

NEW YORK, APRIL 22, 1916

HOME RULE NECESSARY TO NEW YORK CITY

Municipality Should Manage Its Own Affairs
—Mandatory Legislation Should Be Curbed

By SENATOR ROBERT F. WAGNER

THREE classes of legislation have been enacted in the past, and as the result, New York City is the sufferer. The first is mandatory expenses forced upon the city in the administration of its own affairs—for instance, increasing salaries. The second class of legislation from which New York suffers is the discriminatory legislation such as provides that the expenses of the Public Service Commission of the First District be paid out of the city treasury, while the Public Service Commission of the Second Department, also a State department, is paid out of the State treasury. Thus it is clear that New York City is compelled to pay the entire expense of the Commission of the First District, amounting to about \$3,000,000, and also 70 per cent. of the cost of the second district commission.

Also the State Department of Health has jurisdiction over the entire State, except the City of New York, and we in New York City must have our own Health Department at our own expense and also contribute 70 per cent. of the expense of the administration of the Health Department for the remainder of the State. We are compelled to support our own normal schools within the City of New York, while the expense of maintaining the normal schools in the rest of the State is paid out of the State treasury; so here again, while we pay for the administration of our own normal schools, we are also paying 70 per cent. of the expense of the normal schools of the rest of the State. We are compelled to pay 70 per cent. of an annual \$2,000,000 appropriation to maintain town roads, although New York City is specifically excluded from enjoying one dollar of this money. We are paying \$75,000,000 of the \$100,000,000 expended for the comprehensive system of highways throughout the State, but New York City is excluded from the enjoyment of any of these monies. There are a number of other like instances to which I could refer, but these are sufficient to illustrate my point.

One Reason for Tax Burden.

Thirdly, New York City has its burden of taxation increased because of the large number of so-called local appropriation bills that are enacted each year—appropriations which are given to the rural legislators purely in the nature of patronage. For instance, to improve a creek, dredge an inland lake, change the course of streams for the sake of improving property. New York City has never been known to receive any local appropriation of that character for its own use or benefit. These appropriations amount in some years to several millions and one can see the injustice to New York at a moment's reflection, for we must pay 70 per cent. of all these local appropriations.

Then take the case of bridges: The State of New York expended several hundred thousand dollars last year to provide bridges between Rensselaer and Albany Counties and Rensselaer and Saratoga Counties, the State paying the entire cost of the construction of these bridges, while in the City of New York the taxpayers of that city, without one dollar of assistance from the State, have

ROBERT F. WAGNER, representing the 16th Senatorial District of the City of New York has advocated Home Rule measures for the Metropolis and all other municipalities.

Progressive thought throughout the country has brought with it many reforms, such as direct primaries, social welfare legislation and the revival of the theory of Home Rule. Senator Wagner has made sincere efforts during the present session of the Legislature to put some of the Home Rule ideas into effect and if he has not succeeded he has at least kept this question in the foreground and assisted in shaping some of the laws which the Legislature in its closing days has enacted for the benefit of the city.

During the sessions of the Constitutional Convention held last summer he addressed the members of that body on Home Rule legislation and stated his belief:

1. That the city is capable of self-government;
2. That city conditions require self-government;
3. That cities would progress more rapidly with self-government.

The majority of the members of both houses in the Legislature represent districts above the Harlem River and Senators and Assemblymen from Rochester, Buffalo, Syracuse and Utica join with rural law-givers in preventing genuine Home Rule amendments to be incorporated in the State Constitution. "What right has the majority of the Legislature coming from rural districts to impose upon the City of New York the laws which they deem proper for it?" Senator Wagner remarked in his debate on Home Rule. "Distinct from the rest of the State," he continued, "the City of New York stands alone with its peculiar interests. We, of New York City, are essentially a financial and commercial community in distinction to the agricultural and industrial communities of the State at large. The interests of our city, its defects, its tendencies, its advantages and its disadvantages are primarily local and peculiar to itself. To satisfy those interests, to cure those defects, to encourage those tendencies, to co-operate with those advantages, and to eliminate those disadvantages are among the duties of its citizens, and we, whose interests are identical with the interests of our city and whose livelihood and existence depends upon our municipality, know just what are our requirements and how those requirements may be supplied. The government of the city should be conducted from the City Hall and not from Albany."

been obliged to spend millions to connect the County of New York with the Counties of Kings and Queens.

The question is: What is the remedy? In my judgment, there are two remedies:

1. To prevent in the future the imposition of mandatory expenses upon the city in the administration of its local affairs, the constitution of the State should be so amended as to give to the municipalities of the State absolute home rule; that is, the right guaranteed to them by our fundamental law, without State interference, to manage their own affairs, property and government.

2. A never-ending protest, backed by an aroused public sentiment within the City of New York, which will compel the enactment of a constitutional amendment guaranteeing to the city fair and equal representation in the Legislature according to its population.

The two remedies are interdependent, for when New York City has the representation to which it is justly entitled it will be political suicide for any Legislature to attempt to interfere with its local affairs. It is obvious that these purposes must be accomplished before New York City can create for itself a municipal situation which will insure honesty, efficiency and wisdom in the management of its local affairs. Until the citizens of New York City can elect its own officials pledged to carry out policies which are approved by the people themselves, it will never be assured of obtaining the result in city government that its citizens desire and certainly ought to have.

Not Real Home Rule.

The constitutional amendment which Senator Brown, following out the recommendations of the joint committee of the Legislature appointed to investigate the financial condition of the City of New York, proposed in the Senate on March 6, 1916, falls far short of satisfying the public demand for home rule. It is only half a remedy for our municipal needs. The amendment contains no guarantee that home rule shall be given to the cities except when and to what extent the Legislature may deem expedient. A genuine home rule provision should not merely delegate to the Legislature the right to empower cities to conduct their local government, as Senator Brown's amendment does; it should by its own terms vest in the cities the right to manage their own municipal affairs. The exponents of home rule have insisted, and continue to insist, that local government be vested in the localities absolutely and that in order to work out their municipal destinies cities should not be compelled to seek powers from the Legislature but should have those powers assured to them by the fundamental law of the State. I have introduced a proposed amendment to the constitution which embodies my views or rather the views of those who want genuine home rule. The amendment which I introduced does not merely delegate authority to the Legislature to confer home rule upon cities, but actually vests in the cities the greatest possible measure of home rule independent of legislative action.

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 21.—The 1916 session of the Legislature closed yesterday evening without having achieved a single noteworthy reform or added to the statutes of the State a single law which would have marked the beginning of a new epoch in the history of the State. While the tax-payers of the Metropolis did not benefit greatly by this year's legislation they have not been despoiled, as in year's gone by. Some legislation desired by the city officials has been granted and one of the big things of the session and probably the most important accomplishment, so far as New York City is concerned, was the enactment of proposals of the Brown Committee into laws. A Home Rule amendment to the constitution was also adopted, but its provisions are elastic and will permit the Legislature to interfere with local legislation. The protest of New York City officials against the imposition of a direct State tax had directed the attention of last year's Legislature to New York City finances. A special investigating committee, of which Majority Leader Elon R. Brown was chairman, was appointed and a number of public hearings held. In its report the Brown Committee made various recommendations and, as a result of the investigation, the following measures were passed during the last hours of the session:

Changing the dates for the collection of taxes from May 1 and November 1 to January 1 and July 1.

Enacting into law the "pay-as-you-go" policy with respect to city finances.

Providing for a referendum in 1917 on the proposal to give New York City authorities control over the salaries of city employees.

Giving the Board of Estimate and Board of Aldermen control over the salaries of employees of the Board of Water Supply.

Making the regulatory expenses of the first district public service commission a State charge.

Giving the Board of Estimate control over expenses of the New York County Court House Board.

Abolishing State aid in the construction of highways to connect streets within second and third class cities with county highways.

Abolishing State aid for the construction of State or county highways through second and third class cities.

Abolishing State aid for the maintenance of county roads.

Giving half of the fees for motor vehicle registration to the locality in which they are collected.

Depriving the sheriff of New York County of the fees which he at present receives in addition to his salary.

Abolishing separate jails in New York County for persons confined under civil process. The effect is to transfer jurisdiction over civil prisoners from the sheriff to the department of corrections.

Two of Senator Brown's city bills, intended to relieve the serious financial condition of New York and to meet the cry of "mandatory legislation," were defeated. One of these bills provided for a referendum on the question of whether the State or the city should regulate the school teachers' salaries, and the other intended to give the Board of Estimate and the Board of Aldermen control over the salaries of employees of the Board of Water Supply, which is completing the Ashokan water system.

Only one of the important city bills, introduced at the request of Mayor Mitchel, found favor with the Legislature, all other bills suffering defeat. The successful bill carried political patronage with it, was the charge made by Democrats when it came up for passage. It changed the Department of Bridges to that of Department of Plant and Structures, and authorized the Board of Estimate to transfer to the new department the construction, maintenance and repair of buildings now under the jurisdiction of other city departments. It was said that Bridge Commissioner Kracke's continuance in office depended on the enactment of this bill into law, as the Department of Bridges had be-

come obsolete. The Democrats favored a consolidation of the Department of Docks and Ferries with the Bridge Department, but for reasons stated, this proposal was rejected.

A very meritorious measure, the es-

tablishing of a Department of Purchase, headed by a board composed of the Mayor, Comptroller, a member of the Board of Estimate designated by the Mayor and two other members to be appointed by the Mayor, was rejected. S. L. S.

LEGAL NOTES AFFECTING REALTY

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

Damages for Change of Grade.

SECTION 951 of the New York Charter, as amended, provides that, after hearing and considering the testimony and evidence, the Board of Assessors shall make such awards for loss and damage to an abutting owner as it deems proper, and makes the award and the proceedings of the assessors subject to review by the Board of Revision of Assessments. The New York Court of Appeals, *People ex rel Walde Asphalt Paving Co. vs. Seaman*, 111 N. E. 482, holds that in proceeding under this section the award should be the result of a hearing and judicial consideration of the evidence taken by the Board of Assessors, and the review by the Board of Revision of Assessments should be a judicial reconsideration of that evidence and of the award made by the Board of Assessors thereon. While the assessors might view the premises to enable them to understand and apply the evidence, their award of \$2,500 damages from a change of street grade (of Metropolitan avenue, Brooklyn) where the uncontradicted evidence from the owner showed a damage of more than \$25,000, and its confirmation by the Board of Revision, were wholly arbitrary and in effect illegal.

Transfer Taxes.

Real estate situated in a foreign state and owned by a resident of New York is not subject to transfer taxes in the State of New York. A deceased owner of certain unimproved real estate in Passaic County, N. J., resident in New York at the time of his death, had entered into contracts to sell the various lots into which the land was divided. The Surrogate's Court of New York County holds, in *re Wolcott's Estate*, 157 N. Y. Supp. 268, that in such cases transfer taxes cannot be imposed on the amount due on the contracts for sale; that Code Civ. Proc. Section 2672, subd. 9, declaring that moneys unpaid on contracts for the sale of land shall go to the executors or administrators for transfer taxes cannot be imposed on mere theories or fictions; the Code being applicable solely within the State and fixing a rule of distribution.

Sale of Land.

The agent of a land owner negotiating its sale wrote to the owner, naming a price offered by a prospective purchaser and stating that the deferred payment was to be "a first mortgage of \$6,000 at 5 per cent. for 5 or 10 years optional," understanding that he was stating definite terms. The owner replied that the terms were satisfactory if he were paid \$100 extra for the land. It was held, *Dood vs. Groos*, Iowa Supreme Court, 156 N. W. 845, that the purchaser's acceptance of this constituted a contract whereby the purchaser reserved to himself the right to elect whether the deferred payment to be made by mortgage should be made in 5 or 10 years.

Brokers' Commissions.

In an action for a broker's commission it appeared that the defendants agreed to pay the plaintiff a commission on any lease they might make with a named

party, whether the plaintiff was the procuring cause or not, and it was contemplated that the defendants should acquire a particular parcel of land and erect a building thereon for the occupation of such named party. The defendants, however, purchased a different parcel and erected a building, which was leased by the party agreed on. The New York Appellate Division, *Guaranty Realty Corporation vs. Barnum*, 157 N. Y. Supp. 911, holds that the plaintiff could not recover compensation, for the contract was applicable only to the land the defendants expected to acquire.

Building Restrictions in Deeds.

In a building line restriction controversy it appeared that all the lots concerned were originally sold for residence purposes on condition that no building less than two stories in height nor nearer than ten feet to the street line should be constructed thereon. For a long time prior to the controversy, however, the street had been a business street and had been evidenced by condemnation proceedings by the city, so that buildings already constructed thereon were within the ten-foot line. The New York Appellate Division holds, *Pappas vs. Excelsior Brewing Co.*, 156 N. Y. Supp. 845, that the condition of the deeds could not be enforced since in equity the reason for its imposition no longer existed.

Consent to Garages.

A provision of a municipal code prohibited the building, remodeling or maintenance of garages, livery stables, etc., without the written consent of all real estate owners within 300 feet of the space occupied by the business proposed to be maintained. It was held, *State vs. Harper*, Wisconsin Supreme Court, 156 N. W. 941, that the provision was invalid, as delegating to private individuals the legislative power vested in the City Council to determine whether such structure might be maintained. This power would allow property owners at their whim or caprice to refuse to allow adjoining owners to devote their lands to such purposes.

Failure to Record Deed.

The recording act of the State of New York does not require a deed of real property to be recorded. The grantee may or may not record his deed as he chooses. The statute is permissive only. If he takes possession of the property deeded, there is no reason why he should record it, except to guard against the loss of the deed itself, or to facilitate the transfer of the title by obtaining an official search. The fact that he is in possession is notice to the world of such rights as he has, and there can be no purchaser in good faith against him arising from the fact that his deed is not recorded. If he does not take possession, there is no other reason why he should record his deed, except to guard against the dishonesty of his grantor in deeding or mortgaging the property to another who may first record his conveyance.

A bankrupt deeded his real estate to his wife more than four months before

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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 of New York has issued a statement calling the attention of taxpayers to the more important bills which have passed the Senate and Assembly, most of them in the closing hours of the session and which become law if Governor Whitman so elects. It is suggested that the Governor be written asking for his signature to the bills approved by the board in the interests of the taxpayers of the city, and his veto to those opposed by the board.

Several of the measures passed, or the principles underlying them, have been urged for the past two years by the board, and were part of its legislative program adopted in the fall of 1914 and in December, 1915. This applies particularly to the building inspection bill, the Torrens title bill, the bills giving the Board of Estimate control over the expenses of the Court House Board and the Public Service Commission, and the Central Purchase Department bill. Several of these were introduced by Senator Elon R. Brown, as the result of his committee's investigation of the city's finances.

The more important bills approved by the board and passed are as follows:

Senate Int. 594. Brown, referendum to voters in New York City on the question whether the salaries of city employees, such as firemen and policemen, be fixed by the city authorities.

Senate Int. 591. Brown (Assembly Rec. No. 350), Board of Estimate control over New York County Court House Board.

Senate Int. 603. Brown (Assembly Rec. No. 136), expenses of first district public service commission a State charge.

Senate Int. 878. Lockwood (Assembly Int. 1118, Ellenbogen), simplifying building inspection.

Assembly Int. 1494. General Laws Committee (Senate Rec. No. 343), regulating the registration of titles to real property.

Senate Int. 1206. Mills, establishing Department of Purchase in New York City.

Senate Int. 600. Brown (Assembly Rec. No. 351), motor vehicle fees, etc., one-half to go to municipality.

Senate Int. 593. Brown (Assembly Int. 117, Ellenbogen), New York County Sheriff to receive only fixed salary, not to receive fees.

Senate Int. 1197. Brown, commission to investigate the Mohansic controversy.

The following two bills, one of them part of Senator Brown's program, were

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. The members of the committee are:

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

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

Robert E. Dowling, President City Investing Company.

William B. Ellison, ex-Corporation Counsel.

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

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

John P. Leo, architect.

Laurence McGuire, President Real Estate Board of New York.

George W. Olvany, Special Counsel to the Real Estate Board.

William J. Tully, General Solicitor to the Metropolitan Life Insurance Company.

B. E. Martin, President of the New York Building Managers' Association.

Carlisle Norwood, attorney.
Harry Percy David, attorney.

approved by the board, but failed of passage.

Senate Int. 594. Brown, referendum to voters in New York City upon the question whether the salaries and compensation of county officers and employees except judicial or elective officers, shall be fixed by the local authorities.

Senate Int. 847. Wagner, amendment to constitution providing home rule for cities and villages. Legislature may not pass any special or local bill affecting the municipal government of a city or village.

Four bills of great importance, three of them included in Senator Brown's program and one practically a local administration measure, were opposed by the board, but have passed both houses, as follows:

Senate Int. 598. Brown (Assembly Rec. No. 329), "pay-as-you-go" policy of New York City.

Senate Int. 1144. Brown, changing department of bridges to department of plant and structures.

Senate Int. 599. Brown (Assembly Rec. No. 354), changing dates for the payment of taxes.

Senate Int. 1125. Cromwell (Assembly Int. 1393, Brennan), Commissioner of Water Supply, Gas and Electricity to 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—water meters and charges.

The pay-as-you-go policy was opposed for the reason that the board believes that the Board of Estimate will in some years find it impossible to carry out its provisions of writing into the budget the required sum for public improvement and that its enactment into law will embarrass the city and place a very heavy burden on the taxpayers. Changing the date for the payment of taxes, in the opinion of many tax experts, will bring no relief commensurate with the cost to the taxpayer. The water meter bill, says the board, gives too great authority to the Water Commissioner. It thinks the functions prescribed should remain with the Board of Aldermen and that the bill is faulty in other details, placing no restraint upon water users in multi-family houses. It sees no saving in the opinion of many tax experts, will bring no relief commensurate with the cost to the taxpayer. The water meter bill, says the board, gives too great authority to the Water Commissioner. It thinks the functions prescribed should remain with the Board of Aldermen and that the bill is faulty in other details, placing no restraint upon water users in multi-family houses. It sees no saving in the opinion of many tax experts, will bring no relief commensurate with the cost to the taxpayer. The water meter bill, says the board, gives too great authority to the Water Commissioner. It thinks the functions prescribed should remain with the Board of Aldermen and that the bill is faulty in other details, placing no restraint upon water users in multi-family houses.

The teachers' pension bill (Senate Int. 1065, Lockwood—Assembly Int. 1451, Ellenbogen), which failed of passage, was also opposed by the board,

At the final meeting of the special committee on legislation of the Real Estate Board, action was taken on the following bills:

Senate Int. 39, introduced by Mr. Bennett, a concurrent resolution amending sections 4 and 11 of article 7, Constitution, providing that no State debt, except those specified in sections 2 and 3 of this article, shall be contracted for a longer period than the probable life of the work or object, such time not to be in excess of fifty years. Debts, when provided by law, may be paid in equal annual instalments.

The bill is approved.

Senate Int. 820, introduced by Mr. Brown, a concurrent resolution amending section 1, article 12, and sections 26 and 27, article 3, Constitution, by giving the Legislature power to confer upon cities such powers of local legislation and administration as the Legislature may from time to time deem expedient, and power to confer upon counties not wholly included in a city different forms of county government subject to approval of the electors in the counties.

The bill is approved.

Senate Int. 1082, introduced by Mr. Slater, an act adding new section 275 to Real Property Law, providing that all rents reserved on any lease, and all annuities, dividends and other payments, payable or becoming due at fixed periods under any instrument shall be apportioned so that on the death of any persons interested therein, or in the estate or fund from which such payments are derived, or on the determination or transfer by any other means of the interest of such person, each shall be entitled to a proportion thereof, and making other provisions relative thereto.

The bill is approved.

Senate Int. 1329, introduced by Mr. Joseph, a concurrent resolution amending section 10, article 8, Constitution, by providing that the tax to be raised in any one year, in any county containing a city of over 100,000, or in New York City, shall not in the aggregate exceed one and one-half per cent. of the assessed valuation of real and personal estate, in addition to providing for the principal and interest of existing debts.

The bill is approved.

Senate Int. 1337, introduced by Mr. Cromwell, an act amending section 1646, Code of Civil Procedure, relative to effect of judgment in action to compel determination of claim to real property, by providing that where defendant is an infant, idiot, lunatic or habitual drunkard, or is imprisoned on a criminal charge for less than life, and has not been personally served within or without the State with summons, he shall have the right within one year after his disability is terminated to apply for new trial.

The bill is approved. It cuts down slightly the absolute right to a new trial now existing in certain cases of actions to determine claim. It is a step in the right direction.

Senate Int. 1358, introduced by Mr. Cromwell, an act amending section 469, Greater New York Charter, relative to the powers of the Commissioner of Electricity, Gas and Water Supply, by providing that the section shall not be deemed to empower him to open or use the streets or lands under streets, or to grant permission to others to use the same, except in such places as may be authorized by the Borough President in the permit to be issued by him.

The bill is approved.

Senate Int. 1359, introduced by Mr. Cromwell, an act amending section 946, Greater New York Charter, by providing that the expense of moving or altering water mains, pipes or appurtenances in actual use by the Department of Water Supply, Gas and Electricity as part of the water distribution system of the city, shall be excluded in determining the cost of any work to be assessed against property.

The bill is disapproved as it seems only just that the property affected should bear such extra cost.

Senate Int. 1382, introduced by Mr. Sage, an act amending subdivision 2, section 1627, Code of Civil Procedure, by providing that the commissioners of the land office may order the treasurer to pay off and cancel any mortgage or encumbrance, or amount due thereon, existing on any lands of the State or in which the State has an interest, and plaintiff in an action to foreclose such lien shall not be entitled to costs unless the commissioners shall have determined before the foreclosure action is brought that the State's interest does not warrant their making an order for payment or cancellation of the encumbrance.

This bill is disapproved. In effect it would hold up foreclosures for three months if there is any outstanding transfer tax and would also deprive the plaintiff of any additional allowance whenever the State is a party. It adds to the unfair preferences now given to the State, which in the interest of the public should be compelled to submit its interests to its own courts.

Legal Notes.

(Continued from page 612.)

the filing of the petition, but the wife did not record it within the four-month period. The trustee in bankruptcy contended that this made the conveyance a preference under section 60-b of the Bankrupt Act, providing that where the preference consists of a transfer the four months period shall not expire until four months after the date of the recording of the transfer, if by law such recording is required. The New York Appellate Division, Getman vs. Lippert, 157 N. Y. Supp. 867, holds, for the reasons given, that the failure to record did not render the conveyance a preference within the Bankrupt Act, and did not in any manner affect the position of a general creditor.

Foreclosure of Mortgage.

The plaintiff in an action to foreclose a third mortgage was a mortgagee in possession and was collecting the rents under the terms of its mortgage and under an assignment of rents. The defendant had a mechanic's lien on the premises. The New York Appellate Division, Mylvirn Corp. vs. Passman & Son, 157 N. Y. Supp. 372, holds that, in the absence of some statutory provision therefore, a mechanic's lienor has no standing to ask to have the rents impounded. There was no allegation of waste, fraudulent removal of property, or other grounds upon which a court of equity might be moved to appoint a receiver for the property pending suit, and therefore an order for the appointment of a receiver of rents, etc., granted on the motion of the defendant, was reversed.

CROSTOWN ROAD FOR AUTO TRAFFIC

Thoroughfare Will Connect Brooklyn and Long Island City and Make Both Communities Accessible to Upper Manhattan

By HERBERT S. SWAN

THE necessity for a crosstown thoroughfare joining East New York, Coney Island and Borough Hall, Brooklyn, with Long Island City has been felt for a long time in Brooklyn, Queens, and Manhattan, north of 59th street. Such a street would be especially useful for light automobile traffic.

The streets of Greenpoint and Williamsburgh criss-cross one another in such an ingenious way as practically to forbid through passage to all but the most experienced drivers. To the uninitiated automobilist these streets appear to have been designed not for the purpose of facilitating, but for obstructing travel. Some of the north and south streets change their direction four or five times. Many of the streets, moreover, come to an abrupt stop or bend in such a manner as to make two or three awkward turns necessary before it is possible to continue. The width and

Cooper avenue to Woodhaven avenue.

There is no necessity for either of these detours. The increased time added by the one leading through the congested streets of Manhattan and increased distance added by the one encircling the Queens cemeteries may both be saved. There are streets in Greenpoint and Williamsburgh of sufficient width and directness, if the fact were generally known, that would serve as admirable links in a Brooklyn-Queens crosstown road. Not one dollar need be spent for street widenings or extensions. With the expenditure of a very small sum of money for additional street lamps, for signs to direct the traffic and for new pavements the City may obtain a first-class highway connecting the Queens Bridge Plaza with the various sections of Brooklyn.

The Brooklyn Committee on the City Plan was so interested in obtaining a street of this character that the writer

thereon, but nothing has been done to authorize the construction of this proposed parkway.

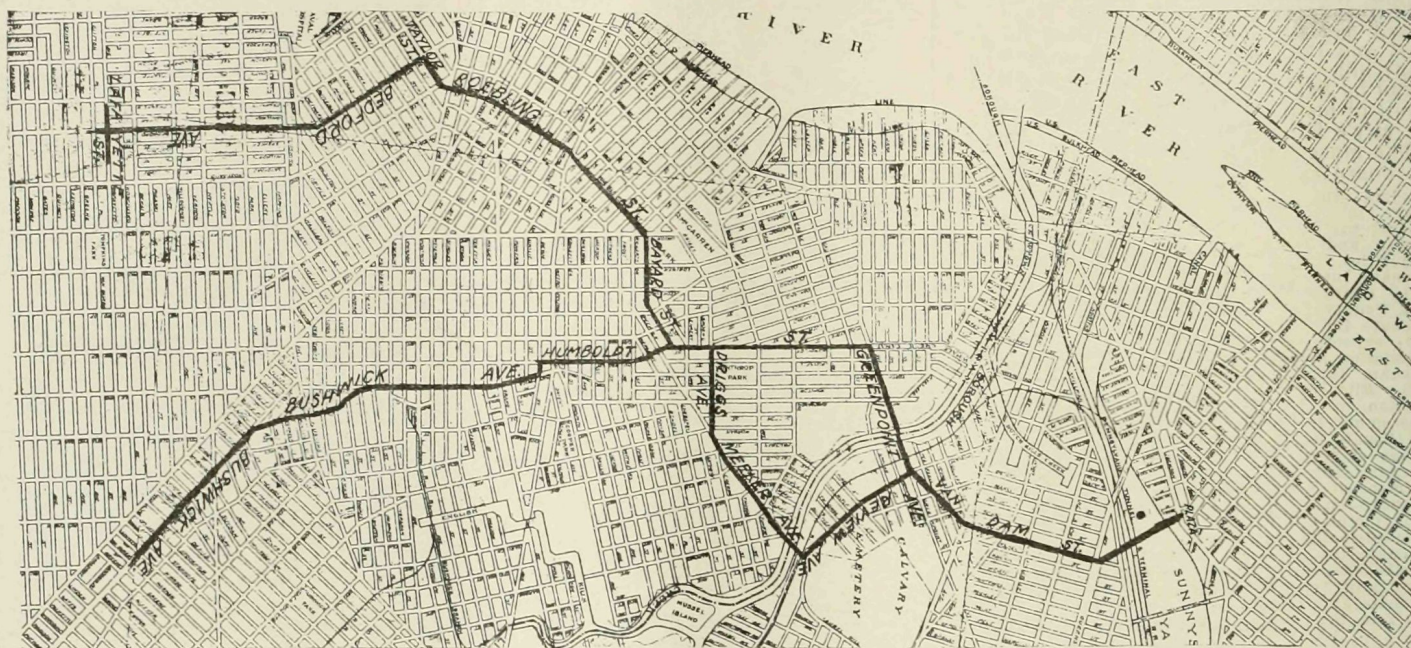
This is not only one of the most important highway improvements pending before the administration, but it is one of the most important improvements of any kind on which final action has not been taken. The difficulties of vehicular communication between the Boroughs of Brooklyn and Queens is one of the most exasperating annoyances of our localities today.

For your information I beg to review the history of this proposed improvement, in order to show the long delay from the inception of this improvement to the present time:

1901.—Bill introduced in Legislature amending Cemetery Act to provide for the construction of this roadway through cemeteries. Bill reintroduced each year for seven years.

1908.—Chapter 404 in the Laws of that year provided for the construction of this parkway 150 feet wide, and also provided that the engineer of the Board of Estimate should make surveys and prepare a map showing the location and course of said parkway.

1909.—On October 22 of that year a public hearing was held on the plans prepared by the chief engineer, but the matter was



SHOWING DIAGONAL THOROUGHFARE, CONNECTING BROOKLYN AND LONG ISLAND CITY.

arrangement of these streets were conditioned solely by a consideration of their local use. The need of an interborough artery probably never was dreamed of at the time they were laid out.

The lack of a Brooklyn-Queens crosstown road is the fault of piecemeal city planning. The streets of each locality were laid out as occasion demanded without any attempt to co-ordinate them into a comprehensive scheme.

Instead of picking its way through this labyrinth of streets much of the light automobile traffic in Brooklyn crosses the Williamsburgh Bridge to Manhattan, proceeds up the Bowery and Broadway to Fifth avenue and thence up to 59th street, where it either recrosses the East River over the Queensboro Bridge to Long Island City or proceeds northward through Manhattan. A large portion of the Brooklyn-bound traffic originating in Queens does likewise. Thus the already over-congested streets of Manhattan are unnecessarily made more congested.

Some of the traffic rather than lose its way in the bewildering street snare of North Brooklyn, on the one hand, or be blocked in the congested streets of Manhattan, on the other hand, prefers to make a wide detour to the east through Eastern Parkway and Eastern Parkway Extension to Highland Boulevard into Jamaica avenue, and then swinging north on Woodhaven avenue to come back along Queens Boulevard to Long Island City. A portion of the traffic, instead of encircling the cemeteries, adopts a northerly route through

was commissioned to study the situation and to recommend a route that would remedy the condition just described. The report submitted on the subject has now been adopted by the Brooklyn Committee. The matter is at present being placed before the borough authorities, who, it is hoped, will immediately take the action necessary to put the proposed route in a condition that it may soon be used for travel.

"INTERBOROUGH PARKWAY."

Queens Chamber of Commerce Urges Board of Estimate to Act on Project.

At a recent meeting of the Board of Directors of the Chamber of Commerce of the Borough of Queens, a special committee, composed of Robert W. Higbie, John Adikes and M. J. Degnon, were appointed to urge the hastening of the construction of the "Interborough Parkway" which will connect Eastern Parkway in Brooklyn with Forest Parkway in Queens.

President C. G. M. Thomas of the Queens Chamber of Commerce has sent the following communication to the members of the Board of Estimate, pointing out the long delay that has already occurred and urging immediate action in this matter:

It is now fifteen years since the project was inaugurated for the construction of a roadway connecting Eastern Parkway, in Brooklyn, with Forest Parkway, in Queens, through Cypress Hills and Mount Carmel cemeteries. It is now nearly two years since the Board of Estimate adopted an amended Topographical Map with the 100 foot wide Interborough Parkway shown

referred to a committee consisting of the Comptroller, the President of the Board of Aldermen, and the Presidents of Brooklyn and Queens.

1912.—Through the efforts of the Queens Chamber of Commerce and the Brooklyn City Planning Committee, conferences were held with the trustees of the cemeteries and the city officials, as a result of which maps of the proposed roadway were prepared and submitted to the cemetery officials for their approval, with a request for a price per square foot for the land necessary.

1913.—On June 26, Nelson P. Lewis chief engineer, made a report to the Board of Estimate regarding the conferences on this subject and submitted a plan modifying slightly that presented at the public hearing in 1909. The plan called for a uniform width of 100 feet.

1914.—Interborough Parkway officially adopted by the Board of Estimate and incorporated in the Topographical Map of the Boroughs of Brooklyn and Queens.

The need of such a connecting roadway is obvious. A series of traffic thoroughfares from all parts of the Borough of Brooklyn lead to the easterly end of Eastern Parkway, in Highland Park; and a system of traffic thoroughfares in the Borough of Queens connects with Forest Park; and both Highland Park and Forest Park are on the crest of the ridge traversing Long Island from east to west, but the space between them is taken up by cemeteries through which no road could be opened without special provision of law. To get from one of these parkways to the other it is now necessary to descend from this ridge and across several crowded thoroughfares, and to again climb to the top of the ridge to reach the other parkway.

Over \$2,000,000 is being spent for the construction of rapid transit facilities connecting Brooklyn and Queens on Jamaica avenue and Liberty avenue, yet no adequate highway connection is now available.

The tremendous development of motoring in the past five years makes the parkway imperative, not only for Brooklyn and Queens, but for the rest of the city as well. The hills along the borough boundary lines crested with impassable cemeteries, have been barriers to the social and commercial intercourse of the two boroughs too long,

HEIGHT, YARD AND COURT PROBLEMS SHOWN

Diagrams Explain What Area of Lot May Be Improved and Also the Height to Which Buildings May Reach

IN the March 10 report of the Commission on Building Districts and Restrictions, the height of buildings is limited in proportion to the width of the streets on which the buildings face in order to provide an equal amount of light and air in the lowest stories of all buildings within any given district.

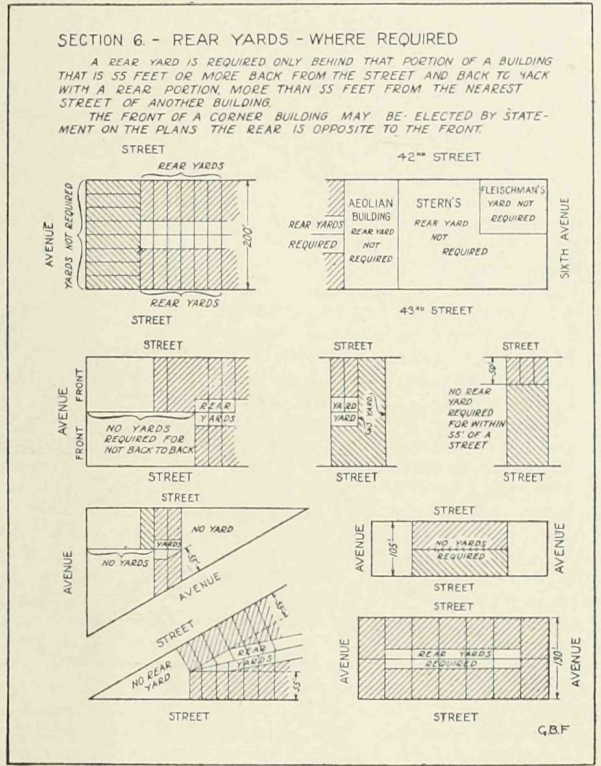
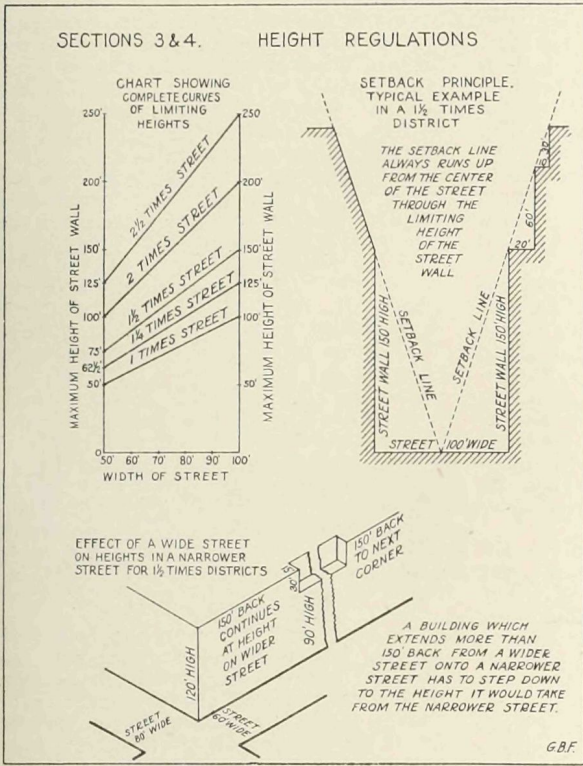
Adequate sunlight can hardly be procured where buildings are higher than the widths of the streets on which they

given for rear yards for that height, or they can be rectangular up to the length of two times the width of the court, provided that the net area of the court is the same as it would be, as above defined. For example, in a building 150 feet high, the inner court would be 25x25 feet, or 625 square feet area, or it could be a little less than 18x36 feet.

Rear yards are required behind buildings only where they are back to back;

Light and Ventilation Ordinance of the Board of Aldermen. It is understood that wherever the Tenement House Law requires larger yards and courts than those provided for in the resolutions as prepared by the Commission on Building Districts and Restrictions the Tenement House Law shall govern and vice-versa.

The "E" area districts are intended primarily to preserve detached or semi-



face, but in the all-ready more intensively-developed sections of the city more liberality would seem to be desirable.

In buildings set back from the street line above the limiting height of the street wall according to the rules prescribed for each district, a number of stories may be added to the height of the building at the same time, virtually as much light will penetrate down to the lower stories of the building as though the structure were cut off definitely at the limiting height on the street wall.

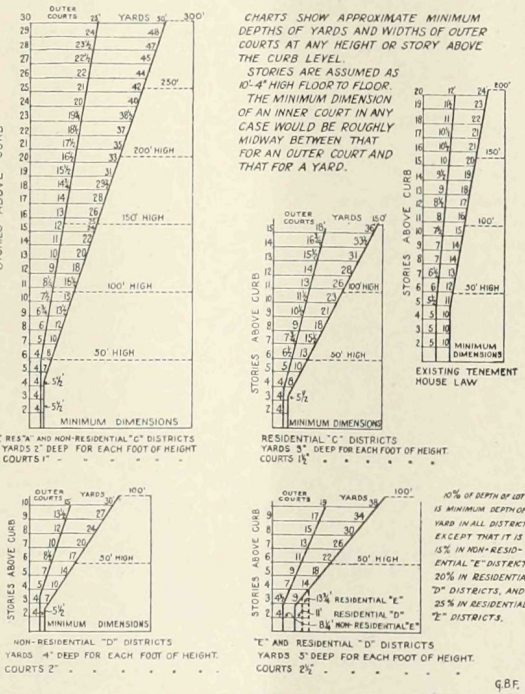
Buildings would be allowed to take their height from the widest street back only 150 feet on the side street, because if they took the greater height back farther on the narrow side street it would prove decidedly harmful to the other buildings in the side street.

In each district, yards and courts have to be increased in size as the building increases in height. The figures, as shown in the accompanying diagrams, apply only to the width of yards and courts at the top of the building. At any lower height, the width of the courts and yards may be of the dimensions shown in the diagrams. In other words, yards and courts step in and become narrower at the lower stories of buildings.

The widths shown in the above diagrams are approximately what would be required at the floor level for each story as designated. These are on the basis of stories 10 feet 4 inches from floor to floor. If the stories are higher, of course, the clear width of the yards and courts would increase correspondingly.

Inner courts where against the lot line or entirely enclosed at any given height could be square and of the dimension

SECTION 4 YARDS AND COURTS FOR EACH DISTRICT.



detached house tracts intact. It is a particularly appropriate restriction for land that is hilly or well wooded; land that is not suited by nature for industrial or business use and where a high-class suburban one-family house development would be the best use of the property.

"E" district houses could hardly be built on plots less than 40x100 feet, but from that size of plot up, 30 per cent. above the ground story will accommodate almost any house that is now being built in such districts. The "E" districts do not specifically prohibit apartment houses, but those occupying more than 30 per cent. of a plot above the ground story are prohibited. In other words, an apartment without big open spaces on three open sides would not be possible in the "E" district.

The "D" districts are intended primarily to provide for one and two-family houses either detached or in rows. As houses of this type in Brooklyn and Queens rarely occupy more than 60 per cent. of their plots, that was provided as the percentage limit for buildings in the "D" districts. This will not prevent, however, the erection of apartment houses provided that the depth of rear yards and the width of outer and inner courts conform with the governing rules as laid down by the Commission.

With the values of land as low as they are in most "D" districts tenements or apartments should give a profitable return on investment for several years to come.

—In Brooklyn there are 4,000 more tenements than in Manhattan.

BUILDING MANAGEMENT

"NEW BUSINESS" IDEAS FOR THE MANAGER

BY G. D. AIN, Jr.*

MANY a building owner and manager has had the sensation of having tenants of his property deserting it, upon the opening of some newer or more conveniently located building. The "sales problem," which is then presented, is a difficult one, and the manager who can continue to make a good showing on percentage of space occupied and net profits, deserves a lot of credit.

That such a result is not always recorded is demonstrated by a visit to the office buildings of almost any city of size. Some of them have been shoved into the background by competition, and are no longer being run with an eye to efficiency, but simply with a view to cutting expenses. Obviously, this policy, which may seem necessary to the owner, is not one calculated to solve the selling problems involved.

One of the first necessities presented to the manager of an old building is that it be clean. The new and recently opened office structure always appeals because of its spick-and-span appearance, due to new materials, and to top-notch service. On the contrary, one of the things which immediately puts the old building into the second division with the man who is looking for an office is its dingy and often untidy appearance. Trying to save by having as few janitors as possible is really poor economy, from this standpoint.

Painting the building inside and cleaning it on the outside, will help a lot in that respect. One old building with which the writer is familiar is faced with stone, which, as it is located in a soft-coal town, had become absolutely black and consequently far from attractive. A new owner had this surface sand-blasted and cleaned to its original color. The change for the better was wonderful. Painting the corridors will also have a good effect of lighting conditions.

Skimping on Light.

In this connection too, one finds that while skimping on light may cut down operating expenses, it also cuts down revenues, because a building whose halls are always dark, and which never seems to be sufficiently lighted, not only does not attract business, but actually drives it away. A prospect who went into such a building would not stop to look for the manager; he would take one good look and beat it.

Good elevator service is another "sine qua non" of a successful building, and by the same token the use of obsolete equipment of this character is the hallmark of the failure in the office building field. It may seem questionable judgment to put more money into new elevators, but it is certain that in holding old tenants and getting new ones they will be worth all they cost.

The man who is put in charge of a building which has got behind the times, and is being run on a shoestring basis, ought to insist on being given a chance to put his building into first-class condition before he is expected to fill it with tenants. His is a problem of merchandising space; and he cannot sell it to advantage unless its appearance is attractive, any more than a retail merchant could dispose of soiled goods at 100 per cent. of the original price.

Man is a social animal, and birds of a feather flock together. These things being true, it is obvious that the building manager who gets as many concerns of

the same class into his building as possible is following the line of least resistance. He is reducing the friction involved in selling his proposition, and adding to the attractiveness of the offer which he is able to make.

Often there is a real business advantage in being in a new building with others in the same line. Insurance men, for example, "broker," a great deal of business among one another, and lumbermen rely on others in the business to assist in filling orders for which they have not sufficient stock on hand. The same thing is true of other classes of trade, and hence creating groups of men in the same business is a way to make a building strong with those in that particular line.

In the average city there are not enough people in a given class to fill an entire building possibly; but this should not prevent something being done along this line. While Chicago has its Insurance Exchange, devoted almost exclusively to the needs of the underwriting fraternity, the building manager in some other town may succeed in making his structure headquarters for the insurance men by grouping their offices on a few floors.

In this connection the key to the situation is often the location of the one organization or establishment to which members of the given line resort most frequently. Getting back to insurance, the manager of a building which had just been opened in an Ohio valley city made certain of the patronage of a large number of fire insurance men simply by landing the rating bureau which has charge of fire insurance rates in that territory. Both local agents and special agents find it necessary to visit this bureau frequently, and hence it is an advantage to them to be in the same building with it. Therefore, it was good business to make special concessions to the bureau, in the way of equipment, etc., in order to get it into the building.

Practical Demonstration.

In another case, a building manager in a town where the lumber business is one of the leading interests decided that if he could only get the lumbermen coming to his property, his troubles would be at an end. He made an investigation and found that the organization which was of most practical value to the lumbermen, and, therefore, was visited most often by the traffic bureau to which practically every shipper of hardwoods subscribed. He went further and found that the bureau, which had been growing, was in need of more room.

He promptly made a proposition to this concern to move to his building on very favorable terms as to the amount of space provided and the rental, because of his belief that landing this tenant would swing other business. His confidence was not ill-founded, and the result in the near future was that he was taking care of the office needs of a considerable number of lumber concerns which formerly had been located elsewhere.

Whether it pays to advertise an office building or not is a question which has at least two answers. But aside from the proposition of advertising constantly—keeping everlastingly at it, as the advertising experts say—there is no doubt that certain occasions arise when it is imperative that some advertising be done, and when lack of proper publicity support results in failure. One such instance has recently come under the notice of the writer.

The building in mind is located in a

city which is just getting out of the small-town class. It has been growing rapidly, and taking on city ways so fast that the older inhabitants have been greatly irritated. The public of a community of this sort requires a lot of education in order to make new ideas popular. One such innovation was presented by a building manager in the form of retail stores on the second floor, these having been taken care of in the original design, and in point of windows, arrangement being well suited for carrying on retail enterprises.

It proved rather difficult to sell the space in the first place. Merchants could not see the advantage of getting off the ground floor, even though conditions were favorable to the move, in that rents of first floor store rooms on the street where this building is located, which is the principal retail thoroughfare, have been going up so rapidly that, as many a merchant declares, he is working chiefly for the landlord. Consequently, it seemed from a theoretical standpoint that a chance to stay on that street at a greatly reduced rental would be an attractive proposition to the merchant, who would be able to command attention by means of his windows, in which displays readily seen from the street could be made.

Space Finally Taken.

As suggested, however, the idea took slowly, but finally the space was all filled, at figures considerably in advance of ordinary office space figures, even though far below the rentals commanded by the store rooms on the first floor. But the merchants almost immediately began to complain of poor business. They were not able to "pull" the crowds from the street up a flight of stairs or by means of the elevators to the next floor. Trade dragged, and though leases had been signed, it did not prove good policy to insist on these being adhered to. By one arrangement or another, all of the tenants finally managed to get out of the building, and all of these handsome second-floor store rooms are now being used for office purposes, the revenue from this source, of course, being much smaller than it would have been had the plan been a success.

The management of the building blames the town.

"Too slow in Blankville for that," is their comment.

But Blankville and its staid citizens should not be blamed; it was up to the building to educate the public to the advantage of shopping above the first floor. Advertising might have been used to call attention to the desirability of these rooms, from the standpoint of the consumer. Lower rents, making possible better values, would have been one talking point; less dirt, with cleaner merchandise, another, and more privacy, as in the purchase of garments for women, would also have appealed to many. But none of these things were suggested, and in the absence of this stimulation of interest in the new idea, to that community of buying "upstairs," the whole plan collapsed unnecessarily.

After a tenant moves into your building, do you mentally discard him as a new business prospect?

If this is the case, you have the wrong angle on him. He may be made to produce business, if he is properly handled.

In the first place, American trade tends to constant expansion. That means that your tenants will need more room as their businesses grow. It is up to the manager to keep in touch with

(Continued on page 622).

*The second of a series of articles dealing with some successful methods employed by building managers in the solution of renting and other problems.

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

Illuminated Porch Numbers.

A SIMPLE device which may easily be attached to the ordinary electric porch light, and at once converting it into a fixture not only for lighting the porch but to show the number of the house in bright, clear-cut figures, has recently been placed on the market. The desirability of showing the number on



a house at night is evident to anyone who has ever tried to locate a specific dwelling, particularly when in a strange neighborhood. The device illustrated requires no special wiring and may be installed in a few minutes by anyone, by removing the glass globe and then fastening on the device by thumb screws. On the bottom of the fixture is a globe holder to which the globe previously removed may be fastened. The figures used with this device are separate units and are interchangeable. These figures are more than two and one-half inches in height and are readily readable by night or by day.

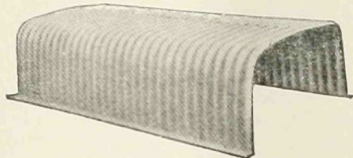
Steel Cores for Concrete Floors.

A FORM of pressed steel core or tile designed for use in connection with the construction of concrete floors has recently achieved considerable popularity on account of the economies they make possible in the construction of concrete structures. These forms are made from light gauge sheet steel, formed from one piece and corrugated, which makes them very rigid and stiff. Their form is that of a flat arch, as illustrated.

The cores have been designed to give the maximum amount of strength and displacement for the least amount of weight and cost, and at the same time saving in the quantity of reinforcing steel, centering and labor, and in reducing the dead floor load. These forms are designed for use in any type of reinforced concrete or steel frame building

and when made in the heavier gauges may be removed and used repeatedly.

The manufacturer of these forms states that their use cuts the cost of centering to a minimum, as only a skeleton centering is required and, further, no breakage is possible and there is no waste of concrete. Floors constructed by the use of the forms are soundproof



to a remarkable degree on account of the dead air space incidental to this method of construction. The claim is made that one carload of these forms or cores is equal in covering capacity to approximately twenty carloads of hollow tile, providing for an obvious reduction in freight costs, and the handling in the field is likewise reduced.

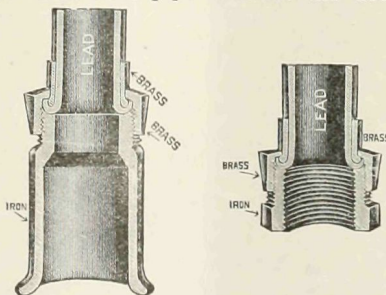
These cores are being made with 20-inch base for joists, 24-inch centers, and cores with 25-inch base for concrete joists, 30-inch centers.

Expansion Joint Material.

A NEW material for expansion joints in concrete, brick or stone block paving, or for use in general masonry work, has recently been placed on the market by a manufacturer of bituminous materials. This material is a mastic in ribbon form, but is made without reinforcement by felt or paper. The claim is made for this material that a joint which has been constructed by this method will have the properties of a poured joint and that it reduces the cost and amount of time ordinarily consumed. The material is made in various widths and thicknesses, and is marketed in rolls.

Time Saving Union Ferrules.

TIME saved generally means greater profits for the contractor. There are now on the market union ferrules which should be of interest to plumbing and heating contractors on account of the saving in valuable time affected by their use. These unions are made for the purpose of connecting wrought iron pipe with lead pipe without the use of



solder. The method of using these appliances is very simple. The turned over edge of the lead pipe serves as a packing when the lock nut is driven up. They are made in various sizes and for a variety of different connections.

Iron Bases for Porch Columns.

BUILDERS and architects of suburban dwellings have had their attention drawn to a patent iron base designed for wood porch columns, which it is said acts as a preventive against rotting of the columns by the moisture which always collects at their bases. The device has been adapted to both round and square columns.

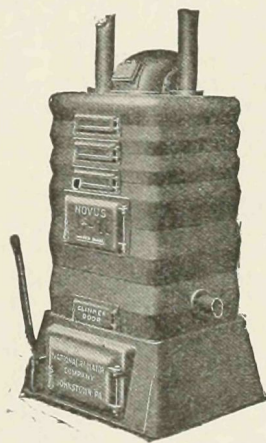
Lettering Doors and Windows.

ECONOMY is one of the watchwords in the management of the modern commercial buildings. A recent saving in business building management has been effected in the method of door and office window lettering. The economy effected is not only in money, but in time and convenience. The old method of window and door lettering was first to paint the letter on the glass, wood or metal, and then to lay on the gold leaf, after which the delicate operation of outlining the letters had to be accomplished. All of this work required a trained and steady hand. Much of this labor and expense has been done away with in a recently patented system of prepared lettering for all purposes. The letters are chemically prepared and upon being submerged in water become free from the outer wrappings and are then ready to be applied by almost anyone to any flat surface, glass, wood, enamel, metal, china or other material. The manufacturer of these letters states that the method will show a saving of about sixty-six and two-third per cent. in the cost of each letter used.

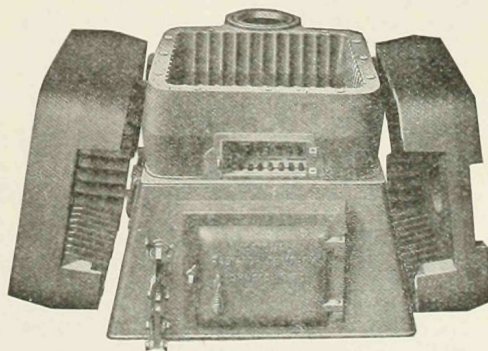
Interesting Heating Boiler.

EMBODYING a number of new features, a heating boiler for both steam and hot water is now being manufactured by a prominent concern. The boilers represent a new ideal in construction and are entirely different from all others. These boilers are rectangular in form, this design being said to permit a better and more rapid circulation of water over the surfaces thus exposed and which adds greatly to the efficiency in generating heat or steam with a corresponding economy in fuel.

Another special feature of this boiler is the method of the firepot construction. Instead of following the usual manner of casting this part in one piece, the firepot of this boiler has been designed in three sections, which are easy to handle, and save time in erection. This method of construction is said to reduce the cost of repairs. Among the



claims made for this boiler is, that by dividing the firepot into sections the metal line on the inside and outside walls of each section is not only of a uniform thickness, but at the same time it is possible to make these metal lines thinner



than in a firepot built in one piece. The firepot, by being rectangular, provides for an ample fuel capacity to operate the boiler through an eight-hour firing period, and increases the surface exposed to the fire.

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Building Construction and Building Management
in the Metropolitan District

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The disagreement between the employers and journeymen in the carpenter and woodworking trades, numerically the largest in the city, has not yet been fully compromised, but hopes are entertained that the serious consequences of a strike will not be visited upon the city.

The wage trouble in the subway has been healed and the men have returned to work, thirteen thousand of them, with the promise that they will not strike again while the present contracts last. This ensures the completion of the lines at the appointed time, and real estate interests can make their arrangements accordingly.

Farm values are rising at the rate of 5 per cent a year, according to government statistics. Good farms nowadays are in demand almost everywhere, but especially near large cities, for both income and residential purposes. Good roads and motor cars have made country homes very attractive to city business men. The average value of the farm lands of the country has risen from \$16.57 in 1900 to \$45.85 at the present time.

The steel and allied industries have orders enough to keep them busy through 1917. Even without foreign orders they would be plentifully supplied with business, now that the whole country, after years of economy, is bent on stocking up. Continued business activity above the normal line, come what may, once it gets into its swing, is believed to be a safe prediction by some of the country's foremost financiers.

Citizens going to court to ask for an injunction for the preservation of the residential character of their neighborhood, give an object lesson in the need of districting regulations. In the Underhill avenue and Sterling place section of Brooklyn adjacent owners are protesting against the erection of a row of nine two-story store and dwelling houses on land restricted to private dwellings. The legal question at issue is, does the restriction hold against buildings of this type? Brooklyn people are awaiting the court's decision with marked interest.

Immigration After the War.

Predictions of a great tide of immigration from Europe after the war need to be revised, or at least not banked upon too heavily until there is some confirmation for them. The investigations of the steamship companies and their agents here and abroad have revealed that the human tide going east may be larger than that coming west. Instead of the cities being overwhelmed with new foreign labor that will have to be accommodated with living quarters, our present supply is more likely to leave us and return to old environments, to replace the vast company of young men killed in battle and to help rebuild the cities and towns which the war has devastated.

During 1915 and the latter half of 1914 there was a large decline in immigration. The net gain to this country in 1915 was only 98,000, because only 258,000 were admitted while 160,000 departed. Statistics from Washington further disclose that the decline in immigration began prior to the outbreak of the European war, and was probably a reflection of the industrial depression in America. It would not surprise those who have studied the question if the United States should not see another great wave of newcomers for many years to come. Economic conditions have changed for the better in most of the old countries within the last decade. Poverty no longer stalks abroad. Besides, when the peasant people of southern Europe again begin to think of immigrating the countries of South America will probably be offering equal industrial opportunities and a kindlier welcome.

A number of immigration bills have been introduced in Congress. Four contain the literary test. One at least will pass both houses and be put up to the President, and he may sign it. Congress has been impressed by the great number of alien charges which American cities and towns are supporting, and by the extent to which alien laborers displace American citizens on public works paid for with tax money. The labor unions are protesting—and this is a Presidential year.

The Way to Compare Building Costs.

In attempting to arrive by purely arithmetical processes at a single expression, or figure, that will stand for the greater or lesser cost of building construction at any one epoch in the city's history, in comparison with another, the layman will find great difficulty.

As a matter of fact, a true comparison cannot be made in that way, for the reason that factors which cannot be represented by figures must necessarily be taken into account. While the principal elements in building costs may be material prices, labor costs and contractors' percentages, these do not always stand in the same relation; they do not invariably enter into the structure of the building in the same relative proportion.

Architectural, engineering and mechanical methods change. Designs become simpler and less ornate, structural forms are more and more standardized, various substitutes take the place of more expensive materials, and the work is more scientifically planned, as one decade succeeds another. Hence, it does not necessarily follow that the total cost of construction has increased because of the larger figures in some price lists and in a few labor schedules. Actually the only way to ascertain with accuracy the difference between construction costs at one date and another is through access to the accounts of supervising architects, general contractors and owners.

When this test was applied in 1906 it was found that, as between two Broadway office buildings of like cubical contents, one of which was finished under the depressed conditions of 1896, and

the other in 1906, at the crown of the best building era in local history, the footings of their cost sheets did not differ so much as ten per cent.

However, a different set of circumstances prevailed with respect to other forms of construction, and in other boroughs of the city. In city apartments and suburban dwellings of moderate size and quality other factors had combined to increase costs, namely: a higher standard of public taste and the new tenement laws, as well as the higher cost of materials. It was impossible to offset all these influences, and after making due allowances, the general increase in the cost of construction during the decade was estimated at about one-third.

From the heights of 1906-7 costs had declined to a low level before the European war gave this country the basis for its business revival. While there has been a natural advance in the quotations for materials, general building costs have not by a large margin raised themselves to the level of the previous real estate boom. A prominent structural engineer estimates for the Record and Guide that a 20-story office building (on a site 100 feet square) need cost no more than 38 cents a cubic foot; and that buildings of less altitude, but of the same ground dimensions, can be erected for the following base prices per cubic foot: 15 stories, 32 cents; 12 stories, 25 cents; 10 stories, 22½ cents; 7 stories, 20 cents.

The advantage in favor of the less ornate and more utilitarian structures of the present becomes plain when a comparison is made with the cost per cubic foot of typical buildings erected in times past; as, for example: the Custom House, 57.9 cents; the Appellate Division Court House, 74 cents (exclusive of sculptures and paintings); the Clearing House, 45; the Martinique Hotel, 45; Mutual Life Building, 80; the Broad-Exchange, 50, and the Atlantic Building, at Wall and William streets, 35 cents per cubic foot.

Financial conditions always prevent a general resumption of building operations when costs are at their lowest mark. It is the exceptional operator or investor who is in a position to follow the ancient maxim and buy or build when commodities and securities are cheap and sell when they are dear. But the times are still propitious. After long years of inactivity the public is ready for another real estate movement.

Mortgage Money.

More funds are being offered for investment in New York City real estate mortgages than ever before. Savings banks, corporate and individual trustees and capitalists are all on the alert to purchase real estate securities. Money has long been plentiful for short term commercial loans, at low rates, and now at last has become accessible for the longer periods necessary for realty loans. In all the boroughs of the city, both the new loans and the extensions of old mortgages reach larger totals for the year to date than in the corresponding period last year.

The public feeling toward real estate has evidently changed. Investors have quickly realized the significance of the Legislative measures looking to the removal of the direct State tax and other financial burdens of an inequitable nature from realty, and also for its relief from the annoyance and expense of over-regulation. Capital has not failed to notice that during the whole period of business stress residential and most other kinds of property was well rented, thus providing a safe and profitable investment. The one class of buildings which for some years constituted the exception to the general record of good rentals having recently regained its normal standing as an income producer, there is now no form of investment so trustworthy in all its parts as real property in the city of New York, and none which in the future will be so well safeguarded from improper legislation.

The New Board of Appeals.

Through its sub-committee on Legislation, the Joint Committee on City Departments has sent a brief to Governor Whitman in opposition to the passage of the Lockwood-Ellenbogen bill, and asking for a public hearing, on account of the amendment leaving out the requirement for nominations to the board by certain technical societies.

The communication is signed by Robert D. Kohn as chairman of the sub-committee. The Joint Committee in whose name the brief is presented is composed of the following named societies: New York Chapter, American Institute of Architects; Building Trades Employers' Association, New York Society of Architects, Brooklyn Chapter, A. I. A.; American Institute of Consulting Engineers, New York and National Board of Fire Underwriters.

The brief says in part:

"There is now before you for action a bill intended to consolidate in New York City certain inspection functions relating to buildings. According to this proposed legislation a new Board of Appeals is to be created. It is to have similar powers to those given the Board of Examiners by the present charter, but the field of its influence is to be greater.

"It is proposed in this bill that the Board of Appeals shall consist of seven members; one of whom is as before to be the Chief of the Fire Department. The chairman is to be an engineer or architect, one other member must be an architect, one must be a builder, one other must be an engineer, and each is required to have a certain number of years of experience in his trade or profession. The two remaining members of the board are not required to have experience in engineering, architecture or building. The fire prevention expert is entirely omitted. All the members of the board are to be appointed by the Mayor without reference to any recommendations or nomination from any technical society. Thus appeals from the decisions of one set of appointed city officials would be heard by another set of appointed city officials.

"It is the conviction of the members of the Joint Committee on City Departments that this is a backward step. It is their belief that it abandons one of the few provisions of law now existent which may have been wisely framed so as to provide in at least this branch of the city government the services of competent technically trained men in positions requiring such men.

"The committee does not know by what fortunate chance this admirable provision of law was secured to the citizens so long ago as 1874. Its abandonment at the present time would be most unfortunate.

"If our municipal, State and national governments have suffered more from any one thing than another, it has been in their failure to secure the highest type of technical service. Some of the reasons for this have been too frequently given to need repetition here.

"Even were officials in power authorized to offer compensation that would attract the best service, such officials can hardly be qualified to pick out the ablest men in any particular technical field. The men who have long practiced some particular profession or trade are best qualified to judge of the men in that particular field, and to know the qualities essential to the performance of any technical job. Just as doctors alone are qualified to select the physician most competent for some special service, so the engineers know the best engineer. They can pick out the right man to render some public service requiring special qualifications. Of the builders, the architects and the fire prevention experts the same is naturally true.

"The public is slow to recognize that until this principle of vocational representation is generally adopted in government inefficiency will continue. Not only would this principle secure to the government the best available service, but it would also secure to the government the intelligent interest of its citizens."

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, including several attorneys and the following:

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

Question No. 44.—We have various loft buildings where one tenant occupies each floor. Tenants claim the right to enter the building at any time during the night or day, holidays or Sundays, and in one case a tenant has broken into a building where we have not allowed him to have a key to the building. (1) Will you kindly inform us if a tenant, having a lease with no reference to this matter, has a right to enter his premises during the night or on holidays or Sundays? (2) Has a landlord a right to lock the building up at night or at midnight if the tenants have not gone out, or is he compelled to keep an attendant at the building until the tenants leave? (3) What is the landlord's responsibility where he allows various tenants to have keys to the entrance to the building? Is he responsible if a tenant leaves the door open and other tenants are robbed? F. L.

Answer No. 44.—(1) Where a floor in a loft building is leased without conditions of any kind as to ingress and egress, and when there are no rules for the administration of the building referred to in the lease, the tenant has the right, at any hour or day, to enter and depart freely as his business affairs require. An interference on the landlord's part with this right, persisted in, will constitute an actual or partial eviction, suspending the rent. The tenant's rights may also be enforced by injunction. (2) If the landlord does not undertake to furnish a watchman or attendant at night, Sundays or holidays, he may lock the entrance doors, in which case he should furnish the tenants with keys. (3) If loss results to tenants because some tenant has failed to lock the entrance door on departure, the landlord is not liable.

Question No. 45.—A real estate broker presents a certain piece of property to a prospective buyer and makes certain preliminary negotiations for its sale. The matter is not completed. After a lapse of some time the property is offered through another broker. The principal gives it serious consideration. The broker works up the deal to completion. Has the first broker any claim to a commission? Will he have any standing in a case of law to collect the commission? What is the law generally applicable to the collection of commissions? G. C. A.

Answer No. 45.—On the bare statement as above, the first broker has no claim for commission on any one. However, circumstances alter cases and only a court adjudication can determine more or less involved cases in dispute. It has always been so and apparently always will be so, in spite of continuous endeavor by the real estate fraternity to find short cuts to equity which do not succeed. The broad rule laid down is that brokerage commissions are due and payable when the price and terms are arranged between buyer and seller, the minds of both parties having fully met.

Question No. 46. If, after a period of consecutive snow storms, a person falls on the sidewalk and suffers some bodily injury, has such a citizen a claim against the city, or against the owner of the premises or against the tenant? Has the law affecting the removal of snow from sidewalks been changed recently, shifting the responsibility from the owner or the tenant to the city? Does the procedure for Manhattan differ from that for Brooklyn? R. T. M.

Answer No. 46.—Such a person may have a claim against the city or the tenant or the owner, depending upon the circumstances. Snow must be removed from the pavements four hours after the snow has ceased to fall. He may have a claim against the owner because he has not complied with the city ordinance. He may have a claim against the tenant if the terms of the tenant's lease made him responsible for the removal of the snow. He may have a claim against the

city because the city must enforce the removal of the snow. On July 16, 1915, an amendment was passed providing that if the removal is not made in accordance with the city ordinances, the Borough President may cause such removal to be made, the expense of such removal to be chargeable against the property. A penalty of \$3 for each offence is attached. The procedure in Manhattan does not differ from that for Brooklyn.

Question No. 47.—The newspapers of April 16 reported that residents in certain parts of Flatbush are disturbed over the fact that the restrictions for the protection of residence districts, as proposed by the Commission on Building Districts and Restrictions, are not rigid enough. Is it a fact that the Commission has made no distinction in their regulations affecting residence property, between dwellings of the one or two family type and tenements and apartments? If this is so, in as much as the erection of flats and tenements is one of the greatest menaces to private house sections, is not one of the chief aims of the restriction plan defeated by this oversight? W. S. A.

Answer No. 47.—The Commission has made no distinction between tenements and apartments on one hand and one and two family houses on the other by name; but they have made a decided distinction between the two classes in their different court and yard provisions. The "B" and "C" districts are intended to allow for the erection of apartments or tenements. The "D" districts are intended to allow primarily for one and two family houses in rows or singly. The "D" provisions would not prohibit apartment houses but they would require yards and courts from two to two and one-half times as large as those required in the "B" and "C" districts, thereby giving a very open type of construction. The "E" districts are intended for detached and semi-detached houses on lots from 40x100 up. As houses of this type covering not over 30 per cent. of the lot above the ground story are impracticable on lots less than 40x100, they virtually exclude the possibility of a tenement or apartment house. If by chance an apartment house should be built in an "E" district, it would have to leave so much open space within its own property lines, as to be harmless to its neighbors.

Question No. 48.—If a court or side yard runs through from the street to the rear yard, under the proposed building districts and restrictions, must its width be one-fifth of its depth? W. S. A.

Answer No. 48.—No, it may be considered as two outer courts and therefore its length may be ten times its width.

Question No. 49. Under the proposed building districts and restrictions plans, is not 30 per cent. above the ground story too small an area for a house in an "E" district? W. S. A.

Answer No. 49.—No, a great number of houses have been measured in good detached or semi-detached house districts, including a great many special cases that have been brought to our attention, and on lots from 40x100 up, a case was only rarely found where such a house occupies more than 30 per cent. of its lot. A great majority occupy less than 25 per cent.

Question No. 50.—Under the proposed building restriction plans, can a private garage be located within 25 feet of the rear lot line? W. S. A.

Answer No. 50.—Yes. A garage and out buildings may be located anywhere within a rear yard space provided they conform to the provision of the present building code of the Board of Aldermen, and also provided that such out buildings do not occupy more than 50 per cent. of the open space of the lot to a height of not over 18 feet.

Question No. 51. If the Mayor and the Governor sign the Lockwood-Ellenbogen bill for simpler building inspection, will the new procedure under its provisions entirely eliminate the issuing of orders by the State Industrial Commission? Does it simply mean that so far as Labor Law requirements are concerned the administration of the law is transferred from the State to the local authorities? J. McM.

Answer No. 51.—It will eliminate the issuing of orders by the State Industrial Commission in New York City. The administration of the Labor Law in New York City will be in the hands of the local authorities.

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REALTY TRUST MAKES 21,000 SALES DURING THE LAST TWO DECADES

Celebrates Twentieth Anniversary By Moving
To Astor House Building, From Liberty Street

REALTY TRUST, for twenty years in the old Realty Trust Building, 60-64 Liberty street, will remove today, with its allied companies, Alco Building Co., Malba Estates Corporation, and Artee Realty Corporation, to the Astor House Building, 217 Broadway, where is also located the Real Estate Board of New York. The removal coincidentally marked the company's twentieth anniversary of the concern.

Realty Trust was incorporated on April 23, 1896, by the late William Ziegler, baking-powder manufacturer, for the specific purpose of encouraging home ownership among people of limited means. It had been brought to Mr. Ziegler's attention that whenever real estates companies which sold homes on the installment plan failed, the resulting foreclosure proceedings on over-mortgaged holdings wiped out both the savings and the home of many a poor family who had already paid in substantial sums of money.

was the first to abolish interest charges on the deferred payments of instalment mortgages, and he was also the pioneer in granting deeds to the heirs of purchasers in case of the latter's death, the seller satisfying all unpaid mortgages. This idea was elaborated upon only recently by the Alco Building Co., a subsidiary of the Realty Trust, when in its Mapleton Park development in Brooklyn, one-family houses were sold at \$5,500, with free life insurance covering both first and second mortgages. In this case, William C. Demorest, president of Realty Trust, induced the Metropolitan Life Insurance Company to issue first mortgages of \$3,250 each for a term of twenty years, Realty Trust taking the second mortgages of \$1,500 each, also for twenty years. Mr. Demorest's company paying the single premium for diminishing term life insurance issued by the Metropolitan Life Insurance Company for \$4,750, which satisfied both mortgages in case of the purchaser's death within twenty years.



ASTOR HOUSE BUILDING, NEW HOME OF THE REALTY TRUST.

To remedy this state of affairs Mr. Ziegler conceived the idea of forming a corporation whereby his own realty holdings and those of others similarly inclined could be held in trust, free and clear, with the full assurance that purchasers would receive their deeds, and therefore he chose the title of "Realty Trust."

Mr. Ziegler chose for the president of the corporation, his nephew, William C. Demorest, then manager of the Demorest estate, of 14th street. Mr. Demorest still retains the presidency of the company. Mr. Ziegler's secretary, John Coonan, became vice-president, and L. Bertrand Smith, of the Jere Johnson, Jr., Co., (one time selling agent for the Ziegler holdings), was made treasurer. The present officers of Realty Trust are: William C. Demorest, president; William S. Champ (who is also one of the executors and trustees of the Ziegler estate), vice-president; William M. Crowe, treasurer, and E. Oliver Champ, secretary.

During the twenty years since its establishment, this company has developed and sold homes and home sites representing a total investment of \$12,000,000, which involved the making of exactly 21,796 contracts, the 21,797th contract now in course of preparation, being for the sale of a residence on its property, Malba-on-the-Sound, Long Island.

Mr. Ziegler was the first real estate operator to offer free title insurance policies to purchasers of real estate; he

Among the original Ziegler holdings which were placed in the hands of Realty Trust in 1896 were large areas in Brooklyn (Mr. Ziegler's home place), Morris Park, Jamaica, Flushing, Whitestone, and as far east as Babylon, L. I.; also in New Jersey at Avenel, Cranford, Englewood, and a tract at Linden, one mile wide, with a frontage of a mile and a half along the main line of the Pennsylvania Railroad. It is a curious coincidence that a line drawn on the map from one to the other of the Ziegler holdings would describe nearly a perfect circle.

Officials of Realty Trust have estimated that the \$4,000,000 of real estate sold to approximately 5,000 investors during the first ten years of the company's existence, is today worth \$20,000,000.

That Mr. Ziegler had also unbounded faith in New York City business property was evidenced by the purchase in 1889 and 1894 of the three buildings, Nos. 60-64 Liberty street, which, since 1896, have been used as one building and housed its owner's favorite creation—Realty Trust. These buildings were sold early this month by William Ziegler, Jr., for nearly three times the price paid by his father. The new owners, Barnum & Everdell, as already announced, are about to erect on the Realty Trust site a fifteen-story office structure, most of which will be used as an annex of the Guaranty Trust Company, which occupies adjacent space.

CENTRAL MERCANTILE MEMBERS DINE

Mayor Mitchel, President Marks, Edward M. Bassett and Commissioner Adamson Among the Speakers

"THE most important matter at stake at Albany throughout the present session of the Legislature was the city's program to obtain tax relief," declared Mayor Mitchel at the annual dinner of the Central Mercantile Association last Wednesday night at the Aldine Club.

"We laid down a program which made no excessive or unjust demands. We ask only a square deal and the same treatment accorded to other cities in the State. If the Legislature refuses to grant us equitable relief, the city administration must be held blameless for any increase in the tax rate and the responsibility must be placed where it belongs. The city has bent every effort toward economy and through the employment of the most painstaking methods has affected a saving since January 1, 1914, of \$3,125,000. On the basis of law, as we now have it from the Legislature, we cannot further lessen the cost of city government. There are the two great obstacles to be encountered; first, the obligations imposed by mandatory legislation, and secondly, the difficulty in obtaining enabling legislation for relief, or, in other words, lack of home rule.

"If our original legislative program had been carried out we would have saved \$25,000,000, which would have made a difference of thirty points in the tax rate."

Borough President Marks predicted a tremendous real estate development for the Central Mercantile District as a result of the operation of the new subways and the completion of the proposed West Side project of the New York Central Railroad.

In commenting on the plan recently adopted by the Board of Estimate for the change of grade at 34th street and Fourth avenue (Park avenue) he said: "After years of argument and discussion we have finally conciliated all interests and there is a full agreement on our plan to change the grade from 32d to 34th streets, and Fourth avenue, running a ramp on the east side and doubling the traffic facilities of the avenue at that point. I believe that the congestion of vehicles on Fifth avenue will be considerably relieved when this work on Fourth avenue has been finished, particularly as next autumn we will build the viaduct from 40th to 42d streets on Fourth avenue, landing at the upper level of the Grand Central Station. The importance of this work cannot be over-estimated, not only on account of the recent developments on Park avenue, but also on account of the relief needed by Fifth avenue and other congested thoroughfares."

President Marks also announced that the character of Seventh avenue, between 33d and 42d streets, is about to be greatly improved by the removal of sidewalk encroachments.

Edward M. Bassett, chairman of the Commission on Building Districts and Restrictions discussed the work of that body and placed particular emphasis on the great waste of structures in New York. He said: "The cause of such building waste has been the invasion of business and residential districts by industries. There has been no control of the sporadic factory. Central Manhattan is a natural industrial centre and we must keep industries in the locality for which they are suited.

"We are seeking to afford a building an opportunity to live its normal life of forty years—now it is limited to about fifteen years. People are tired of the larceny going on in building operations in this city."

Other speakers included Public Service Commissioner Travis H. Whitney, Alderman Henry H. Curran, and Fire Commissioner Robert Adamson. Clarkson Cowl, president of the association, acted as toastmaster. The following directors of the Central Mercantile Association were elected for a term of two

years: John Buckle of John Buckle, Inc.; J. W. A. Davis of the Spingler-Van Beuren Estate; James C. Elms of Elms & Sellon; William T. Evans of Mills & Gibb; Robert Kanter of Kanter, Modry & Company; Theodore H. Lamprecht of Graupner, Love & Lamprecht; William Meyer of William Meyer & Company; George Plimpton of Ginn & Company; J. H. Gannon, Jr., of Butterick Publishing Company, and Joseph W. Cushman of J. W. Cushman & Company.

Other officers of the association are Clarkson Cowl of James A. Hearn, Inc.; William A. Gillespie of P. K. Wilson & Son; Louis M. Hart of "Cammeyer"; David Nevins of the Union Exchange National Bank; David Price of D. A. Price & Company; R. Ross Appleton; Leo A. Price of Rothenberg & Company; B. J. Greenhut, and H. A. Weatherbee, of Arnold, Constable & Company.

Bridge Traffic Counted.

The Public Service Commission has received from the Bridge Department a report of the annual count of passengers using the various East River bridges. The count was made October 28, 1915, and covered the travel in each direction for a continuous period of twenty-four hours. By far the largest traffic passed over the Williamsburg Bridge, which carried 355,561 passengers in the twenty-four hours. This was an increase of about 28,000 over the previous year, when the total was 327,134. The Brooklyn Bridge showed a falling off of 50,000, the figures for 1915 being 243,617, as against 293,706 in 1914. The Queensboro Bridge showed a slight increase, with 93,654, as against 89,847. The opening of the Fourth avenue subway across the Manhattan Bridge is indicated by the large increase in the traffic over that structure. Its total was 111,314, as against 52,395 the year previous. The total traffic on all bridges increased from 763,002 in 1914 to 804,146 in 1915.

Following are the totals of all bridges:

	Williams- burgh.	Brooklyn.	Man- hattan.	Queens.
Eastbound..	180,710	125,585	54,408	47,049
Westbound..	174,851	118,032	56,906	46,605
Totals....	355,561	243,617	111,314	93,654

The total traffic over all bridges in 1912 was 659,591, in 1913 742,992, in 1914 763,082, and in 1915 804,146.

Volume for Realty Brokers.

Frederick L. Gross, of the Brooklyn bar, has just published (Ronald Press) a volume entitled "The Law of Real Estate Brokers" which should prove of value not only to real estate brokers but also operators, speculators and lawyers. The work is divided into seven parts, which are subdivided into forty-six chapters. The powers, authority and rights of the broker are dwelt upon, also commissions and their recovery, the principle and agent, fraud, procedure, contracts for the sale of realty and schedules and forms. The book contains 473 pages and costs \$4.00 postpaid.

License Revoked.

The license of Joseph Moritz, an electrical contractor, has been suspended for thirty days, from April 15, by Commissioner Williams, of the Department of Water Supply, Gas and Electricity, for repeated failure to solder and tape splices and for other serious electrical defects appearing on work recently performed by him. This is the first suspension under the Electrical Code, enacted in July, 1915, by the Board of Aldermen. The code not only contains detailed provisions in reference to the installation of wires and appliances for electric light, heat and power calculated to reduce the number of accidents to property and persons through fire and to persons through electric burns or shocks, but it also provides the Commis-

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sioner with a means of control through requiring electrical contractors to obtain licenses from the department and giving the Commissioner power to suspend or revoke such licenses for cause.

"New Business" Ideas.

(Continued from page 616.)

them and when that time comes to be able to offer exactly the space—in the same building—that will take care of their wants. Willingness to rearrange leases so as to accommodate present tenants is a big help in holding those who have had the idea that it would be necessary to move in order to get what they want. And it is astonishing how often a tenant will make other arrangements without consulting the manager of the building where he is, although the latter might have been able to make a sufficiently attractive proposition to hold him. It is really the fault of the manager for not keeping closely in touch with his "customers."

Another point is that tenants can often help in advising regarding concerns which are in the market for office space. The average person is so engrossed in his own affairs that he does not consider the business of others. That is, your tenants may be favorably disposed toward you and the building, but if their attention has never been called to the fact that you are anxious to get hold of prospects, they will probably never make a point of calling such information to your attention.

On the other hand, if you will present this proposition occasionally, in a diplomatic way, suggesting that the tenant advise the manager whenever he hears of any one who is thinking of establishing new offices, the chances are that many—not all, of course—would respond and endeavor to help out in this way.

PRIVATE REALTY SALES.

SMALL sales comprised the bulk of the business. Although the activity was not as marked as last week, the trading represented substantially the same encouraging elements. There was a demand evidenced for small investment properties in various sections of the city and considerably more than the average amount of professional activity. One operator in particular figured in seven Manhattan and Bronx deals.

The presence of this class of buyer in the market may reveal one or more of several conditions. If the professional trader is active because prices are low then obviously this is the time for permanent investors to come into the market. If the operator is buying because he has a vendee waiting for him there is more cause for optimistic reflection because it shows that there are buyers available if they are sought.

A leading deal of the week concerned a contemplated addition to the Park avenue colony of apartment houses which will involve an expenditure of about \$1,600,000. The deal has an especial interest because it exemplifies the progress of apartment house construction in New York City. More than a quarter of a century ago there was an apartment house on the plot, which was demolished to make room for the present seven story building of a similar character, and this structure in turn has outlived its usefulness and will make way for a still more modern type of building.

It is the second house within the last year to fall as a result of the demand for modern apartment houses, the other instance being a seven story multi-family house formerly occupying the northeast corner of West End avenue and 80th street, which was torn down to furnish the site for the twelve story house now being erected.

In the Vesey Street Exchange Sales Room on Tuesday Joseph P. Day disposed of the properties of the Max Ams Estate consisting of New York, Brooklyn and Mount Vernon property for a total of \$86,025. The largest parcel offered was a factory in Mount Vernon which was purchased by Benjamin Blauvelt for \$50,000. The American Distilled Water Company, which owns the

property at 419-421 East 53d street, purchased at the stand of M. Morgenthau, Jr., the three-story tenement at 421 East 53d street for \$6,700, or about \$2,500 above existing encumbrances. The sale was brought about as the result of foreclosure proceedings.

The total number of sales reported and not recorded in Manhattan this week were 39, as against 53 last week and 30 a year ago.

The number of sales south of 59th street was 11 as compared with 13 last week and 6 a year ago.

The sales north of 59th street aggregated 28, as compared with 40 last week and 24 a year ago.

From the Bronx 19 sales at private contract were reported, as against 13 last week and 9 a year ago.

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

\$1,600,000 Park Avenue Deal.

A new high class apartment house will be added to the rapidly growing colony on Park avenue by the sale of the plot at the southwest corner of Park avenue and 62d street, fronting 100.5 on Park avenue and 116.8 feet in 62d street. This property has been purchased by a syndicate known as the 550 Park Avenue Corporation, of which John H. Carpenter, treasurer of the France and Canada Steamship Company, is president. The property was acquired through Pease & Elliman from the New York Life Insurance Company which has owned it since 1888. Additional interest attaches to the deal by reason of the fact that there is a seven story apartment house at present on the plot, to be demolished for the new project. The building known as the "Yosemite" was erected about twenty-five years ago, on the site of another apartment house known as "Holbrook Hall," which was partially destroyed by fire shortly after the New York Life Insurance Company acquired it at foreclosure. The new syndicate intends to erect a seventeen-story apartment house from plans by J. E. R. Carpenter at an estimated cost of \$1,000,000. The entire operation including the cost of the land will involve about \$1,600,000.

Still Another Hotel Rumor.

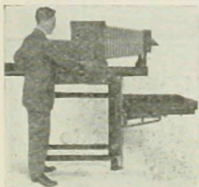
The incorporation of the Bowman Hotel Corporation, at Albany, with a capitalization of \$4,000,000, led to a report yesterday that another huge hotel project was being contemplated in the Grand Central Terminal zone. It was rumored that the block at one time occupied by the Hospital for Crippled Children on the west side of Lexington avenue, from 42d to 43d street, and at present owned by the New York Central Railroad, would be the site.

Art Firm Buys in 57th Street.

L. & L. Milch, art dealers, have signed contracts for the purchase of the four-story dwelling at 108 West 57th street on a lot 20 x 100. The brokers were Manning & Trunk. After extensive alterations, the purchasers will occupy the two lower floors for their business and rearrange the upper portion of the building for apartments and studios. The ownership of the property has been for the last forty years vested in members of the Brewer family, who were represented in the present transaction by Daly, Hoyt & Mason, as attorneys, the purchasers being represented by Eisman, Levy, Corn & Levine. Alterations to 104 West 57th street into a store and apartment building are now nearing completion as the result of a ten-year lease recently closed by the same brokers.

Lenox Hill Residence Deal.

Dr. William P. Northrup has sold the private houses at 53-57 East 79th street, and Mrs. Thomas Hiller a similar house at No. 55, through William B. May & Company, to a client who will demolish the present buildings and build on the site a 42x102.2 modern English basement house for his own occupancy.

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The plot immediately adjoins the new residence erected a few years ago by John Iselin on the east and on the west the home of Albert Tilt. This block in 79th street, between Park and Madison avenues, has been improved within the last few years with a number of high-class private houses. Among the owners are John S. Hoyt, Thacher M. Adams, Arthur H. Masten, George L. Rives and Donald G. Geddes.

Adds to Protective Holdings.

Commodore Arthur Curtiss James, who is building a costly residence on the southerly half of the block formerly occupied by the Union Theological Seminary, at Park avenue and 69th street, has added to his holdings at the opposite corner, which offsets the possibility of apartment house construction at that point. He has purchased through the Douglas Robinson, Charles S. Brown Company and the Cross & Brown Company from the trustees of Mrs. Virginia S. Mackay Smith, the four-story dwelling at 690 Park avenue, on a lot 18.6x81, adjoining the property at 686 and 688, recently acquired by William D. Sloane, as a site for a residence. Mr. James now controls a plot with a frontage of 45 feet in East 69th street facing his new home, and a frontage of 86.5 on Park avenue.

Cardinal Farley Sells.

John Cardinal Farley has sold, through William B. May & Company, the group of seven small stores at the northwest corner of Madison avenue and 91st street with a frontage of 100.8 feet on Madison avenue and 36.8 feet in 91st street. The property was acquired by Cardinal Farley as residuary legatee under the will of the late Judge W. H. Kelly. The property adjoins the plot in East 91st street sold some time ago by Andrew Carnegie to C. M. MacNeil, president of the Utah Copper Company. The identity of the purchaser could not be learned.

Options for \$5,500,000 Hotel.

A new syndicate known as the New York Central Hotel Corporation is rumored to have obtained options for the purchase of the entire block front on the east side of Lexington avenue, from 43d to 44th streets, with a frontage of 200 feet on the avenue, 185 feet in 43d street and 187 feet in 44th street, controlled by various ownerships. If the options are exercised, calling for an outlay of amounts said to aggregate \$1,900,000 the new owners plan to build an eighteen-story hotel which with the price of the land may involve as high as \$5,500,000.

Heights Corner Sold.

L. J. Phillips & Company, in conjunction with J. J. Keit, sold for the Beekman Estate, represented by Samuel Crook and Samuel L. Gross, the plot comprising about thirteen lots at the northwest corner of Broadway and 181st street, through to Bennett avenue, with a frontage of 150 feet on Broadway, 200 feet in 181st street and 187 on Bennett avenue. The property faces the former site of the Holyrood Church, now improved, which was sold by the same brokers some years ago to Adolph Lewisohn and which was subsequently resold to Alexander Grant.

\$1,000,000 Apartment-Loft Trade.

The Hasco Building Company, Lorne A. Scott, president, has sold the northwest corner of Fourth avenue and 28th street, a plot 94.1x78, excavated and ready to receive the steel work for a sixteen-story store, loft and office building, to William T. Evans, of Mills & Gibbs. In part payment Mr. Evans gave the Cortlandt, a twelve-story elevator apartment house, on plot 100x74.10, at 210 Cathedral Parkway. The deal involved about \$1,000,000.

Buys \$300,000 Apartment.

The Exeter Realty Company, Louis Schlechter, president, has purchased from the North Castle Realty Company, Otto R. Hartman, president, through T.

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BUILDING MANAGER, long experience in real estate, can take entire charge of property; familiar with repairs, supplies, etc.; seeks opportunity to prove his worth. Box 42, Record and Guide.

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one-story garage, 50x150, nothing fancy; must be cheap; lowest estimate.

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

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\$8,500—NEAR PROSPECT PARK, two-story and basement, two-family, limestone front, box stoop; hardwood floors; perfect condition.

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on Connecticut River; all modern improvements; electric lights, garage; price reasonable; splendid opportunity.

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Bronx, one mortgage, for a small one family, free and clear, within commuting distance; owners only.

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In Berkshires, 75-acre dairy, poultry farm, State road; near church, school; commodious cottage, barn, 30x40 basement; 200,000 feet lumber; \$2,500; easy terms. Address

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on Grymes Hill, Stapleton, commanding views of bay and New Jersey; 20-room house; garden, shade trees; easily accessible; for sale; \$20,000. Apply **R. McL. JACKSON, 120 Broadway, N. Y. C.**

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Gentleman's country place; house 12 large rooms, 2 baths, extra toilet; strictly modern; near golf club and bathing beach; one hour from New York, via N. Y., N. H. & H.

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because of owner's removal, the most artistic House on the highest location in New Rochelle's healthiest and newest private park; 12 room stone and brick house with 3 baths, gas and electric light; hot water heat; 60 feet of glass and Venetian blind enclosed veranda; in up-to-the-minute repair and ready for occupancy; combined garage and stable; shade trees and garden; lot 105x270; little cash required.

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For sale, for \$2,500, half cash, a two-story and wing 9-room house, steam heated, bathroom, laundry, tubs, veranda, stable and garage, 10 apple and pear trees, 1½ acres smooth, rich land situated in pretty little village 20 minutes from trolley and station; houses and cottages to rent, furnished for the summer.

H. C. WOODIN,
Box 84, Great Barrington, Mass.

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To settle estate, several small Houses, nine rooms and bath, each \$5,000; corner store and three apartments, rent \$1,290, price \$12,000; beautiful House, best residential section, 12 rooms, bath and three toilets, brown stone, bay window front, hardwood trim, plot 50x110 feet, price \$28,000, mortgage \$14,000, 5%; offers invited.

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West Nutley, N. J., 7 room house, plot 65x150; attractive house in a pretty town, combining country life with city conveniences; price \$5,750.

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New building, 40x100; all improvements; no vacancies; price \$42,500; new first mtg \$32,500 at 5% obtainable; appraised valuation \$52,500; \$10,000 dollars cash required, yield about 20%; Sound investment, suitable for widow, trust funds, estate or institution. No proposals desired.

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Ideal all-year-round country home, healthiest climate in New Jersey, one-half mile from station, hour out; well built house, seven rooms and bath; all modern improvements, steam heat, electric light, toilet in house, chicken houses, large barn or garage, all kinds fruit, beautiful lawns and everything to satisfy particular people; seen to be appreciated.

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grandly located, yields great crops; clear title guaranteed; good buildings and location; must be sold at a bargain; 165 acres, \$5,500; ½ cash, balance on mortgage; come and see it at once.

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**ONE FAMILY DETACHED HOMES
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Large Front and Back Enclosed Porches.
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Direction—1½ blocks from Greenwood Ave. Station of Liberty Ave. Extension Fulton St. L.

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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.

F. Hall, the six-story elevator apartment house known as the "Fairfield," at the southwest corner of Fort Washington avenue and 163d street, on a plot 100x140. The property has been held at \$300,000. The building was completed about three years ago by Newmark & Jacobs, and is entirely rented.

\$300,000 Apartment Trade.

The Nason Realty Company has re-sold through A. V. Amy & Company to the Andrews Realty Company, the five-story apartment house at the southeast corner of Wadsworth avenue and 192d street on a plot 100 x 100 by irregular. The house is fully rented. In exchange the purchaser gave the seven-story elevator apartment house at 1867-1869 Seventh avenue, on a plot 50.5 x 100. The deal involved about \$300,000.

English Duke Buys and Sells.

Duke Moro de Moro has purchased from Samuel P. Tull, through Charles B. Van Valen, the ten-story loft building at 648 Broadway, on a plot 30.5 x 150. He gave in exchange the two six-story loft buildings at 41-43 West 17th street, through to 38 West 18th street. Title to the various properties passed on Tuesday.

Manhattan—South of 59th St.

DOMINICK ST.—Joseph P. Day sold for Emma B. Boggs the 3-sty dwelling 46 Dominick st, on lot 20x85.2.

FERRY ST.—Wm. H. Whiting & Co. sold for Emily M. Fogg the 3-sty building at 52 Ferry st, 21.6x56.8, to Cornelius S. Morrell. This is the first sale of the property in more than forty years. It is assessed at \$15,000.

NORTH MOORE ST.—Joseph P. Day sold for the estate of Max Ams the 5-sty loft building at 64-66 North Moore st, on plot 50x87.6, a St. Mark's Church leasehold, to Van Loan & Co., the present tenants. The property was part of the Max Ams estate which was scheduled to be sold at absolute executor's auction sale on Tuesday. The others parcels were disposed of on that day.

WASHINGTON SQ NORTH.—Pepe & Bro. sold for Moncure Robinson 23 Washington Sq North, a 4-sty dwelling, with a 3-sty studio in the rear in MacDougal alley, on plot 27.6x145, to Max Shoop. The property will be extensively altered.

57TH ST.—Mary U. L. Lorton is reported to have sold the 4-sty residence at 62 East 57th st, on lot 17x100.5.

10TH ST.—Horace S. Ely & Co. sold for the estate of Arthur G. Sedgwick the 3-sty dwelling 8 East 10th st, on lot 25x92.3.

16TH ST.—Henry Hof sold for the Bond & Mortgage Guarantee Co. 617 East 16th st, a 6-sty tenement, on lot 25x92, to George Wagener.

57TH ST.—Mary E. Pentz is reported to have sold the 4-sty dwelling 124 East 57th st, on lot 16x100.5.

LEXINGTON AV.—The Eldridge estate is reported to have sold 711-713 Lexington av, two 3-sty dwellings, on plot 40x100.

Manhattan—North of 59th St.

76TH ST.—Slawson & Hobbs sold for Harriet L. Heimerdinger, 31 West 76th st, a 4-sty dwelling, on lot 20x100.

80TH ST.—Milton L. Frank as executor of the estate of Sarah Frank, is reported to have sold 48 East 80th st, a 4-sty dwelling on lot 23.6x102.2.

81ST ST.—Matthew Astor Wilks, son-in-law of Mrs. Hetty Green, bought for a residence from the Corn Exchange Bank, the 4-sty dwelling at 7 West 81st st, on a lot 26.3x104.4, opposite the Museum of Natural History.

85TH ST.—Susan McC. Hemenway has sold 105 East 85th st, a 3-sty dwelling, on lot 25x102.2.

97TH ST.—Charles E. Dempsey sold for Mrs. Ella L. Marsh 42 West 97th st, a 4-sty dwelling, on lot 17.6x100.

100TH ST.—Harry S. Wright sold 208 East 100th st, a 6-sty flat, 25x100.11, to Joseph Cohen, who owns the similar house at No. 210.

116TH ST.—Giuseppina Lukos has sold 449 East 116th st, a 5-sty flat, on lot 25x100.11.

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120TH ST.—O'Reilly & Dahn sold to the Finance Operating Co. 232 West 120th st, a 5-sty flat, on lot 25x100.

123D ST.—Bedell H. Harned has sold, through Porter & Co., 112 West 123d st, a 4-sty dwelling, on lot 20x100.11.

124TH ST.—Frederick Brown bought from Edward Schroeder 505 West 124th st, a 6-sty apartment house, on plot 50x100.

126TH ST.—Porter & Co. sold for W. De Wint Eckerson the 3-sty dwelling at 75 West 126th st, on lot 17x99.11.

129TH ST.—Wm. A. White & Sons have sold 7 East 129th st, a 3-sty dwelling, on lot 23x100. The property was owned by the William Clark estate for many years, and was formerly occupied by Mr. Clark, said to have been one of the oldest residents in New York City.

136TH ST.—Polak & Tuoti Co. sold for Lowenfeld & Prager 214 West 136th st, a 3-sty dwelling, on lot 16.8x99.11.

138TH ST.—Daniel H. Jackson has resold 620 West 138th st, a 3-sty dwelling, on lot 25x99.11, to Herman Baer.

148TH ST.—Daniel H. Jackson bought from Sarah M. Chapman, of Freeport, L. I., the vacant plot, 50x100, in the north side of 148th st, 125 ft. west of Broadway. This property has been in the same family for almost half a century. W. D. Morgan and Edward Thompson were the brokers.

BROADWAY.—William Cumming sold four lots at the southeast corner of Broadway and Ishman st to the Seaman Construction Corporation, T. G. Galardi and Max Just, as the site for an apartment house. Hall J. How & Co. were the brokers.

EDGEcombe AV.—Frederick Brown sold 58 Edgecombe av, a 4-sty dwelling, on lot 15.10x100, to Leopold Haidegger, in part payment for 2021 Lafontaine av, a 5-sty flat, on plot 37.6x100. The broker was Charles Metzger.

NAGLE AV.—Slawson & Hobbs sold for the W. S. Hill Realty Corporation the 5-sty apartment house, 21 Nagle av, on a plot 40x130, containing two stores. The house was built in 1913 by Brown Bros. and has been held at \$65,000.

Bronx.

CHARLOTTE ST.—Frederick Brown resold through J. A. Wood 1503 Charlotte st, a 5-sty flat, on plot 37.6x100, acquired last month from Mrs. Hannah Lugasch in exchange for 1433 Charlotte st.

178TH ST.—The Joseph Diamond Construction Co. sold to the Isaac Lowenfeld Realty Corporation 807 and 811 East 178th st, two 5-sty apartment houses.

181ST ST.—L'Ecluse, Washburn & Co. sold to Frederick Brown, for the Roneli Construction Co., 945 East 181st st, a 5-sty apartment house, on plot 61.3x114x irreg.

235TH ST.—The Duross Co. sold for Cahn & Pittman, 138 East 235th st, a 2-fam. house, on lot 25x100, to Mrs. F. Hayman.

BRONXWOOD AV.—John H. Behrman has sold for William H. Schmidt the plot, 109x205, at the southeast corner of Bronxwood av and 228th st, to Joseph E. Aue for improvement. Negotiations are reported pending for the sale by Mr. Schmidt of a similar site at the adjoining corner of 227th st.

CLINTON AV.—Joseph Levy purchased the 2-fam house at 1830 Clinton av, 30x90, through Herman Berkowitz.

GRAND BOULEVARD.—Wicklow Building Co. sold to Frederick Brown, through Arnold, Byrne & Baumann, 2389 Grand Boulevard and Concourse, a 5-sty apartment house, on plot 68.4x89.

GRAND BOULEVARD.—Smith & Blau sold for the Nista Construction Co. 2399 Grand Boulevard and Concourse, a 5-sty apartment house, on plot 50x78.8, to Frederick Brown.

HUNTS POINT AV.—Eugene Saxe has bought from the Utility Realty Co. the 1-sty building, containing nine stores, and having a frontage of 167 ft., at the southeast corner of Hunts Point and Garrison avs. Julian T. Saxe was the broker.

MARMION AV.—S. Rosen sold for the Eifel Construction Co., Peter Comes, 1981 Marmion av, and 816 East 178th st, two 5-sty apartment houses, each 50x100, surrounding a similar structure at the southeast corner of those thoroughfares, all built recently by the selling company. The houses sold were held at \$100,000.

PAULDING AV, ETC.—Alexander Selkin and David Mintz resold for the Henry Morgenthau Co. the plot, 75x100, in the west side of Paulding av, 34 ft. north of 225th st; the plot, 100x109, in the north side of 226th st, 100 ft. west of Laconia av; the lot, 25x109, in the north side of 226th st, 113 ft. east of Paulding av, and the lot, 25x109, in the south side of 227th st, 200 ft. east of Paulding av. The selling company recently acquired the properties from Thornton Brothers in exchange for the houses 1166 and 1174 West Farms rd.

SOUTHERN BOULEVARD.—John F. Harrington sold for the Alpepiana Construction Co. to Charles J. O'Reilly, of Thomas O'Reilly's Sons, the 7-sty storage warehouse at the southwest corner of Southern Boulevard and 173d st, on plot 77x100, including a 3-sty garage.

STEBBINS AV.—E. Lowenthal & Son have bought from Blanche Theiss the lot, 25x81, on the west side of Stebbins av, 129 ft. south of Chisholm st.

UNION AV.—Benenson Realty Co. sold the northwest corner of Union av and 160th st, a frame building, on lot 20x100.

VALENTINE AV.—F. William Sohns sold for the Tobruk Construction Co. the southwest corner of Valentine av and 181st st, a 5-sty apartment house, on plot 50x100.

VYSE AV.—Samuel Langenthal has purchased from Philip Weinstein & Son the new 5-sty apartment house at the southeast corner of Vyse av and 181st st, on plot 50x100.

WEBSTER AV.—Paul Weber and I. Hillman sold for Mrs. Amelia Miller the plot, 75x90, on the east side of Webster av, 160 ft. north of 168th st.

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WOODYCREST AV.—Nehring Co. has sold the apartment house known as the Malissa at 183 Woodycrest av, on plot 50x115, held at \$30,000.

ZEREGA AV.—Cahn & Pittman sold for a client of W. P. Johnston the 2-sty house at 1433 Zerega av, on lot 25x100.

Brooklyn.

BERKELEY PL.—John Pullman has sold for William Allsgood 64 Berkeley pl, a 3-sty dwelling, on lot 20x100.

PROSPECT PL.—It is reported that Montrose Realty Co. has sold its property, 1607 Prospect pl, a 4-sty apartment house, to Joel Grosner and others.

63D ST.—Alco Building Co., associated with Realty Trust has sold to Alexander Geiger the dwelling, on plot 24x92, at the southwest corner of 63d st and 21st av, Mapleton Park, for about \$6,500.

68TH ST.—Frank A. Seaver & Co. sold for the Boyd Realty Co. 427 68th st, a 6-fam. flat.

78TH ST.—Frank H. Malone and H. O. Harris sold for Oscar Palmleaf the two new apartment houses at 78th st and Ridge boulevard.

AV I.—Albert Cory has sold the lot, 20x97.6, on the south side of Av I, 40 ft. west of East 37th st, for William A. Kay; also the plot, 40x97.6, on the south side of Av I, 60 ft. west of East 37th st, for Catherine C. Lowery, and for the Westminster Heights Co. the plot 140x100, at the northeast corner of Av M and East 24th st.

BAY RIDGE AV.—Frank A. Seaver & Co. sold for R. P. Parker two lots on the north side of Bay Ridge av, 110 ft. west of 3d av.

CLINTON AV, ETC.—J. DeH. Bergen & Son sold for Mrs. Adelaide B. Nichols the Henry Batterman residence at 406 Clinton av to Frederick T. Aldridge, vice-president of the Brooklyn Trust Co.; also to Walter D. Hoxie the dwelling at 315 Clinton av to Mrs. Hosmer B. Parsons.

COLUMBIA HEIGHTS, ETC.—David Porter (Inc.) sold 110 Columbia Heights and 111 Furman st, a 4-sty dwelling, fronting on Columbia Heights, and a 3-sty building in Furman st, on lot 28.4x150, for John A. Roebing to Hamilton E. Field, the artist, for occupancy.

FLATBUSH AV, ETC.—Frank H. Tyler has sold the block bounded by Flatbush av, East 26th st and Paedergat la to the Marmur Holding Corporation for improvement with stores and apartments; also 1374 Carroll st, a 2-sty dwelling, and for R. S. McCormack 372 Putnam av, a 3-sty dwelling.

GELSTON AV.—Sinmacros Realty Co. sold for Mrs. Augusta Horsley the detached cottage and five lots on the west side of Geltson av, 100 ft. north of 90th st, Bay Ridge.

McDONOUGH ST, ETC.—John Woodbury and the Albany Av. Real Estate Co. sold for the estate of Alexander R. Brower to Frank P. Dixon the 4-sty house, on lot 20x100, at 276 McDonough st.

OCEAN PARKWAY.—The Bulkley & Horton Co., in conjunction with James B. Fisher, sold 139 Ocean pkway, a 3-sty residence on lot 40x150, for the Chester Drug Co.

PROSPECT PARK WEST.—Charles E. Rickerson sold for Joseph Horowitz to James S. and Daniel L. Reardon, 113 Prospect Park West, a 3-sty dwelling.

LEASES.

Racquet Club May Move.

The Racquet & Tennis Club now at 23-31 West 43rd street, may move to a new club house to be erected by Robert W. Goelet and occupying the entire block front on the west side of Park avenue from 52nd to 53rd street, a plot 200 x 100. It is understood that the Board of Governors of the organization have agreed upon the selection of this site and it is expected that the club members will ratify their decision. If favorable action is taken the property will be acquired under a long term lease. The club at present occupies a four-story building in West 43d street opposite the Aeolian Building.

Fifth Avenue Firm Expands.

Bonwit Teller & Company have leased from Charles Scribner for twenty-one years at an aggregate rental of about \$600,000, the eleven-story building to be erected at 10-12 East 38th street adjoining their present building at the southeast corner of Fifth avenue. The new structure will be on a plot 50 x 100, and in general architectural design will conform to the corner building. This is the second large section added to the Bonwit Teller store, the same firm having leased last year the upper floors of the building at 415 Fifth avenue and 3-7 East 37th street.

Large West Side Apartment Lease.

Mrs. J. E. Morris has leased from the Moorewood Realty Holding Company, through the Houghton Company, an apartment consisting of seventeen rooms and five baths, in the Van Dyke, at 175 West 72nd street. This is one of the largest apartment suites rented on the West Side.

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Manhattan.

AMES & CO. have leased for the Broadway Savings Institution the 4-sty dwelling at 75 West 45th st to Mrs. M. Kines; also for John Whittet to Goldenberger and Gingold the store and basement at 495 6th av, men's furnishing goods.

A. V. AMY & CO. have leased apartments for the German Savings Bank in the "Nordica" at the southwest corner of 7th av and 113th st to Mrs. Josephine Schwartz; also at 203 West 112th st to Samuel Baruchson and at 1084-1086 Amsterdam av to Mrs. H. M. Morse.

ALBERT B. ASHFORTH (INC.) has leased the 3d floor of 586 5th av to La Patricia Costume Corset Co. for Peck & Peck (Inc.), and for Medlin Realty Co. to "Jesette" store at 7 East 45th st; offices in the Tilden Building, 105 West 40th st to the Real Estate Directory Co.

DANIEL BIRDSALL & CO. leased the 2d loft at 97 Reade st to the Elbe File and Binder Co.; the 6th loft at 79 Mercer st for Spear & Co.; to the Perfect Pleating Co.; the 4th loft at 107 Bleeker st to the Broadway Dress Co.; the 1st floor at 74 Wooster st, to James J. Tucker; the 3d loft at 72 Greene st to the J. R. Waist and Dress Co., and the 3d loft at 70 Duane st to L. Sonnenberg & Co.

DANIEL BIRDSALL & CO. leased the store at 332 Canal st to Max Posner and the store at 326 Canal st to H. Perlmutter.

WM. D. BLOODGOOD & CO. (INC.) leased for John Dunstan the store and basement at 102 West 45th st for five years to Oslas Glantz. The same brokers leased for Mr. Dunstan the adjoining store at 104 West 45th st recently to the same tenant.

WM. D. BLOODGOOD & CO. (INC.) leased for the Jacob Ruppert Realty Corporation, the store and basement at 2323 Broadway to the Vanity Stores (Inc.).

GUSTAV BRITT has leased private houses at 257 West 11th st for Mrs. Nellie Burgess to Mrs. Hermine C. Schmidt; at 26 Bank st for W. J. Donner to Louis M. Pearsall and at 128 Lexington av for the estate of William F. Woodcock, 2d, to Mrs. Maria McKeen.

CARSTEIN & LINNEKIN have leased space at 405 4th av to the Alberta Underwear Co. and the E. J. Dunbar Co.; at 3-7 West 29th st to John B. Roberts & Co.; at 347 5th av to Harry K. Hargreaves, Davis E. Friend & Bro.; Arthur K. Warner and William H. Wood; at 320 5th av to Arthur Cassat; and in the Fuller Building, Broadway and 23d st, for Ewing, Bacon & Henry to the Robert Herts Service Corporation.

CROSS & BROWN CO. has leased at 1886 Broadway the store and basement to the McGraw Tire & Rubber Co.; at 1924 Broadway the store to the Portage Rubber Co. for Robert Goelet; at 16-24 West 61st st space on the 5th floor to the British-American Sales Corporation; at 8-9 Columbus Circle the two southerly stores for a long term to Edward W. Ulmer, and the north store and basement, together with the 2d floor, to Peter Coronges & St. Chresomales; at 326 West 41st st the 3d floor to Lincoln L. Reilly; at 149 West 36th st the 5th loft to Robert McAllister Lloyd; and at 2-6 West 47th st space on the 11th floor to H. T. Lindeberg; also space on the 7th floor to Alexander Malcolm, in conjunction with S. Osgood Pell & Co.

CROSS & BROWN CO. has leased 7,000 ft. on the 7th floor at 126-8 5th av for Charles A. Gould; in the Strand Theatre Building space on the 3d floor to Arthur Klein, in conjunction with Bernard Burke; also space on the 3d floor to Charles M. Blanchard and Joseph Grasheim and to Albert H. Burton; at 1227 Lexington av store and basement to Erkins Studio for William H. English; at 18 East 41st st space to the Commonwealth Hotel Construction Corp, the New York Committee of Synagog & School Extension, Griffen, Prince & Ripley, M. S. Bowman and William R. Cameron.

DUFF & CONGER have leased 1329 Madison av, dwelling, for the estate of Sigmund Tynberg; and also the following apartments: at 30 East 68th st; at 939 Madison av to Mrs. L. Moeller; at 1246 Madison av to J. E. Miller and Mrs. M. Hinck; at 1340 Madison av for Ranald H. MacDonald to H. Rock; at 131 East 86th st to Dr. P. D. Riordan.

DUROSS CO. leased for the Newton Building Co., a store in the Newton Building at the northeast corner of 13th and Hudson sts to Geo. Liss & Co., and storage space in the same building to P. F. Collier & Son.

DOUGLAS L. ELLIMAN & CO. have renewed the lease of 40 East 52d st, a 5-sty dwelling, for Mrs. H. Van Rensselaer Kennedy to Horace E. Andrews, president of the New York State Railways Co.; also leased a corner duplex apartment of 12 rooms and 4 baths, at 969 Park av to Herbert D. Kingsbury, in conjunction with A. H. Ivins; apartments at 70 West 55th st to Mrs. Henry Tremehere; at 246 West End av for the A. G. M. Realty Co. to Captain William C. McFarland; and at 930 Park av for Edgar A. Levy to E. Obermeyer, who recently sold his house at 61 East 80th st, and renewed the following leases: at 969 Park av to Mrs. Roswell P. Miller; at 3 East 85th st to Charles E. Mitchell and at 103 East 86th st to Mrs. B. F. Drakenfeld.

DOUGLAS L. ELLIMAN & CO. have leased an apartment of 14 rooms and 4 baths, comprising an entire floor, at 635 Park av to Howard F. Whitney, of H. N. Whitney & Sons, bankers; also the ground floor apartment at 101 East 74th st for Charles Mayer to Dr. Albert R. Lamb and Dr. Henry James for an office; and apartments at 108 East 74th st for Samuel A. Herzog to Harvey Graham; and at 930 Park av to Marshall Bacon. The same brokers also renewed leases at 116 East 58th st to Mrs. A. N. Anderson; at 103 East 86th st to Eric S. Winston, and at 122 East 82d st to Mrs. Gardiner Van Nostrand and Emanuel Kaplan.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment from the plans, in the new building at 930 Park av, for Edgar A. Levy to Sol Wexler, who recently became a member of the firm of J. S. Bache & Co., bankers; also from the plans an apartment in the new building at 108 East 82nd st, for Samuel A. Herzog to Mrs. Charles A. Schermerhorn, and in conjunction with Walter Kobbe in the same building to Mrs. M. T. Hughes; renewed leases at 830 Park av to W. Heyward Drayton, 3rd, and at 103 East 86th st to F. Sherman Chipman.

DOUGLAS L. ELLIMAN & CO. have leased an apartment in the new building under construction at 930 Park av, for Edgar A. Levy to William W. Phillips, in conjunction with McPherson Kennedy. Also apartments at 122 East 92d st for David Dows to Martin A. Schenck; at 103 East 86th st for the State Construction Co. to Mrs. W. H. Boardman and the store at 16 West 45th st for Cross & Brown, agents, to Max Luft.

DOUGLAS L. ELLIMAN & CO. have leased for the Park Avenue Improvement Co. a large apartment in the new building under construction at 330 Park av to Phillip G. McFadden; also 38 East 81st st, a 4-sty remodeled house, on lot 16x100, for Dr. Samuel Murtland.

EWING, BACON & HENRY leased space in the Architects' Building, 101 Park av, on the 2d floor to the Molby Boiler Co.; also at 250 West 54th st space on the 5th floor to Maurice Folliot and on the 11th floor to Louis R. Adams; at 136 West 52d st on the 3d floor to the F. M. & W. Auto Top & Painting Co., and on the 8th floor to Morris Rosenbloom.

H. S. GERMAN leased space on the 22d floor at 120 Broadway to the Southern Cotton Oil Co. and to the Consumers' Chemical Corporation, the aggregate rentals being about \$100,000.

JOHN N. GOLDING rented to the Great Atlantic and Pacific Tea Co. the following stores: The northwest corner of 181st st and Audubon av for Sterling Building Co.; 338 Lenox av for Thomas O'Reilly; 1356 St. Nicholas av for Ennis & Sinnott; 147 Dyckman st for Halley Building Corporation; 2265 2d av for Bertha Schiff; 1733 2d av for Rosa Gundall; 1336 2d av for Anna Fantel; 1687 3d av for Rosa Strauss; 1836 3d av for Samuel Lustig; 2343 3d av for Pauline Krauss; the northwest corner of 115th st and Lexington av for Lowenfeld & Prager; 2030 Lexington av for Wilcox & Shelton; the southwest corner of 97th st and Park av for Isaac Lowenfeld; the northwest corner of Charles and Hudson st for John J. Schmidt; the northeast corner of 37th st and 10th av for A. Victor Dunellan; the southeast corner of Washington pl and 6th av for Joseph L. Buttenwieser.

GOODALE, PERRY & DWIGHT have leased the 5th av end of the 20th floor at 1134 Broadway through to 212 5th av to the Philip Kobbe Co.; also the 1st loft at 154 East 23d st to the Bates Advertising Co.; space at 114-16 5th av to Eli Cohen and to Rosenthal & Martin; and at 23-5 East 20th st to the Miozzi Raw Silk Co.

GOODWIN & GOODWIN rented for Dr. Edwin T. Weed to Miss Kathryn R. Mulderig the private house at 246 Lenox av for five years. The house will be altered throughout and renovated for a private sanitarium.

HERBERT GULICK CO. (INC.) has leased for the Milbank estate, the store 8 East 43d st to A. A. Housman & Co.; also the 3-sty building at 123 West 49th st in connection with the 5th Av Bond & Mortgage Co. for Mrs. Cook to the Lans Studios as an antique furniture exchange.

HERBERT HECHT & CO. have leased for the Empire Holding Co. 10,000 sq. ft. at 153-159 Madison av to Rappaport & Gottlieb, for the manufacture and sale of ladies' coats.

HERBERT HECHT & CO. leased for Philip First to the Hartford Lunch Co. for its 16th branch the store at 122 West 42d st, formerly occupied by the Yale Lunch.

HECKSCHER & DE SAULLES have rented two offices on the 10th floor of the new building at 50 East 42d st to Caretto, Forster & King, architects.

M. & L. HESS (Inc) have leased for the Blum & Koch Realty Co. the 2d floor at 76-8 Madison av to I. D. Wolfson (Inc.), men's neckwear; also the 5th floor at 24-6 West 25th st to J. Borgenicht & Co., children's dresses; the 6th floor at 35 East 12th st, through to 48-50 East 13th st to Zeeman & Grossman, clothing.

HENRY HOF has leased for Theo. E. Hergert to Geo. Braunsdorf, Inc., at 422-30 East 53d st for five years, and the 3-sty dwelling 334 East 42d st to Mrs. K. Borel for the New York College of Dentistry, F. M. Brown, agent, for one year.

HOUGHTON COMPANY has leased for the 38 West 59th St Company an apartment, furnished, to Mrs. J. V. Snell.

HOUGHTON COMPANY has leased for William Waldorf Astor Estate an apartment at 235 West 75th st to Mrs. W. W. Wells.

HOUGHTON COMPANY has leased for George J. Smyth the 3-sty dwelling 172 West 95th st to Elizabeth Barney.

A. H. MATHEWS has rented the entire office building 49 Broadway, through to Trinity pl, for the Thomson estate to Wells, Fargo & Co., which now occupies and will continue to occupy 51 Broadway; the new building is to accommodate the increase in their foreign and travelers check departments.

A. H. MATHEWS has leased for five years the entire 5-sty building 603-607 Greenwich st for Alfred L. Brown, trustee to Sunset Warehouse Co.

H. L. MOXLEY & CO. leased the store and basement at 81 White st, to the Neal & Brinker Hardware Co., for many years in Warren st, and to Osheowitz & Schneider the 3d floor at 24 West 39th st.

H. L. MOXLEY & CO. leased offices at No. 1 Liberty st to Eugene R. Dryer, insurance; W. J. Wayne (Inc.), engineering; Robinson & Hummel, chemicals; and James A. McKenna, public accountant.

ARTHUR G. MUHLKER has leased apartments at 121 East 88th st to Mrs. Arthur A. Walberg; at 1222 Madison av to Mrs. William J. Adams of Roslyn, L. I.; at 127 East 86th st to Mrs. Catherine Shumway and to John Shumway; at 53 East 87th st to Mrs. Samuel Tausick; at 69 East 93d st to C. T. Scharps, and to Miss M. Mulvihill; at 71 East 93d st to Mrs. J. McNamara, and at 531 East 81st st to W. Harmuth.

ARTHUR G. MUHLKER has leased private houses at 61 East 87th st to Mrs. John Fitch, and at 169 East 93d st to B. N. Luckey; also stores at 1123 Park av to Morris Epstein; at 1064 Park av to Mrs. William Chaszal and at 1086 Park av to J. Littman.

NEHRING CO. has rented apartments to John Rack at 165 Audubon av; to Mrs. M. Jones at 650 West 177th st; to J. Jalon at 575 West 177th st; to F. McIntyre at 583 West 177th st; to E. Fleming at 110 Morningside dr.

NELSON, LEE & GREEN have leased the northerly Broadway store in the Strand Theatre Building adjoining the entrance for eight years, from May 15, to the Strand Millinery & Importing Co., a new corporation. This is a sub-lease from Maurice Mendel, gowns, who now occupies the store. The new lease is reported to

47

New Families A Day

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EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

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be at a rental considerably in advance of the lease made Maurice Mendel by these brokers two years ago.

NELSON, LEE & GREEN and Daniel Bird-sall & Co. leased for the Weller estate, the 5th floor at 103 5th av to the American Shirt Co.

PEASE & ELLIMAN have leased for Jacob Rossbach to Arthur Schwarz the 5-sty dwelling at 1 West 86th st.; made the following renewals of apartment leases: at 144 East 56th st to Dr. Rudolph O. Brown; at 24 West 59th st to Dr. Gertrude B. Mawson; at 565 Park av to Oscar M. Burke; at 300 West 99th st, to Solomon E. Blogg; at 178 East 70th st to Mrs. Gerald N. Stanton; at 103 East 75th st to Albert B. Kerr, and at 565 Park av to Charles Ikle; also the easterly store at 4 West 37th st to Kaprelian, and an office in the same building to Mrs. M. Kurland.

PEASE & ELLIMAN have leased for Charles C. Burke, of the Standard Oil Co., to Roland N. More the 4-sty dwelling at 17 East 55th st; also for the Jatison Construction Co., controlled by Julius Tishman & Sons, in the new house being erected on the south side of 70th st, between Central Park West and Columbus av, apartments to Edgar C. Riebe; in conjunction with Frederick Zittel & Co., to D. Abbes; with Slawson & Hobbs to Mrs. N. W. Renskopf; to Benjamin F. Foster; with Slawson & Hobbs and to R. A. Dorman.

PEASE & ELLIMAN have leased, furnished, for Mrs. William Armstrong, represented by J. Edwards Wyckoff as attorney, to Mrs. William Grosvenor, of Newport and Providence, the 5-sty dwelling 19 West 48th st. The same brokers have sub-leased it, furnished, until the fall to Henry Sanderson, to whom they leased one of the big apartments in the house now nearing completion at the south corner of 72d st and 5th av. Mr. Sanderson is a member of the firm of Charles D. Barney & Co.

PEASE & ELLIMAN have leased for the James Humes Construction Co. in the new house under construction on the south side of 36th st, near Lexington av, an apartment to Bradford Boardman; for Bing & Bing in the new house under construction at the southwest corner of 63d st and Park av a large apartment to Miss Emily Tuckerman; and in the same house to Farris R. Russell.

PEASE & ELLIMAN have leased for Mrs. Cornelius Fellowes the 4-sty dwelling at 4 East 81st st; also renewed for Mrs. C. S. Weir the lease held by Ashbel P. Fitch on the 4-sty dwelling at 893 Park av; and leased for Madame Olive Fremstad her apartment at 122 East 76th st to Ewald H. Schniewald.

PEASE & ELLIMAN have leased for Sam S. & Lee Shubert the Comedy Theatre, in West 41st st, near 6th av, to the Washington Square Players, who have played for two seasons in the Bandbox Theatre. The players have outgrown their present quarters and will use their new theatre next season.

PEASE & ELLIMAN have leased additional space at 55 Liberty st to George W. Myer, Jr.; Johnston & Collins Co., Brewster and Co.; Phillips Isham; Lawrence Langner; W. Edward Lake; Moulton Kellogg Co., and Townsend & Dix.

PEASE & ELLIMAN have renewed for the estate of F. A. O. Schwarz the lease held by John Russell Pope, the architect, of the 4-sty dwelling at 20 East 61st st; also for the Clark estates to Dr. Robert Watts the 4-sty dwelling at 23 West 73d st.

PEASE & ELLIMAN have leased for the Schulte Realty Co. to Spiros Kapsiolias the store and basement at 1929 Broadway. This is a portion of the ground floor space recently leased by the Schulte Realty Co. through the same brokers.

PEASE & ELLIMAN have leased offices at 55 Liberty st to Goodspeed & McQuisition, Al-lard, Kinnear & Co., July & Coughlin, L. L. Broadwin, Byrnes & Felbel, Sparks & Bradley and Markwell & Wertheimer.

PEASE & ELLIMAN have leased offices in the Liberty Tower, 55 Liberty st to Silleck & Graham, White & Kemble, Arthur F. DuCret, Abraham Levy, Goss & Bryce, S. L. Pakas and Balston & Crasty.

PEASE & ELLIMAN have leased to the United Dairy Lunch Co., for William J. Roome, as agent, the store and basement at 177 Madison av.

PEASE & ELLIMAN have renewed for T. V. A. Trotter the lease held by F. K. Trask of the 4-sty dwelling at 136 East 37th st.

L. J. PHILLIPS & CO. leased apartments in the Cleburne, West End av, Broadway and 105th st, to Wilfred L. Trietley, Frank R. Poss, George H. Turner, John Forsythe and Frederick E. Donaldson.

GEO. R. READ & CO. have leased for Charles F. Noyes Co. the entire 6th floor of the Del-monico Building, 56 Beaver st, to Geo. H. Mc-Fadden & Bros.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased apartments at 930 Park av to Mrs. L. J. Francke, and to Mrs. Margaret K. Jones at 15 West 55th st.

THEODORE ROGERS BRILL leased the store at 49 West 28th st to Perlberg & Cooper (Inc.), furs; a store at 51 West 28th st to Joseph S. Fenrich, florist; the parlor floor at 55 West 28th st to Winter & Gast, trimmings, and a loft at 470 6th av to Freeman & Ginsburg, furriers.

SCHERICK & MENDEL have leased the 8th floor at 890-900 Broadway to the Lorimer-Greenbaum Co., art linens and novelties.

LOUIS SCHRAG leased houses at 125 West 21st st for Mary W. Condict to Bouck White; also at 244 West 21st st for Irene M. Thomas to Susan and Kate Meisner.

SHAW & CO. have leased for James Clarke the 4-sty dwelling 65 West 130th st to Charles Fiedler.

SLAWSON & HOBBS have rented the furnished apartment at 307 West 79th st for Alvin A. Daugherty, and the furnished apartment at 610 West 115th st for W. D. Hardy.

SLAWSON & HOBBS leased for Laura Park-er the apartment house at 212 West 84th st.

MALCOLM E. SMITH & CO. leased apart-ments at 743 5th av to Colonel Robert B. Baker, De Veau Powell and Mrs. A. Spencer Beatty.

SPEAR & CO. have rented for the Revel Realty Co. the 9th floor at 251 West 19th st to H. Maimin & Co.; for the estate of D. L. New-borg the 4th loft at 699 Broadway to Robin-son Bros.; for the Burden Realty Co., a loft at 79 Mercer st to the Perfect Petticoat Co.

CHARLES B. WALKER has leased for Charles Burkelman the store and basement at 30-32 Sullivan st to the Space Saving Appli-ance Co.; for the estate of John R. Graham a loft at 210-212 Canal st to the Liberty Iron Pipe and Nipple Works; space at 178 Centre st to Benjamin Rutchik; for Jacob Franz a loft at 147 Grand st to A. W. Hannington (Inc.); for Edward E. Dessar space at 394 Canal st to Arthur W. Alldridge.

J. IRVING WALSH has leased for the Leonard Weill Construction Corp. both stores in the new building at the southeast corner of 6th av and 11th st to the French Pastry Shop (Inc.); also for Rose M. Elder the store at 69 West 9th st and to R. Tombini & T. Caponi the stable at 94-96 Watts st.

WM. A. WHITE & SONS have rented the 2d loft at 45 Vesey st to Charles Wix & Co.; the 3d loft at 33 Park pl to the Paramount Utensil Manufacturing Co.; the 2d loft at 483-485 Greenwich st to Joseph Tetley & Co.; the 5th loft at 339-343 Greenwich st to E. A. Paul Wolf Co.; the 4th loft at 33 Park pl to Albert Romeike; and through J. G. White & Co. the 3d loft at 78 Greene st to Nicholas Apfelbaum; and through Spear & Co. the 5th loft at 127-133 West 17th st to the Up-to-Date Manufacturing Co.; offices in the Hays Building, 21-23 Maiden la, to Louis L. Grey & Co.; at 12-16 John st to William Mock.

WM. A. WHITE & SONS have rented an apartment at 206 West 52d st to Mrs. Ida Brooks Hunt; also the store at 985 Lexington av to Meiers & Broughton.

F. R. WOOD, W. H. DOLSON CO. has leased for Vincent Astor offices at 20 West 34th st to Grossman & Sork; for Walter J. Saloman at 17 West 42d st to the Keeps Mfg. Co.; for Har-riman Natl. Bank at the corner of Nassau and Pine sts, to Davies, Thomas & Co., bankers; for Mrs. Minnie Curtis, store at 22 East 34th, to Waltier (Inc.) Milliners.

F. R. WOOD, W. H. DOLSON Co. has leased apartments to Virginus D. Moody, at 225 West 86th st; to Mrs. Elizabeth C. Flippin at 417 West 120th st to Harry Stenenbonch at 546 East 145th st; to Henry Necarsulmer at 225 West 86th st.

F. R. WOOD, W. H. DOLSON Co. has leased offices for Southack & Ball to Bon Ton Novelty Co., at 334 5th av and to Grant, Thompson Co., at 280 Madison av.

Bronx.

JOHN N. GOLDING has rented for Jacob Marks the store at 1135 Clay av to the Great Atlantic and Pacific Tea Co.

CHRIS. SCHIERLOH leased private houses for Max Drey at 501 Weiher Court to Mr. Pierce; at 509 Weiher Court for Mrs. I. Hart to John Ryan, and 511 Weiher Court for Mrs. Leon to Joseph LaSalle.

F. R. WOOD-W. H. DOLSON CO. has leased space at 278 Brook av to a Mr. Suskernick, and at 550 East 145th st to Joseph Shore.

Brooklyn.

BULKLEY & HORTON CO. leased the fol-lowing 3-sty dwellings for three years: 265 New York av to Mrs. Arthur Lee; 1308 Pacific st to Mrs. Ida Hawkins; 1084 Dean st to Mrs. Weickam; 1308 Dean st to Mrs. Gillispie; also 1304 Pacific st.

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ANNOUNCEMENT

Realty Trust

for twenty years at No. 60 Liberty Street, announces the removal of its offices and those of its allied companies,

ALCO BUILDING COMPANY,

MALBA ESTATES CORPORATION,

ARTEE REALTY CORPORATION,

to the second floor of the new Astor House Building, No. 217 Broadway, corner of Vesey Street, opposite St. Paul's Church.

The offices of the Estate of William Ziegler have also been removed to this address.

Queens.

LEWIS H. MAY CO. has leased cottages at Far Rockaway, L. I., for Mrs. Bernard Fee on Wave Crest av to Charles Dimm and for Hugo Josephy on Wave Crest av, Wave Crest, to William Uhlman.

LEWIS H. MAY CO. has leased properties at Arverne, L. I., for Thomas Kelly on Clarence av to I. Silverman; for Miss E. Murphy on Clarence av to H. Jacobs.

Richmond.

BACHMAN-BECHTEL BREWING CO. has leased through the offices of Cornelius G. Kolf, to the Goldstein Developing Corporation, a large part of the Bachman-Bechtel Brewery on Willow av, Clifton, Staten Island. The tenants will manufacture chemical products.

Suburban.

FISH & MARVIN have rented a property at Scarsdale, N. Y., known as "The Orchards," for the Misses Tewksbury to A. E. Nusbaum.

LOUIS KAMM has leased 645-649 Broad st, Newark, to the Cammeyer Shoe Co. of New York for twenty years at an aggregate rental of about \$800,000. After alterations the Cammeyer Co. will open a branch. The lessee will have about 16,000 sq. ft. of selling space in this store, making it one of the largest retail shoe establishments in the State.

BRYAN L. KENNELLY has leased to Cardinal John M. Farley the William J. Hussey residence on Ocean Drive West, Shippan Point, Stamford, Conn.

NELSON, LEE & GREEN have leased for A. Amelia Georger the 5-acre estate, "Elmcroft," at New Rochelle, N. Y., to Herman A. Metz., with an option to purchase.

JOHN F. SCOTT has rented for Mrs. Albert J. Akin her house in the Hewlett Bay property at Hewlett, L. I., to Arthur Cheney Train.

F. R. WOOD, W. H. DOLSON CO. has leased the Osborne residence, at Spring Lake, N. J., to Mrs. Eliza B. Orr, of Piqua, Ohio.

REAL ESTATE NOTES.

ARTHUR G. MUEHLER has been appointed agent for 69-71 East 93d st.

J. B. ENGLISH has been appointed agent for 231 West 51st st.

KLEIN & JACKSON have moved their offices from 149 Broadway to 251 4th av.

OGDEN & CLARKSON CORPORATION has moved its real estate office from 657 5th av to 605 5th av, near 49th st.

W. J. T. LYNCH has moved his real estate office from 26 Court st to the Real Estate Exchange Building, 189 Montague st, Brooklyn.

GUSTAV BRITT has been appointed agent for 229-231 and 252-254 West 16th st, for William Engel.

FREDERICK BROWN, real estate operator, has moved his office to the Astor House Building, Broadway and Vesey st.

VASA K. BRACHER has moved his office from 2010 Broadway to the Lincoln Trust Building, 200 West 72d st.

DUFF & CONGER have been appointed agents for the Metropolitan Bank for 132-136 East 96th st.

LESTER H. GOODKIND, formerly at 40 West 28th st, is now associated with Heil & Stern, 1165 Broadway, in their renting department.

FRANK E. SCHAEFFLER was the broker in the sale recorded last Saturday of the 5-sty flat, 320 East 57th st, for Mrs. Anna M. Bohnenkamp to Edward S. Schaeffler.

SAMUEL COWEN was the broker in the recently recorded sale of the 5-sty apartment house 828-830 Jackson av for the Arthan Realty Co. to Essie Jasil.

DAVID PORTER (INC.), established in 1882, has moved to more spacious offices in the Mechanic's Bank Building, 45 Montague st, after having occupied quarters at 189 Montague st for more than twenty-two years.

FRANCIS F. PALMER, of Palmer & Co., is the buyer of the northwest corner of Park av and 93d st, sold recently by Pease & Elliman. The buyer intends to build a dwelling for his own occupancy.

WILLIAM A. WHITE & SONS placed for the Broadway and 165th St Realty Co. \$475,000 at 4 1/2 per cent. on the 2-sty theatre and store property at 165th to 168th st, Audubon av to Broadway, known as the Audubon Theatre.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has been appointed agent by the 630 Park Av. Co. for the 12-sty apartment house to be erected at the southwest corner of Park av and 66th st.

ARTHUR BRISBANE and Marcus Loew are reported to have formed a holding company for the improvement of Mr. Brisbane's holdings at 228-230 West 125th st, through to West 126th st, with a 12-sty theatre, store and office building.

IT IS REPORTED that the Fenlo Realty Co. has obtained a loan of \$720,000 at 4 1/2 per cent. on the 13-sty apartment house on plot 100x 128.9, southwest corner of 63d st and Park av, with estimated rents of more than \$160,000 per annum. It adjoins the Colony Club. Wm. A. White & Sons are said to have been the brokers.

ROBESON L. LOW, manager of the banking department of the Jamaica Branch of the Title Guarantee & Trust Co., will tender an informal luncheon to-day at Holliswood Hall to a number of men identified with Queens Borough real estate and financial interests. The occasion will be the tenth anniversary of the establishment of the department.

HARRY SACHS, of Goldman, Sachs & Co., is the buyer of the 4-sty dwelling 10 West 74th st, recently sold at auction at the stand

of Joseph P. Day. At this sale the property was knocked down to Samuel Goldsticker, representing a client, for \$47,025. Mr. Sachs owns the adjoining house at No. 8, and now controls a frontage of 50 ft.

CHARLES S. KOHLER has been appointed agent for the following properties to take effect May 1: 150 West 106th st, a 6-sty elevator apartment house; 161-163 West 105th st, 107-109 West 105th st, 112 West 104th st, 119-125 West 96th st, 212-214 West 104th st. This completes the total of 46 new properties that have been assigned for management to Mr. Kohler, since January 1.

WM. A. WHITE & SONS placed for Charles Laue \$75,000 at 4 1/2 per cent. on the 2-sty building, used as a post office, at the northeast corner of Greene and Prince sts; for Louise A. Phillips \$15,000 interest in a mortgage on 139-141 East 39th st, a 6-sty apartment house, and for Frank H. Butler \$35,000 at 4 1/2 per cent. on the 4-sty building at the southwest corner of 7th av and 36th st.

A CHANGE OF TIME and place for the informal dinner and smoker scheduled for last Thursday night, at the New York Athletic Club, is announced by the Real Estate Association of the State of New York. This change is being made in order to accommodate many who were unable to attend this week. Notices have been mailed to members announcing that this "get together" affair will be held Wednesday, April 26, at the Park Avenue Hotel.

WESTCHESTER COUNTY REALTY BOARD at a meeting held last week elected the following officers for one year: President, Charles Field Griffen, of Mamaroneck and New York; first vice-president, Walter K. Cooley, of Mount Vernon; second vice-president, E. Nelson Ehrhart, of White Plains and New York; third vice president, George M. Wood, of New Rochelle; fourth vice-president, Thomas S. Burke, of Yonkers; secretary, William H. Mills, of New York; and treasurer, S. L. Angell, of Scarsdale. At the close of the meeting the Executive Committee discussed the four committees to be appointed. The first of these to get in working order will be the Committee on Brokerage, which will go into the matter of commission rates and codes of ethics, and endeavor to work in harmony with the real estate boards already formed in Westchester. The next meeting will be held May 9 in the lecture room of the Country Life Exposition in Grand Central Terminal.

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 columns for 1916 (Apr. 14 to 20) and 1915 (April 16 to 22). Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value for Jan. 1 to Apr. 20 and Jan. 1 to April 22.

Mortgages.

Table with columns for 1916 (Apr. 14 to 20) and 1915 (April 16 to 22). 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 for Jan. 1 to Apr. 20 and Jan. 1 to April 22.

Mortgage Extensions.

Table with columns for 1916 (Apr. 14 to 20) and 1915 (April 16 to 22). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for Jan. 1 to Apr. 20 and Jan. 1 to April 22.

Building Permits.

Table with columns for 1916 (Apr. 15 to 21) and 1915 (April 17 to 23). Rows include New buildings, Cost, and Alterations.

Table with columns for Jan. 1 to Apr. 21 and Jan. 1 to April 23. Rows include New buildings, Cost, and Alterations.

BRONX. Conveyances.

Table with columns for 1916 (Apr. 14 to 20) and 1915 (April 16 to 22). Rows include Total No., No. with consideration, Consideration, and Jan. 1 to Apr. 20 / Jan. 1 to April 22.

Mortgages.

Table with columns for 1916 (Apr. 14 to 20) and 1915 (April 16 to 22). 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 for Jan. 1 to Apr. 20 / Jan. 1 to April 22.

Mortgage Extensions.

Table with columns for 1916 (Apr. 14 to 20) and 1915 (April 16 to 22). Rows include Total No., Amount, To Banks & Ins. Co., and Amount for Jan. 1 to Apr. 20 / Jan. 1 to April 22.

Building Permits.

Table with columns for 1916 (Apr. 14 to 20) and 1915 (April 16 to 22). Rows include New buildings, Cost, Alterations, and Jan. 1 to Apr. 20 / Jan. 1 to April 22.

BROOKLYN. Conveyances.

Table with columns for 1916 (Apr. 13 to 19) and 1915 (April 15 to 21). Rows include Total No., No. with consideration, Consideration, and Jan. 1 to Apr. 19 / Jan. 1 to April 21.

Mortgages.

Table with columns for 1916 (Apr. 13 to 19) and 1915 (April 16 to 22). 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 for Jan. 1 to Apr. 19 / Jan. 1 to April 22.

Building Permits.

Table with columns for 1916 (Apr. 14 to 20) and 1915 (April 16 to 22). Rows include New buildings, Cost, Alterations, and Jan. 1 to Apr. 20 / Jan. 1 to April 22.

QUEEN'S. Building Permits.

Table with columns for 1916 (Apr. 14 to 20) and 1915 (April 16 to 22). Rows include New buildings, Cost, Alterations, and Jan. 1 to Apr. 20 / Jan. 1 to April 22.

RICHMOND. Building Permits.

Table with columns for 1916 (Apr. 14 to 20) and 1915 (April 16 to 22). Rows include New buildings, Cost, Alterations, and Jan. 1 to Apr. 20 / Jan. 1 to April 22.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

NOW that the building season has fairly opened, several questions of importance respecting the material market have found their answers. Would the higher cost of certain materials and of some kinds of labor stifle building enterprise at its inception? Could operations go forward in any considerable volume in spite of freight embargoes and other physical hindrances which consume time and money?

Current events are answering these questions with an emphatic affirmative. The shortage of ships and cars, the congestion of freight, and the over-supply of orders for certain materials are as formidable problems as ever for the local supply firms and contractors to contend with. Notwithstanding, it is plain from the plans that are being filed, the contracts being awarded and the plenitude of the funds that are being offered to building material dealers, to builders and contractors, and to owners, that the City of New York is in for a big building year.

Quotations for building materials other than iron and steel products are generally steady. In the metal lines prices keep jumping up, but this affects more particularly the minor items of construction and equipment. The leaders have had their rise and are fairly steady, so far as official quotations are concerned; but under present conditions official quotations are one thing and prices actually paid for prompt service are quite another matter.

The dealer in building materials has had the unusual problem set before him of having to determine far in advance how much excess stock to carry in order to offset slow deliveries and meet growing demands, and at the same time have consideration for world events and the contingency of a sudden slackening of demand and recession of quotations owing to some unforeseen circumstance. From all accounts he has resolved to take a chance and stock up, if he can get the supplies through.

In view of the metropolitan freight congestion, and the degree to which it affects local building operations, figures showing the quantities of building materials shipped to this center annually are pertinent. They were compiled by the Public Service Commission in collaboration with the Record and Guide, in the year 1911. They represent the business of average years in the building material trade, and are in part esti-

mates from the best obtainable information:

Common brick	1,200,000,000
Front brick.....	30,000,000
Cement (barrels).....	4,273,000
Lumber (feet).....	1,800,000,000
Structural steel (tons).....	275,000
Hollow tile (tons).....	150,000
Lime (barrels).....	2,000,000
Sand (cu. yds.).....	3,280,000
Granite (tons).....	375,000

With the exception of the Hudson River brick interests, not one of the principal building material trades has anything corresponding to a central clearing house where statistics of local consumption can be obtained. The compilation of the foregoing brief list represented visitations to all the rail and water transportation lines at the port, and extended correspondence with shippers.

Extremely high ocean freight rates and shortage of carrying capacity are preventing American manufacturers of building materials and equipment from taking full advantage of the opportunity offered by the European war of establishing new trade relations with Central and South America. For many lines, as, for example, cement, the rates are practically prohibitive, otherwise there would be a heavy export. Seeing the opportunity for cement in Cuba, a group of New York City men have organized a company to manufacture there. They will get all the raw material they need on the spot, but the machinery will be shipped from this country.

The exports of hydraulic cement have never exceeded 4,200,000 bbls. in any one year, this amount being only about five per cent. of the total output—an amount not sufficient to take care of the surplus product in a year of great activity. Ordinarily the prices paid for Belgian cements and German Portland have been so low that American manufacturers could not meet them. Education of the South American user to a full appreciation of the superiority of American cements is a necessary preliminary to making him pay the higher price.

Cement for South America ought to be shipped in barrels, as it is from Europe, but few American manufacturers have retained their cooerage plants. Here is an opportunity for some one to invent a waterproof sack for cement and to do a little educational work to show that a sack is more conveniently handled than a barrel.

Brick.—With comparatively large receipts, the North River brick market was in an easier position for buyers this week. Sales of 45 cargoes, the same number as in the previous week, constituted a fair demand, for this season of the year, and quotations were unchanged, at \$8 to \$8.25 per M., in cargo lots to dealers.

Manhattan was a larger buyer than in the previous week. Brooklyn took one less cargo this week than the week before. With the best prices in years obtainable, manufacturers are shipping as freely as they can, but are handicapped, to some extent, by the shortage of barges.

Notwithstanding the difficulties in labor and transportation departments, the output of the brickworks in the Hudson River region is expected to surpass the records of previous years. In 1914 shipments decreased 12.91 per cent. in quantity and 22 per cent. in value from the previous year. The total quantity shipped was 1,025,308,000. The product of the New Jersey counties is counted in. It amounted to 23.25 per cent. of

the whole. The statistics for 1915 have not yet come to hand:

The weekly summary follows:

Official transactions in the wholesale market for North River brick, for the week ending Friday a. m., April 21:

Condition of market, easy; demand, fair. Prices, \$8.00@8.25 (in cargo lots to dealers, alongside wharf, N. Y.). Number of cargoes sold, 45. Distribution: Manhattan, 12; Bronx, 6; Brooklyn, 19; New Jersey, 5; Yonkers, 2; Astoria, 1. Cargoes left over Friday a. m., 19.

Lumber.—The yards are calling for lumber in good volume, and are ready to take it at the new quotations. The promise is for a heavy demand through the summer and fall, though the real spring onrush has not yet developed. In anticipation of the best business in years, the retailers bought large amounts during the winter, but the deliveries have so far been only partial. In some sections of the district yard stocks are low.

The controlling factors are the car and vessel shortage and the freight congestion, which have never been more acute. The car shortage has moderated a little in the past week. With the spring movement in all lines of business putting new burdens upon the already over-

loaded railroad capacity, it is conceded that one of the most trying periods in the history of commercial traffic is just ahead.

Yellow pine timber is bringing good prices, is in exceptional demand for subway work, and there is no great amount on hand in the yards. The wholesale trade is limited only by the ability to get shipments.

The sash and door business has been in better form, comparatively speaking, for several months, than the lumber industry proper. Manufacturers have been well supplied with orders. Advance discounts were lately put in effect by many distributors in the Northern and Eastern territory. These discounts were based on 71% on No. 1 and No. 2 doors, and 77% on glazed sash in small lots, f.o.b. Chicago territory.

Structural Steel.—Another wave of structural steel lettings for business buildings developed this week. Apartment house work is now coming forward also to disprove predictions that there would be little or no speculative construction of this type requiring much steel. The Hinkle Iron Works have booked 400 tons for the Carpenter apartment house in West 66th street. The following named work has been, or is being, figured: Apartment houses, for R. M. Silverman at 115 East 90th street, the Axelrod interests at 158th street and Riverside Drive, Edgar A. Levy at 140-6 West 58th, and the Campagna Construction Co. at 690 West End avenue.

Contracts for business structures have gone out as follows: The Scriber building in West 38th street, 400 tons, to George A. Just Company; an addition to the plant of the National Biscuit Co. at 418 West 16th street, to the American Bridge Company; an addition to the Bristol Hotel in West 49th street, to Post & McCord; a new ferry terminal at Hoboken for the Lackawanna Railroad Company, to Henry Steers, Inc.; exhibition building, to take 3,000 tons, for the Bush Terminal Company, at 132 West 42d street, to Post & McCord; pier shed at foot of Barclay street for New York Central Railroad Company, to Phoenix Bridge Company; Barnard College building to Levering & Garrigues; building for Abercrombie & Fitch, Madison avenue and 44th street, to American Bridge Company; Berkeley Arcade Building, 2,000 tons, to Hay Foundry and Iron Works.

The Commissioner of Docks received bids this week for two pier sheds at the foot of 56th and 57th streets. Bids will be taken soon for the Putnam terminal at High Bridge and a station building at Poughkeepsie for the New York Central, a loft building for John S. Weatherley at 16-18 West 39th street, and other jobs.

Wrought Pipe.—The demand for iron and steel pipe is the heaviest ever known in the iron and steel trade. Wrought steel pipe, at \$56 per ton base, is selling at the highest price since March, 1902. Rough steel castings used in building construction, quoted a year ago at 3@4 1/4 cents a pound, are now obtainable ordinarily at 6 cents a pound.

The National Tube Company has advanced the price of boiler tubes 4 points, or \$8 a ton. This makes a total advance of 19 points, or \$38 a ton, since the minimum price was touched in 1915.

Hardware.—About 25 per cent. more capital is required from retail merchants under the advanced prices of iron and steel to finance a given volume of business in bulk. Local merchants are not doing much more business than they have been. The buying power of the building trades has not noticeably increased. Some manufacturers are refusing further orders, being now heavily obligated.

CURRENT WHOLESALE PRICES.

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

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

BRICK (Cargo lots, alongside dock, to dealers only), per M.:
 North River common.....\$8.00@**\$8.25**
 Raritan common.....@ **8.25**
 Second hand common, per load

of 1,500 4.25@ 4.50
 Front or face, in car lots.....20.00@36.00
 Paving brick24.00@—

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):
 Domestic Portland, Spot.....\$1.67@—
 Over 30 days.....@**\$1.72**
 10c. bag; returns on bags.

Mill base.....1.05@—
 Con. Rosendale net, to dealers, wood or duck bags.....1.00@—
 Dealers' net prices to job.....1.20@—
 7½c. bag; return on bags.

Alsen's GermanNo Quotation
 Dyckerhoff GermanNo Quotation

CRUSHED STONE (500 cu. yds. lots f. o. b. alongside dock N. Y., wholesale):
 Trap rock, 1½ in.....\$0.90@—
 Trap rock, ¾ in.....1.00@—
 Bluestone flagging, per sq. ft. .17@**\$0.18**
 Bluestone curbing, 5x16......40@—

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):
 1½ in.....\$0.80
 ¾ in......85
 Paving gravel.....1.25
 P. S. C. gravel......95

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—
 4x12x12 in..... \$0.0625
 6x12x12 in......0875
 8x12x12 in......106
 10x12x12 in......125
 12x12x12 in......156

Interior—
 2x12x12 in..... \$0.042
 3x12x12 in......042
 4x12x12 in......0475
 6x12x12 in......063

LINSEED OIL—
 City Raw, car loads, per gallon.\$0.78@**\$0.80**
 City boiled **.79@ \$1**
 Five-gallon cans91@—

LUMBER (Wholesale prices, N. Y.):
 Yellow pine (merchantable 1905, f.o.b. N.Y.)
 8 to 12 in. 16 to 20 ft.....\$28.00@34.50
 14 to 16 in..... 35.50@ 37.50
 Heart face siding 4-4 & 5-4@ 31.00
 Flooring, 13-16x2½ & 3 ins. 13.00@ 25.00

Hemlock, Pa., f. o. b. N. Y.
 base price, per M..... 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.

Lath (Eastern spruce f. o. b. N. Y.):
 1½-in. slab\$4.50@**\$5.00**
 Cypress lumber (by car, f. o. b. N. Y.):
 Firsts and seconds, 1-in.....\$46.00@2—

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, ¾ in....\$85.00@—
 No. 1 common..... 65.00@—
 No. 2 common..... 42.50@—

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

Masons' finishing in 100 lb. bags, per ton\$10.50@**\$11.00**
 Mill base 8.50@—

Dry Mortar, in bags, returnable at 10c. each, per ton..... **6.00@ 6.50**
 Blocks, 2 in. (solid), per sq. ft.....\$0.06

3 in. (hollow)06
 4 in. (hollow)07½
 Boards, ¾ in. x 8 ft..... .11
 ¾ in. x 8 ft..... .145
 ½ in. x 8 ft..... .185

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 (Plain material at tidewater):

Beams & channels up to 14 in. .2.769@**3.169**
 Beams & channels over 14 in. .2.769@**3.169**
 Angles 3x2 up to 6x8......2.769@**3.169**
 Zees and tees2.769@**3.169**
 Steel bars, half extras.....2.769@**3.169**

WHITE LEAD (dry and in oil, in cents per pound):
 100-lb. keg\$10.50
 25 and 50-lb. kegs..... 10.75
 12½-lb. keg 11.00
 1 to 5-lb. cans..... 12.50

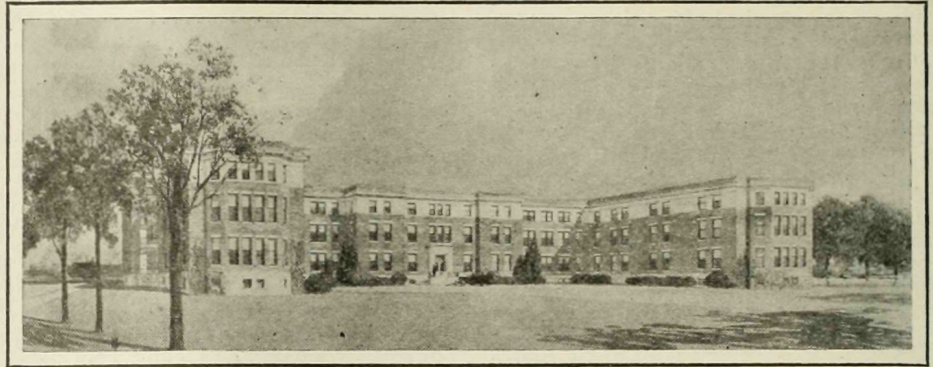
BETTER QUARTERS FOR INSANE

**Two Buildings Nearing Completion at Wards Island
 —New Structures Increase Facilities of Institution**

THERE are two buildings nearing the final stages of construction at Wards Island, N. Y., which, when completed, will greatly increase the facilities of the State for taking care of the insane. The structures are being erected under the jurisdiction of the State Department of Architecture and were planned by Lewis F. Pilcher, State Architect. The construction is proceeding under a general contract awarded to the Emerson Building Company, 103 Park avenue.

tions of hollow terra cotta. The exterior walls have been built of face brick and are trimmed with artificial stone.

In the building shown, the plans for the space in the basement have not been decided upon at the present time. On the first floor will be located a reception hall, two dining rooms, three day rooms, eight single rooms and a number of linen, bath, living and nurses' rooms, in addition to which there are toilets and lavatories, and a suite of offices. On the second floor the layout is of a sim-



Lewis F. Pilcher, State Arch't.

ilar character as the first, with the exception that it has been equipped with a rest room, hot room, park room and rooms for prolonged baths and hydrotherapy. The space on the third floor has been devoted to day rooms, single and double bedrooms, storerooms and dormitories, and the necessary linen, bath and storage rooms. The cost of these buildings as units is approximately \$150,000 each. The work is now about 80 per cent. completed.

ANOTHER HOTEL RUMOR.

New Hostelry to Occupy Site on Lexington Avenue.

NEW YORK CITY is at the present time going through an epidemic of new hotels. During the last year there have been a number of operations of this type projected, some of which have advanced beyond the contemplated stage, but others are still in a formative state. The country is on the eve of a period of good times. Good times mean money to spend and increasing prosperity for the hotels in this city, to which such a large number of visitors flock for their recreation and enjoyment. This condition has influenced the erection of the groups of fine hotels which have been located in close proximity to the two great railroad terminals in the city and is also responsible for the rumor that another hostelry is being planned and will soon be started. The site selected for this latest hotel is the block front on the east side of Lexington avenue, between 43d and 44th streets, directly opposite to the proposed extension to the Grand Central Office building. The site is the one which the railroad company has reserved for a hotel, and one which has been the center of a number of rumors of a similar character. The new project is said to be fostered by a concern known as the New York Central Hotel Corporation, recently organized, and headed by J. de Lyon Howth. Tentative sketches for this hotel have been prepared by Cass Gilbert, 11 East 24th street, which call for a structure eighteen stories in height, built in the form of the letter E, having three wings and large exterior courts. According to the persistent rumor the concern backing this operation expects to expend approximately \$5,500,000 in the development of this idea. The details of this project are not available but will be announced later.

Park Avenue Apartment Project.

Announcement has been made that J. E. R. Carpenter, 681 Fifth avenue, architect for a number of high class apartment houses in this city, will prepare the plans for the new seventeen story multi-family building to be erected upon the site of the old Yosemite Apartment, a structure which when it was built was supposed to be the acme of apartment house construction. The owner of the new project is the 550 Park Avenue Corporation, John H. Carpenter, president, 120 Broadway. The structure will be designed along lines similar to those in the buildings now under construction on Fifth avenue which was planned by the same architect, and the best of the modern innovations for convenience in apartment living will be installed. The building will occupy a plot 100.5x116.8 feet and will be arranged in suites containing from twelve rooms with three baths to units which occupy the entire floor. The rentals will range from \$6,000 to \$14,000 a year. The facades of the proposed building will be built of brick and terra cotta and will without doubt be designed in the Colonial style, which will harmonize with that of the new Colony Club and the other recently built apartment houses in the neighborhood. Active construction work on this structure will be started soon after October 1, and it is expected that the completed building will be ready for occupancy about August 1, 1917. The cost of the operation has been placed at \$1,600,000, which includes the value of the land.

Golf Club at Massapequa, L. I.

William C. Freeman, 2 West 45th street, Manhattan, president of the Massapequa Golf Club, Inc., a newly incorporated golf club, has purchased more than six hundred acres of land at Massapequa, L. I., northwest of the present railroad station, and will soon start laying out two or more eighteen hole golf courses, and contemplates the erection of

a handsome clubhouse in connection with the project. Tallant & Graff, 345 Fifth avenue, have been retained as the architects for the proposed clubhouse, which will be designed in the Colonial style, three stories in height. One of the special features of the layout of these courses will be the fact that the play on the last hole will be visible from the club porches, so that the game may be watched by non-playing members without interfering with the players. Associated with Mr. Freeman as club officers are H. M. Coxe, vice-president; Harry V. Keep, secretary; and Robert D. Blackman, treasurer. The work of grading the links will be started as soon as the condition of the ground permits, so that this summer, part, if not all, of the course will be playable.

C. T. Wills, Inc., Obtains Contract.

A general contract has been awarded to C. T. Wills, Inc., 286 Fifth avenue, for the construction of a modern store and office building at 509 Fifth avenue. The plans for this operation have been prepared by Herman Lee Meader, 2 West 33d street. The owner of the land upon which this structure will be erected is the Thomas L. Sturges Estate, care George W. M. Sturges, 236 West 72d street. The lessee of the land and the owner of the building is Leslie R. Palmer, 68 William street. The lessee of the building is the Dyckman Building Corporation, 10 East 39th street. Jardine, Hill & Murdock, 3 West 29th street, have been retained as supervising architects for the owner of the land. The estimated cost of this operation is \$200,000.

Plans for Madison Avenue Structure.

Starrett & Van Vleck, 8 West 40th street, are preparing the working drawings for a twelve-story brick and limestone store and office buildings, to be erected on a plot 100x100 feet, at the northwest corner of Madison avenue and 45th street, for the Henry Phipps Estate, owner, 787 Fifth avenue. Abercrombie & Fitch Co., sporting goods, will occupy seven or more floors in this building. The structure will be strictly modern in every respect, and has been designed to attract tenants of the best character. The plans will probably be completed about April 25, and the architects will then call for estimates on general contract. The project will represent an expenditure of about \$400,000, exclusive of the cost of the land.

New Home for Harris Fahenstock.

A general contract has been awarded to the W. L. Crow Construction Co., 103 Park avenue, for the erection of a six-story fireproof residence at 13-15 East 66th street, for Harris Fahenstock, banker, 2 Wall street. The plans for this building, which will cover a plot 41x78 feet, have been prepared by Hoppin & Koen, architects, 244 Fifth avenue and the heating and ventilating engineer is J. Byers Holbrook, 52 Vanderbilt avenue. The cost of the structure is estimated to be in the neighborhood of \$100,000.

Rouse & Goldstone Plan Apartment.

The plans have been completed by W. L. Rouse and L. A. Goldstone, architects, 40 West 32d street, for a thirteen story apartment house to be erected at the northeast corner of Madison avenue and 72d street, on a plot 56x102 feet. The new building will be owned by the Thirty-one East Seventy-second Street, Inc., Leo M. Klein, president, and Samuel Jackson, vice-president. The plans call for suites of fourteen rooms and five baths, one on each floor. The cost of the operation is estimated at \$275,000.

Architect for the Broad Street Hospital.

Ernest Flagg, 109 Broad street, has been retained to prepare the plans for the proposed building for the Broad Street Hospital, Edward L. Wemple, chairman of the Board of Directors. The details of this project have not been decided upon at the present time and it is undecided whether to alter the old building at 109-111 Broad street or to erect an entirely new building. The operation

will involve the expenditure of at least \$100,000.

Contract for Factory Addition.

The American Concrete Steel Co., Essex Building, Newark, N. J., has obtained the general contract for the construction of a nine-story reinforced concrete factory building, 100x200 feet at Middlesex and 4th streets, which will be occupied by the Hyatt Roller Bearing Co., on premises. The structure will be of reinforced concrete throughout with exterior walls veneered with brick. The plans were prepared by the owner's engineer. The cost is estimated at approximately \$235,000.

Minutes of Meetings.

The minutes of each meeting of the Board of Aldermen are published in the City Record, on the Thursday following each regular meeting. The law compels the board to meet at least once a month, except during August and September.

PERSONAL AND TRADE NOTES.

Duncan Construction Co. has moved its offices from 17 Battery Place to 29 Broadway.

Neptune B. Smyth, general contractor, recently moved his offices to 417 East 34th street.

L. M. Murray, representing the Harral Soap Co., Inc., has opened an office at 110 West 40th street.

F. E. Townsend, architect, has moved his offices from 103 Park avenue to the new Foster Building, Madison avenue and 38th street.

S. C. Stailey, for the last twelve years sales manager for the Trexler Lumber Co., has formed the Stailey Lumber Co., Inc., and has established offices at 30 Church street.

Percy H. Wilson, formerly secretary for the American Portland Cement Man-

Big Auto Plant Doubles Installation

The Chevrolet Motor Company has arranged for 1000 lights and 150 horsepower additional service. This will equip its new factory building at Eighth Avenue and 57th Street, bringing the total installation to 2000 lights and 300 horse-power

The Company, from the start, has employed Edison Service in all departments of its remarkable plant. A rapid growth in the business necessitated the new building and the increased use of Central Station service, already established as the cheapest and most dependable electric supply

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CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York

ufacturers' Association, has opened offices in the Land Title Building, Philadelphia, Pa., where he will conduct a consulting engineering practice.

Eric T. King, for ten years an assistant engineer with the Board of Water Supply of the City of New York, has resigned to become associated with Lederle & Provost, sanitary experts and consulting engineers, 39 West 38th street.

Turner Construction Co., 11 Broadway, opened a branch office at 45 Milk street, Boston, Mass., April 3. The new office will handle all of the New England business of the concern and will be in charge of W. R. Sides, district contract manager, and A. C. Tozzer, general superintendent.

Ninian Jamieson, for the last seven years superintendent of construction for the American Real Estate Co. of Park Hill, Yonkers, N. Y., has recently entered the general contracting field under the name of Ninian Jamieson, Inc., and has several contracts under way. The new concern will maintain offices at 242 South Broadway, Yonkers.

Albany Architects' and Engineers' Association, which recently organized, has elected the following officers for the ensuing year: Marshall Emery, president; William R. Davis, vice-president; Charles V. Merrick, secretary-treasurer. The association will include in its membership architects and engineers from Albany, Troy and Schenectady.

Builders' Protective Association at its regular monthly meeting held Monday, March 20, it was unanimously resolved that the association go on record as being unalterably opposed to the bill relating to the installation of water meters in apartment houses and that every effort should be made to defeat the measure on the grounds that it would create an increasing burden on the owner of low renting apartment houses.

OBITUARY.

Gustavus Staehlin, one of the oldest and best known architects in the city of Newark, N. J., died at his home, 205 South Orange avenue, Tuesday, April 18. He was the architect of a number of public buildings in New Jersey, including many of the public schools of Newark. Mr. Staehlin was born in New York in 1848 and studied architecture in Munich, Berlin and Vienna. He opened an office for the practice of his profession in Newark in 1870 and a few years later entered into partnership with John Steiger under the firm name of Staehlin & Steiger. The firm was continued until the death of Mr. Steiger. Mr. Staehlin was a member of the American Institute of Architects, a trustee of the German Savings Bank and the German Hospital, and a member of the Arion Singing Society. He was unmarried.

Montrose W. Morris, a well-known architect, died of a complication of diseases at his home, 234 Hancock street, Brooklyn, Friday, April 14. Mr. Morris was born in Hempstead, L. I., fifty-five years ago, and had lived in Brooklyn since a boy. He was educated in the public schools of the city and at Peekskill Academy. Mr. Morris was a prominent figure in his profession and in the building trade generally, and designed a number of very prominent buildings in Brooklyn, Manhattan, and in various cities outside of New York. He was the architect for the addition to the St. George Hotel in Brooklyn, the Alhambra, Imperial, Chatelaine and other apartment hotels in that borough. In the group of handsome private dwellings on St. Marks avenue are numbered many examples of Mr. Morris's talent as an architect. His office was at 82 Wall street, Manhattan. Two of his sons were associated with him in business and they will continue the practice. Mr. Morris was one of the original members of the old Union League Club of Brooklyn, and a member of the Montauk and Invincible clubs. He was a veteran of Company H, Twenty-third Regiment, N. G. N. Y., and a member of the Veteran Association. He is survived by his widow, three sons and a daughter.

NO ARCHITECTS SELECTED.

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

VERONA, N. J.—The First Presbyterian Church, Rev. P. A. Chamberlain, 47 South Prospect st, pastor, contemplates the erection of a church, the details of which have not been decided upon. No architect selected.

WEST HOBOKEN, N. J.—The Town of West Hoboken, August L. Wachlin, town clerk, contemplates the erection of a brick town hall on Clinton av, architect for which has not been selected. Details will be announced later.

ALBANY, N. Y.—The Young Men's Hebrew Association, Morris Sherman, Franklin st, in charge, contemplates the erection of an association building to contain club rooms, gymnasium and dormitories, to cost in the neighborhood of \$100,000. No site or architect selected.

NEWARK, N. J.—The City of Newark, Thos. L. Raymond, Mayor, contemplates the erection of a brick fire engine house in the 13th Ward, architect for which has not been selected.

PERTH AMBOY, N. J.—Thos. A. West & Co., 76 Smith st, Perth Amboy, contemplates the erection of a brick moving picture theatre, at 76 Smith st, architect for which has not been selected.

JERSEY CITY, N. J.—The Jersey City Grocery Co., J. Finley, president, 338 Newark av, contemplates the erection of a 4-sty reinforced concrete warehouse to cost about \$60,000, at 8th and Division sts. No architect selected.

DANSVILLE, N. Y.—Blum Shoe Company, Dansville, N. Y., contemplates the erection of a 5-sty brick and steel factory, 80x90 ft. Details not decided. Architect not selected.

WHITEHOUSE STATION, N. J.—The Board of Education of Readington Township, S. J. Dilts, district clerk, contemplates the erection of a 4-room school and auditorium seating 160, to cost approximately \$120,000, architect for which has not been selected.

PLAINFIELD, N. J.—The Young Men's Hebrew Association of Plainfield, Samuel H. Schwartz, chairman building committee, contemplates the erection of a 3-sty brick club house to cost approximately \$20,000, in Washington st, near Front st. Architect not selected.

ALBANY, N. Y.—Calvary Baptist Church, Rev. Henry O. Hiscox, State and High sts, pastor, contemplates the erection of a new church building. No site selected. No architect selected.

PLANS FIGURING.

BANKS.

YONKERS, N. Y.—H. Lansing Quick, 18 South Broadway, architect, is taking estimate on general contract to close about April 27th for general interior alterations to the 4-sty brick bank building in Getty sq for the First National Bank, Anson Baldwin, president, 10 South Broadway. Cost, \$25,000.

CHURCHES.

MANHASSET, L. I.—McDermott & Hangan, Inc., 103 Park av, Manhattan, are figuring the general contract and desire estimates on all subs by April 24 for the 1-sty brick and stucco church seating 500 for St. Mary's Roman Catholic Church, Rev. Father Wm Dwyer, pastor, from plans by Fred H. Briggs, architect, Plandome, L. I. Cost, \$25,000.

DWELLINGS.

SHORT HILLS, N. J.—Grosvenor Atterbury, architect, 20 West 43d st, Manhattan, is taking estimates on general contract for alterations and additions to the 2½-sty brick and stone residence in Taylor road for James Bacon, owner, on premises. Cost, about \$40,000. Bids close April 22.

TENAFLY, N. J.—C. F. Rosburg, architect, care Ernest Flagg, 109 Broad st, Manhattan, is taking bids on general contract, to close April 22, for a 2½-sty frame and stucco residence and garage, for Mrs. Herbert K. Bourne, owner, Columbus Drive, Tenafly.

FACTORIES AND WAREHOUSES.

PERTH AMBOY, N. J.—E. Allen Wilson, architect, 1208 Chestnut st, Philadelphia, Pa., is taking estimates on general contract for the erection of a 2-sty brick cigar factory, 80x100 ft, for Bayuk Bros., 3d and Spruce sts, Philadelphia, owners.

SCHOOLS AND COLLEGES.

BROOKLYN.—Helmle & Corbett, 190 Montague st, are taking estimates on

general contracts to close April 24 for the 4-sty brick and limestone parochial school, 100x160 ft, on the east side of 4th av, at northeast corner of 8th st, for St. Thomas Aquinas Church, Rev. Father James Donohue, 249 9th st, pastor.

WHITE PLAINS, N. Y.—Little & O'Connor, architects, 103 Park av, Manhattan, are taking bids on general contract to close April 24, for a 3-sty brick and hollow tile convent for the Sisters of the Divine Compassion, owners.

SPRING VALLEY, N. Y.—The Board of Education of Spring Valley, Geo. Englis, clerk, is taking estimates on general contract to close April 28, for a 2-sty brick and limestone public school, 56x118 ft, at the corner North Main st and Linden av, from plans by Ernest Sibley, Palisade, N. J. Cost, \$3,500.

NEWARK, N. J.—The Board of Education of Newark, Frank H. Sommer, chairman, is taking estimates on general contracts to close 4.15 p. m., April 28, for additions to the Catlin Public School in Ann st, from plans by E. F. Guilbert, school architect, City Hall, Newark, N. J. Cost, about \$170,000.

WEST NEW BRIGHTON, S. I.—Niewenhous Bros., 163d st and Park av, Manhattan, are figuring the general contract and desire estimates on all subs for the 2-sty brick and stone parochial school for the Church of the Sacred Heart, Rev. Father Thos. Heafy, pastor, from plans by Fred L. Metcalf, Plainfield, N. J. Cost, about \$100,000.

STORES, OFFICES AND LOFTS.
MANHATTAN.—Henry Otis Chapman, architect, 334 5th av, is taking bids on general contract to close April 24, for a 10-sty brick and steel addition to store and loft building, 25x100 ft, at 14 West 57th st, for Henri Bendel, owner, 10 West 57th st.

MANHATTAN.—M. Rosenberg, 91 Delancey st, is figuring the general contract for alterations to the store and loft building at 36-38 Union sq East, from plans by Geo. and Edw. Blum, architects, 505 5th av. Estimates on all subs are desired at once.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
AUDUBON AV.—Manhattan Heights Improvement Co., Harry Goodstein, president, 135 Broadway, contemplates the erection of two 5-sty brick apartment houses at the northwest corner of Audubon av and 186th st, details of which and architect's name will be announced later.

BROADWAY.—The Seaman Construction Co., 207th st and Seaman av, contemplates the erection of a 5-sty brick apartment at the southeast corner of Broadway and Isham st. Details and name of architect will be announced later.

8TH AV.—Gross & Kleinberger, 75 Bible House, have plans in progress for alterations and additions to the five 5-sty brick apartments at the corner of 8th av and 51st st, for the Estate of Wm. T. Walton, 853 8th av, owner. Total cost, \$15,000.

11TH ST.—Frank E. Vitolo, 16 East 23rd st, has plans in progress for a 6-sty brick apartment, 41x68 ft, in West 11th st, near 7th av, for the Fogliasso-Clement Building Co., 197 Bleecker st, owner and builder. Cost, \$40,000.

DWELLINGS.

75TH ST.—Lewis Colt Albro, 2 West 47th st, has plans in progress for alterations and additions to the 4-sty brick and stone residence, 22x60 ft, in 75th st, near Madison av, for Mrs. Henry T. Dortic, owner, c/o architect. Cost, \$25,000.

73D ST.—Hunt & Hunt, 28 East 21st st, are preparing preliminary plans for a 5 or 6-sty brick and stone residence in East 73d st, between 5th and Madison avs. Owner's name and details will be announced later.

SCHOOLS AND COLLEGES.

70TH ST.—Gustave Steinback, 15 East 40th st, is preparing plans for a 5-sty brick and limestone parochial school on a plot 80x100 ft, at 147-153 West 70th st, for the Church of the Blessed Sacrament, Rev. Father Thos. F. Myhan, pastor, 146 West 71st st.

STABLES AND GARAGES.

102D ST.—Alfred Freeman, 29 West 34th st, has completed plans for a 3-sty brick garage, 49x120 ft, with wing, 2-sty, 22x100 ft, in the north side of 102d st, 94 ft west of Madison av, for J. & C. Fischer, Inc., 417 East 28th st, owner.



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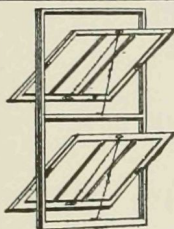
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STORES, OFFICES AND LOFTS.

14TH ST.—Jas. S. Maher, 431 West 14th st, has completed plans for a 4-sty brick and limestone loft building, 100x100 ft, at the northeast corner 14th st and 10th av, for J. J. Gillen, 341 West 14th st, owner. Cost, \$50,000.

BROADWAY.—Alfred Freeman, 29 West 34th st, has plans in progress for alterations, including new fronts to the store at 1153 Broadway, for Max Schwarz, 954 3d av. Cost, about \$7,000.

42D ST.—Helmle & Corbett, 190 Montague st, Brooklyn, have plans in progress for a 25-sty brick and terra cotta office and sales building, 50x90 ft, at 132-134 West 42d st, for the Bush Terminal Co., 100 Broad st, owner. Cost, \$800,000.

43D ST.—Andrew J. Thomas, 5626 Webster av, has completed plans for a 6-sty brick store and loft building, 25x60 ft, at 4 East 43d st, for Klein & Jackson, 149 Bway, owners, Tenny & Ohmes, 101 Park av, heating engineer, H. H. Oddie, Inc., 251 4th av, general contractor. Cost, \$50,000.

THEATRES.

45TH ST.—Herbert J. Krapp, 114 East 16th st, has plans in progress for a brick and terra cotta theatre, 100x100 ft, seating 1,000, at 217-225 West 45th st, for Sam & Lee Schubert, Inc., and Edward Margolies, 19 East 33d st, owners. Further details will be announced later.

PARK ROW.—Louis A. Sheinart, 194 Bowery, has plans in progress for alterations to the moving picture theatre at 207-209 Park row, for Rose Gordon, owner, on premises. Project consists of removing two stories from the present 4-sty building and increasing the seating capacity from 350 to 600. Cost, \$15,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

TOWNSEND AV.—Sass & Springsteen have been retained to prepare the plans for a 5-sty brick apartment on the west side of Townsend av, at East 170th st, for the Adroit Building Co., Jos. M. Brody, president, 6 West 32d st, owner and builder. Details will be announced later.

TIEBOUT AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for 2-5-sty brick apartments, 50x44 ft, on the west side of Tiebout av, 94 ft west of 183d st. Grand Terrace Construction Co., owner, 2406 Creston av. Cost, \$100,000. Owner builds.

DWELLINGS.

WASHINGTON AV.—Kreymborg Architectural Co., 1029 East 163d st, has completed plans for a 1-sty brick store and dwelling, 25x85 ft, on the east side of Washington av, 25 ft south of 185 st, for the Ensign Improvement Co., 391 East 149th st, owner and builder. Cost, \$3,000.

HALLS AND CLUBS.

PROSPECT AV.—B. M. & C. H. Whinston, 3d av and 148th st, have been retained to prepare plans for a 3-sty brick and terra cotta club house and lodge building on the east side of Prospect av, 125 ft north of 152d st, for the Bronx Pythian Temple, Inc, c/o Dr. I. B. Thomas, 406 East 149th st. Cost, approximately \$125,000.

STORES, OFFICES AND LOFTS.

3D AV.—A. E. Davis, 258 East 138th st, is preparing plans for a 4-sty brick and reinforced concrete loft building on the west side of 3d av through to 134th st, for the Metropolitan Roofing Metals Co., 203 East 135th st, owner. Cost, \$60,000.

THEATRES.

161ST ST.—Schaefer & Lavelle, 401 East Tremont av, have plans in progress for a 1-sty moving picture theatre and store, 58x180 ft, in 161st st through to 162d st, 117 ft east of Melrose av, for the 837 Washington Av Co., c/o O. E. Davis, 3210 3d av. Lessee, Ascher's 161st St Theatre Corp., 481 Willis av. Cost, \$25,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

36TH ST.—Charles Braun, 459 41st st, has plans in progress for a 4-sty brick apartment, 25x76 ft, in the north side of 36th st, 175 ft west of 4th av, for Peter Benedetto, 237 36th st, owner and builder. Cost, \$12,000.

40TH ST.—Charles Braun, 459 41st st, is preparing plans for a 3-sty brick tenement, 25x69 ft, in the north side of 40th st, 171 ft east of 7th av, for Frederick Solomon, 4103 7th av, owner and builder. Cost, \$8,500.

PROSPECT PL.—W. H. Ludwig, 16 Court st, has plans in progress for a 4-sty brick apartment, 25x110 ft, in the north side of Prospect pl, 239 ft east of Vanderbilt av, for R. Von Lehn & Son, 2701 Av G, owners and builders. Cost, \$10,000.

PRESIDENT ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 5-sty brick apartment with stores, on a plot 120x93 ft, at the northwest corner of President st and 7th av, for the Allen Holding Co., c/o architects, owners and builders.

15TH AV.—E. M. Adelson, 1776 Pitkin av, has plans in progress for six 3-sty brick apartments with stores, 25x70 ft, at the southeast corner of 15th av and 37th st, for the Van Alden Construction Co., 1091 East 3d st, owner and builder. Total cost, \$72,000.

ST. MARKS AV.—W. T. McCarthy, 16 Court st, is preparing sketches for a 6-sty brick apartment, 75x105 ft, on St. Marks av, to cost about \$150,000. Exact location and owner's name will be announced later.

OVINGTON AV.—A. H. Martin, 6005 14th av, has completed plans in progress for a 3-sty brick apartment, 40x73 ft, on the south side of Ovington av, 90 ft east of 14th av, for A. D'Esposito, 6408 New Utrecht av, owner and builder. Cost, \$8,000.

DWELLINGS.

20TH AV.—W. T. McCarthy, 16 Court st, has completed plans for eight 2-sty frame dwellings, 18x40 ft, in the south side of 20th av, 76th to 77th sts, for the Special Construction & Contracting Co., 484 New Utrecht av, owner and builder. Cost, \$3,000 each.

5TH ST.—J. C. Wandell Co., 5 Court sq, has completed plans for three 2-sty brick dwellings, 18x37 ft, in the west side of 5th st, 156 ft north of Av R, for John S. Dahl, 114 South 8th st, owner and builder. Cost, \$4,000 each.

EAST 21ST ST.—Foster & Kaiser, 1 West 34th st, Manhattan, are preparing plans for two 2½-sty frame dwellings, 16x42 ft, in East 21st st, near Av N, for R. Abramson, 756 Hegeman av, owner and builder. Cost, \$3,000 each.

NEWPORT AV.—Millman & Son, 1780 Pitkin av, are preparing plans for a 2-sty brick residence, 18x55 ft, on the north side of Newport av, 80 ft west of Hopkinson av, for Weiss & Chogorovsky, 462 Watkins av, owner and builder. Cost, \$5,500.

KINGS HIGHWAY.—M. H. Raymond, 367 Fulton st, has completed plans for two 3-sty brick dwellings, with stores, 21x41 ft, on the north side of Kings Highway, 63 ft west of East 19th st, for Jas. T. Kelly, 1723 Av Q, owner and builder. Cost, \$6,000 each.

UNION ST.—Plans have been prepared privately for two 2-sty brick dwellings, 30x51 ft, in the north side of Union st, 129 ft west of Nostrand av, for John P. Bierschenk, 688 Eastern Parkway, owner and builder. Cost, \$5,500 each.

FORT HAMILTON AV.—W. H. Harrington, 510 57th st, is preparing plans for five 3-sty brick dwellings with stores, 20 x55 ft, on the west side of Hamilton av, 21 ft north of 70th st, for Alex Schlickerman, 513 73d st, owner and builder. Cost, \$6,000 each.

FORT HAMILTON PARKWAY.—John A. Gorman, 902 Brooklyn av, has plans in progress for six 3-sty brick dwellings, with stores, 20x55 ft, in the east side of Fort Hamilton Parkway, 20 ft south of 71st st, for Henry J. Wolfe, 872 71st st, owner and builder. Total cost, \$36,000.

83D ST.—J. C. Wandell, 4 Court sq, has plans in progress for two 2½-sty frame dwellings, 16x40 ft, in the south side of 83d st, 205 ft west of 10th av, for Frank Schule, 7th av and 84th st, owner and builder. Cost, \$3,500 each.

STABLES AND GARAGES.

STERLING PL.—P. Tillion & Son, 381 Fulton st, have completed plans for a 1-sty brick and concrete garage, 50x104 ft, in the south side of Sterling pl, 125 ft west of Nostrand av, for the H. & H. Garage Inc., Ralph Hart, treasurer, 652 Jefferson av. Cost, \$10,000.

78TH ST.—Thos. Bennett, 5123 3d av, has completed plans for a 1-sty brick garage, 60x100 ft, in the east side of 78th st, 137 ft from 4th av, for Gerald Gordon & Bro., 7505 5th av, owners and builders. Cost, \$12,000.

CARROLL ST.—E. M. Adelson, 1776 Pitkin av, has plans in progress for a 2-sty brick garage, 100x100 ft, at the northwest corner of Carroll st and Troy av, for Nathan Harris, 920 Eastern Parkway, owner. Cost, \$25,000.

OSBORN ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 1-sty brick garage, 75x100 ft, at the northwest corner of Osborn st and Blake av for Simon Chadwick, 342 Osborn st, owner and builder. Cost, \$12,000.

STORES, OFFICES AND LOFTS.

NEW UTRECHT AV.—Kallich & Lubroth, 215 Montague st, have plans in progress for ten 1-sty brick stores, on a plot 70x144x160 ft, on New Utrecht av, 78th st and 17th av, for the Brill Construction Co., 132 Bay 31st st, owner and builder. Total cost, \$20,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.
LONG ISLAND CITY—Edward Hahn, Bridge Plaza, Long Island City, has plans in progress for a 5-sty brick apartment, 90x85 ft, on 3d av, 400 ft north of Jamaica av, for F. Zvanovec, Wilson av, owner and builder. Cost, \$90,000.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, has completed plans for a 3-sty brick store and tenement, 27x74 ft, on the west side of Hopkins av, 61 ft north of Elm st, for Jos. S. Renda, 393 Hopkins av, owner and builder. Cost, \$9,000.

ARVERNE, L. I.—Wm. T. Sandifer, Rockaway Beach, L. I., has completed plans for the 1 and 2-sty frame building, 100x35 ft, and 95x36 ft, containing bachelor apartments, bath houses and 4 stores on Jerome av and ocean front for Max Radt, owner, Arverne, L. I. Cost, \$10,000.

BANKS.

COLLEGE POINT, L. I.—A. Wallace McCrea & Co., 23 East 15th st, Manhattan, has completed plans for a 1-sty and limestone bank building, 25x90 ft, for the College Point Savings Bank, F. W. Grell, president. Architects will soon call for bids on general contract.

DWELLINGS.

JAMAICA, L. I.—Geo. E. Crane, 4710 Jamaica av, Richmond Hill, L. I., has completed plans for five 2½-sty frame dwellings, 16x37 ft, in the east side of Danube st, 189 ft north of Rockaway rd, for the Cozine Building Co., Jamaica, L. I., owner and builder. Total cost, \$18,000.

JAMAICA, L. I.—Robert Kurz, Fulton st, has completed plans for two 2½-sty frame dwellings, 16x38 ft, in David st, near South st, for Rocco Gallo, 58 Douglass st, owner and builder. Total cost, \$9,000.

CORONA, L. I.—R. W. Johnson, 60 Runt st, Corona, has completed plans for two 2-sty brick dwellings, 22x55 ft, at the southwest corner Hayes av and 41st st, for Thomas Daly, 12 39th st, owner and builder. Total cost, \$13,500.

ROSEDALE, L. I.—Rufus Russell, Ocean av, Rosedale, L. I., has completed plans for a 2-sty frame dwelling, 53x37 ft, at the northeast corner of Ocean av and Fir st, for Chas. Winslow, 433 Clinton st, Brooklyn, owner. Cost, \$10,000.

CORONA, L. I.—W. S. Worrall, Jr., Long Island City, has completed plans for eight 3-sty brick stores and dwellings, 19x58 ft, at Junction av and Hunt st, for the Denton Construction Co., M. Kalt, president, 119 Nassau st, Manhattan, owner and builder. Total cost, \$50,000.

DOUGLASTON, L. I.—Clark & Arms, 21 West 45th st, Manhattan, have plans in progress for a 2½-sty frame dwelling, 35x40 ft, for John N. Brooks, Douglas Manor, L. I., owner. Cost, \$9,000.

DUNTON, L. I.—Robert Kurz, Jamaica, L. I., has completed plans for two 2-sty frame stores and dwellings, 25x46 ft, on Van Wyck av, near Liberty av, for J. H. Paulson, corner Liberty and Van Wyck avs., Dunton, owner and builder. Total cost, \$8,000.

WOODHAVEN, L. I.—T. H. Dein, 802 Diamond av, Woodhaven, has completed plans for a 2½-sty frame dwelling, 20x35 ft, at the northwest corner of Fulton st and Diamond av, for Walter H. Dein, 743 Diamond av, owner and builder. Cost, \$4,000.

HALLS AND CLUBS.

KEW GARDENS, L. I.—The Kew Gardens Country Club, care Arthur Mann, 56 Wall st, Manhattan, contemplates the erection of a club house, plans for which will be prepared by Arthur Vickers, 71 Broadway, Manhattan. Details will be available later.

HOSPITALS AND ASYLUMS.

JAMAICA, L. I.—Wm. J. Boegel, 15 East 40th st, Manhattan, has completed plans for alterations and additions to the hospital on the east side of Kenilworth av, 125 ft north of Shelton av, for St. Mary's Hospital, owner, on premises. Cost, \$10,000.

STABLES AND GARAGES.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has completed plans for a 1-sty hollow tile and stucco garage, 50x100 ft, in Merrick rd, for Fred Dalmus, 173 Irving av, Brooklyn, owner. Cost, \$8,000. Owner builds.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Robert Curry, 45 Broadway, Manhattan, has completed plans for a 2½-sty frame, brick and stucco dwelling, 26x30 ft, at 251 Jersey st, for the Pavilion Hill Corp., W. H. Jackson, president, 91 Richmond Turnpike, owner and builder. Cost, \$4,000.

DONGAN HILLS, S. I.—W. H. Mesereau, 32 Broadway, Manhattan, has completed plans for alterations and additions to the 2½-sty frame dwelling for Edw. Brown, Dongan Hills, S. I., owner. Cost, \$12,000.

GREAT KILLS, S. I.—Plans have been prepared privately for two 2-sty frame dwellings, 22x30 ft, at the northwest corner Amboy rd and Wilson av for Julius De Roche, 295 Gifford la, Great Kills, owner and builder. Cost, \$3,500 each.

TOMPKINSVILLE, S. I.—John Davies, 177 Castleton av, has completed plans for a 3-sty brick store and dwelling, 20x46 ft, in the south side of Richmond Turnpike, 960 ft east of Fiedker av, for Jos. First, 442 Tompkins av, owner and builder. Cost, \$4,500.

Suffolk.

DWELLINGS.

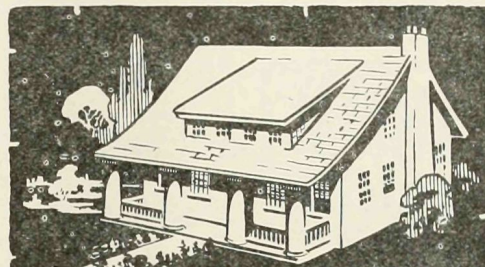
ISLIP, L. I.—Grosvenor Atterbury, 20 West 43d st, Manhattan, is preparing preliminary plans for a 2½-sty brick and frame residence to cost about \$25,000. Details and name of owner will be announced later.

OAKDALE, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, L. I., has plans in progress for a 1½-sty frame and brick dwelling, 39x34 ft, for Geo. H. Steinmetz, owner, c/o architect. Cost, \$5,000.

BAYSHORE, L. I.—Paterson & Dula, 15 East 40th st, Manhattan, have completed plans for three 2½-sty frame dwellings, 30x42 ft, for Charles L. Lawrence, owner, c/o architects. Cost, \$7,000 each.

HOTELS.

EASTHAMPTON, L. I.—R. S. Shapter, Maple st, Summit, N. J., is preparing plans for a 3-sty frame hotel, 40x100 ft, at Easthampton, for the Olympic Heights Construction Co., owner, c/o architect. Cost, \$30,000.



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APARTMENTS, FLATS & TENEMENTS.

NEW ROCHELLE, N. Y.—F. E. Winter, 244 Main st, is preparing sketches for a 6-sty fireproof apartment, 73x134 ft, to cost about \$125,000. Exact location, owner's name and details will be announced later.

HASTINGS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, N. Y., is preparing sketches for a 5-sty brick apartment, 75x100 ft, for owner to be announced later. Cost, \$4,500.

YONKERS, N. Y.—Wm Heapy, 288 Hawthorne av, has completed revised plans for a 3-sty brick apartment, 50x47 ft, on Sherman av near McLean av, for Louis Johnson, Yonkers, owner and builder. Cost, \$15,000.

DWELLINGS.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 34x28 ft, on Crestwood av, for Ralph Hayhurst, Tuckahoe, N. Y., owner and builder. Cost, \$7,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 25x62 ft, in Block E of the Runyon Estate, for Dominick De Fioro, Yonkers, owner and builder. Cost, \$4,500.

MT. VERNON, N. Y.—Jas. H. Perry, 349 South 4th av, has completed plans for a 2½-sty frame dwelling, 23x29 ft, in East 4th st, Vernon Heights, for Mrs. W. F. Hayes, 229 South Columbus av, owner. A. M. Hecht, 21 East 4th st, general contractor. Cost, \$4,000.

HARTSDALE, N. Y.—Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, have plans in progress for a 2½-sty frame residence, 30x70 ft, for G. A. Diamond, 1860 Broadway, owner. Cost, \$20,000.

TUCKAHOE, N. Y.—F. D. Pagan, Main st, New Rochelle, will prepare plans for a 2½-sty frame store and dwelling opposite the Crestwood station for Jacob Dworkind, North av, New Rochelle. Cost, \$10,000. Details later.

BRONXVILLE, N. Y.—Starett & Van Vleck, 8 West 40th st, Manhattan, have completed revised plans for a 2½-sty brick and marble residence, 40x80 ft, in Lawrence Park, Bronxville, for Arthur H. Johnson, 14 Wall st, Manhattan, owner. Cost, about \$20,000. Architects will soon take estimates on general contract.

SCHOOLS AND COLLEGES.

MT. KISCO, N. Y.—Ernest Sibley and J. J. Ferry, Palisade Park, N. J., associated architects, are preparing plans for a 2-sty brick and limestone addition containing 8 class rooms, to the public school for the Board of Education of Mt. Kisco, F. J. Carpenter, clerk. Cost, \$40,000.

YONKERS, N. Y.—S. J. Kodak, 45 Warburton av, has completed plans for a 3-sty brick parochial school, 41x100 ft, at 210 Nepperhan av, for the Church of St. Nicholas, owner. Cost, \$45,000.

STABLES AND GARAGES.

YONKERS, N. Y.—Plans have been prepared privately for a 1-sty brick garage, 25x60 ft, in Tuckahoe rd, east of Saw Mill River rd, for A. J. Ecklund, Tuckahoe, owner and builder. Cost, \$4,000.

YONKERS, N. Y.—Plans will be prepared privately for a 2-sty reinforced concrete automobile service building, 100 x175 ft, at Herriot st and South Broadway, for the Ford Motor Co., details of which will be announced later. Cost, about \$50,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

PERTH AMBOY, N. J.—S. Mandel, 202 New Brunswick av, contemplates the erection of a 4-sty brick apartment with stores, 50x80 ft, in Smith st, near McClelland st. Name of architect and details will be announced later. Cost, \$25,000.

SOUTH RIVER, N. J.—Goldberger & Griesen, Angle Building, Perth Amboy, N. J., are preparing plans for a 2-sty frame flat, 31x65 ft, in Washington st, for Arthur Levy, Main st, South River, owner. Cost, \$5,000.

NEWARK, N. J.—E. V. Warren, Essex Building, has plans in progress for a 4-sty brick apartment, 36x101 ft, in Walnut st, opposite Orchard st, for the J. H. Mayzel Co., 187 1st st, Elizabeth, N. J., owner and builder. Cost, \$50,000.

EAST ORANGE, N. J.—N. J. Convery, 207 Market st, Newark, has plans in progress for a 3-sty brick apartment, 67x78 ft, on Park av near Prospect st, for owner to be announced later. Cost, \$30,000.

JERSEY CITY, N. J.—Wm. H. Bogart, 298 Jackson av, has completed plans for a 4-sty brick apartment, 42x81 ft, at the northeast corner of Storms and Monticello avs, for Morris Broadman, owner, c/o architect. Cost, \$35,000.

JERSEY CITY, N. J.—W. H. Bogart, 298 Jackson av, has plans in progress for a 4-sty brick apartment, 47x83 ft, on Palisade av near Hopkins av, for Robert Broadman, owner, c/o architect. Cost, \$35,000.

BANKS.

PERTH AMBOY, N. J.—Mowbray & Uffinger, 56 Liberty st, Manhattan, have been retained to prepare the plans for a 3-sty brick and stone bank, store and office building, 90x100 ft, at the northeast corner Smith and Maple sts, for the Perth Amboy Savings Inst. Cost, \$100,000.

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DWELLINGS.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, has completed plans for a 2½-sty frame dwelling, 30x30 ft, on North av, for Berman Bros, 723 Jefferson av, owners and builders. Cost, \$5,000.

NEW BRUNSWICK, N. J.—W. H. Boylan, 390 George st, has plans in progress for a 2½-sty frame dwelling, 29x34 ft, for Wm. Richardson, owner, c/o architect. Exact location will be announced later. Cost, \$6,000.

PLAINFIELD, N. J.—Chas. Oakley & Son, 280 North Broad st, Elizabeth, N. J., has completed plans for a 2½-sty frame dwelling, 25x35 ft, in East Front st, near Richmond st, for Walter L. Hetfield, Jr, 306 East 2d st, owner. Cost, \$10,000.

ELIZABETH, N. J.—Oakley & Son, 280 N. Broad st, have completed plans for a 2½-sty brick dwelling, 25x48 ft, in Scotland rd, for L. I. Whitlock, 33 De Witt rd, owner. Cost, \$10,000.

SOUTH ORANGE, N. J.—Edward E. Delk, 34 South 17th st, Philadelphia, has plans in progress for a 2½-sty tile and stucco dwelling, 26x78 ft, for owner to be announced later. Cost, \$12,000.

WATCHUNG, N. J.—Geo. H. Fisher, Jr., 224 Manson pl, Plainfield, N. J., has completed plans for a 2½-sty frame dwelling, 40x50 ft, for Samuel Titus, Dunellen, N. J., owner and builder. Cost, \$8,000.

MONTCLAIR, N. J.—Davis, McGrath & Kiessling, Fuller Building, Manhattan, have plans in progress for a 2½-sty tile and stucco residence, 36x60 ft, and garage, 20x26 ft, for owner to be announced later. Cost, \$25,000.

FACTORIES AND WAREHOUSES.

NEW BRUNSWICK, N. J.—Plans are being prepared privately for a 4-sty brick cigar factory, 75x100 ft, at Church and Jellin sts, for the Forty-Four Cigar Co., 11th and Wharton sts, Philadelphia, Pa., owner. Cost, \$25,000.

NORTH BERGEN, N. J.—F. J. Schwarz, Colt Building, Paterson, is preparing plans for a 4-sty brick factory building, 64x106 ft, on the west side of the Boulevard, for the Hoboken Ribbon Co., 501 11th st, Hoboken, N. J. Cost, \$45,000.

PLAINFIELD, N. J.—Plans are being prepared privately for a 1-sty brick machine shop, 90x200 ft, at 308 West 4th st, for the Spicer Mfg. Co., on premises, owner and builder. Cost, \$25,000.

NEWARK, N. J.—Frank Grad, American National Bank Building, has completed plans for a 3-sty brick factory addition, 29x99 ft, at 532 Mulberry st, for John F. Schrink & Son, owners, on premises. Cost, \$10,000.

MATAWAN, N. J.—Warren H. Conover, 114 Liberty st, Manhattan, has completed plans for a 1 and 2-sty tile and frame factory, 50x100 ft, for R. B. Crine, Morganville, N. J., owner and builder. Cost, \$8,000.

HALLS AND CLUBS.

GLEN RIDGE, N. J.—Wallis & Goodwillie, 56 West 45th st, Manhattan, are preparing plans for a 1½-sty brick and local stone parish house, 80x90 ft, on Bloomfield av and Park st, for the Christ P. E. Church, Rev. A. E. White, rector. Cost, \$25,000.

HOMES AND ASYLUMS.

PATERSON, N. J.—Wm. T. Fanning, Colt Building, has been retained to prepare the plans for a brick orphan asylum in Main st, Totowa, for the St. Joseph's R. C. Orphan Asylum. Details not decided. Cost, \$100,000.

MUNICIPAL.

FREEHOLD, N. J.—Warren H. Conover, 114 Liberty st, Manhattan, has plans in progress for a 2-sty brick town hall and fire headquarters, 50x100 ft, in Main st, for the Town of Freehold, Herbert J. McMurtree, Mayor. Cost, \$28,000.

SCHOOLS AND COLLEGES.

PATERSON, N. J.—H. B. Crosby, First National Bank Building, has been selected to prepare the plans for a 3-sty brick public school, containing 42 class rooms, in Carroll st, Fair st and Hamilton av, for the Board of Education of Paterson, J. F. Dunphy, secretary. Cost, \$225,000.

PATERSON, N. J.—Chas. E. Sleight, Romaine Building, has been retained to prepare plans for a 3-sty brick public school containing 16 class rooms, at the corner of Dixon and Caldwell avs, for the Board of Education of Paterson, J. F. Dunphy, secretary. Cost, \$125,000.

MONTCLAIR, N. J.—Starrett & Van Vleck, 8 West 40th st, Manhattan, are preparing plans for two 2-sty brick additions to the Cedar av school for the Board of Education of Montclair, Frank J. Taylor, secretary. Cost, \$175,000.

RINGWOOD, N. J.—John Van Vlaanderen, Kinney Bldg., Newark, N. J., has plans



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in progress for a 1-sty frame school containing 3. class rooms for the Pompton Township Board of Education, Oscar L. Fleetwood, Midvale, N. J., district clerk. Cost, \$6,000.

CLIFTON, N. J.—Wm. T. Fanning, Colt Bldg., Paterson, N. J., has plans in progress for a 2-sty brick addition to P. S. No. 7, 120x75 ft, at the corner of Parker av and Botany pl. Cost, about \$6,000.

STABLES AND GARAGES.

PASSAIC, N. J.—Jos. De Rose, 119 Ellison st, Paterson, N. J., has completed plans for a 1-sty brick garage, 25x75 ft, at 48 4th st, for W. Miller, 77 2d st, owner. Cost, \$4,500.

STORES, OFFICES AND LOFTS.

ELIZABETH, N. J.—Ring, Cleaves, Graham Co., 280 N. Broad st, has plans in progress for a 2-sty brick store building, 25x100 ft, at 121 Broad st, for Wm. J. McCloud, 120 Broad st, owner. Cost, \$15,000.

THEATRES.

MIDVALE, N. J.—R. C. Hutchinson, 126 Liberty st, Manhattan, has plans in progress for a 1-sty brick moving picture theater, 50x100 ft, at Midvale, for W. Dudley Carleton, 40 Wall st, Manhattan, owner. Cost, \$10,000.

CONTRACTS AWARDED.

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

CHURCHES.

SHORT HILLS, N. J.—Hugh Getty, Inc., 359 West 26th st, Manhattan, has the general contract for a 1½-sty brick church seating approximately 300, for the Christ P. E. Church, Rev. Chas. M. Douglas, rector, from plans by Chas. A. Rich, 320 5th av, Manhattan, architect. Cost, \$4,000.

DWELLINGS.

MANHATTAN.—Gillies-Campbell Co., 101 Park av, has the general contract for alterations and additions to the 5-sty brick and stone residence, 20x60 ft, at 121 East 71st st, for Francis Smyth, owner, 40 Wall st, from plans by Foster & Gade, 15 West 38th st.

MANHATTAN (sub.).—Child & Scott, 112 Wooster st, have the heating contract for the 6-sty residence, 49x99 ft, in East 86th st, east of 5th av, for Morton F. Plant, owner, from plans by Guy Lowell, architect, 225 5th av. Cost, \$300,000. M. Reid & Co., 114 West 39th st, general contractor.

SCARSDALE, N. Y.—A. A. Johnson, New Rochelle, N. Y., has the general contract for alterations to the 2½-sty frame dwelling at Green Acres, for H. W. Williams, owner, c/o W. S. Phillips, architect, 103 Park av, Manhattan, architect. Cost, \$7,000.

CHAPPAQUA, N. Y.—Andrew Gardner, Bridge Plaza, L. I., has the general contract for a 2½-sty frame residence, 35x55 ft, for W. H. Seibrecht, from plans by John Boese, architect, Bridge Plaza, L. I. City. Cost, \$20,000.

BRONXVILLE, N. Y.—B. G. Burnett, Bronx Building, has the general contract for the erection of a 2½-sty frame dwelling, 35x42 ft, for Louis and Mabel J. Bossard, owners, c/o of Wm. H. Orchard, architect, 11 East 40th st, Manhattan. Cost, \$13,000.

GARDEN CITY, L. I.—E. T. Abbott Construction Co., 1133 Broadway, Manhattan, has the general contract for the 2½-sty brick and local stone residence for John Bossert, 1335 Grand st, Brooklyn, from plans by Carl L. Otto, 45 Broadway, Manhattan, architect. Tenny & Ohmes, 101 Park av, heating engineers. Cost, \$35,000.

DOUGLAS MANOR, L. I.—J. C. W. Cadoo, 367 Amity st, Flushing, L. I., has the general contract for a 2½-sty brick residence, 45x46 ft, at the northeast corner of Shore rd and Bayview av, for Mrs. A. Jameson, 162 West 54th st, from plans by Lionel Moses, 101 Park av, Manhattan, architect. Cost, about \$18,000.

GREAT NECK, L. I.—Roberts Nash Co., 93 Amity st, Flushing, L. I., has the general contract for a brick and stucco residence, 2½-sty, 40x55 ft, for A. A. Cohen, owner, c/o Richard A. Walker, architect, 16 East 23d st, Manhattan. Cost, \$20,000.

GLEN COVE, L. I.—Geo. Mertz's Sons, Portchester, N. Y., have the general contract for a 2½-sty brick residence, 56x195 ft, frame cottage and, and garage, 106x32 ft, gardener's cottage, 30x30 ft, stable and barn, 23x106 ft, for Francis L. Hine, 2 Wall st, Manhattan, from plans by Walker & Gillette, 128 East 37th st, Manhattan.

STABLES AND GARAGES.

MANHATTAN.—Richard Deeves & Son, 309 Broadway, have the general contract for the 4-sty brick garage, 19x80 ft, at 107 East 61st st, for Charles Steele, 23 Wall st, owner, from plans by Geo. E. Wood, architect, 103 Park av. Cost, \$20,000.

GLEN COVE, L. I.—Rogers & Blydenburgh, Babylon, L. I., has a general contract for a 2½-sty frame stable, 42x20 ft, and garage, 25x44 ft, for Louis C. Clark, 51 Wall st, Manhattan, from plans by Foster & Gade, 15 West 38th st, Manhattan.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Eastern Construction Co., 110 West 40th st, has the general contract for alterations to the 5-sty loft building at 290 Church st, plans for which were prepared privately. Project includes fireproofing, new fire-escapes, metal windows, elevator and new toilets.

MANHATTAN.—Eastern Construction Co., 110 West 40th st, has the general contract for alterations to the 12-sty loft building at 7-9 West 30th st, plans for which were prepared privately. Alteration consists of the installation of new toilets, terra cotta partitions, plastering and redecorating.

MANHATTAN.—Wm. Higginson, 1123 Broadway, has the general contract for alterations to the loft building at 13 West 38th st, for the Mid City Realty Corp., 14 Wall st, owner, from plans by A. E. Nast, architect, 546 5th av. Cost, \$5,000.

MANHATTAN.—The Rohdenburg Co., Inc., 110 West 40th st, has the general contract for alterations to the 19-sty office building at the northeast corner of 6th av and 23d st, for the Trustees of Masonic Hall & Asylum Fund, 46 West 24th st, from plans by Maynicke & Franke, 25 Madison square north, architects. Cost, \$4,000.

MANHATTAN (sub.).—Post & McCord, 101 Park av, have the contract for the structural steel for the 6-sty store and loft building, 75x75 ft, at 27-31 West 33d st, for the Wm. Waldorf Astor Estate, c/o Farmers' Loan & Trust Co., 22 William st, from plans by J. F. Burrows, 410 West 34th st, architect, John I. Downey, Inc., 410 West 34th st, general contractor. Cost, \$150,000.

HACKENSACK, N. J.—Ferber Construction Co., 16 Johnson av, has the general contract for a 3-sty brick and terra cotta office building, 40x100 ft, at Main and Salem sts, for the Public Service Corporation of New Jersey, 759 Broad st, Newark. Private plans. Cost, \$60,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL PIPE & SUPPLIES ASSOCIATION will hold its annual meeting at the William Penn Hotel, Pittsburgh, Pa., May 8-9.

NATIONAL DISTRICT HEATING ASSOCIATION will hold its eighth annual convention at the Hotel Martinique, New York City, May 16-19.

NATIONAL METAL TRADES ASSOCIATION will hold its annual meeting at the Hotel Astor, April 27-28. Secretary, H. D. Sayre, Peoples Gas Building, Chicago, Ill.

T. H. NELSON, secretary, announces that the annual meeting of the National Association of Lumber, Sash and Door Salesmen will be held at the Hotel La Salle, Chicago, Saturday, April 29.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its annual meeting in the auditorium of the Insurance Exchange, Chicago, Ill., May 9-11. The program for this meeting will be announced in a later issue of this paper.

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.

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.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. Municipal Building.

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

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

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

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

Week Ending April 15.

MANHATTAN ORDERS SERVED.

- Bowery, 340—Ensebio Ghelardi...FE(R)-EX-FP Canal st, 403—Stephen H Jackson, 106 Lexington av.....FP-FE-Ex(R)-WSS(R) Division st, 225—Harvey I Underhill, 448 W 37.....WSS-GE 54 st, 159 E—American Bridge Co, 30 Church A 8 av, 171-75—Est Josephine C Christman, 20 St Nicholas pl.....WSS(R)-Ex(R) Lexington av, 311—Allerton 38th St Co, 240 W 23.....A-Tel 3 av, 845—Byram L Winters, Waverly, N Y, FE-FP-WSS(R) 20 st, 13-15 W—Barnet Berger, Stp(R)-FP(R)-Spr 41 st, 520-24 W—Est Paul Prybil, c Albt, 512 W 41.....A 53 st, 447-51 W—Ruth A Wallace, 288 West End av.....A 45 st, 15 W—Alt Realty Co.....Rec-D&R-Rub 58 st, 39 W—Barbara F Schurman, c Jacob S, Ithaca, N Y.....DC 69 st, 239 W—Wilson Industrial School for Girls.....EI 84 st, 218-20 W—Locke & Co.....FD 115 st, 16 W—Lazarus Levy, 13 Catherine.....DC 121 st, 24 W—Williamsburg City Fire Ins Co, 95 William.....O 125 st, 208-10 W—Elizabeth H Walker, 1 W 81.....Ex(R) 5 av, 114-16—G Sidenberg & Co.....Rec 5 av, 114-16—Follmer Clogg & Co.....Rec 9 st, 36 E—Est Jacob Korn.....FD-A 33 st, 256 E—Patrick Carroll.....Ex(R)-O 62 st, 359-63 E—5th Av Presbyterian Ch, 5 av & 55.....FP-DC-EXS 63 st, 342-4 E—5th Av Presbyterian Ch, 5 av & 55.....FP-EXS-D&R 91 st, 401-5 E—Frances L Friedman, c Hartman & L, 116 Nassau.....A 94 st, 317-21 E—Julia F Karsch, College Point, L I.....GE-FP(R)-D&R 94 st, 317-21 E—Melcher & McDowell.....Rec 94 st, 317-21 E—Max Modell.....Rec 101 st, 421-25 E—Emanine Bonnetti, FA-FP-GE-Rec 101 st, 421-25 E—Bergman & Mullen, FA-GE-Rec 101 st, 421-25 E—Est Lambert S Quackenbush, 78 E 96.....FP-WSS(R) 101 st, 421-25 E—Consolidated Gas Co, 130 E 15.....GE 101 st, 421-25 E—Mantex Mfg Co.....Rec-FA 110 st, 207 E—Royal Art Furniture Co, El-FA 107 st, 339 E—Metropolitan Savings Bank, 1 3 av.....WSS 107 st, 411-13 E—Riteweb Mfg Co.....GE-Rec 107 st, 411-13 E—Harry Borschi.....Rec-GE 107 st, 411-13 E—Wm Maas, 115 University pl.....Rub 118 st, 506-8 E—Tiejien Bros.....EI 128 st, 52 E—Alpert Bros, 147 E 119.....GE 39 st, 307 W—Louis I Wexler.....FP 42 st, 643 W—Est Chas E Appley, 192 Broadway.....DC 42 st, 643 W—Harry Frederick.....GE-O-DC Allen st, 174—Geo R Fearing, Knickerbocker Club, 5 av & 32.....A-FD Barrow st, 40—Edw Healy, 42 Barrow.....DC Bowery, 28-28½—Max Handel, 517 16, Bklyn..A

Bowery, 103-105—Consolidated Gas Co, 130 E 15.GE
 Broad st, 20—Chas McMahon.Rub-Rec-FA
 Broadway, 620—Cornelia M Palmer, c DeWitt, L & DeW, 88 Nassau.FD
 Broadway, 2220—Archibald D Russell, 20 Exchange pl.Spr
 Broadway, 2920-3046—Columbia University, O-FA-ExS-FP-St
 Broome st, 299—Belmont Bros.Rec-FA
 Cannon st, 7-9—Manhattan Pie Baking Co..FA
 Chambers st, 87-9—H L Judd Co.FP(R)
 Cherry st, 92-4—Salvation Army, 120 W 14, O-FP-ExS-Ex(R)-SA
 Chrystie st, 221-23—Apostleship of Prayer Soc, 801 W 181, FP-Ex-Ex(R)-FA-D&R-Rec-ExS-WSS(R)
 Clinton st, 179—Nathan Klugmen.FP
 E Houston st, 499-501—S Modern Stamping & Metal CoRec-GE
 5 av, 582—Paul J Byck, Bway & 58.EP
 5 av, 724—Jessie Farquharson.FP(R)-WSS(R)
 5 av, 724—Consolidated Gas Co, 130 E 15.GE
 1 av, 1147—Chies Evangelical Italiana.ExS
 1 av, 1147—5th Av Presbyterian Ch, 5 av & 55.WSS-FP-Ex(R)-D&R-O
 Grand st, 71-77—Broad Holding Co, 114 E 23, Spr(R)
 Grand st, 319-21—Schiffer Bros.GE
 Grand st, 367—Broadway Feather Mfg Co, Rec-FA
 Gt Jones st, 25—Hanover Hat Co.Rec
 Gt Jones st, 25—New York Rubber Hat Co. Rec
 Lafayette st, 45—Wm A Prendergast, Municipal BldgRub

Lexington av, 653—Solomon D Moss, 87 College pl, Long Branch, N. J.DC
 Leroy st, 114-18—Charles W Anderson, 156 W 132FA-Rec
 Madison st, 40—Robt Martin, care Mrs R O'Brien, Cropsy av & Bay 42, Bklyn.A
 Mercer st, 5-7—Amos F Eno Est, 13 So WilliamFD
 Nassau st, 138-42—Chas W Hall.Stp(R)—A
 Park av, 960—960 Park Av Co.Stp(R)
 Park av, 981-83—Merida Realty Co, 132 BwayStp(R)
 Pitt st, 62—Mrs Fannie Deutsch, 465 Halsey, BklynO-FP-Ex(R)-FE(R)-D&R-WSS(R)
 Pleasant av, 314—Vincent Ricciutti. Rec-GE-FP
 Prince st, 158—Consolidated Gas Co, 130 E 15GE
 Prince st, 158—Hercules Chemical Co.FP
 Scammel st, 29—Frenzel & Goldstein.GE-FP
 2 av, 2295—Edward Romeo.GE-El-FP
 7 av, 2268—Terrace Holding Co, 103 E 125.DC
 6 av, 902-4—Charles Jones.Rec(R)
 3 av, 2212-24—Cowperthwait & Sons, ExS-Rec-Rub-O
 Thompson st, 114-16—Matteto Mangine.FA-GE
 Thompson st, 114-16—Caroline C Minetti, FA-FP-GE
 Washington st, 81-85—Michael Jabaly & Co, Rec
 Washington st, 81-85—Henry N Pearson.Rec
 Washington st, 81-85—Raheb & Karacand.Rec
 Washington st, 81-85—Merhige & Hamwi.Rec
 Washington st, 81-85—Jamilie Maloof.Rec
 Washington st, 81-85—Shaker N Arida.Rec

W Houston st, 73-5—Est John Downey, care F A Baker (tr), 2 Wall.Rub
 3 st, 49 W—A Pschenitz & Co.Rec
 25 st, 41-3 W—A Klatskin & Co.Rec
 30 st, 225 W—N Y Colored Mission (Inc).A
 37 st, 531-35 W—Jacques KahnFP
 28 st, 52 E—Consolidated Gas Co, 130 E 15. GE
 5 av, 51—Mary A Fitzgerald, care Farmers L & Tr Co, 22 WilliamDC
 Chatham sq, 12—Adele L Thomas, 443 Park avFE(R)-FP-Ex(R)
 28 st, 105 E—Sarah I Burke (e).DC-FP
 Prince st, 158—John Leslie, 138 W 15, GE-WSS(R)-Ex(R)-FE(R)-FP
 Spring st, 150—Abraham L Kass, 100 Essex.A
 Cannon st, 133—Frank P Briody.A
 80 st, 530-32 E—Reed Realty Co, 99 Nassau.A
 102 st, 416 E—Consolidated Gas Co, 130 E 15GE
 7 av, 49—Est Franz Joseph Hotop, care L H Riley, 15x Bway.FE
 18 st, 7-9 W—Anaster Realty Corp.A
 18 st, 10 W—Henrietta C Eilers, 1685 Ocean av, BklynSpr
 38 st, 420-30 W—Conrad Hubert, 304 Hudson. A

BRONX ORDERS SERVED.

163 st, 661 E—Josephine Haeffner.FE(R)
 150 st, 276 E—Mrs Mary Rayens, WSS(R)-FP-FE-Ex(R)
 Washington av, 1239—Mrs Gussie Dubin, FE-Ex(R)-WSS(R)

Classified Buyer's Guide

The Record and Guide will print the name, address and telephone number of manufacturers of building products, building material, supply dealers, real estate agents, brokers, contractors, sub-contractors, etc., in space of two lines, under proper classification for \$25 per year.

This department is consulted by buyers anxious to secure information, quotations, etc., concerning products they wish to purchase. The buyers who will consult it represent the owners, managers of estates, building managers, architects, contractors, sub-contractors, etc., who own, manage or erect New York City buildings. Every purchaser of materials used in the construction, maintenance or operation of a building will consult this department when in the market for any material or supplies.

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