brick apartments, 20x90 ft and 19x55 ft, to occupy the block front on the north side of Jamaica av between Guyon and Napier avs. Owner's name will be announced later. Total cost, \$80,000.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, has completed plans for a 5-sty brick apartment, 99x87 ft, in the east side of Academy st, between Grand av and Elm st, for Frank E. Zvanovec, 70 Wilson av, Astoria, owner and builder. Cost, \$60,000.

DWELLINGS.

JAMAICA, L. I.—Cohn Bros., 361 Stone av, Brooklyn, have completed plans for seven 2-sty brick dwellings with stores, 18x55 ft, on the south side of Union av, for Chas. German, 127 Bristol st, Brooklyn, owner. Total cost, \$35,000.

ELMHURST, L. I.—Plans have been prepared privately for three 2½-sty frame dwellings, 22x54 ft, in the west side of 20th st, 215 ft south of Kensington ter, for W. J. Cunningham, Toledo av, owner. Total cost, \$18,000.

WOODHAVEN, L. I.—Geo. E. Crane, 4710 Jamaica av, Richmond Hill, L. I., has completed plans for a 2½-sty frame dwelling, 26x40 ft, in the south side of Ferris st, 40 ft east of Ferry st, for Carl Schwarz, 92 Stagg st, Brooklyn, owner and builder. Cost, \$5,000.

ELMHURST, L. I.—Geo. E. Crane, 4710 Jamaica av, Richmond Hill, L. I., has completed plans for four 2-sty frame dwellings, 16x38 ft, in the north side of Gerry st, 75 ft east of Etna pl, for W. J. Schward, 407 Herald av, Richmond Hill, L. I. Total cost, \$10,000.

NEPONSET, L. I.—A. Johnson, Neponset, L. I., has completed plans for a 1-sty frame dwellings, 25x22 ft, at the northwest corner of Seminole and Newport avs, for Mrs. Martha L. Ash, Neponset, L. I., owner. Cost, \$3,000. Architect builds.

DOUGLAS MANOR, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 21x44 ft, in the south side of Ridge rd, east of Center dr, for Albert Hummel, 20 17th st, Elmhurst, L. I., owner and builder. Cost, \$4,000.

FLUSHING, L. I.—F. W. Johnson, Prospect st, has completed plans for a 2½-sty frame and stucco dwelling, 24x52 ft, in the north side of Doden la, 600 ft from Jamaica av, for Mrs. Homer Wise, 10 Doden la, owner. Cost, \$9,000. Architect builds.

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

DARK ROSENDALE

Call for and insist on

THE ONLY GENUINE NATURAL CEMENT MADE

Works Smooth Under the Trowel Great Spreading Quality

The Initial and Final Set is Quicker Than Portland Cement

CAELMSEENNT

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

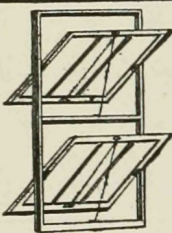
METAL DOORS
and WINDOWS

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 Firedoors a Specialty

ECLIPSE Fireproof Sash
& Door Co.

273-277 RUSSELL STREET, BROOKLYN
Phone, Greenpoint 3162

One and One-Half Gallons

Universal Waterproofing Paste

will waterproof

200 sq. ft., 1" CEMENT FINISH or
1 Cubic Yard Mass Concrete or
1 Cubic Yard Mortar for Brick, Stone,
Terra Cotta Block, or Furring.

Universal Compound Co., Inc.

245 W. 26th St., New York City

References: Tel. Chelsea 5370

Business Established 1832

The Lawrence Cement Co.

No. 1 Broadway New York

Selling Agents for



PORTLAND CEMENT

In Successful Use Upwards
of a Quarter-Century

Book on request showing uses and
testimonials

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Frank H. Smith, 120 Broadway, has completed plans for a 6-sty reinforced concrete and brick factory building, 60x200 ft, at Freeman st and Webster av, for A. Garside & Sons, 549 West 26th st, Manhattan, to cost about \$80,000. Engineer builds.

FLUSHING, L. I.—Eugene Schoen, 106 East 19th st, Manhattan, is preparing plans for a brick and concrete manufacturing plant, consisting of 2 and 3-sty buildings of various sizes, for the Nathan Mfg. Co., 101 Park av, Manhattan. A. Brociner, 104 West 42d st, Manhattan, structural engineer.

STORES, OFFICES AND LOFTS.

QUEENS, L. I.—C. R. Van Dusen, Fulton st, Hollis, L. I., has completed plans for a 1-sty frame store, 74x45 ft, in the east side of Springfield rd, 22 ft south of Hempstead rd, for the Glean Holding Co., 384 Fulton st, Jamaica, owner and builder. Cost, \$5,000.

Richmond.

FACTORIES AND WAREHOUSES.

CLIFTON, S. I.—Valentine & Kissam, 25 Madison av, Manhattan, are preparing plans for a reinforced concrete and brick manufacturing plant, for Louis De Jonge & Co., 446 Richmond Turnpike, Tompkinsville, S. I. Pattison Bros., 1182 Broadway, Manhattan, steam and electrical engineers.

HOSPITALS & ASYLUMS.

ARROCHAR, S. I.—Theo. A. Meyer, 114 East 28th st, Manhattan, is preparing plans for a 1-sty brick addition to the Home for Women. Lakeview Home, Ins., owner. Cost, \$3,500.

Nassau.

DWELLINGS.

MINEOLA, L. I.—Plans are being prepared privately for six 2½-sty frame dwellings, 20x34 ft, in Linden rd, near Pamonder rd, for Alfred H. Parson, Jr., 21 Lakeside dr, Rockville Center, L. I., owner and builder. Total cost, \$24,000.

BALDWIN, L. I.—Plans are being prepared privately for twenty 2½-sty tile and stucco dwellings at Baldwin, L. I., for the Baldwin Harbor Realty Co., 243 West 34th st, Manhattan, owner and builder. Cost, from \$3,000 to \$8,000 each.

Suffolk.

DWELLINGS.

SOUTHAMPTON, L. I.—Cross & Cross, 10 East 47th st, Manhattan, have completed plans for a 2½-sty frame cottage, 37x45 ft, for John Cross, 10 East 47th st, Manhattan, owner. Cost, \$15,000. C. Elmer Smith, Jobs Lane, Southampton, L. I., general contractor.

SOUTHAMPTON, L. I.—Louis S. Weeks, 101 Park av, Manhattan, has completed plans for a 2½-sty frame residence, 15x40 ft, for Mrs. Robt. J. Turnbull, 11 East 68th st, Manhattan. Cost, \$15,000. C. Elmer Smith, Jobs la, Southampton, L. I., general contractor.

Westchester.

DWELLINGS.

SCARSDALE, N. Y.—Danl. D. Richey, 42 West 35th st, has purchased property at the corner of Fenimore and Reymare rds, and contemplates the erection of a 2½-sty tile and stucco dwelling to cost approximately \$20,000. Architect's name will be announced later.

YONKERS, N. Y.—Ph. Resnyk, 40 West 32d st, Manhattan, has completed plans for a 2½-sty frame dwelling, 28x26 ft, on Myrtle av, for Richard Hargreaves, 148 Stone st, owner and builder. Cost, \$4,500.

PELHAMWOOD, N. Y.—F. X. Rousseau, 2 East 32d st, Manhattan, has completed plans for a 2½-sty frame dwelling, 34x30 ft, for the Rousseau Co., 2 East 23d st, Manhattan, owner and builder. Cost, \$6,500.

PELHAM MANOR, N. Y.—Wm. H. Orchard, 9 East 40th st, Manhattan, is preparing plans for a 2½-sty frame and stucco residence for A. P. Walker, owner, care architect. Cost, \$25,000.

DOBBS FERRY, N. Y.—Ferdinand Witt, 569 5th av, Manhattan, has completed plans for a 2½-sty frame and stucco dwelling, 24x38 ft, in Riverview Manor, for Mrs. Ferdinand Witt, owner, care architect. Cost, \$8,000. Ernest S. Sargeant, Farragut rd, Hastings, general contractors.

FACTORIES AND WAREHOUSES.

NEW ROCHELLE, N. Y.—F. L. Hastings, Hastings, N. Y., is preparing plans for a moving picture plant consisting of a studio, 60x120 ft, laboratory, 60x160, and a boiler house at Glen Island, for the Peerless Picture Corp., 18 East 41st st, Manhattan.

HALLS AND CLUBS.

SCARSDALE, N. Y.—Upjohn & Conable, 456 4th av, are preparing plans for a 2-sty brick and fieldstone parish house, 38x112 ft, for the Church of St. James the Less, Rev. O. W. Jarvis, rector. Cost, \$20,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
PASSAIC, N. J.—A. Preiskel, Hobart Trust Building, has plans in progress for a 3-sty brick apartment containing four stores, 60x72 ft, at the corner of Grace st and Main av, for the Pearl Realty Co., Peoples Bank Building, owner and builder. Cost, approximately \$12,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has completed plans for a 3-sty brick flat, 32x60 ft, at 524-528 South 12th st, for Jos. Kremer, 531 South 13th st.

PASSAIC, N. J.—Jos. De Rose, 119 Ellison st, has completed plans for a 3-sty tile and brick veneer flat, 22x66 ft, at 283 Chestnut st, for Giovanni Failla, Harrison st, owner. Cost, \$8,000.

PERTH AMBOY, N. J.—J. N. Pierson & Son, 110 Smith st, is preparing plans for a 2-sty brick and terra cotta store and apartment, 30x60 ft, in High st, near Smith st, for F. Garretson, 285 High st, owner. Cost, \$7,000.

ORANGE, N. J.—E. V. Warren, Essex Bldg., Newark, N. J., is preparing preliminary plans for a 4-sty brick and limestone apartment, 52x84 ft, on Central av, for A. Hauptman, So. Clinton st, East Orange, N. J., owner and builder. Cost, \$40,000.

WEST NEW YORK, N. J.—Nathan Welltoft, 222 Washington st, Newark, N. J., is preparing plans for a 4-sty brick apartment, 50x90 ft, at the southwest corner of Palisade av and 20th st, for Geo. Yamin, owner, care architect. Cost, \$40,000.

DWELLINGS.

NEW BRUNSWICK, N. J.—Alexander Merchant, 390 George st, is preparing plans for a 2½-sty frame dwelling, 20x60 ft, in Suydam st, for Morris Bears, 19 Peace st, owner. Cost, \$5,000.

MONTCLAIR, N. J.—Chris Meyers, 460 Bloomfield av, has completed plans for a 2½-sty frame dwelling, 32x34 ft, in Carteret av, for Thos. A. Curtis, 47 Forest st, owner and builder. Cost, \$5,000.

WESTFIELD, N. J.—Plans have been prepared privately for two 2½-sty frame and stucco dwellings, 26x34 and 37x38 ft, on Highland av, for the Mutual Development Co., care H. Russell & Co., Inc., 15 Prospect st, Westfield, N. J., general contractor. Cost total, \$14,000.

PATERSON, N. J.—Jos. De Rose, 119 Ellison st, has completed plans for a tile and stucco dwelling, 2½-sty, 38x36 ft, at the northwest corner of 14th and Wall avs, for A. Kaufman, 119 Auburn st. Cost, \$10,000. Nelson Devoe, 229 Lakeview av, Clifton, N. J., general contractor.

DUNELLEN, N. J.—Plans will be prepared privately for a 2½-sty tile and stucco dwelling on Lincoln av, for Geo. A. Herman, 345 Dunellen av, owner. Cost, \$5,000.

WESTFIELD, N. J.—Chas. H. Darsh is preparing plans for a 2½-sty brick dwelling, 28x40 ft, on Lawrence av, for R. H. Sumner, 520 Lenox av, Westfield, N. J. Cost, \$10,000.

PATERSON, N. J.—F. B. Grosso, 126 Market st, is preparing plans for a 2½-sty frame and stucco dwelling, 30x46 ft, at the corner of Derrom and 14th avs, for Robt. J. Edwards, 222 Derrom av, owner and builder. Cost, \$8,000.

SOUTH ORANGE, N. J.—N. J. Convery, 207 Market st, Newark, N. J., is preparing plans for four 2½-sty frame dwellings, about 30x38 ft, in Ridgewood rd, for Wm. T. Hicks, 349 Main st, Orange, N. J., owner. Cost, \$5,000 each.

RED BANK, N. J.—Hiss & Weeks, 452 5th av, Manhattan, are preparing preliminary plans for a 2½-sty dwelling for Wm. B. Kinney, 308 Kinney Building, Newark, N. J., owner. Details will be announced later.

MONTCLAIR, N. J.—Chris Myers, 460 Bloomfield av, has completed plans for a 2½-sty frame dwelling, 33x30 ft, on Bellevue av, for Bertram J. Paxton, owner, Ridgefield, N. J. Cost, \$4,500.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, is preparing plans for a 2½-sty frame and stucco dwelling, 24x50 ft, at 461 3d av, for Morris Silverstein, owner, on premises. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

KEYPART, N. J.—The Aeromarine Plane & Motor Co., Winston Paul, president, Times Building, Manhattan, contemplates the erection of several brick and concrete factory buildings for the manufacture of

aeroplanes. Architect's name will be announced later. Cost, \$100,000.

NEWARK, N. J.—Moses, Pope & Messer, 366 5th av, Manhattan, are preparing plans for a chemical plant to be erected at Newark, N. J., for the Stilwell Chemical Co. (coal and tar products), 2 Rector st, Manhattan. Details will be announced later.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, is preparing plans for a 3-sty brick school building, 42x94 ft, at 60-62 Morton st, for the Talmud Torah Assn., owners, care architect. Cost, \$40,000.

NEWTON, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, have been retained to prepare plans for a 3-sty brick school for the Board of Education of Newton, N. J., Harvey S. Hopkins, secretary. Cost, \$75,000.

POMPTON LAKES, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, have been retained to prepare plans for a 2-sty brick school on Lenox av, for the Board of Education of Pompton Lakes, W. C. W. Durand, pres. Cost, \$40,000. Details will be announced later.

STABLES AND GARAGES.

KEARNY, N. J.—J. B. Warren, Essex Building, Newark, N. J., is preparing plans for a 1-sty brick garage, 47x80 ft, on Kearny av, near Pavonia av, for Thos. Lloyd, 407 Devon st. Cost, \$5,000.

HOBOKEN, N. J.—C. F. Dieffenbach, 84 Washington st, is preparing plans for a 1-sty brick garage, 50x100 ft, at 86 Jackson st, for the N. Y. Live Poultry Trucking Co., Paterson av, Hoboken, owner. Cost, \$4,500.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN (sub).—Passaic Structural Steel Co., Straight st, Paterson, N. J., has the contract for structural steel for a 9-sty brick apartment, 50x100 ft, at 40-44 West 84th st, for Herman Axelrod, from plans by Geo. F. Pelham, Inc., 30 East 42d st.

MANHATTAN (sub).—Passaic Structural Steel Co., Straight st, Paterson, N. J., has a contract for the structural steel for a 9-sty brick and limestone apartment, 89x125 ft, at 156-166 East 66th st, from plans by Walter B. Chambers, 109 Broad st. W. J. Taylor Co., 5 East 42d st, general contractor. Cost \$500,000.

WEST NEW YORK, N. J.—Vito D'Angelo, West Hoboken, N. J., has the general contract for a 4-sty brick apartment, 25x86 ft, with store, at the northeast corner of 15th st and Hudson av, for Jas. Rubino, 347 Spring st, from plans by Wm. Berries, 388 Broadway, Town of Union, N. J. Cost, \$18,000.

BANKS.

SARATOGA SPRINGS, N. Y.—Geo. B. Wills & Co., 101 Park av, Manhattan, has the general contract for a 1-sty brick and marble bank building, 50x70 ft, at the southwest corner of Broadway and Church st, for the Adirondack Trust Co., Saratoga Springs, N. Y., lessee, from plans by Alfred Hopkins, 101 Park av, Manhattan, architect. Cost, \$75,000.

CHURCHES.

MORNINGSIDE HEIGHTS.—Jacob & Youngs, 116 West 32d st, have the general contract for the construction of the Cathedral Nave, 175 ft high, 260x150 ft, for the Cathedral of St. John the Divine, from plans by Cram & Ferguson, 33 West 42d st, and Boston, Mass. Cost, approximately \$2,000,000.

DWELLINGS.

ELIZABETH, N. J.—E. W. Blanchard, 114 East 28th st, Manhattan, has the general contract for 2½-sty frame dwelling and garage for Paul Debevoise, 1254 Clinton pl, from plans by Beverly S. King and Shiras Campbell, associated, 103 Park av, Manhattan. Cost, \$15,000.

GREENWICH, CONN.—Warren E. Green, 29 West 38th st, Manhattan, has the general contract for a 2½-sty frame dwelling, 32x100 ft, in Glenville rd, for Chas. B. Rafferty, owner, care Rowe & Smith, 1123 Broadway, Manhattan, architects. Cost, about \$40,000.

WESTBURY, L. I.—Geo. Mertz's Sons, Portchester, N. Y., have the general contract for a 2½-sty brick residence, 170x50 ft, garage and out buildings, in Jerico rd, for A. L. Kramer, 37 Wall st, Manhattan, from plans by Peabody, Wilson & Brown, architects, 389 5th av, Manhattan.

HEMPSTEAD, L. I.—Stephen A. Bedell, West Hempstead, L. I., has the general contract for two 2-sty brick and terra cotta stores and dwellings, 55x91 ft, at the



“What Am I Going To Do With That Property?”

“Lathe and plaster side walls are bound to crack. Kalsomine ceilings will jar loose. Every year I have big bills for plastering and repairing.” The answer to this man’s problem will certainly solve some of your difficulties.

Why not put up METAL CEILINGS and SIDE WALLS that are just as neat, more decorative, and permanent—cost less to erect and require no repairing?

Aside from the cost of continual repairs, it costs less to erect Metal Ceilings and Side Walls in the first place. If you have a piece of property that doesn’t show the returns it should, is hard to rent, and you think it will cost too much to put in first class condition, we would be glad to give you estimates, show you how you can effect economy, not only this year, but for years to come. In a great many instances we can save you a considerable amount on your fire insurance.

The Brooklyn Metal Ceiling Company

283 Greene Avenue,

Brooklyn, N. Y.

“HAYES” SKYLIGHTS
FIREPROOF WINDOWS
VENTILATORS
METAL LATH
GEORGE HAYES CO.
Office and Works: 71 Eighth Ave., N. Y. C.

HENRY MAURER & SON Manufacturer of
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

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. MIRRORS MADE TO ORDER OR RESTILVERED. 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 Mezerole St., Brooklyn

A. PERLMAN IRON WORKS, Inc.

Ornamental Iron Contractors

Telephone, Intervale 2167

1735 WEST FARMS ROAD

4 Blocks East of 174th Street Subway Station

PROPOSALS

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

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., March 31, 1916.—Sealed proposals will be opened in this office at 3 p. m., May 15, 1916, for the construction complete of the United States post office and custom-house at Newport, R. I. Drawings and specifications may be obtained from the custodian of site at Newport, R. I., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 5, 1916.—Sealed proposals will be opened in this office at 3 p. m., May 17, 1916, for the construction, complete, of the United States post office at Little Falls, Minn. Drawings and specifications may be obtained from the custodian of site at Little Falls, Minn., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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

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 Brier Hill Steel Co., Inc., of N. Y.

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

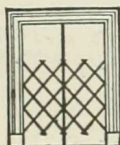
John H. Parker Company

Building Construction

New York Washington
Cleveland Milwaukee
Toronto Montreal

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

corner of Main and Front sts, for Alfred Frank, owner, from plans by Oscar Orford, architects. Cost, \$30,000.

GARDEN CITY, L. I.—Bloodgood, McAvoy Construction Co., 452 5th av, Manhattan, has the general contract for the construction of a 2½-sty brick and frame dwelling, 32x40 ft, for Jas. Bryan, care Ford, Butler & Oliver, 101 Park av, Manhattan, architects.

GARDEN CITY, L. I.—Bloodgood, McAvoy Co., 542 5th av, Manhattan, has the general contract for a 2½-sty frame dwelling, 35x45 ft, for Geo. S. Emery, care Ford, Butler & Oliver, 101 Park av, Manhattan, architects.

SYOSSET, L. I.—Jas. Blewlett, 663 Lexington av, Manhattan, has the general contract for alterations and additions to the 2½-sty frame residence, 64x24 ft, for Miss M. S. Whitney, East Norwich, L. I., from plans by the Richardson, Barrett & Richardson, 31 State st, Boston, Mass. Cost, \$10,000.

GLEN HEAD, L. I.—Justin C. O'Brien, 118 East 28th st, Manhattan, has the general contract for alterations and additions to the 2½-sty brick and frame residence for Mrs. Allan L. Corey, 399 Park av, Manhattan, from plans by Montague Flagg, 2d, 109 Broad st, Manhattan, architect. Cost, \$10,000.

MT. VERNON, N. Y.—Owen J. Tegan, 345 Union av, has the general contract for a 2½-sty frame residence on 3rd av near 5th st, for F. J. Almquist, 326 Union av, from plans by Emil B. Meyer, Union av, architect. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—F. J. Ashford, 350 Fulton st, has the general contract for a 1-sty brick laundry extension, 90x20 ft, in the north side of 12th st, 322 ft west of 3rd av, for the Domestic Laundry, Wendell & Evans, 131 12th st, owners. Cost, \$6,000.

HALLS AND CLUBS.

INWOOD, L. I.—Max Borschard, John st, Far Rockaway, has the general contract for a 3-sty and basement hollow tile and brick club house, 138x41 ft, with wing 62 x40 ft, for the Inwood Club, from plans by Morrell Smith, Bank Bldg., Far Rockaway, L. I. Cost, \$75,000.

YONKERS, N. Y.—Kelly Construction Co., 45 Warburton av, has the general contract for the brick and stone armory to be built on North Broadway and Quincy st, for Company "G," 10th Infantry, N. G. N. Y., from plans by Lewis F. Pilcher, State Architect.

HOTELS.

MANHATTAN (sub.).—Post & McCord, 101 Park av, have the contract for the structural steel for the 17-sty hotel to be built on the east side of 7th av, between 32d and 33d sts, for the Pennsylvania R. R. Co., from plans by McKim, Mead & White, 101 Park av. Geo. A. Fuller Co., 111 Broadway, general contractor.

SCHOOLS AND COLLEGES.

MANHATTAN (sub.).—Levering & Gargues, 552 West 23d st, has the contract for structural steel for the 5-sty brick students' building, 200x176 ft, at 119th st, between Broadway and Claremont av, for Barnard College, from plans by Buchman & Fox, 30 East 42d st, and Arnold W. Brunner, 101 Park av, associated architects. Cost, \$600,000.

CARLE PLACE, L. I.—Nelson & Bennett, Lewis av, Westbury, L. I., have the general contract for the 2-sty brick school, for the Board of Education of Carle Place, from plans by A. R. Noon, architect, Westbury, L. I. Cost, about \$12,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Jacob Schlessinger, 1269 Broadway, has the general contract for alterations to the 5-sty brick residence, 20 x60 ft, into stores and apartments, at 155 West 44th st. May I. Eisefeldt, care Harry C. Irwin, 636 Lexington av, owner. Herbert J. Krapp, 114 East 16th st, architect. Cost, \$5,000.

MANHATTAN.—R. H. Casey, 246 W. 16th st, has the general contract for alterations to the 10-sty department store at 69-73 W. 13th st, northeast corner of 6th av, for the Rhineland Real Estate Co., 31 Nassau st, from plans by John B. Snook Sons, 261 Broadway. Cost, \$20,000.

MANHATTAN.—H. P. Wright & Co., 25 W. 42d st, has the general contract for alterations to the 5-sty brick store and office building, 23x83 ft, at the southwest corner of Dutch and Fulton sts, for the Middle States Realty Co., E. N. Snead, Secretary, 3 W. 29th st. Cost, approximately \$5,000.

MISCELLANEOUS.

BAYONNE, N. J.—The Turner Constr. Co., 11 Broadway, Manhattan, has the general contract for a reinforced concrete pier and pier shed, 75x380 ft, for the Vacuum Oil Co., 61 Broadway, Manhattan, from plans by L. V. Van Leuven, engineer, care owner. Cost, \$80,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL HOUSING ASSOCIATION. will hold the next housing conference at Providence, R. I., Oct. 9-10-11, 1916.

NATIONAL 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.

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.

AMERICAN WATERWORKS ASSOCIATION will hold its thirty-sixth annual convention at the Hotel Astor, June 5-9. An excellent program of papers has been prepared.

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

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month except July, August and September, at the Fine Arts Building, 215 West 57th st.

NEW YORK STATE ASSOCIATION OF MASTER PLUMBERS at its recent annual meeting elected the following officers for the ensuing year: Thomas F. Nolan, Albany, president; Jere L. Murphy, Manhattan, vice-president; James H. Doody, Albany, secretary, and C. Campbell, Watertown, treasurer.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION OF THE UNITED STATES will hold its annual convention at the Hotel McAlpin, New York, July 18, 22. Secretary, G. W. Duffield, 41 Martin Building, Utica, N. Y.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Atlantic City, N. J., June 22-23. The headquarters will be at the Hotel Breakers. The program for this convention will be announced later.

NEW JERSEY MASTER PLUMBERS' ASSOCIATION will hold its annual convention at Columbus Institute Hall, Newark, N. J., May 22-24, inclusive. Plans are under way for an interesting exhibition of plumbing fixtures and appliances to be held in connection with the convention.

HOBOKEN ELECTRICAL CONTRACTORS' ASSOCIATION, which was recently organized, has elected Frank La Point, president; A. Neri, treasurer, and H. Von der Linden, secretary. The association will hold regular meetings on the second and fourth Thursday of every month.

AMERICAN MUSEUM OF SAFETY has changed the date of the third National Exposition of Sanitation and Safety from the week of April 17 to the week of May 22. The exposition will be held in the Grand Central Palace and will be open from Monday, May 22, until Saturday, May 27.

BROOKLYN HARDWARE DEALERS' ASSOCIATION, at its recent annual meeting, elected the following officers: H. A. Cornell, president; Edward P. Harris, vice-president; F. Horn, second vice-president; E. C. Krieger, treasurer; Robert Pearsall, secretary, and R. J. Atkinson and S. Victors, directors for three years.

WESTCHESTER COUNTY HARDWARE DEALERS' ASSOCIATION, at its fourth annual meeting, elected the following officers for the ensuing year: F. W. Chillingworth, of the George Ferguson Company, New Rochelle, president; Edward Hare, of Ericsson-Eddy Company, Portchester, first vice-president; C. J. Cornell, of Cornell Bros., Tuckahoe, secretary, and W. A. Wiggins, of L. H. Wiggins & Son, Yonkers, treasurer.

DENNIS G. BRUSSEL ELECTRICAL WORKS

ENGINEERING and CONSTRUCTION

FOR LIGHT—HEAT—POWER

Office and Works
39-41 West 38th Street

Telephones
189-190 Greeley

Interior Fire Alarm Systems Installed

RONALD TAYLOR Granolithic and Asphalt Pavements "TAYLORITE" FLOORING

Office and Factory, 520 EAST 20th STREET
Telephone, 4 Gramercy NEW YORK

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 11 of 1916, Alteration 7807 of 1915; premises 1139-1141 DeKalb avenue, Brooklyn. Louis Allmendinger, appellant.

Obj. No. 1. Proposition contrary to law, Building must be fireproof. Sec. 73, sub-div. 2, Code.

An equally good and more desirable form of construction can be employed.

The fireproofing of the one-story frame extension for garage purposes.

1. The method of fireproofing the one-story frame extension is to be done as per the regulations of the Bureau of Fire Prevention.

2. The plans were approved by the Bureau of Fire Prevention on Dec. 16, 1915, application 1848, 1915.

3. The frame extension is only one-story high and is brick filled on all walls, the walls and ceiling will be covered with 1/2" plaster boards and No. 26 gauged metal.

4. As the walls are brick filled the fire hazard is reduced to minimum. The ceiling construction would be acceptable.

On motion, **APPROVED** on **CONDITION** that the side and rear walls of the extension be lined with six-inch terra cotta blocks.

Mr. Shallcross recorded in the negative.

APPEAL 16 (new), New Building 44 of 1916, premises east side Prospect avenue, 175 feet north of 177th street, The Bronx. Michael J. Garvin, appellant.

Objection 1. Garage must be of fireproof construction.

That an equally good and more desirable form of construction will be employed.

Roof beams to be of wood covered with an approved ceiling of incombustible material.

That all buildings within a radius of 100 feet are of brick construction. That the building is only to be one story in height, and will be constructed of fireproof material throughout except roof beams.

Appearance: J. C. W. Ruhl.
On motion, **APPROVED**.
APPEAL 17 of 1916, New Building 683 of, 1912, premises "Equitable Building," 120 Broadway, Manhattan. E. R. Graham, appellant.

NOTE: Three previous appeals on this building, same subject, i. e., floors and wainscoting non-fireproof wood. Section 105, Code.

Appeals 49, 171, 295 of 1915.

Objection No. 35. All trim should be incombustible in accordance with Section 356 of Building Code.

The Superintendent has disapproved the material which it is proposed using.

Permission is desired to use non-fireproof wood floors on the first floor in the rooms between columns Nos. 132 and 133; also the room at columns Nos. 98 and 116 shown on plans as Meeting Room, Members' Room, Counselor's Room, Chairman's Room, Stenographers' Room, Governor's Room and Junior Officers' Room. Also non-fireproof wood floor and wainscoting in the private lobby at columns Nos. 117-118.

All the above spaces are marked on drawing FR-2 filed herewith.

All the proposed non-fireproof wood will be solidly backed up with fireproof material, leaving no open space.

The area of the wood work, 3,400 square feet, is so small that it would not add to the conflagration in case of fire.

All the balance of the floors are cement or composition, and the balance of the trim, etc., steel.

The space in which the non-fireproof wood is used is cut off from the rest of the building with eight-inch brick walls in which all doors are fireproof.

Appearance: George Simpson.

On motion, **APPROVED** on **CONDITION** that all doors connecting the different rooms, the corridor and private lobby, be made fireproof; and on the further

CONDITION that all wainscoting be manufactured flush on the back, and set up without open spaces.

APPEAL 18 of 1916, New Building 127 of 1915, premises 278-280 Madison avenue, s w cor 40th street, Manhattan. F. E. Townsend, appellant.

NOTE: Former appeal 185, 1915, appd. o. c. (walls).

Objection No. 17. The wood sheathing and nailing strips are not permissible in fireproof mansard construction.

An equally good and more desirable form of construction.

Use of wood strips and sheathing on face of mansard as support and nailing for Spanish tile.

This is in addition to the fireproof construction required by the code and is in itself reasonably fireproof, inasmuch as the wood is fully protected on all sides by fireproof material.

Mansard is constructed of 4-inch steel I beams over which a 4-inch slab of hy-rib is placed.

On this stone concrete is placed the sheathing for securely fastening the Spanish tile and copper in place.

This is considered to be the most secure and satisfactory method by which tile can be secured to the mansard roof.

Appearance: F. E. Townsend.
On motion, **APPROVED**. The Chairman recorded **not voting**.

APPEAL 19 of 1916, New Building 272 of 1915, premises 420 Park avenue, Manhattan. Warren & Wetmore, appellants.

NOTE: Former appeals 347 and 376 of 1915, walls, appd.; floors, sleepers, appd. o. c.

Objection No. 7. The trim and other interior finish should be of metal, or wood covered with metal, or of fireproofed wood or any incombustible materials.

Sheet No. 4 filed with the Board of Appeal 376 will indicate the necessary locations given in the amendment.

The wainscot and furnishings in question are to be considered as furniture (secured in place by screws) and as such do not come within the Code requirements as to fixed trim.

We desire permission to install non-fireproofed wood furnishings in the southerly apartment on the 2d floor. These furnishings are the personal property of tenant, and will be secured to walls temporarily during the period of his lease only.

That until all furniture, and furnishings, are required to be of metal or fireproofed, it is a hardship alike for owner and tenant to be prevented from installing certain furnishings, which are not more of a fire hazard than the majority of furnishings, such as canopied beds, paper box chests of drawers and fabric hangings.

Appearance: John F. Bacon.

On motion, **APPROVED** on **CONDITION** that steel door frames shall extend back the full width of the wooden trim to be installed.

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.

Awnings and Canopies.

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

Bank and Office Fixtures.

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

Blue and Black Prints.

CONCOURSE BLUE PRINT CO., 52 Vanderbilt Ave. Tel. Murray Hill 212.
NEW YORK BLUE PRINT PAPER CO., 58 Reade St. Tel. Worth 600.

Boilers.

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

Brick.

EMPIRE BRICK & SUPPLY CO., 103 Park avenue. Tel. Murray Hill 6580.
GREATER N. Y. BRICK CO., 103 Park avenue. Tel. Murray Hill 761.
PFOTENHAUER-NESBIT CO., 1133 Broadway. Tel. Farragut 8952.
SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

Bronze Tablets and Memorials.

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

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.
UNDERHILL, IRVING, 239 Broadway. Tel. Barclay 5921.

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.

FREDERICK CONSTRUCTION CO., 391 E. 149th St. Tel. Melrose 9054.

FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.

PARKER CO., JOHN H., 315 4th avenue. Tel. Gramercy 6317.

Consulting Engineers.

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

Cornice and Skylights.

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

Directory Building.

THE TABLET & TICKET CO., 381 Broadway. Tel. Franklin 2411.

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.
SOLAR METAL PRODUCTS CO., Columbus, O.

Dumbwaiters.

FIDELITY DUMB WAITER GUARANTEE CO., 142 E. 14th St. Tel. Stuyvesant 1727-1928-1748.

Electrical Contractors.

BRUSSEL, D. G., 39 West 38th street. Tel. Greeley 189.

