

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 29, 1916

HOW NEW YORK CITY FARED AT THE HANDS OF THE 1916 LEGISLATURE

City Blames State for Existing Evils, Programs are Formulated, but Debts Increase

By HON. WILLIAM M. BENNETT

MANY years ago a Governor, elected from up the State complained in one of his messages that the up-State counties were being taxed to build the Erie Canal for the upbuilding of the City of New York. Of recent years the City of New York has been complaining that having 70 per cent. of the assessed valuation of the property in the State, the city was being exploited and over-taxed for the benefit of the up-State counties. This feeling seems to have reached a climax during the last few months, and the session of the Legislature just closed was marked by an acrimonious dispute on this question.

City Blames the State.

The administration of this city, goaded by the desperate financial situation of the municipality started on a campaign last year to charge all of the financial misery of the city to the Legislature. Certain members of the Legislature lent themselves to this scheme this spring to the extent of calling a "rump" session of the Legislature at the City Hall. The result was that, goaded on by the city administration and by these members of the Legislature, the feeling between the city and the up-State became accentuated to a greater extent than ever before.

The result of this crimination and re-crimination, however, was that the Mayor's conference split up into three groups and three programs were evolved. First came the program of the Tax Reduction Committee, which was limited to a few concrete suggestions for the relief of the city by having the State pay to the city certain items of State revenues and taking over from the city certain items of expense borne by the city, but which should properly be borne by the State.

The Mayor's Program.

The Mayor, however, was not content with this program, but apparently thought the opportunity ripe to obtain the passage of certain bills, and thus arose the second program or the Mayor's program. For example, the Mayor had introduced at Albany a bill to put the Departments of Charities and Corrections and Bellevue and Allied Hospitals under the Board of Health. Many have thought, for a long time, that these three departments ought to be consolidated under a business man as manager, but the idea of putting the other two departments under the Board of Health aroused such a storm of protest that this bill was withdrawn.

Instead of advocating the consolidation of the Department of Bridges with the Department of Docks and Ferries, the Mayor sent up a bill to continue the Department of Bridges, under the title of the "Department of Plant and Structure," and to put under its jurisdiction the construction, alteration, maintenance, upkeep and repair of all the buildings now managed by the five Borough Presidents, the Police Department, Fire Department, Health Department, Department of Street Cleaning, Department of Charities and Corrections, Bellevue and Allied Hospitals, and



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also the upkeep and repair of all vehicles, boats and other apparatus. So far as could be ascertained, this bill was not favored by the Board of Estimate, and in the opinion of many people would result in confusion and in the building up of a political machine on account of the patronage thus placed in one department. This bill was not on the program of the Tax Reduction Committee.

Still Another Program.

In addition to these and other bills in the Mayor's program there was still a third program, namely, the Brown Committee program, which included the enactment of the "pay-as-you-go" policy into a hard and fast law, the result of which will be to make the new Court-house, all new bridges, hospitals, school houses, parks and all other permanent improvements, except docks, subways and waterworks, payable out of the annual tax levy. This bill is probably a good bill, but will result either in the shutting down on improvements for some years to come or else in a tremendous jump in the tax rate. Another bill advocated by the Brown Committee, but opposed by the Tax Reduction Committee, was the bill to advance the date of payment of taxes one month a year for four years. The Tax Department of the city pointed out that this would not result in a gain, but in a loss of several million dollars to the city, but it passed the Legislature.

As a result of the Mitchel program and the Brown Committee program, both of which had many bills not contained in the program of the Tax Reduction Committee, the program of the Tax Reduction Committee was lost sight of and many of their bills did not pass, or else were made to take effect next year instead of immediately. One of their bills which did pass provides that half of the motor vehicle tax should be returned to the localities. As New York City pays only 45 per cent. of the

motor vehicle tax, this will result in about \$400,000 being paid back to New York City and about \$600,000 being paid back to the up-State localities.

There will have to be a direct tax next year to replace this \$1,000,000 thus taken out of the State Treasury. Of this direct tax, New York City will pay 70 per cent. In other words, New York City will receive from the State by this bill \$400,000 and pay back to the State \$700,000, thus making the city a loser by about \$300,000 as a result of this bill urged by the Tax Reduction Committee.

One thing, however, stands out prominently, namely, that the Legislature has appropriated for the coming fiscal year at least \$15,000,000 in excess of the estimated revenues of the State for the same period. The treasury starts with a surplus of \$10,000,000, as a result of last year's direct tax, but that is capital and not revenue. As a result of these appropriations in excess of revenues, there will undoubtedly be a deficit at the end of the coming fiscal year, and another direct tax will have to be imposed, which, of course, will not be very pleasant for New York City.

A direct tax, however, is the rule and not the exception. In 1906, Governor Higgins called attention to the fact that for the first time in 65 years the State would have no direct tax. In my opinion, it would have been better policy, economically and politically also, for the Legislature to have provided for part of this deficit this year by a direct tax. By leaving the entire direct tax to be imposed next year, the Legislature has injected into the Mayoralty campaign of 1917 an issue which will be given greater prominence than it is entitled to.

State Debt Increases.

Another thing that developed at the session was that the State is rapidly getting into the same financial condition as the City of New York. On January 1, 1895, the State was absolutely free from debt. It now has a debt of \$200,000,000. In 1894 the total appropriations for all purposes were only \$15,000,000. Last year the total appropriations, including reappropriations, amounted to \$85,000,000, and this year they will amount to between \$70,000,000 and \$80,000,000. By 1920 the State will have spent more than \$100,000,000 for highways, and will then not have a complete highway system.

The State has issued fifty-year bonds to build highways and yet certain portions of the construction work will have to be replaced ten times before the bonds mature. The result is that by 1920 the maintenance of the State highways will cost the State \$8,000,000 a year annually. It is a grave question as to whether the State should not abandon its present system of highway construction and maintenance and return to the old method.

A book might be written on this subject, but enough has been said to show that it behooves both the State and the city to stop all extravagances for a number of years and give the taxpayer a chance to catch up.

PURPOSE OF THE LOCKWOOD-ELLENBOGEN INSPECTION BILL EXPLAINED

By GEORGE W. OLVANY*

THE purpose of the Lockwood-Ellebenbogen Building Inspection bill is to give the building superintendents, subject to the rules and regulations of the Board of Standards and Appeals, exclusive jurisdiction of the construction, alteration, structural changes in and removal of buildings and other structures erected or to be erected in their boroughs, including sidewalk elevators, vaults, coverings and entrances with the exception of water front property owned by the City of New York, bridges, tunnels, subways and structures appurtenant thereto, and tenement houses. The building superintendents are given exclusive jurisdiction over the construction and alteration of buildings which come within the Labor Law, and also are empowered to enforce the laws in reference to the protection of persons employed in the construction, alteration and removal of buildings.

The bill makes it unlawful for employees of the building bureaus to conduct or be engaged in any business which in any wise appertains to the work done by the bureaus.

The president of each borough is empowered to make administrative rules and regulations for the conduct of the business and employees of his office.

Powers of Superintendents.

Each superintendent of buildings is given power, where practical difficulties are in the way, to vary the strict letter of the law, or the building code, provided that the spirit of the law be observed and public safety secured and substantial justice done, but the superintendents have no power to vary or proceed contrary to the Labor Law, except that it is modified by the Board of Standards and Appeals. The superintendents cannot proceed contrary to a rule or decision of the Board of Standards and Appeals or Board of Appeals, or contrary to an order of the Fire Commissioner, except as such order may be modified by the Board of Appeals. New buildings and buildings hereafter altered cannot be occupied until a certificate of occupancy has been issued. The certificate must certify that such building conforms to the requirements of all laws, ordinances and rules and regulations of the Board of Standards and Appeals applicable thereto. A certificate is binding and conclusive upon all officers, departments, commissions, boards and bureaus of the city, except the Tenement House Department, and is also binding and conclusive upon the Department of Labor of the State of New York, and no order, direction or requirement at variance with such certificate can be made by any such departments, bureaus, etc., until the certificate is set aside or vacated by the Board of Appeals. This certificate, however, is not binding upon the Fire Commissioner unless approved by him where auxiliary fire appliances or standpipes or other appliances for extinguishing fires are required, or where the building is intended to be used for the storage or use of chemicals, combustibles or explosives, or for any trade which the Board of Standards and Appeals may classify as hazardous.

Certificates of Occupancy.

A temporary certificate may be granted for occupancy of any part of a building or structure, provided that such temporary occupancy will not in any way jeopardize life or property. No temporary certificate can be issued for a tenement house unless and until a certificate is issued by the Tenement House Commissioner.

The Board of Examiners is abolished and a Board of Standards and Appeals is

created, to consist of the Fire Commissioner, the Superintendents of Buildings, the chief of the uniform force of the fire department, and six other members, to be appointed by the Mayor.

The first members to be appointed by the Mayor are to hold office for terms of one, two and three years, and thereafter appointed for terms of three years each.

The Chairman of the Board must be an architect or structural engineer of at least fifteen years' experience, and he is to receive an annual compensation to be fixed by the Board of Aldermen upon the recommendation of the Board of Estimate and Apportionment. Of the other appointed members, one must be an architect of ten years' experience, one a structural engineer of ten years' experience, and one a builder of ten years' practical experience.

The Board is given power to appoint a chief clerk and such other subordinates as may be needed.

The Mayor is given power to remove any of the appointed members of the board. All meetings of the board are to be open to the public, and minutes kept of its proceedings, and a record made of the vote of each member on every question.

The Board is required to publish monthly or oftener, if necessary, a bulletin in which shall appear every rule, regulation, amendment or repeal thereof made by the Board, or made by the Board of Appeals.

The Board of Standards and Appeals has power to test materials to be used in the construction of buildings; to make, amend and repeal rules and regulations for carrying into effect the provisions of laws, ordinances and rules and regulations in respect to building matter, including all building jurisdiction now within the power of the Fire Commissioner; to make, amend and repeal rules and regulations regarding the enforcement of the provisions of the Labor Law, which relate to the construction, alteration and structural changes in plumbing and drainage of elevators, fire escapes on, adequacy and means of exit from, and fire alarm signal systems in all buildings, except tenement houses in New York City. The rules and regulations made by the Board supersede the Industrial Code and the rules and regulations of the Labor Department.

May Change Labor Law.

The Board has exclusive authority to vary the provisions of the Labor Law in reference to building construction which the Industrial Commission of the Department of Labor now has under Chapter 719 of the Laws of 1915.

Eight affirmative votes are necessary for the adoption, repeal or amendment of any rule or regulation of the Board, and at least ten days' notice of such intention must be given by publication in the bulletin, and a public hearing had thereon. All rules and regulations take effect twenty days after the publication in the bulletin. Existing rules and regulations of the presidents of the boroughs, building superintendents, fire commissioner, and Labor Department continue to exist until superseded.

A Board of Appeals is created to consist of the appointed members of the Board of Standards and Appeals, and the chief of the uniform force, and they are authorized to hear and decide appeals from and review rules and regulations, amendments or repeals thereof, orders, requirements, decisions or determinations of a building superintendent, fire commissioner, or the labor department. All appeals must be heard by at least five members, and a concurring vote of five members are necessary to a decision.

The Board of Appeals is authorized to make inspections of buildings when necessary. Appeals may be taken to the Board of Appeals from any order, requirement, decision or determination

made by any superintendent of buildings (except an order in reference to an unsafe building) or made by the Fire Commissioner, and from any rule, regulation, amendment or repeal thereof, relating to the construction, alteration, structural changes in, equipment, occupancy or use of any building or structure or vaults and sidewalks appurtenant thereto. The appeal may be taken by any person aggrieved or by any officer, department, board or bureau of the city. The appeal must be taken within the time prescribed by the Board of Appeals by filing a notice of appeal, specifying the grounds thereof. An appeal stays all proceedings unless a certificate is filed with the Board of Appeals to the effect that an imminent peril of life or property exists.

The Board of Appeals fixes a time for the hearing of appeals and gives notice thereof to the persons interested, who may appear either in person, by agent or by attorney, and such Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from. Such Board is required to make such order, requirement, decision or determination as in its opinion ought to be made.

Rules May Be Modified.

The Board, in passing upon appeals, has the power, where practical difficulties or unnecessary hardships are in the way of carrying out the strict letter of the law, to vary or modify any rule or regulation or the provision of any existing law or ordinance relating to the construction, structural changes in, equipment, alteration or removal of buildings or structures or vaults and sidewalk appurtenant thereto, so that the spirit of the law may be observed, public safety secured and substantial justice done, but the Board has no power to vary or modify the tenement house law or a rule of the tenement house commissioner. All decisions must be in writing and published in the bulletin of the board.

The right to review a decision of the Board of Appeals by writ of certiorari is given. If any person fails to comply with the orders of the Board of Standards and Appeals, the superintendents of buildings or the Fire Commissioner, he is liable to both criminal and civil penalties.

The Fire Commissioner is given power to enforce all laws, ordinances and the rules and regulations of the Board of Standards and Appeals, in reference to the prevention of fires, the storage, sale, transportation or use of combustibles, chemicals and explosives, the installation and maintenance of automatic or other fire alarm systems and fire extinguishing equipment, the means and adequacy of exit in case of fire, as provided in the Labor Law, the Building Code and the rules and regulations of the Board of Standards and Appeals, the use and occupancy of buildings and other structures and to investigate the cause of fires. The Fire Commissioner's power does not extend to tenement houses.

The Fire Commissioner is not authorized to vary from, proceed or issue any order contrary to the Building Code, or a rule, regulation or decision of the Board of Standards and Appeals, or of the Board of Appeals.

Fire Commissioner's Power.

The Fire Commissioner's powers are exclusive of the Department of Labor, which department may not exercise any such powers in the City of New York.

The Fire Commissioner is not authorized to enforce any provision of the Sanitary Code or the regulations of the Board of Health or interfere with the powers of the Department of Health. The orders of the Fire Commissioner must be in writing.

All plans for alterations and structural changes in and for the installation of fire extinguishing equipment ordered by the Fire Commissioner must be filed

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in the office of the Superintendent of Buildings, in the borough in which the building is located. The Fire Commissioner must deliver a copy of every order which involves an alteration of a building to the superintendent of buildings, who shall notify the Fire Commissioner when the plans are filed and when the work is completed.

The Fire Commissioner may order a building vacated, where an order to remove a condition imminently perilous to life or property has not been complied with, or where the Commissioner certifies in writing that an emergency exists which would make necessary the vacation of the building.

The bill provides for service of orders upon the owner, agent, lessee or person in charge of the building. The bill also provides that the powers of the Department of Health with respect to the construction of and structural changes in

bakeries and confectioneries in tenement houses be transferred to the Tenement House Department. Pending actions and proceedings, civil and criminal, in reference to building construction, etc., are not affected by this act.

The Board of Estimate and Apportionment may transfer employees and officers of any state or city department affected by this bill to any other department.

All the funds, property, records, books, papers and documents of the various departments affected by the bill are transferred to the Fire and Building Departments.

The sections of the bill in reference to the creation of the Board of Standards and Appeals, and its jurisdiction, take effect immediately, but the rest of the act and the rules and regulations adopted by the Board of Standards and Appeals take effect October 1, 1916.

LEGAL NOTES AFFECTING REALTY

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

Defective Foreclosure Proceedings.

A FORECLOSURE action in which the owner of the equity of redemption has not been served with process and does not voluntarily appear is absolutely without jurisdiction, and as against such owner the purchaser at the sale under the judgment derives no title whatsoever. The New York Court of Appeals, in *Herrmann vs. Cabinet Land Co.* (Law Journal, April 15, 1916, not yet officially reported), has applied this principle in an action of ejectment where the defendant set up a mortgage, its foreclosure and sale thereunder. It appeared, however, that in the foreclosure action one Schorr was named as the then owner and an affidavit showing service on him of the summons and complaint appeared in the foreclosure proceedings. Schorr had, in fact, died some four years before these proceedings were begun, and the affidavit of service on him was, of course, erroneous. The land was sold under the judgment in the foreclosure action, and the defendant in the action of ejectment took title under the purchaser at the foreclosure sale. It was held that the defendant's entry on the mortgaged premises was a trespass and nothing more, and he did not thereby acquire the rights of a mortgagee in possession. Judgment dismissing the complaint was therefore reversed and a new trial ordered.

Brokers' Commissions.

A general rule is to the effect that a broker employed to sell land for a specific price does not perform his engagement, so as to be entitled to commissions, by producing a customer who is not willing to pay the price named, and even though the owner thereafter sells it to him at a lower price, except where the owner does not act in good faith or prevents the broker from performing his contract. The North Dakota Supreme Court, in *Grangaard vs. Betzine*, 156 N. W. 1035, has recently applied this rule to a case where the broker was to find a purchaser at \$50 an acre and receive \$1 an acre commission. The prospective purchaser would not pay this price, but the owner subsequently sold him the land at \$48 an acre. It was held that the broker was not entitled to commission, there being no proof of bad faith on the part of the owner.

Attornment of Tenant to Purchaser.

A lessee of property in Brooklyn held under a lease which by its terms would expire on May 1, 1915, and which was subject to a previously executed mortgage. The mortgage was foreclosed and the property was bought in by the mortgagee. During the foreclosure proceedings the tenant had been paying the rent to the receiver. After the purchaser took possession on July 2, 1913, the tenant paid the rent to him until the

end of 1914. In the following January he moved out, and refused to pay the rent up to May 1, when the lease by its terms would expire.

The New York Appellate Division holds, *Kelly vs. Osborn*, 157 N. Y., Supp. 1100, that this is a typical case of an attornment, by which the tenant held from the new owner on the same terms as he previously held from the lessor. The act of attornment, evidenced by the payment of rent to the new owner and its acceptance by him, amounts to an acceptance of the new landlord by the tenant, and of the tenancy by the landlord. Under the present New York statutes the occasion seldom arises for the application of the doctrine of attornment. It is provided by section 224, of the Real Property Act that an attornment of a tenant to a stranger is absolutely void, except in three specified cases, one of which is where the attornment is "to a mortgagee after the mortgage has been forfeited," and an attornment by the tenant to the purchaser at a foreclosure sale is within the statute.

Right to Commissions.

The owner of a property submitted the premises in the ordinary way to several brokers for rental. Two of the brokers undertook negotiations with a prospective lessee, who subsequently leased the property. Each of the brokers knew the other was working on the same prospective tenant, and there was nothing in the lessor's conduct to render it liable to commissions to both brokers. Both demanded commissions, and in an action by one of them, *Fox vs. Cammey et al.*, 156 N. Y. Supp. 1046, the lessor admitted liability for one commission, which it paid into court and moved that the other broker should be interpleaded in its place, and the action continued between the two brokers to determine their rights to the money deposited. The Appellate Division held that it was proper to discharge the owner on its payment of the commission into court.

Willful Damage to Property.

A unique action was recently brought to recover damages to a dwelling house, alleged to have been willfully, maliciously and wantonly inflicted during the period when a contract of sale was pending between the plaintiff, as assignee of the contract, purchaser, and the defendants, as owners and vendors. It appeared that the defendants after they discovered that the plaintiff, their tenant, was the real purchaser, the contract having been taken from them by and in the name of another, set themselves to issue and disfigure the house, which was quite new. It was held by the New York Appellate Division, *Potter vs. Bierwirth*, 157 N. Y. Supp. 25, that the action was maintainable being in the nature of the old action on the case, though not strictly for waste. The

measure of damages was held to be the difference in value before and after, though, had the defendants claimed that the damage could be repaired at less cost than the impairment in value, they could have invoked such exceptional measure.

Title Insurance.

A title insurance company issued a policy covering lands specifically described and also a building being erected on the premises naming it. At the time of the issuance of the policy the building upon the premises described was so erected that the approach thereto extended about a foot beyond the line of the land into Broadway. The owner was compelled to take off this encroachment at a cost of about \$16,000, and recovered in the Trial Court against the insurance company as for a defect existing at the time the policy was issued. This judgment is reversed by the Appellate Division, *Broadway Realty Co. vs. Lawyers Title Insurance & Trust Co.*, 157 N. Y. Supp. 1088, which holds that "as the insurer had no knowledge that the building was not wholly upon the land, the insurance covered the title of only so much of the building as stood upon the land described. The policy excepted any defects, objections, liens or encumbrances created by the act or with the privity of the assured." The building was begun by the insured's vendor and substantially completed by the insured when the policy was issued. When the property was purchased it was stipulated that the purchaser should obtain title insurance. It was held that the policy dated back to the time of the purchase of the property, so that the insurer was not liable for loss caused by the cutting off of the encroachment.

Change in Party to Deed.

After the delivery of a deed to land from husband and wife to an unmarried woman, the deed was changed, by consent of the husband, by the insertion, as grantee, of the name of the person whom the woman had subsequently married. The Iowa Supreme Court, *Waele vs. Iowa State Bank*, 156 N. W. 991, holds that redelivery and reacknowledgment of the deed, as changed, was required to make it effectual as a conveyance, the record of which would constitute notice to a subsequent purchaser, since no change in the parties to a deed after its delivery can effect the transfer of title already accomplished, unless in effect a new conveyance is made.

Increased Train Service.

As a result of the work of the Transit Committee of the Chamber of Commerce of the Borough of Queens, passengers on the Long Island Railroad, from Jamaica and intermediate stations, will now have a greater number of daily trains between Long Island City, enabling them to reach conveniently both their factories and offices in that section; and also, through the new Queensboro subway, to reach the busy section at 42d street, Manhattan. A special committee composed of Robert W. Higbie, John Adikes, George J. Ryan and Paul Irvin recently held several conferences with the officials of the Long Island Railroad on this subject, and are now in receipt of a communication from the railroad stating that with the commencement of the spring schedule on May 14, a new train crew and equipment will be operated, giving over eight additional train movements daily in each direction, between Long Island City and Jamaica. It is also stated by the railroad company that this service may be still further increased with the summer schedule on June 29, if the traffic warrants.

The industrial growth of Long Island City has brought so many large factories, with thousands of new employees who wish to live in various parts of Queens, that the Long Island Railroad is increasing its facilities to accommodate this large increase in the number who travel daily from their factories and offices in Long Island City to their homes in various parts of the borough.

RENTING DEMAND ON RIVERSIDE DRIVE

Less Than Three Per Cent. Vacancies in Apartment Structures
—Canvass Made for Entire Length of Thoroughfare

THERE are less than three per cent. of vacancies in the apartment houses on Riverside Drive, as revealed recently by a house to house canvass made by the Record and Guide, in order to determine as accurately as possible renting conditions along that famous residential thoroughfare. The canvass began at the northerly end of the Drive, where within very recent years apartment house construction has begun to transform the one-time Loyal L. Smith estate waste land into a thriving community, and it progressed along the winding, picturesque driveway, until it included the most southerly of the multi-family houses at the south corner of 79th street.

Detailed Information Given.

The detailed information presented on this page is the result of inquiries regarding eighty-seven out of the total number of eighty-nine apartment houses along the entire length of Riverside Drive, and the figures are as reliable and as nearly accurate as possible in a canvass where so many properties are concerned.

In eighty-seven houses there are a total of 3,422 apartments, of which ninety-nine were vacant recently, indicating a percentage of vacancies of about three per cent., or practically the same condition which was found existing on West End avenue in a similar study made several weeks ago.

The smallest percentage of unoccupied apartments is to be noted in the eight-story structures where only one vacancy was found in two houses containing 154 apartments. In the nine-story houses, of which there are seven, there were only three vacancies in 207 suites. The eleven-story buildings also show excellent renting conditions, it being learned that only five vacancies existed in five houses of this type, that contain 234 apartments.

Apartment Vacancies.

The three thirteen-story houses, with 148 apartments, showed only nine unoccupied; ten seven-story ones, with 198 suites, had nine untenanted; seven ten-story structures, with accommodations for 290 families, had only eleven apartments for rent. The tallest and one of the most unique houses on the Drive, the fourteen-story building erected on an irregular plot at the corner of 96th street, and which has recently been opened for occupancy, had still seven apartments for rent out of the total of sixty.

The principal apartment house development on Riverside Drive, however, is centered on buildings of the six and twelve-story kind. There are fifty-two houses in these two classes, or thirty-five more than the combined number of buildings of the seven other heights. These houses show the rather remarkable average of only two and a half per cent. of vacancies. In twenty-nine houses of the six-story type, containing 1,031 apartments, there were only twenty-six untenanted; in the twenty-three twelve-story structures, with 1,100 apartments, there were only twenty-eight unoccupied. Seventeen six-story buildings are entirely filled. Included among them is the only non-elevator house on the Drive, at No. 564, in the shadow of the Riverside Drive Viaduct. Twelve twelve-story houses also did not have a single vacancy.

Fumes from New Jersey.

There is no particular section of the thoroughfare which seems to be favored, as far as location is concerned; the houses, with but very few exceptions, have splendid light and air and all the advantages that accrue from a location fronting on the Hudson River. One objectionable element which has been causing considerable agitation along some sections of the Drive has been the

DIGEST OF STATISTICS.				
H'g'ts.	Total No. bldgs.	Tot. No. apart-ments.	No. vacan-cies.	Per ct. vacan-cies.
6-sty...	29	1,031	26	2½
7-sty...	10	198	9	5
8-sty...	2	154	1	¾
9-sty...	7	207	3	1½
10-sty...	7	290	11	4
11-sty...	5	234	5	2
12-sty...	23	1,100	28	2½
13-sty...	3	148	9	6
14-sty...	1	60	7	10
Totals.	87	3,422	99	abt. 3¾%

RIVERSIDE DRIVE.				
No.	Height.	Number Apart-ments.	Number Vacancies.	Per Cent. Vacancies.
67.....	9-sty	27	1	4
110.....	6-sty	12	0	0
112.....	7-sty	14	1	7
116.....	7-sty	21	2	10
120.....	9-sty	18	0	0
125.....	12-sty	24	0	0
126.....	7-sty	13	0	0
127.....	7-sty	7	0	0
131.....	12-sty	48	0	0
137.....	12-sty	19	0	0
86TH STREET.				
155.....	12-sty	24	0	0
190.....	11-sty	22	3	14
194.....	7-sty	21	1	5
200.....	9-sty	18	0	0
202.....	9-sty	36	0	0
210.....	12-sty	36	0	0
214.....	7-sty	28	1	4
222.....	7-sty	28	1	4
225.....	7-sty	14	0	0
227.....	7-sty	24	3	12
230.....	6-sty	45	2	5
240†.....	14-sty	60	7	10
244.....	6-sty	24	0	0
250.....	9-sty	54	0	0
258.....	12-sty	50	1	2
260.....	10-sty	42	1	3
264.....	11-sty	33	0	0
270.....	12-sty	48	1	2
276.....	12-sty	36	1	3
295.....	12-sty	37	0	0
306.....	12-sty	48	1	2
362.....	10-sty	40	2	5
CATHEDRAL PARKWAY.				
380.....	8-sty	72	0	0
400.....	6-sty	45	0	0
404.....	13-sty	24	7	29
410.....	13-sty	38	2	5
417.....	12-sty	25	1	4
420.....	13-sty	86	0	0
431.....	7-sty	28	0	0
435.....	12-sty	19	0	0
116TH STREET.				
440.....	12-sty	98	0	0
445.....	12-sty	24	0	0
448.....	12-sty	24	1	4
450.....	10-sty	31	0	0
452.....	9-sty	18	1	6
454.....	12-sty	36	1	3
456.....	12-sty	36	0	0
460.....	12-sty	24	0	0
464.....	12-sty	24	0	0
468.....	9-sty	36	1	3
RIVERSIDE PARK.				
524.....	6-sty	18	0	0
527.....	10-sty	20	1	5
528.....	6-sty	30	1	3
530.....	6-sty	23	0	0
547.....	6-sty	24	0	0
548.....	6-sty	24	0	0
549.....	6-sty	31	0	0
550.....	6-sty	48	0	0
552.....	6-sty	42	0	0
564*.....	6-sty	24	0	0
RIVERSIDE DRIVE VIADUCT.				
575.....	6-sty	36	0	0
135TH STREET.				
583.....	6-sty	36	1	3
587.....	6-sty	31	0	0
593.....	6-sty	36	1	3
596.....	6-sty	29	2	7
610.....	6-sty	54	0	0
620.....	6-sty	60	1	1
635.....	12-sty	66	1	1
640.....	12-sty	108	10	9
644.....	12-sty	96	4	4
660.....	6-sty	29	0	0
668.....	6-sty	29	3	10
676.....	10-sty	59	3	10
706.....	10-sty	48	4	8
720.....	6-sty	42	0	0
725.....	11-sty	56	0	0
730.....	11-sty	51	0	0
736.....	6-sty	43	2	5
740.....	6-sty	41	3	7
745.....	6-sty	36	2	6
TRINITY-155TH STREET.				
780.....	11-sty	72	2	3
788.....	10-sty	50	0	0
790.....	12-sty	150	4	3
800.....	8-sty	82	1	1
844.....	6-sty	43	0	0
884.....	6-sty	48	0	0
894.....	6-sty	48	4	8

*Non-elevator. †Recently opened.

nuisance occasioned by the noxious fumes from the New Jersey factories that are carried eastward from time to time.

The States of New York and New Jersey are co-operating, however, for relief, and it is probable that it will not be long before the situation will be relieved. The fact that the Drive has preserved its high-class residential character, in spite of such a condition, is perhaps the best evidence of its continued popularity for residential purposes.

The demand, as the canvass found it, concerns itself chiefly with small apartments, ranging in size from three to five rooms. Although*the suites of larger size are fairly well rented, recent building operations have made no special effort to cater to apartments of this kind. As one real estate man expressed it, "There is a rare opportunity for builders to profitably build houses containing two, three and four-room apartments, for which the present demand exceeds the supply."

Private Dwellings.

Private houses are not as numerous along the Drive as in former years, although they are still to be found clustered at various points. They range in value and size from the palatial home of Charles M. Schwab, which occupies a solid block, to the more modest three-story dwelling on a seventeen-foot lot. There are practically no houses of this type located north of 122d street; between this point and 72d street there are to be found 115 residences. "For Rent" signs were posted on ten buildings, which would indicate vacancies of about nine per cent.

There are four large projects in various stages of construction at several points along the Drive that have taken desirable corner sites out of the market. The most northerly effects the corner of 161st street, where the Melvin Construction Company, Friedman Brothers, is just finishing a huge structure, six stories in height, on a plot which has a frontage of 223 feet in the street and 73 feet on the avenue.

The Paterno interests are conducting two of the other operations. At the northeast corner of Riverside Drive and 108th street, Paterno Brothers have commenced the erection, from plans by Gaetan Ajello, of a thirteen-story multi-family house, on a plot 50x100. The Paterno Construction Company is building a fourteen-story building for the housing of twenty-eight families at the northeast corner of 101st street, on a plot 37x142. The West Side Construction Company, Jacob Axelrod, president, has under way the construction of a six-story house, from plans by George F. Pelham, on a plot 100x175, at the southeast corner of 149th street.

Items of Interest.

In a canvass as comprehensive as this one, a number of miscellaneous items of interest were gathered which are worthy of mention and yet which cannot be given any special position or sequence. For example: The building on Riverside Drive containing the largest number of families is the Riviera, at No. 790. This building can house 150 families and is managed by a woman, Mrs. A. J. Odell. The house has been carrying only four vacancies. The Hendrick Hudson, eight stories in height, at the corner of Cathedral Parkway, has everyone of its seventy-two apartments taken. Another huge structure, at No. 640, which can accommodate 108 families, is at present taking care of 98. The splendid building known as the Clarendon, at No. 137, among whose tenants are William Randolph Hearst and Ranald H. MacDonald, is entirely filled. In the Peter Stuyvesant, at No. 258, where Mayor Mitchel makes his home, there was one vacancy in fifty apartments.

BUILDING MANAGEMENT

"NEW BUSINESS" IDEAS FOR THE MANAGER

BY G. D. CRAIN, Jr.

NOW and then one finds that a new owner has changed the name of his building, either because he wants to use his own on it, or because he thinks that some more euphonious title will assist in selling the space.

There is a strong doubt in every case as to whether it is advisable to do this. In other words, the burden of proof is on the advocacy of the change? Unless there is good reason for abandoning the old name, it is certainly not a wise thing to do so.

The building, even though perhaps not as successful as some others, nevertheless has a certain individuality of its own, and this individuality has been created by means of the name. Its good-will, so to speak, is tied up in it. Somebody might think of a better name for the Victor talking-machine, but the Victor Company would not consider a change—the name is worth too much. The same reasoning applies to the name of the building; if money has been spent to familiarize the public with that appellation, it should be realized that in large measure this expenditure is being thrown away when the old name is discarded.

Change Sometimes Good.

Of course, there are conditions under which a change is good business. In the case of a comparatively new building, which has not settled down in the sphere of activity to which it is to be permanently devoted, some opportunity may develop which will make a new name advisable. For instance, not long ago an owner who had given his own name to a building found that owing to its location and appearance he was attracting business of a certain kind; a high-class art store had the first floor; an arts and crafts concern was on another, and top-notch photographers, interior decorators, etc., were coming into other sections. Seeing the selling value of a new name, he promptly styled the structure "The Fine Arts Building," and it has become popular under that name.

In another case the building started out as an absolute failure. A new owner purchased, and at the suggestion of the superintendent adopted another name, which would enable the proposition to make a fresh start. Little had been lost in this case, and hence it was better to wipe out the past and give the building a chance to win a reputation with a name unconnected with the former failure.

Direct Advertising.

The manager of a big office building, which at present has a good deal of space for sale, has been cudgling his brain for effective methods of advertising. He is limited on the one hand by the amount he can afford to spend, and on the other by the class of people he would like to reach. He had used a certain amount of newspaper space, but rates were high, naturally, and he felt that while this was desirable advertising, there was too much circulation that he could not hope to realize on. His problem finally simmered down into a direct-advertising campaign.

He took a list of all the concerns occupying offices in every other building in the city. He had no desire to steal other people's business, but he realized that from time to time changes would be made, for one reason or another, and he wanted to be thought of whenever one of them was about to eventuate.

Then he decided to send out a month-

ly announcement of some sort to these prospects. This puzzled him for a while, but at length he decided on a calendar, carrying the current dates only, as being a logical medium. The illustration showed his building, and under it was a brief line regarding the location, space available, etc., together with his telephone numbers. He has been doing this for some time now, and while the direct returns have been comparatively small, he has seen the calendars in use on the desks of business people in a good many instances, and believes that he is getting good publicity.

Reaching a Prospect.

In this connection it looks as if a live house organ would be a good bet in advertising a building. House organs have proved themselves for manufacturers in every line, and for various other enterprises, and there is no reason why they should not make good for buildings. A house organ of this kind could describe the individual features which make up the talking-points of the buildings, could show floor-plans and give details of individual rooms which happened to be for rent at any particular time, and, in short, could present the proposition much more fully and in much more interesting manner than it could be presented in any other way, short of a personal interview.

And in view of the fact that prospects do not always ask for personal interviews, but may have their attention called to some building other than that in which you are interested, it is well to anticipate them by sending the house organ to a complete list of possible buyers of office space. The cost of a publication of this kind would be fairly high, but it could be regulated, according to the amount of money available for advertising.

Booklet Costly.

Most building managers get up an elaborate and costly book at the time their structures are completed, and then forget to use printers' ink forever after; whereas, it becomes increasingly more difficult to sell the space as the building ages, because newer propositions are being promoted. The house organ would keep the building in the public eye right along.

A fundamental feature of a commercial building is its location.

Put the Woolworth Building down in Paducah, Ky., and it wouldn't be worth much as an office proposition.

If the L. C. Smith structure in Seattle were to be transported to Vevay, Ind., its value would drop 75 per cent.

The Insurance Exchange in Chicago would have a hard time making a living in Gulfport, Miss.

These are extreme examples, but they bring out the idea that the thing which makes office space valuable is often the location of the office building, rather than the space itself.

Interested in Boosting.

The deduction of that is that the building manager is interested in boosting anything which will affect the value of his location favorably.

His building may have a position comparable to what advertising men call "run of paper;" if he can change it to "preferred, next reading matter," he can put over his proposition with a good deal less effort.

That is why the manager of a large building which was on a street not in the main channel of the traffic of its community saw a good opportunity in

the association which was formed by the merchants of that street to boost it for shopping purposes. He joined, and helped them to restore its waning prestige, which had been injured by the increased popularity of another thoroughfare. Better illumination, better paving, better stores were some of the things provided to attract the public.

All of this succeeded. Crowds got bigger, and business heavier. The street was no longer a second-rater, but a top-notch, able to hold its own with the rest of the business section. And the place of the office building was changed promptly to "preferred position." Space was easier to sell, and the percentage unsold was reduced without the effort formerly required.

It will pay to get in touch with all such local movements. They have real possibilities.

Logical solicitation is bound to be effective. It can't help being, if your building is not successful, look at your selling argument from a logical standpoint. Consider its strong features—its weak points. Then, adopting a logical attitude yourself, put the loud pedal on the arguments which carry weight, and forget the rest.

Concentrating Businesses.

Perhaps that will automatically reduce your field, make selection of prospects necessary, and convert your buildings into a busy hive of industry for members of one line of business only. But that may be an advantage instead of a loss.

For example, there is one building which should have failed absolutely. According to all of the signs on its thoroughfare, its owner should have sold his building for half its cost, so that somebody else might realize a reasonable amount on the reduced investment. That is why a lot of owners did. But this particular building is making money on the original investment, and it is always full. Of course, it's well managed; that goes without saying. It's clean and bright, but not at all "classy," judged by the advanced standards of today, and there are any number of buildings in the same town which put the Class C label on it right away.

This manager, however, was logical. He studied his field. He saw that while his building had ceased to be attractive to insurance men, coal dealers, architects, doctors and dentists, retailers, including tailors, and others who wanted to deal with the general public, it might be made attractive to merchandise brokers, who wanted to deal only with wholesale grocers; for the building was practically surrounded by such concerns.

Catering to Tenants' Needs.

From then on he studied the requirements of merchandise brokers, just as you would study those of dentists, if you were in the central district liked by that class, or fire underwriters, if you were catering to them. The result was that he got in touch with everybody in that business, and soon had put most of them in his building. He arranged special facilities for handling samples, which are the bugbear of the usual building, and went out of his way to solicit the business, showing these people, who ordinarily are not wanted by the building catering to a general line, that they would be welcomed.

That explains why he is selling 98 per cent. of his space, and why revenues manage to hold up, in spite of the downward march of values in his section.

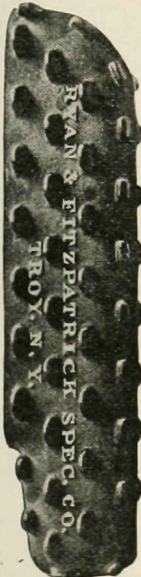
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

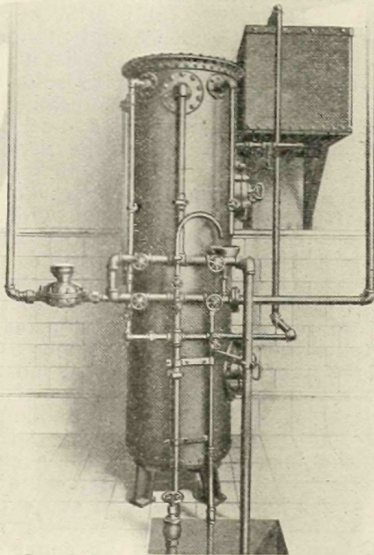
Hot Water Generators.

GENERATORS for hot water may be installed in furnaces and hot water or steam boilers, and are used for supplying hot water for domestic purposes. The general construction of this generator may be noted in the illustration, with its many openings arranged so that it will conform to the openings of all the present day upright hot water or steam boilers. The top opening must be used for the hot water outlet and the cold water inlet may be connected to any of the other holes which may be convenient. The lugs which are noticed on this generator are for the purpose of keeping the coal from packing against the sides and the usual deadening of fires which would result if the surface was flat. These generators have brass plugs in the bottom to be used as a drain or cleanout. They are made of high grade cast iron which will render long service. One of these generators placed in a range boiler having a capacity of from thirty to fifty gallons; placed in the center of the fire it will heat a boiler of fifty to one hundred gallons capacity.



Softened and Filtered Water.

SOFT water for general use is always desirable, but unfortunately not obtainable in all localities, except it has been softened by some artificial means. There is an appliance on the market which, according to the claim of the manufacturer, "makes the hardest water absolutely soft." The device works automatically and requires no skilled attention. The operation of this softening equipment is by means of a stony filtering medium, which is said to possess the

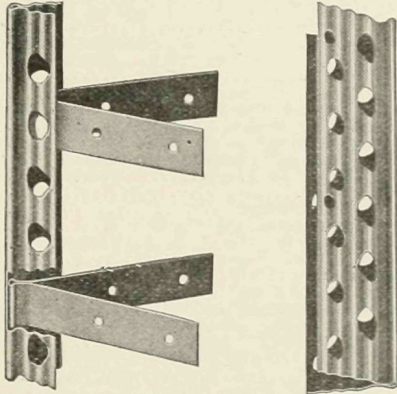


remarkable property of absorbing every trace of calcium and magnesium from the hardest water passing through it. When the softening capacity of these devices has been exhausted they may be regenerated to their original efficiency by the introduction of a solution of common salt. While softening the water these appliances also remove organic matter, color, odor, objectionable gases, with an effluent of zero hardness, clear and sparkling, which will not grow cloudy on standing.

These softeners and filters have been designed for use in dwellings, boiler houses, laundries, and in fact for every purpose where there is a demand for

Metal Corner Beads.

CORNER beads of an approved type and properly placed add materially to the chance of obtaining a satisfactory plastering job. The right kind of corner bead makes possible a sharp true corner which is not easily marred. A prominent manufacturing concern is now marketing a metal bead which is said to be an excellent one for general use. These beads are made in two styles, with clips and clipless. The clip bead is furnished with clips which slide into the nose of the bead on the inside, thus holding them securely in place. The clips are easily spaced without the use of tools and fit any depth of grounds. One of these clips is furnished with



every lineal foot of bead. The clipless bead has been designed for use on walls of tile, gypsum block, wood or metal lath, as there are ample perforations for securely locking the plaster and holes conveniently spaced for nailing or wiring. These corner beads are made in 24 and 26 gauge metal and are shipped in bundles of ten beads each, in lengths of 6, 7, 8, 9 and 10 feet.

Table for Estimating Concrete.

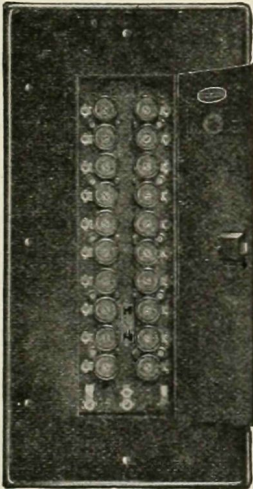
AS a means of saving time in designing and estimating the amount of concrete in concrete beams, Henry A. Burr, assistant engineer of the Nashville, Chattanooga & St. Louis Railway, has been using a table, published in the Engineering Record, which gives the volume in cubic feet per linear foot, for rectangular beams of ordinary dimensions. This table is reproduced herewith. For concrete weighing 150 lbs. per cubic foot this table may easily be applied in obtaining the weight per foot for design purposes by simply adding half of itself to the given number and shifting the decimal two places to the right. The total volume of the beam in cubic feet equals the value from the table, multiplied by the length in feet.

Metal Casements with Wood Frames.

AFTER considerable experimentation a metal casement has been evolved which it is said may be used in conjunction with wood frames. The principal points claimed for these casements are permanency, ease of operation, minimum obstruction to light and good ventilation. The rigidity of construction, it is stated, prevents rattling and warping, twisting and binding.

Cabinets for Panel Boards.

STEEL cabinets, designed particularly for use with Starrett panel boards, have recently been developed and placed on the market. A cabinet is now obtainable for each of the 258 different types



of panel boards, and these cabinets are made in five different styles. In the literature of the manufacturer the cabinets have been so listed that an electrical contractor can easily identify the particular cabinet designed for a specified type of panel board.

Cubic Feet in One Linear Foot of Beam.

Depth, In.	Width in Inches							
	6	8	9	10	11	12	13	14
8	0.33	0.44	0.49	0.56	0.61	0.66	0.72	0.78
9	0.38	0.49	0.56	0.62	0.69	0.75	0.81	0.88
10	0.42	0.56	0.62	0.69	0.76	0.83	0.90	0.97
11	0.46	0.61	0.69	0.76	0.84	0.92	0.99	1.07
12	0.50	0.66	0.75	0.83	0.92	1.00	1.08	1.17
13	0.54	0.72	0.81	0.90	0.99	1.08	1.17	1.26
14	0.58	0.78	0.88	0.97	1.07	1.17	1.26	1.36
15	0.63	0.83	0.94	1.04	1.15	1.25	1.36	1.46
16	0.67	0.89	1.00	1.11	1.22	1.33	1.45	1.56
17	0.71	0.94	1.06	1.18	1.30	1.42	1.54	1.65
18	0.75	1.00	1.12	1.25	1.38	1.50	1.62	1.73
19	0.79	1.06	1.19	1.32	1.45	1.58	1.72	1.83
20	0.83	1.11	1.25	1.39	1.53	1.67	1.81	1.94
21	...	1.17	1.31	1.46	1.60	1.75	1.90	2.04
22	...	1.22	1.37	1.53	1.68	1.83	1.99	2.14
23	...	1.28	1.44	1.60	1.76	1.92	2.08	2.24
24	...	1.33	1.50	1.67	1.83	2.00	2.17	2.33
25	...	1.39	1.56	1.74	1.91	2.08	2.26	2.43
26	...	1.44	1.62	1.80	1.99	2.16	2.35	2.53
27	...	1.50	1.69	1.87	2.06	2.25	2.44	2.62
28	...	1.55	1.75	1.94	2.14	2.33	2.53	2.72
29	...	1.61	1.81	2.01	2.22	2.42	2.62	2.82
30	...	1.67	1.87	2.08	2.29	2.50	2.71	2.92
31	...	1.72	1.94	2.15	2.37	2.58	2.80	3.01
32	...	1.78	2.00	2.22	2.44	2.67	2.89	3.11

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The State will make another attempt to build a prison to replace Sing Sing. Twice it has failed because of the selection of unsuitable sites. In the first instance the prison would have dishonored a battle-ground of the Revolution. It should not be built where it will deface historic scenery or injure property interests.

The Statlers' contribution to the hotel building movement in New York will be entirely acceptable if it proves to be the peer of their houses in Buffalo, Cleveland and Detroit. This makes the number of hotels so far projected here fully half a dozen. It is the New York habit to build them in groups.

An interesting architectural invention failed to get the approval of the Superintendent of Buildings. It was a plan for a ten-story building on an inside plot, to contain a theatre, with studios directly above the auditorium, and with interior side corridors as substitutes for exterior side courts. Theatre auditoriums have been erected in the rear of office buildings with entrances through them, but never have been permitted within the same four walls.

The interruption of railroad traffic at this time would be attended with serious consequences to business interests. The National Chamber of Commerce has asked the Interstate Commerce Commission to investigate several phases of the questions at issue between the corporations and their men and report to Congress. As it is possible for railroad strikes to stop the wheels of interstate commerce and industry almost totally, should arbitrary action on either side bring them on, the Government ought to take precautionary measures.

Subway work often helps the realty market in advance of the completion of the lines in sections where values are not exceedingly high. Thus there is considerable home buying in the Flatbush section of Brooklyn, on account of the construction of the Nostrand avenue and Brighton Beach lines, which are still far from completion, while the Lexington avenue line in Manhattan, mostly completed, has so far caused but little stir in neighboring realty.

Port and Terminal Facilities.

Copies of the report of the Committee on Port and Terminal Facilities to the Board of Estimate upon the problem of the rail terminal facilities of the New York Central Railroad Company on the west side of the Boroughs of Manhattan and the Bronx were distributed to the public this week. The report embodies a tentative agreement with the railroad that will be the subject of a public hearing at City Hall next Monday. As the time allowed for a study of the plans is short, the expectation is that the hearing will be continued to a later date.

The improvements of the West Side tracks is expected to accomplish for the city two objects: First, the elimination of the menace to life from surface operation; and, second, a modernization of the facilities of the port by the construction of a railroad terminal adequate for an exceedingly multiplied shipping business. For the railroad company, the improvement will provide not only facilities for handling the larger tonnage but will also make provision for doubling its passenger traffic, through an underground crosstown connection ultimately to be made between the new West Side tracks and the Grand Central Station.

The problem which the parties to the contract have been trying to solve for the last five years divides naturally into two parts, corresponding to two sections of the right-of-way, with the dividing line at 60th street. North of that point the problem is mainly esthetic. To the south it is purely commercial, with inherent advantages extremely important to the business activities of the city. Briefly stated the present plan is, for the northern division, a combination of tunnel and roofed subway, so adjusted to the topography of the park slopes as to hide the tracks from public view most of the way; and, for the southern division, an elevated railroad partly on public and partly on private right-of-way on or near the longitude of Twelfth avenue, so constructed as to permit the utilization of the adjacent lands to any extent desired for warehouses, factories and public markets that may be connected with the main line of tracks by sidings.

The chairman of the committee, Comptroller Prendergast, rightly estimates the value of the proposed arrangement in its general aspects when he says it will "vitalize a vast section of the Borough of Manhattan now retarded in its progress." So far as the Record and Guide has been informed of the opinion of the associated civic societies respecting the report in general, the present tentative agreement is decidedly preferred over the one concluded in 1913. They recognize the fact that the physical arrangement at least must be a compromise to some extent between the interests of the city and those of the railroad, if the maximum advantages to the public are to be obtained. The present plan is commended for freeing the waterfront and the surface of all longitudinal thoroughfares from railroad operations, and leaving room in the district south of 60th street for a comprehensive development of the waterfront by the Dock Department, as well as for a municipally owned marginal railway at some future time.

As much of the opposition to the 1913 plan was based on the apparent opening left for the commercialization of the waterfront along Riverside Park, the committee in its report assures the public in unequivocal terms that it yields to no one in its desire for the preservation of the waterside of the park from impairment, and that the present administration of the Department of Docks is thoroughly in sympathy with this view. The railroad company gets the six tracks which, by the testimony of all the advisory railroad engineers, it needs for an adequate development of both passenger and freight traffic, and also an enlarged yard at Manhattanville, which in the judgment of the Harlem Board of Commerce, is necessary to serve the growing commerce of that section of the city. But there will be no piers and float

bridges for the railroad, and silent electricity will supersede noisy steam as motive power everywhere on the line.

Perhaps the real estate adjustments will be the most criticised part of the tentative agreement between the committee and the railroad company, with no desire on the part of the civic societies to block the improvement, but under the sincere belief that this is the time for a friendly third party to give counsel that will help the committee if it has been overborne momentarily by the diplomats of the railroad corporation. It is hardly necessary to explain that in negotiations for the relocation of a right-of-way there must be an exchange of rights and titles on the basis of a careful appraisal of land values. Some of the considerations stated in the appendix of the report seem small, as for example 35 cents per square foot for a permanent easement from the city to the railroad within the present right-of-way between 79th and 97th streets.

Whatever may be amiss in the plans should be quickly perceived and settled in a manner fair to all interests, in order that the agreement may be finally perfected at this time and the structural work soon begun.

Protecting the City of the Future.

The City Club in a plea for stricter regulations in certain matters pending before the Commission on Building Districts and Restrictions contends that the allowances for height and area in all the boroughs, with the possible exception of Manhattan, are so liberal that they will fail of accomplishing the results they are intended to obtain.

Darwin R. James, Jr., of the Brooklyn Tenement House Department, taking a similar view, recommends that all non-fireproof apartment houses be limited to four stories, that non-residential buildings in residential districts be permitted to occupy no more lot area in proportion than residential buildings, and that in residential districts where it is now permitted to build houses twice as high as the width of the street, the limit of altitude be fixed at the same number of feet as the width of the street.

It is quite possible that the advantages of height and area restriction will be so apparent upon trial that future generations will wish that the lawmakers had not been so liberal. The experience of Manhattan with unlimited construction ought to contain a lesson for the other municipal divisions.

An Obligation to Obey the Law.

Under the terms of the Lockwood-Ellenbogen bill, which the Governor is expected to sign, the State Industrial Commission will not be relieved of the responsibility of administering the provisions in the Labor Law governing the construction, alteration and maintenance of factory buildings in the City of New York until July 1. The commission is therefore justified in reminding owners and tenants at this juncture that the obligation to obey the law does not depend upon the issuance of official orders, though it must be conceded that factory laws and regulations were for a long time, if they are no longer, in an unsettled state.

The regulation to which attention has been particularly called is contained in New Rule No. 2, relating to enclosed stairways, which after recent amendments and corrections, has at last reached final form. Commissioner Lynch in the latest departmental bulletin urges upon proprietors and lessees of factory buildings five stories or less in height the importance of aligning them with the legal requirements, without waiting for an inspection by the department and the service of orders. For in the event of a fire in a manufacturing establishment being attended by loss of life, the negligent owner would be liable to criminal prosecution.

The new rule became effective March 1 and requires that all factory buildings within the specified height limit erected prior to October 1, 1913, in which there

are more than twenty-five persons employed above the second floor, shall have all their interior stairways enclosed with fire-resisting material, except that buildings of three stories with noncombustible contents are exempt, as are also buildings of four stories when equipped with automatic sprinklers, and five-story buildings if they do not contain combustible goods and possess the sprinkler equipment.

The exceptions to the general rule, together with the amendment in favor of "fire-resisting" as a substitute for "fireproof" material, moderates considerably the severity of the original commandment. A further exemption, not contained in the rule but in the law, applies to buildings having horizontal exits. Approved exits of this type will be accepted by the department in lieu of stairways enclosed with fire-resisting material.

The State Industrial Commission in laying this admonition upon owners is simply performing its duty. Public opinion supports the law, which directs that the menace of combustible stairways shall be removed, though a fair measure of justice also requires that there shall sometime be an end to changes in established laws and regulations compelling the alteration of buildings once erected in conformity thereto. One great thing in favor of unified building inspection will be the provision that when once an owner has completed a building in accordance with all the codes he will receive a certificate of occupancy that will protect him from over-regulation in the future.

Proposed Manhattanville Freight Yard.

Editor of the RECORD AND GUIDE:

I have noticed in several newspaper articles describing the proposed changes in the New York Central tracks on the West Side of Manhattan Island now under consideration between the Board of Estimate and Apportionment and the Railroad, that one very grave defect in the plans is artfully, or possibly unconsciously, concealed, namely, the intention to establish a large uncovered freight yard running from 135th to 143d streets. In some of the newspaper accounts it has been stated that while a yard is proposed at this section of the city, it is intended to cover the same; in others, the covering of this yard is implied by the statement "within the covered section from 151st street to 113th street the railroad will construct a yard to take care of the business needs of the Harlem section."

The fact is, however, that while a yard is proposed at this point, it is far larger than necessary to take care of the business needs of the section in question; and, worse than that, it is to be entirely uncovered if the present plans are approved. I write this in order that your readers who are interested in that section of the city may be awake to the danger that confronts them.

Careful consideration has been given to Riverside Drive Park, from 72d street to Grant's Tomb, and north of 155th street, but for some unexplained reason the mile of waterfront, between 135th and 155th streets, is, for all practical purposes, abandoned to the railroad. It is highly significant that while the lithographed plans include a scheme of "park treatment" for practically all the rest of the area of Riverside Drive Park, no such treatment is prepared for this section.

It is possible that the Park Department feels that the extent of the railroad yard at this point is so great as to render it hopeless to preserve Riverside Drive Park within range of the yard! Every possible influence should be brought to bear by the residents in the neighborhood to prevent this destruction of city property and this great damage to private interests.

STANLEY M. ISAACS.

By reference to an official copy of the report of the Committee on Port and Terminal Facilities (page 11) it will be seen that it is proposed to cover the

major portion of the mainline tracks between 135th street and 151st street, and that the tracks in the adjoining freight yard will not be covered.

The Harlem Board of Commerce recommended the construction of a marginal street outshore of the proposed yard along its entire length, but the Port and Terminal Committee does not recommend it as part of the present settlement, as it will be perfectly feasible to construct such a street in the future, if ultimately found desirable.

The reference in the official report to the Manhattanville freight yard reads in part as follows:

"In its study of the Manhattanville yard requirements the committee has had the benefit of the judgment and advice of the Harlem Board of Commerce, the leading commercial body. A representative committee of this association visited the site with members of the Board of Estimate's Port and Terminal Committee. Their arguments have greatly impressed this committee and have persuaded it that it would be unwise from a commercial standpoint not to permit the railroad to establish a yard which would provide adequate service for the large and growing commerce of this section of the City of New York.

"At the same time the committee was not willing to approve any plan for a yard which did not protect properly the beauty of Riverside drive and the interests of property located on its easterly side. The city's engineers were instructed to design a yard which would be adequate from an operating standpoint, and which at the same time would meet any reasonable objection which could be raised by the local interests involved and the requirements of city planning.

"The committee considers that a successful solution has been found in the plan submitted herewith. By shifting the southern boundary of the yard south from 137th street to 133d street it was possible to reduce its width materially at all points where it was opposite important sections of Riverside Park and Drive. It is proposed to cover the major portion of the main line tracks between 151st street and 135th street and to extend Riverside Park to the westerly edge of the roof. This will provide an effective screen. The proposed yard will be very much less objectionable than present conditions."

MR. BRUERE'S SUCCESSOR.

Dr. Allen Contends That Office of Chamberlain Is Unnecessary.

Speaking of the appointment of Mr. Maltbie, as chamberlain, to succeed Mr. Bruere, resigned, Dr. Allen, director of the Institute for Public Service, said:

"I urged the Board of Estimate to ask the Mayor to save \$30,000, which it will cost to have a chamberlain and his secretary, and expenses until December, 1917, instead of getting along with a deputy chamberlain.

"This is the kind of official action which fosters wholesale contempt for tax payers and wholesale belief that the way to get ahead in politics is to ignore and exploit those who pay the bills. It and other acts like it that are plausibly justified will set efficient Government back more than could flagrant corruption.

"No man who pays taxes and no man who draws a city salary believes that the Board of Estimate would have voted a \$12,000 salary for an adviser to the Mayor on public utilities. Why not? Because everybody knows that there is now advice and information to burn, which taxpayers are already paying for twice over. There is not a useful thing of public importance which Mr. Maltbie can do for the Mayor which could not be gotten without spending this money if only the Mayor would use the army of experts already at his disposal.

"It is because the money is there in the budget and because the money and the taxpayers are 'easy' that public conviction is flouted.

"Incidentally this appointment em-

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, though legal questions will not be answered in this column. Arrangement has been made through which the questions will be answered by a Committee of the Real Estate Board, including 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. 52:—Has any decision been reached by the City on the matter of leasing the tracks of the Long Island Railroad for subway extension in the Third Ward of Queens?
A. R. M.

ANSWER NO. 52—The matter is still being considered by the Public Service Commission. It must come, after that, before the Board of Estimate and Apportionment.

QUESTION NO. 53:—Where can one get accurate information about the plans for remodeling the New York Central's West Side track-age and terminal arrangements?
C. C.

ANSWER NO. 53—The Port and Terminal Committee of the Board of Estimate has recently printed its report. A copy might be obtained at the Comptroller's office or from the Dock Commissioner. The plans showing the actual detail of the track changes, etc., are hard to obtain. But they are on exhibition at the City Hall, Board of Estimate hearing room, where the first hearing will be held on May 1.

QUESTION NO. 54:—I have sent to the office of the Receiver of Taxes for tax bills for 1916 with reference to some property which I own. One of these bills, which covers my factory property, refers to arrears for water rent for 1915, \$78.20. The Water Department has sent its representatives here regularly, undoubtedly every month, to take the water meter readings, and I have never known it different than just as soon as a bill was received from the department, a check was issued promptly in payment thereof. Hence I could not understand why there should be anything in arrears. But upon inquiry at the Department of Water Supply, Gas & Electricity, I received yesterday two bills, one for \$71.76 and another for \$6.44, indicating that that was the water consumption as per two meters installed in our building from September 24, 1914, to October 28, 1914. Unfortunately, we are unable to verify this, as the paid water bills of 1914 have apparently been destroyed. We only find those intact of 1915 and 1916. We have paid our taxes regularly on the date they were due in the year 1914 and in two instalments in 1915. There was never anything to indicate that we were in arrears. I should like to know whether it is the duty of the Receiver of Taxes in that department to send bills to owners of buildings regularly and to inform them if anything remains unpaid, or if there are any arrears? Not only am I called upon to pay this amount, but I am unable to trace whether it has been paid before or not, and they are also charging \$9.36 penalty on one and 84c. on the other.
J. K.

ANSWER NO. 54—The Receiver of Taxes is under no obligation to notify taxpayers of any arrears.

QUESTION NO. 55:—I have received a bill for taxes for 1916 on a piece of property which was assessed right along at \$7,500, and now I am receiving a bill showing the assessed valuation to be \$11,000. Is it necessary for me to go before the Receiver of Taxes to obtain any reduction on this assessment, if it is justified, or can this be done through any other medium?
J. K.

ANSWER NO. 55—The time has passed for getting a reduction of assessment for 1916 taxes. The only thing to be done now is to pay the bill. Application for reduction of assessment for next year can be made at the Department of Taxes and Assessments from October 1 to November 15.

QUESTION NO. 56:—Are War Tax Stamps necessary on leases for apartments and private houses?
G. R. CO

ANSWER NO. 56—No.

phasizes a lack which realty interests would profitably correct before the next political campaign—viz.—the lack of unprejudiced, advanced analysis of official proposals. The committee on reduction of taxes has been so concerned with the mote in Albany's eye that it has not had any spotlight left for the beam in the eye of local spending."

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REAL ESTATE NEWS OF THE WEEK

Readjustment of Taxes Necessary in Order to Obtain Fair Play

By E. A. TREDWELL

REAL estate in general is picking up and decided improvement is being shown. There are fewer foreclosure sales—a good sign. The present high prices of building materials and advances in labor cost have a deterrent effect on building, which in turn redounds to the advantage of existing structures. Old buildings are certainly worth more money today than this time a year ago.

Probably in many suburban sections lot values will decrease, due to large virgin territories shortly to be opened by the extension of the present rapid transit systems. The cost of erecting a dwelling of moderate price has increased about twenty per cent. during the last year, and there is every present reason to believe this increase will be maintained as long as war continues. This should have the effect of retarding new construction.

Tax rates are high at the present time, not as high as they will be, but still going some, and tax valuations are unfairly apportioned to New York City, as compared with the rest of the State. What the city authorities should do is to lower the tax valuations in the city to the same general average obtained throughout the State. This would force us to pay a higher rate, but we would save a large amount of money on the city's proportion of State taxes and get a square deal by forcing equal assessment throughout the State. Now we are discriminating against ourselves. We stand so straight that we incline backwards.

The city is forced to pay an over-proportion of the State's expenses because it has fixed its tax valuation at too high a rate in proportion to the general valuation that property averages throughout the State. If we are unfairly dealt with, as claimed, it is because we have over-rigidly obeyed the

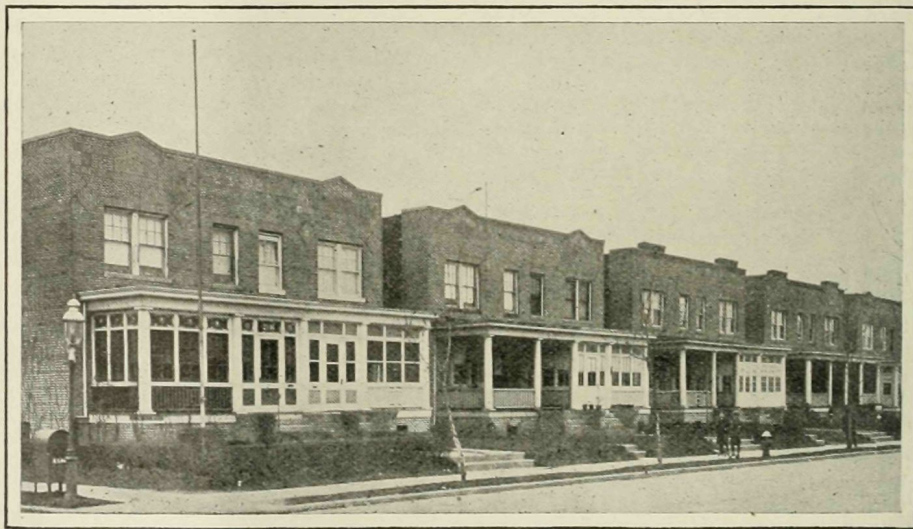
tax law. We have continued full values until it now means 110 per cent. in the city and let the rest of the State do practically what it pleased in regard to up-State assessed valuation. In other words, we have not known how to play the game. We've been too proud to fight and have played it against ourselves. We, in the city, have been technical and exact and the balance of the State has been "practical" and taken a splendid advantage of our incompetence.

Those up-State politicians need no guardian. They would cheat themselves at solitaire just for practice. We have no just reason to complain, as it is virtually pleading the baby act to say that we are good and won't the other fellow please be good also. The result of differing valuation standards has been unfortunate for the city, and it is not hard to understand why, if the difference in proportion of assessment to the real value between the different counties in the State and the City of New York is understood. Certainly the figures are quite plain and there should be no difficulty in finding out where the real oppression lies. Our administrators deal with end results when analysis indicates clearly the real remedy needed up-State knows and we may know—in a few years. We hope for the best, meanwhile, like Jones of Binghamton, "We pay the freight."

Jersey Port Developers to Meet.

The second meeting of the Northeast New Jersey Port Development Conference will be held on Thursday, May 4, at four o'clock, at the Downtown Club, Union Trust Building, 75 Montgomery street, Jersey City. The purpose of the meeting is to discuss the relation of New Jersey to the proposed New York Central Railroad changes on the West Side of Manhattan and also the methods whereby the conference may do more effective work.

"LIFE INSURED" HOMES IN BROOKLYN



THE ALCO LIFE INSURED HOUSES IN 67 TH STREET, MAPLETON PARK, BROOKLYN.

FOUR years ago America borrowed an idea from Belgium. The plan, which has for its object the delivery of an unencumbered home to the heirs of a purchaser upon the latter's death, was tried yesterday and was not found wanting. In the spring of 1912, following certain research work made in Belgium under the direction of Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, this institution granted to the Alco Building Company first mortgage loans of \$3,250 each on 54 one-family houses erected by the Alco Building Company, on 67th street,

Mapleton Park, Brooklyn. The Metropolitan issued to the individual purchaser of an Alco home life insurance aggregating \$4,750, which covered its own first mortgage of \$3,250 (the first 20-year mortgage placed in this country), and a second mortgage of \$1,500 made by the purchaser to the Alco Building Company for periods of from 12 to 20 years. The purchaser of average means was consequently assured that the home was secured to his estate because in the event of his death the life insurance would automatically satisfy the mortgages.

FEDERAL HOLDINGS IN CITY

Tax Department, in 1915, Valued Proper-
ties at \$67,130,400, an Increase Over 1914

THE HOLDINGS OF UNITED STATES GOVERNMENT, EXEMPTED BY TAX LAW.				
	1912.	1913.	1914.	1915.
Fort	\$13,591,000	\$13,591,000	\$12,831,000	\$13,081,000
Navy Yards	26,951,000	15,131,000	15,153,000	15,153,000
Postoffice	14,622,500	16,057,100	16,840,700	17,298,000
Custom House	8,176,500	8,176,500	8,176,000	8,176,000
Public Places	139,500	130,500	149,500	149,500
Lighthouses	564,800	686,800	685,700	691,900
Barge Office	500,000	550,000	850,000	850,000
Army Building	810,000	810,000	810,000	810,000
Assay Office	2,500,000	2,500,000	2,500,000	2,500,000
Treasury	5,525,000	5,750,000	5,750,000	5,750,000
United States Appraisers' Stores	1,400,000	1,400,000	1,400,000	1,400,000
Government land under water	106,000	106,000	126,000	126,000
Cemeteries	1,055,000	1,060,000	1,060,000	1,145,000
Totals	\$75,941,300	\$65,957,400	\$66,331,900	*\$67,130,400

*Note—Figures of Tax Department.

PROPERTY held for various purposes by the United States Government in New York City, was valued in 1915 by the Tax Department at \$67,130,400, or \$798,500 more than for 1914. These holdings scattered throughout the five boroughs are exempt from taxation under Sub-division 1, Section 4, of the Tax Law, and they range in value, size and importance from the Brooklyn Navy Yard which is worth more than \$16,000,-000, to the river beds and channels in the Harlem River upon which no valuation has been placed.

The uses to which these parcels of real estate are put concern chiefly the local military or naval needs of the Government. Among the costly items are the forts, none of which is valued at

less than \$1,000,000. The most valuable property used for military purposes is Governor's Island, which in the opinion of the Tax Department is worth \$6,-800,000. Other valuations placed upon forts within the city limits are as follows: Fort Schuyler, \$1,500,000; Fort Hamilton, \$1,750,000; Fort Totten, \$1,-250,000; and Fort Wadsworth, \$1,781,000.

The Brooklyn Navy Yard, including the hospital, cemetery, parade grounds, barracks and machine shops and other buildings, is valued at \$16,153,000, of which \$9,594,100 represents land value. Other large individual ownerships include the sub-treasury office at Wall and Nassau streets, valued at \$5,750,000, and the Custom House in Bowling Green, at \$8,000,000.

Properties in New York City Owned by the Federal Government.

Location.	Size.	Value Unimproved.	Value with Improvements.	Occupancy.
Manhattan.				
Whitehall st.	108x97.7	\$450,000	\$810,000	Army Bldg.
Governor's Island	198 acres	6,500,000	6,800,000	Military
East River (Block 3, Lot 10)	244.6x216.3	450,000	850,000	Barge Office
32 Wall st.	75x194	2,000,000	2,500,000	Assay Office
Wall & Nassau sts.	102x197.6	5,400,000	5,750,000	Treasury
Bowling Green	191.1x287	4,100,000	8,000,000	Custom House
Park Row & Mall st.	52,250 sq. ft.	9,600,000	11,000,000	Postoffice
Barrow st.	213.8x208	400,000	1,400,000	Appraiser's Stores
9th av., 31st to 33d sts.	455x415	1,500,000	5,268,000	Postoffice
Mill Rocks (Bl. 1373, Lot 20)		15,000	15,000	Island in E. R.
E. & Harlem Rivers	Bl. 1593, Lot 1	5,000	5,000	Land under water
2 Mill Rock	Bl. 1593, Lot 2	20,000	20,000	
Bronx.				
Harlem Ship Canal	Bl. 3429, Lot 2		100,000	Ship Canal
Mott av & 149th st.	174.11x90.6	26,400	44,000	Postoffice Site
(Bl. 2347, Lot 45)				
Mott av & 149th st.	25x92.5	4,900	7,200	Postoffice Site
(Bl. 2347, Lot 45)				
149th st & Spencer pl.	79.10x96.3	18,900	29,700	Postoffice Site
(Bl. 2347, Lot 39)				
149th st & Spencer pl.	276.5x100.5	49,000	49,000	Postoffice Site
(Bl. 2347, Lot 54)				
Bl. 2497, Lot 200				Channel
Bl. 2539, Lot 4	4.385xirreg.			Channel
Bl. 2540, Lot 50	520.1xirreg.			Channel
Bl. 2541, Lot 26	1,448.1xirreg.			Channel
Bl. 2542, Lot 65				Channel
North Bro. Island	25 lots	20,000	21,500	Lighthouse
Harlem River	Bl. 2884, Lot 100			River Bed
Harlem River	Bl. 2885, Lot 100			River Bed
Harlem River	Bl. 2886, Lot 50			River Bed
Harlem River	Bl. 3241, Lot 5			River
Harlem River	Bl. 3242, Lot 6			River
Harlem River	Bl. 3243, Lot 21			River
Harlem River	Bl. 3244, Lot 30			River
Harlem River	Bl. 3244, Lot 60			River
Harlem River	Bl. 3245, Lot 2			River
Hudson River	Bl. 3410, Lot 490	1,000		River
Ft. Schuyler rd.	844 Lots, upland			Ft. Schuyler
E. River & Sound	776 Lots, water	600,000	1,500,000	
Brooklyn.				
Little st.	120x154.4	366,500	366,500	Part Navy Yard
Ft. of Little st.	36.6xirreg.	30,000	30,000	Part Navy Yard
Ft. of Little st.	52x425	70,000	72,500	Part Navy Yard
301 Washington st.	197x235.4	205,000	900,000	Postoffice
Flushing av.	129 acres	8,427,600	14,684,000	Navy Yard & Hosp.
Flushing av.	Bl. 8592, Lot 1	700,000	1,000,000	Navy Hosp. & Cem.
Norwood av.	Bl. 3892, Lot 1	40,000	40,000	National Cemetery
Norwood av.	Bl. 3895, Lot 1	45,000	45,000	National Cemetery
Sunnyside av.	Bl. 3902, Lot 10	55,000	60,000	National Cemetery
Ft. Hamilton av.	165 acres	1,500,000	1,750,000	Ft. Hamilton
Beach 46th st.	100x549	7,600	12,600	Lighthouse
Plum Island	Bl. 7547, Lot 1	125,000	134,500	Reservation
Queens.				
Little Neck Bay	87 acres	522,000	1,250,000	Fort Totten
Richmond.				
South & Stuyvesant	417.9x—	240,000	\$516,000	Lighthouse
Bl. 39, Lot 150	124.9x360.4	1,200	2,200	Lighthouse
Melnsner av.	43.5x285	3,000	122,000	Lighthouse
Tompkins av.	1,085x1,476.6	220,000	250,000	Ft. Wadsworth
Richmond av.		1,015,000	1,531,000	Ft. Wadsworth
New Dorp la.	1 acre	5,000	7,000	Lighthouse
Princess Bay	8¾ acres	7,000	10,600	Lighthouse

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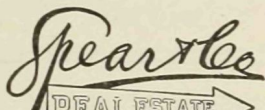
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HOWARD H. FORD FREDERIC C. FORD
WALTER H. FORD, C. E. HAROLD S. FORD**REALTY DINNER HELD.**Subjects of Interest to Real Estate
Community Discussed.

MORE than one hundred men interested in real estate and allied interests of the city were present at the dinner and smoker given by the Real Estate Association of the State of New York at the Park Avenue Hotel, last Thursday evening.

President L. D. Woodworth reviewed the work of the Real Estate Association, especially in relation to taxation and regulation of brokerage. He announced that it is proposed to hold next autumn's convention of the State Association on a Hudson River steamer, between Albany and New York. This will give real estate men from all parts of the State an opportunity to become more intimately acquainted with the Hudson River Valley.

Cornelius G. Kolff, of Staten Island, acted as toastmaster of the evening. He introduced Hon. Marcus M. Marks, President of the Borough of Manhattan, as the first speaker of the evening. Borough President Marks drew attention to the increasing pollution of New York Harbor, and called on the people of the city to take action to provide a remedy for present inadequate disposal of sewage. He advocated the treatment of the sewage locally before being discharged into the river as a possible measure of relief, and signified his intention to do his utmost to secure some action from the Board of Estimate.

Dr. Haven Emerson, Health Commissioner, spoke of the work of the Health Department in cleaning out the breeding places of mosquitoes, and said that the department, starting May 1, would spend a large sum draining the marshes adjacent to Jamaica Bay; that this work would be completed in five months, and that the property values in Brooklyn and Queens would be greatly advanced thereby. He went on to say that the present pollution of the harbor had been proved to be the cause of several typhoid cases, and had necessitated the closing of almost all the bathing beaches in the five boroughs. He recommended that each Borough President take up the matter of sewage disposal, as conditions in the harbor were dangerous to the health of the city.

C. F. H. Johnson, president of the Real Estate Association of New Jersey, called attention to the value of co-operation, and called on each member of the association to stand by his president to the best of his ability.

Cyrus C. Miller, former president of Bronx Borough, spoke of the work of the 1916 Legislature as it affected real estate directly or indirectly. Prominent among the bills passed were the Lockwood-Ellenbogen Bill, centralizing building inspection; the Torrens Bill, simplifying the examination of title, the bill entitling a purchaser or property under foreclosure to all the rent from the date of purchase, and the bill changing the dates for payment of taxes to January 1 and July 1.

Charles E. Gregory, Chief Engineer in Charge of Sewers, traced the progress of sewage disposal in the city up to the present time and stated that New York was one of the most backward cities in providing adequate sewage disposal. He explained how the sewage became dangerous and obnoxious to the community; how the percentage of pollution was steadily increasing, and that the oxygen in the water was gradually but quickly being consumed; that as soon as the oxygen was consumed that there was an entire change in the character of the bacteria and that we were face to face with a serious condition; that such a point was reached for a few days last summer in the Harlem River and that it behooved us to bestir ourselves. He said that if something was not done shortly that the City of New York would lose some of its prestige as a world port and that real estate values would suffer accord-

ingly. He recommended that the matter of relief should be taken up by the city as a whole instead of by separate boroughs, and that the action should be taken at once.

It was announced that the Real Estate Association would actively take up the pollution problem, and for this purpose a committee was formed, of which Borough President Marks has accepted the honorary chairmanship and Jacob H. Schiff the honorary vice-chairmanship. Among others who have agreed to act on this committee are James S. Alexander, president National Bank of Commerce; J. A. Adams Brown, president New Netherlands Bank; William G. Conklin, president Franklin Savings Bank; Walter B. James, president New York Academy of Medicine; Rev. William T. Manning, Rector Trinity Church; Henry Ollesheimer, president Metropolitan Bank; Edward C. Schaefer, president Germania Bank, City of New York; J. Percy Seward, New York Medical College for Women; Lisenard Stewart, treasurer, Rhinelander Real Estate Co.; C. E. Warren, president Lincoln National Bank, and Rev. N. Woolsey Wells, president Williamsburgh Hospital.

Among others at the speakers' table were Arthur D. Lawrence, president Yonkers Real Estate Board; Alfred H. Wagg, chairman Board of Managers, Real Estate Association; James Frank, treasurer Long Island Real Estate Exchange; W. S. G. Gaillard, chairman Pollution Committee, Real Estate Association, and M. M. Morgenthau, Jr., ex-president Real Estate Association, State of New York.

ANNUAL CONVENTION.Twentieth Meeting of the National Fire
Protection Association.

THE Twentieth Annual Meeting of the National Fire Protection Association will be held in the auditorium of the Insurance Exchange, Jackson boulevard, and La Salle Street, Chicago, on Tuesday, Wednesday and Thursday, May 9, 10 and 11.

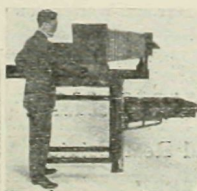
The Tuesday sessions will be devoted to the roll call, president's address, report of the executive committee, resolutions, amendments to the articles of the association, committee reports, reports from active members on work and fire prevention and a round-table discussion on the subject of "Safeguarding School Children from Fire."

The sessions on Wednesday will be given over to reports of the Electrical Committee, signaling systems, stand-pipe systems, standard hose couplings, fire pumps, private fire supplies from public mains, hydrants and valves, fire-resisting construction, uses of wood in building construction, manufacturing lists and special hazards. In the afternoon a luncheon will be given and an inspection made of the plant of Sears Roebuck & Company.

On Thursday an address by Miss Mary E. McDowell will be given on the subject of Fire Prevention and Juvenile Workers. Other subjects dealt with will be "Safety to Life," "Protection on High Value Districts" and the reports of the delegates to conventions of other bodies.

The Nominating Committee, of which Rudolph P. Miller is chairman, has proposed the following nominations:

For president, Charles E. Meek, New York. For first vice-president, Louis Wiederhold, Jr., Philadelphia, Pa. For second vice-president, D. Everett Waid, New York. For secretary-treasurer, Franklin H. Wentworth, Boston, Mass. For executive committee (for three years), Walter F. Ballinger, Philadelphia; E. V. French, Boston; F. J. T. Stewart, New York; Sidney J. Williams, Madison, Wis.; Ira H. Woolson, New York. For chairman of executive committee, F. J. T. Stewart, New York. For nominating committee (1917), three members, H. W. Forster, Philadelphia, chairman; A. M. Feldman, New York; Powell Evans, Philadelphia.

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Subway Contracts.

The Public Service Commission has recently adopted the plans and forms of contracts for the construction of three sections of the 14th street eastern rapid transit line, for operation by the New York Municipal Railway Corporation under the Dual System. This line starts at Sixth avenue, Manhattan, and runs as a two-track subway under 14th street to the East River, under the East River to North 7th street, Brooklyn, and under North 7th street, Metropolitan avenue, Johnson avenue and Bushwick avenue, where it emerges from the ground and continues as an elevated railroad, mainly over the right-of-way of the Evergreen branch of the Long Island Railroad to a junction with the Broadway elevated line at East New York.

Bids will be opened on May 16 for Section No. 4, on May 18 for Section No. 1, and on May 22 for Section No. 5.

Section No. 1 covers that portion of the line under 14th street, Manhattan, between a point 300 feet west of the center line of Sixth avenue and a point about opposite the easterly bounding line of Irving place.

Section No. 4 begins under North 7th street, Brooklyn, just west of Bedford avenue, and extends eastwardly under North 7th street and Metropolitan avenue to a point about 160 feet west of the center line of Manhattan avenue.

Section No. 5 begins at a point under Metropolitan avenue, Brooklyn, about 160 feet west of the center line of Manhattan avenue and extends eastwardly under Metropolitan avenue to Bushwick avenue to a point about opposite the northerly bounding line of Meserole street.

The time for the completion of the subway structure in each section sufficient for operation is twenty-two months from the delivery of the contracts, although twenty-six months will be allowed for the completion of all other work. The contractor's bond for Section No. 1 will be \$500,000; for Section No. 4, \$150,000, and for Section No. 5, \$100,000; the city in each case to deduct 15 per cent of the estimates as further security until 10 per cent of the total amount of the contract has been deducted, after which the usual 10 per cent. will be retained until the completion of the work.

"Manufacturers and Bankers Day."

Under the auspices of the Bronx Board of Trade a "Manufacturers and Bankers Day" will be celebrated in that borough on Thursday, May 25. The details of the plan, which has for its purpose the bringing about of a closer relationship between the manufacturing and financial interests of the Bronx, are being worked out under the supervision of the Industrial Bureau of the Board of Trade. An interesting program has been arranged which will include an inspection of the Bronx water front on the coast guard cutter "Manhattan." Luncheon will be served in the plant of the Ward Baking Company and an automobile trip will follow through the industrial sections. A trip will be taken over the line of the New York, Westchester and Boston Railroad to White Plains, and the day's activities will end with dinner at Hunter Island Inn.

Everard Estate to Sell.

Bryan L. Kennelly will sell on Wednesday in the Vesey Street Exchange Sales Room nineteen properties belonging to the estate of James Everard in Manhattan and one vacant parcel in the Bronx. Nine of the Manhattan properties are corners improved with apartments and stores. They include the southwest corner of Hudson and James streets, the northwest corner of Hudson and Horatio streets, the northeast corner of Ninth avenue and 37th street, the southeast corner of Second avenue and 73d street, the southeast corner of Second avenue and 75th street, the northeast corner of Park avenue and 124th street, the northeast corner of Third avenue and 124th street, the northeast corner of Fifth avenue and 133d street,

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

Price 15c Per Line.

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

Discounts for two, three and five insertions.

WANTS AND OFFERS

AN all-around Mechanic, Steam and Pipe Fitter by trade, own tools; elevator machinery, sprinkler systems; open for position, Superintendent Apartment House, Office or Loft Building; temperate; experienced; references. Box 40, Record & Guide.

FOR SALE.

A complete set of Bromley maps in good condition, with corrections, for sale cheap to a quick purchaser. Address Box 51, Record and Guide.

BUILDING MANAGER, long experience in real estate, can take entire charge of property, make all repairs and furnish security; seeks position. Address Box 50, Record and Guide.

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for over 10 years with present prominent firm is desirous of making a change and associating himself with Realty Corporation or progressive brokerage office. Box 57, Record and Guide.

CIVIL ENGINEER, 23, graduate, 2 years' construction experience. Locate with Builder, Contractor or Architect; salary reasonable; references. Box 56, Record and Guide.

WE ARE entirely out of Brooklyn Edition of Record and Guide of Oct. 2, 1915. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on May 5, 1916. Record and Guide Company, 119 W. 40th Street.

YOUNG MAN, stenographer and typist, familiar with builders' and architects' work wanted in the repair department of large real estate firm; excellent opportunity for advancement. Apply REAL ESTATE, P. O. Box 1936, New York.

POSITION desired by young man with Builder, Architect, Contractors or Real Estate, thoroughly experienced in construction work; well recommended; owns Ford car, which he can use in connection with business if necessary. Box 54, Record and Guide.

YOUNG MAN wishes position, experienced in building construction; can estimate; has worked as Bricklayer, Mason, Plasterer, Cement Worker and is capable superintendent; well recommended. Address Box 53, Record and Guide.

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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 59, Record and Guide.

OWNERS, BROKERS, BUILDERS, AGENTS.

I am a responsible, reliable Christian; am desirous of leasing, for long term, elevator apartment houses or New Law tenements, and can give cash security. LESSEE, Box 58, Record and Guide.

WE ARE entirely out of the October, 1915, issue of Architectural Record. We will pay 25 cents each for this number if delivered in good condition. This offer will expire on May 1. Architectural Record Co., 119 W. 40th St.

FOR SALE OR TO LEASE

Farms—Sale, rent, exchange; lists, 10c. each. PAUL F. WILLIAMS, New Brunswick, N. J.

HUDSON RIVER ESTATE.

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

FOUR LOTS, West Palisade, part mortgage; or two Lots, cash. M. B., 3525 Broadway.

MUST BE SOLD AT ONCE. Worth your inspection; high class, two-family house. 194 Sterling Street, near Prospect Park.

HOUSE FOR SALE. Six rooms, all improvements, Freeport, L. I. Write or call. L. JAKOBSEN, 38 E. 3d St., Brooklyn.

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

COZY 11 ROOM COTTAGE among the hills, Roxbury, Conn; improvements; season. S. B. SMITH.

ACCOUNT OF DEATH Eight-room house, improvements; bargain. OWNER, 120 Prospect Place, Rutherford, N. J.

TWO FINE LOTS, Ocean Ave., Kings Oaks, for sale at a bargain to cash buyer. M. W., 104-Murray St., New York.

FOR SALE OR RENT, 3-acre chicken farm, \$22 monthly; commute; stamp for reply. BEST, Valley Cottage, N. Y.

NEW JERSEY FARMS, All sizes for all purposes. COMP'S FARM AGENCY, Trenton, N. J., 114 No. Montgomery St.

SIX FAMILY BRICK APARTMENT on Bushwick Ave.; will sell reasonable. BOX 48, Record and Guide.

YOUR PROPERTY Rented, Sold or Exchanged. MILLER, 1041 Ogden Ave., Bronx.

\$8,500—NEAR PROSPECT PARK, two-story and basement, two-family, limestone front, box stoop; hardwood floors; perfect condition. OWNER, 447 15th St., Brooklyn.

STATEN ISLAND ACREAGE, \$200 and upward; book of 79 tracts mailed free. J. STERLING DRAKE, 29 Broadway, N. Y.

L STATION BUSINESS CORNER, East Harlem, with equity of \$11,000, exchange for cash and other equity; one mortgage. OWNER, Box 946, Record and Guide.

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

COLORADO TENEMENT, Bronx, one mortgage, for a small one family, free and clear, within commuting distance; owners only. D. F., Box 29, Record and Guide.

DWELLING HOUSE TO LET, 952 East 156th.—Two family brick House, 12 rooms, two baths, steam plant. Inquire NEACH, 797 East 156th St. Telephone Orchard—5318.

FOR SALE OR TO LET. Stucco house, 7 rooms and bath, on Hackensack St., Woodridge. All improvements. C. KEMPF, Woodridge, N. J.

FOR SALE OR RENT, Seven room Cottage, all improvements, half hour from New York on Putnam road. Inquire or address E. VAN KEUREN, Mt. Hope Station, N. Y.

PRIVATE HOUSE. Six large rooms and bath; terms to suit. Take Sea Beach Line to Kings Highway station. BREHM, 1769 West 9th St., Brooklyn.

33-ROOM BOARDING HOUSE, sale or rent, furnished complete, all improvements; reasonable. Box 385, Monticello, N. Y.

FOR RENT OR FOR SALE Furnished Cottage on water front, at Sachem Head, Conn. Inquire E. F., 1173 Chapel St., New Haven, Conn.

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HUNTINGTON HILLTOP, 56½ acres, near motor parkway; fine views; suitable for country estate or choice subdivision; \$225 per acre. J. J. HOOD, Owner, 26 Court St., Brooklyn.

EAST ORANGE. Two-family house; Boston plan; three minutes to station; \$500 down; owner's sacrifice. AMPERE REALTY CO., Ampere, N. J.

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3 HOMES AT BAYSIDE. \$6,250—\$8,250. Small payments, or large discounts for cash. Tel. 2060 Rich. Hill. Write Box 55, Record and Guide.

PRETTY COLONIAL HOUSE, finely located, Westwood, N. J.; 8 rooms, bath, steam heating, all improvements; plot 50x150 or 300; easy terms; photo. W. A. HENGSTENBERG, 30 Church St., New York.

BEAUTIFUL WESTWOOD, N. J. HOME for sale, easy terms; 9 rooms, including 5 bedrooms; bath, hot water heating, every modern improvement; garage; plot 100x150; photo, description. OWNER, room 408, 30 Church St., N. Y.

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CALDWELL, N. J. Six room corner House, all latest improvements; lot 75x175 feet; fruit trees, chicken house; convenient railroad and trolley. Particulars owner, C. HARRISON, 257 Ridge St., Newark, N. J.

TO LET. Bungalow, open fire, bath and conveniences; situated on Belgrade Lakes, the most famous fishing and camping ground in Maine. Address DR. H. W. MITCHELL, Waterville, Me.

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rooms, two baths; modern improvements.
Particulars

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House, 12 rooms, 2 barns, 3 springs,
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33 acres rich land, no stones, on four
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OWNER, Flatbush, 354W or Main 7839.

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TWO LARGE PLOTS,

Suitable for manufacturing building or
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GREAT NECK.

Distinctive Spanish Mission new resi-
dence, red tile roof; in GREAT NECK ES-
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room 17x29, open fireplace, beamed oak
ceiling; large dining room, &c.; five bed-
rooms, two baths; parquet floors, gas and
electricity; steam heat; golf, tennis and
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OWNER, Box 21,

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NEW MODERN NINE ROOM

Moorish stucco Bungalow, beautifully fur-
nished; large grounds; vegetables planted;
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Long Island; \$425 season. For sale or rent.

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For sale ideal country residence; house,
11 rooms and bath, laundry in basement,
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MODERN 5-STORY ENGLISH

BASEMENT WITH ELEVATOR.

SEEN ONLY BY APPOINTMENT.

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TO LET FURNISHED

17-room house, 10 bedrooms, tile bath-
room, open fire places. All modern im-
provements. High ground. Fine lawn and
garden. Good water supply, or would
sell with acreage; 1 mile from station,
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of fireproof building, 12,000 feet of floor
space, in business centre of city 18 miles
from New York City. Suitable for any
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New building, 40x100; all improvements;
no vacancies; price \$42,500; new first mtg
\$32,500 at 5% obtainable; appraised valua-
tion \$52,500; \$10,000 dollars cash required,
yield about 20%; Sound investment, suit-
able for widow, trust funds, estate or in-
stitution. No proposals desired.

ANNUITY, Box 45, Record & Guide.

GREAT NECK.

Furnished, 14 rooms, 2 baths, toilet,
laundry, electricity, gas, garage, garden;
500 feet to excellent beach; beautiful shade
trees, shrubbery; season, \$1,200.

Beautiful site, about 2 acres; excellent
beach; perfect panorama Long Island
Sound; \$23,000.

MRS. J. SCHMIDT, Great Neck.

Phone 219 R.

THINK! LISTEN!!

Here's a dandy, ideal Home, 8 large
rooms and bath, all improvements; deli-
ghtful social centre; beautiful grounds,
garage (8 art glass windows worth \$1,-
000); neighbors commute all year; conser-
vatory, carved staircase, hardwood floors;
on Myrtle Ave., between Fairview and
Dewey Aves. Call this week, **OWNER,**
Tel 558R, Huntington, L. I.; 40% below
value, \$6,750, \$2,500 cash. Box 113.

30-ACRE FARM, \$1,700 CASH.

All complete with stock and implements,
5-room house, barn, 2 hen houses, 13 acres
good wood land, remainder under cultiva-
tion except 2 lots used for pasture; 20
apple, pear and plum trees; Cow, horse,
chickens, wagons, sleigh, mowing machine,
plows, harrows, &c. Good chicken or hog
farm; 12 acre place: good bargain for \$450;
house, barn, about 50 fruit trees bearing, 4
acres in beautiful timber which is worth
twice price of place; good soil. 50 acres
for \$3,000; grand house, barns and gar-
age; a money maker as well as a beautiful
summer home; 150-acre farm for \$1,500;
we have great fruit farm, 200 acres, \$6,-
500; beautiful place; a nice lot of rare bar-
gains; come and see them: clear title guar-
anteed. **LLOYD HALLENBECK.**

Greendale, Columbia County, N. Y.

LARGE WATER FRONT

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

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Our success is due to the service we render

and the southeast corner of Madison
avenue and 134th street. The Bronx
property comprises an entire block
front on Mosholu Parkway between
Marion and Decatur avenues.

Special Sales Day, Tuesday.

Joseph P. Day, on Tuesday, May 2,
will hold another of his Special Sales
Days in the Vesey Street Exchange
Sales Room, and his offerings will in-
clude a list of diversified properties in
several sections of Manhattan and
Brooklyn.

Among the holdings to be offered are
the four and one-half story business
building at 925 Broadway for the estate
of Eugene A. Livingston, the four-story
dwelling at 18 East 49th street for the
estate of Amelia Lavanburg, the two
five-story tenements at 2231-2233 Sec-
ond avenue for the estate of Sophia
Schuster and for other owners 84 Can-
non street, 210-212 West 11th street,
349-351 East 20th street, 489-493 Broome
street, 308-312 Rivington street, and
vacant land in the north side of Dyck-
man street 225 feet west of Prescott av-
enue and in the south side of Cooper
street, between 204th and 207th streets.

PRIVATE REALTY SALES.

TRADING was quiet and confined it-
self chiefly to small investment
properties distributed over various sec-
tions of the city. Although the business
in its entirety was not as substantial as
that of the two previous weeks, yet it
continued along similar lines.

Builders figured prominently in sev-
eral of the larger transactions which in-
cluded the accumulation of sites in Har-
lem for the erection of \$1,000,000 model
tenements and in West 71st street for a
new apartment hotel operation. The
leasing department of the market was
fairly active, the commercial branch
figuring rather prominently.

In the Vesey Street Exchange sales-
room considerable interest was shown in
a number of Westchester properties, of-
fered at the stand of Bryan L. Kennelly.
Nathan Straus, Jr., paid \$22,500 for the
estate of Mathilda Corning at the corner
of Boston Post road and the Old Post
road at Rye. Other buyers were James
Garretson, who paid \$26,000 for a six-
acre estate on Milton road in the same
town, and J. McKenna, who bid \$23,250
for a large dwelling and the plot 130x185
at the southeast corner of Prospect and
Chestnut avenues, Larchmont. Fifteen
parcels, in all, were sold for a total of
\$255,500.

The total number of sales reported
and not recorded in Manhattan this
week were 23, as against 39 last week
and 35 a year ago.

The number of sales south of 59th
street was 9 as compared with 11 last
week and 5 a year ago.

The sales north of 59th street aggre-
gated 14, as compared with 28 last week
and 30 a year ago.

From the Bronx 12 sales at private
contract were reported, as against 19
last week and 21 a year ago.

Statistical tables indicating the num-
ber of recorded instruments will be
found elsewhere.

Model Tenements for Harlem.

A notable building operation is to be
projected shortly in Harlem, which,
aside from its size, has several interest-
ing features. The Open Stair Dwellings
Company has purchased from the Tub-
man Estate through the firm of Leonard
J. Carpenter and Horace S. Ely & Co., a
plot of about 26 lots in West 146th
street, through to 147th street, between
Seventh and Eighth avenues, with front-
ages of 325 feet in each street and a
depth of 200 feet. The purchasing cor-
poration represents a group of philan-
thropists, who intend to build on this
site a group of six-story model resi-
dential buildings containing suites of
two, three and four rooms, especially
designed to meet the requirements of
the small wage earner. A number of
well-known social workers who have

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been prominently identified with similar projects are interested. The entire operation will involve about a million dollars. Further details will be found in the Building News-Department.

Builders in West 71st Street.

An apartment house builder has purchased through Slawson & Hobbs from the Van Cleef Estate, 228 West 71st street; from Mrs. H. B. Laidlaw, 230 West 71st street, and from the Brooklyn Trust Company, as executor of the estate of May L. Seyd, 232 West 71st street, three private dwellings forming a plot 60x100.5, on which it is planned to build a twelve-story apartment hotel to contain small suites. This is the second invasion of the private house block by a project of this character. The entire transaction will involve about \$600,000.

American Can Co. Buys.

Howard C. Pyle & Company report the sale of the block bounded by First and Second avenues, 43d and 44th streets, containing sixty-six lots to the American Can Company of New York, for Irving T. Bush. The property is located directly opposite the Bush Terminal docks and warehouses and on the line of the Bush Terminal Railroad, from which there is direct rail connection and is a fine manufacturing site. The property has been held by Mr. Bush for a number of years.

Deals in West Bronx.

William H. Chesebrough bought from the Brushaber Estate the plot on the east side of University avenue at the junction of Burnside avenue, with a frontage of about 121 feet on University avenue, 127 feet in the rear upon the viaduct of the Croton Aqueduct, with a depth on the north side of 188 feet and on the south side of 169 feet. The broker was Herman Kedenburg. Mr. Chesebrough resold the plot to James F. Meehan, who plans to build two five-story apartment houses to be ready for occupancy about October 1.

\$5,000,000 Ford Plant.

Henry Ford has purchased, through Joseph P. Day, from the Newark Factory Sites, Inc., a tract of forty acres at the head of the Newark Bay junction of the Passaic and Hackensack Rivers. The property has a frontage of about 2,300 feet on Lincoln highway, 1,900 feet along the Passaic River, and 1,900 feet on Central avenue. The purchaser plans to build an eastern manufacturing plant, which, when completed, will represent in its entirety an investment of close to \$5,000,000.

*Buys for Automobile Trade.

Daniel Meenan has purchased through Ashforth & Co., from Lewis Stuyvesant Chanler, represented by Morris & McVeigh, attorneys, the large plot at 432-444 West 55th street, with a frontage of 162.6 feet and a depth of 100.5, partly improved with an old frame building. On this plot the purchaser plans to build two six-story structures, especially adapted for the automobile trade.

Bronx Builders Buy.

The 176th Street & Jerome Avenue Company has purchased from Martin B. Cohen the vacant block front in the south side of East 176th street, between Jerome and Townsend avenues, with a frontage of 205 feet in the street, 146 feet on Jerome avenue and 194 feet on Townsend avenue, for improvement with five-story apartment houses.

\$350,000 Dwelling Sold.

Mrs. Katherine A. Fitzpatrick has purchased from Justine A. Stafford the five-story residence at 4 East 79th street, through Bryan L. Kennelly and William B. May & Co. The property was held at \$350,000. It adjoins the residence of Dr. Isaac D. Fletcher.

Joins Residential Colony.

James J. Van Alen of Newport and London has purchased through Worthington Whitehouse, from Mrs. Edward

J. Brown, the four-story residence with a two-story extension, at 15 East 65th street, on a plot 31x100.5, which has been held at about \$150,000.

Manhattan—South of 59th St.

CHERRY ST.—Nicholas F. Walsh sold the 5-sty loft building at 246-248 Cherry st, on plot 42x138, for the Liquidation Committee of the National Nassau Bank to the Jacobs Woolen Co.

11TH ST.—Daniel H. Jackson sold 207 and 209 West 11th st, two dwellings, 41x85, facing 7th av, to Fogliasso & Clements, builders, who have just completed the 8-sty building at 76 and 78 Washington sq. Plans are now being prepared for the erection of a similar structure on the West 11th st plot. Edwin A. Polak was the broker.

17TH ST.—The Hannah Lavanburg Home, an institution for working girls, has purchased through the Douglas Robinson, Charles S. Brown Co. from Pietro Alvino 319 East 17th st, a 4-sty building, on plot 26x106, opposite Stuyvesant Square Park. The institution at present occupies leased quarters on 2d av.

17TH ST.—Ennis & Sinnott resold to Dr. Victoriano D. Agostini 151 West 17th st, a 3-sty dwelling, on plot 20.8x102.2. Frederick Zittel & Sons and Harry De Voe were the brokers.

44TH ST.—It was rumored yesterday that a large New York firm was considering the purchase of the Yale Club property, an 11-sty building, at 30 West 44th st, on a plot 50x100, and that an option had been acquired. No information in confirmation, however, was obtainable.

3D AV.—Henry Hof sold for Terence J. Lynch 715-717 3d av, two 4-sty buildings, on plot 37.6 x80.

Manhattan—North of 59th St.

119TH ST.—Goodwin & Goodwin resold for Marcus L. Osk 142 West 119th st, a 3-sty dwelling, on lot 20x100.11, to Charles P. Pfaltz.

119TH ST.—Shaw & Co. have sold to Daniel H. Jackson for Lydia P. Steel 124 West 119th st, a 3-sty dwelling, on lot 18x100.11.

122D ST.—David Henry and A. M. Kutland sold for Elizabeth S. Harvie 215 East 122d st, a 4-sty flat, on lot 25x99.11.

152D ST.—Bernard Smyth & Sons and Ward & Ward have sold for the estate of Susan B. Ward the old Ward homestead and grounds at 461-469 West 152d st, a plot of eight lots with a frontage of 100 ft. through to West 153d st, where there is a frontage of 107.10, the depth being 200 ft. The property was held at \$65,000. The purchaser is the Presto Realty Corporation.

178TH ST.—A. L. & S. Wolfson have sold for the Southside Construction Co. the 5-sty apartment house 585 West 178th st on plot 41.8x100. The building was held at \$55,000 and has been bought by Frederick Brown.

AMSTERDAM AV.—Sharp & Co. sold for the Terrace Holding Co. the 6-sty apartment house, 40x100, at 510-12 Amsterdam av to the Monock Realty Co., which gave in part payment 183 East 123d st, a dwelling, 18x100.11; the northwest corner of 33d st and 1st av, a 4-sty building, 24.8x100, and also 1337 Bushwick av, Brooklyn.

MANHATTAN AV.—Charles S. Kohler, with Arnold, Byrne & Bauman, sold for Gustave A. Kerker the 3-sty dwelling at 115 Manhattan av, on lot 18x50.

Bronx.

FAIRMOUNT PL.—A. J. Madden sold for the Wicklow Building Co. to the Benenson Realty Co. the plot, 151x76, at the southwest corner of Fairmount pl and Southern Boulevard, for improvement with 5-sty apartment houses with stores.

HOME ST.—George A. Rose sold the northeast corner of Home st and Vyse av, a vacant plot, about 100x100, to the Galveston Building Co., which will erect 5-sty apartment houses.

147TH ST.—Mrs. J. Wooton is reported to have sold the block front on the north side of 147th st, between Willis and 3d av, a plot 56x119x irreg., covered with two 4-sty and two 1-sty buildings.

181ST ST.—Burton Thompson & Co. have resold for Frederick Brown, 945 East 181st st, a new 5-sty apartment house, on plot 61.3x114x irreg. The new owner, who is said to be connected with the Standard Oil Co., gave in part payment his residence at Franklin, Pa.

191ST ST.—McLernon Brothers sold for B. Charles Hyass the plot, 50x100, in the south side of 191st st, 135 ft. west of Creston av, facing St. James' Park, to Claude S. Stephens, who will erect a private residence.

OGDEN AV.—Emanuel G. Bach has purchased from Emeline C. Davis the plot, 100x200, on the east side of Ogden av, through to Nelson av. This is the first sale of the property since 1851.

SHERMAN AV.—E. Osborne Smith has sold for the Kingsley Contracting Co. a 5-sty apartment house, on plot 43x105, near 163d st, one of two houses erected at that point by the seller.

SIMPSON ST.—Daniel H. Jackson sold 1024 Simpson st, a 5-sty flat, on plot 40x100, near the subway station. The purchaser gave in exchange 18 lots at Newark, N. J.

TREMONT AV.—Charles S. Kohler and Arnold, Byrne & Baumann sold for Cahn & Pittman the 1-sty taxpayer at the southwest corner of Tremont and Morris avs, on plot 31x85x irreg.

WOODYCREST AV.—Frederick Brown bought from the Malcolm Construction Co. the 5-sty apartment house, 50x100, at the southeast corner of Woodycrest av and 166th st, and the 5-sty apartment house, 62x100, at the northeast corner of Woodycrest av and 166th st.

Brooklyn.

PINEAPPLE ST.—Howard C. Pyle & Co. have sold the 4-sty dwelling on plot 40x100 at 111 Pineapple st for Mrs. Mary L. Wetmore. The house has been owned by the Wetmore family for more than fifty years.

UNION ST.—Joseph C. Bonadonna sold for Henrietta Ayres 668-670 Union st, a 2-sty house, on plot 33x100.

UNION ST., ETC.—Howard C. Pyle & Co. sold for Anna T. Bogue, 836 Union st, a 3-sty dwelling; also 210 Schermerhorn st, a 3-sty dwelling; 259 Hancock st, a 4-sty dwelling for M. L. Bowden, and a plot 100x100 in the west side of Raymond st, near DeKalb av, to a client, who will erect a factory building.

EAST 19TH ST.—McInerney-Klinck Realty Co. sold for Elmira Robbins the 1-fam. house 526 East 19th st, on plot 50x100.

66TH ST.—Alco Building Co., associated with Realty Trust, has sold 2069 66th st, 1-fam. residence, on lot 23x100, at Mapleton Park, near the 22d av station of the Sea Beach Subway, to N. Solatarevsky.

68TH ST.—Frank H. Malone and H. O. Harris sold for the Owl's Head Realty Co. a 1-fam. dwelling, with garage, at 68th st and Ridge Boulevard.

83D ST.—Edward J. Hollahan has sold for the Kerns estate the plot, 40x100, in the north side of 83d st, 160 ft. west of 5th av.

AV K, ETC.—Albert Cory sold the 2-sty dwelling at the southwest corner of Av K and East 35th st for William J. Reineking; also the plot, 40x100, in the west side of East 38th st, 227.6 ft. south of Glenwood rd.

BAY RIDGE AV.—Frank A. Seaver & Co. sold for Benjamin Goldman the 3-fam house, 360 Bay Ridge av.

CLINTON AV.—A. H. Mathews and Howard C. Pyle & Co. have sold for the Schieren Realty Corporation to M. L. Bowden for occupancy, 405 Clinton av, on a plot 40x200, improved with a dwelling and garage.

GATES AV, ETC.—Henry P. Cain sold 933 Gates av, a 2-sty dwelling, for Christina H. Gross; also 200 Lewis av, a 2-sty dwelling, for Mrs. C. Palmer Clarke.

MARCY AV.—Charles Buermann & Co. sold for the Greene estate, to Morris Kaplan, the property at 296 Marcy av, which has been in the selling family for more than 100 years.

RIDGE BOULEVARD.—Frank H. Malone and H. O. Harris sold for P. J. McKenna the plot at the northwest corner of Ridge Boulevard and 82d st, comprising half the block, for apartment house improvement.

Queens.

COLLEGE POINT.—Charles A. Fuchs sold for Fredericka Barth to the Traun Rubber Co. a plot, 50x100, in High st.

LONG ISLAND CITY.—Wm. D. Bloodgood & Co. have sold the 4-sty factory building at the northeast corner of Vernon and Nott avs, 100x128. This plant was formerly occupied by C. A. Willey & Co.

LONG ISLAND CITY.—Cross & Brown Co. has sold for Patrick J. Dyer plot 50x100 in Hancock st, north of Harris av, to a New York investor, who intends to improve the property.

ROCKAWAY PARK.—Lewis H. May Co. Rockaway Park Office (Inc.) has sold for William P. Horton cottage on a plot 40x100 on North West End av to a client, who gave in part payment a plot 80x100 on S. Lincoln av and a plot 60x100 on South Monmouth av, Belle Harbor, L. I.

Richmond.

MARINERS HARBOR.—J. Sterling Drake has sold for Amy Hope Boville and Helen Hope Williams to Anna Martino Maffa a lot 25x114 on Maple av.

ROSEBANK.—Cornelius G. Kolff has sold for the Belair Manor Co. a plot, 40x200, on Belair rd, Rosebank, to Dr. L. A. Dreyfus.

ST. GEORGE.—Cornelius G. Kolff has sold the large house and grounds, with a frontage of 129 ft. in Daniel Low terrace and a frontage of 125 ft. in Belmont pl, for many years occupied by Henry G. Woodruff. The purchaser is considering the erection of a large apartment house on the plot.

TOMPKINSVILLE.—An interesting transaction reported this week is the sale by the St. Andrew's Realty Co., through Cornelius G. Kolff, to Frederick Rohde, of a plot having a frontage of 150 ft. in Stuyvesant pl, opposite the square at Tompkinsville. This property for several hundred years was owned by St. Andrew's Church at Richmond, and a short time before his death was acquired by the late William Butler Duncan at the expiration of a 99 year lease. The sale to Mr. Rohde is the first transaction in the development of this large tract of non-improved property.

WESTERLEIGH.—J. Sterling Drake has sold for Rev. Grant E. Fisher, of Turtle Creek, Pa., to Miss Alva E. Forssell a plot, 40x90, on College av, on which Miss Forssell will erect a cottage for her own occupancy.

Nearby Cities.

NEWARK, N. J.—Feist & Feist have sold for former Judge Jay Ten Eyck his residence at 314 Ridge st, Forest Hill, to Richard M. Clark.

Rural and Suburban.

HOPEWELL, N. J.—The Country Department of F. R. Wood, W. H. Dolson Co. sold the 137-acre Brookdale Farm in the Princeton region to Frederick Morris Goldsmith, of H. V. Bachman & Co. It was owned by Dr. John T. Eddy of Montclair. The farm is one of the most beautiful in the State and has been held at \$40,000. Besides the 10-room residence with modern improvements, there is a colony of 16 substantial outbuildings.

RYE, N. Y.—Heckscher & de Saulles have sold for James D. Foot to Seavey Battelle an

additional parcel of about an acre, adjoining his recent purchase.

PORTCHESTER, N. Y.—Payson McL. Merrill Co. and S. Osgood Pell & Co. sold for Mrs. Richard M. Hunt her property of 85 acres, with a frontage of three-quarters of a mile in Purchase and West Purchase sts. The property adjoins the estates of Mrs. Whitelaw Reid, Mrs. John M. Carrere, Mortimer J. Fox, Julien Day and John D. Griffin.

LEASES.

"Little Coney Island" for Bronx.

The Bronx will have a miniature Coney Island in the form of a new amusement park, which is to be built at West Farms. A new syndicate, known as the West Farms Amusement Park Company, in which Henry F. McGarvie is interested is reported to have leased for twenty years from Baron Astor, a tract of sixteen acres at West Farms road and 177th street and extending along the Bronx River. Many of the features will be installed, which will include a scenic railway, skating rink and landscape gardens. It is expected that the place will be open to the public as early as May, 1917.

New Home for Theatre Francais.

The Theatre Francais, whose present home in the Berkeley Lyceum was sold recently and which will be demolished for commercial improvements, has leased a new theatre to be built at 211-215 West 45th street, on a plot 60x100.5, on property owned by W. W. Astor, and held under lease by J. J. Shubert and Edward Margolies. It is understood that the lease is for twenty-one years at a yearly rental of about \$40,000, which would show a return, for the term of about \$840,000.

Exporters Secure Large Space.

Wm. D. Bloodgood & Co. leased for D. K. & E. F. De Beixodon, 35,000 sq. ft. of space in their property, covering the entire block bounded by West 24th and 25th streets, Eleventh and Thirtieth avenues, to Gaston, Williams & Wigmore, who will use the same for the sale and storage of automobile trucks. This property was formerly occupied by the Chelsea Jute Mills and this lease completes the renting of the entire block.

Record Sign Rental.

The Van Beuren & New York Bil. Posting Company have leased for ten years at an aggregate rental of about \$30,000 from the "Sun" through the Charles F. Noyes Company the lower of the two advertising signs on the roof of the new three-story building erected on the site of the former "Sun" office on Park Row. The agents state that close to 90,000,000 people pass this corner each year. This rental for a roof sign is said to be the highest, south of 23d street.

To Enlarge Business.

Charles E. Johnson has leased to Jacob B. Orkin, cloaks and suits, 25-27 West 34th street, a five-story building on a plot 50x100 for a long term at an aggregate rental of about \$600,000. The lessee now occupies space in this building with other tenants and it is reported that upon the expiration of these leases he will alter the building and occupy it entirely for his own business. The brokers were F. & G. Pflomm and Leo Hess.

Interesting Trade Removal.

The Merchants & Eclipse Sponging Company, a leading cloth shrinking house, have leased the store and basement at 48-54 West 25th street containing about 20,000 square feet at an aggregate rental of about \$50,000. The firm has been located for some years at 45 East 11th street. The deal was negotiated by M. & L. Hess (Inc.).

Manhattan.

AMES & CO. has rented for Theresa Blumen-thal and Hedwig Anspacher, the store and basement, 346 West 52nd st, to Bernhard Runge, grocer; rented the store and basement at 353 West 39th st, to John Carlton for commercial storage purposes, and the three upper floors to A. De Leo; also the ground floor at 366 West 50th st for John H. Ives and Frank J. Walsh to the Springfield Auto Repair Co.

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ALBERT B. ASHFORTH (INC.) has leased a floor at 512 West 36th st to the Standard Player Hardware Co., and for William F. Donnelly the entire building at 121 West 18th st to William Nutley, and in conjunction with Cross & Brown Co. space in the Knox Building, corner 5th av and 40th st, to Samuel C. Weiskopf.

ALBERT B. ASHFORTH (INC.) has leased offices in the Brokaw Building, Broadway and 42d st, to A. M. Briggs Co. (Inc.), The Tuec Co. of Long Island, William Gleichman and Alfred Weiss; and in conjunction with Spear & Co. the 5th floor of 32 West 32d st to Julian Ross.

BARNETT & CO. has leased the dwelling 27 East 127th st to Hugo Ensslin.

BASTINE & CO., as agents, have leased space at 112 East 19th st to B. Propper, commercial designer, and Parker P. Simmons & Co., publishers.

BRETT & GOODE CO. leased office space in the Printing Crafts Building, 8th av, 33d to 34th sts, to Norman MacBeth, publisher of the "Lighting Journal"; Percy B. Bromfield, advertising; Henry Schapiro and William Van Waardt, advertising; Lenz Photo Engraving Co., the Franklin Press and the Industrial Printing Corporation; also the north half of the 4th floor to David Milch for ten years.

GEORGE W. BRETTELL rented to H. Ortman, leather goods, the 3rd loft at 2338 and 2340 3d av; to A. Manna the loft at 2330 3d av; to Deutsch Brothers the buildings 119 and 121 East 124th st; for Mr. Winsten the store at 2176 3d av.

CARSTEIN & L'ANNEKIN have leased for a long term the entire 2nd floor at 894-900 Broadway, southeast corner of 20th st, to Miller Bros. & Co., umbrella manufacturers. The same brokers recently leased the store and basement in this building to L. Seigbert & Bro., and in conjunction with Scherick & Mendel the 8th floor to Lormier & Greenbaum.

CROSS & BROWN CO. has leased for Charles A. Gould at 126-128 5th av about 8,000 ft. of space on the 11th and 12th floors for a long term to Silver, Burdett & Co., school book publishers; at 814 Broadway the 3d loft to the Manhattan Neckwear Co. for Pease & Elliman; at 83 Reade st the 1st loft to G. Goldstein; at 148 Duane st the 3d loft for Cadwalader, Wickersham & Taft to Charles Jacobs & Co.; at 47-9 Maiden lane space on the 8th floor to Flatow & Damran; on the 6th floor to Rudolph W. Mueller; at 105 Bleeker st the 5th loft for Daniel Birdsall & Co. to the Accurate Measure Mfg. Co.

CROSS & BROWN CO. has leased at 1140-1146 Broadway 8,000 ft. on the 5th loft to Alper & Schultz, as a salesroom for the cloak and suit business; also 8,000 ft. on the 8th loft to A. J. Cazalar & Co.; in the Longacre Building space on the 3d floor to the Alumni of American Dramatic Arts; at 16 West 45th st the 3d floor to Max Luft, in conjunction with Douglas L. Elliman & Co.; and in conjunction with Huberth & Huberth the 8th floor in the Godfrey Building, southeast corner of 7th av and 49th st, to the International Film Service (Inc.).

CROSS & BROWN CO. has leased at 51 West 39th st the store and 2d floor to Jacob Eichenwald; at 794-S 10th av the 3d floor to The Schlesinger-Redburn Corporation; at 47th st and 11th av the 4th floor to Israel Hymowitz; at 30 East 42d st space on the 9th floor to the American Fire Apparatus Co.; 5th floor to Thomas Maddock's Sons Co., and on the 7th floor to the Universal Safety Tread Co.

CROSS & BROWN CO. has leased the Strand Roof Garden and a large space on the 3d floor to the Bohemia Restaurant (Inc.) for a long term.

HARRY A. DE VOE rented for Paula Herzog the 4-sty dwelling 55 West 86th st to Mme. Lidvale.

DUROSS CO. leased for P. F. Collier & Son the store 430 West 13th st to H. M. Noe & Co.; the store 145 West 24th st for the U. S. Trust Co. to John H. Hutoff; the house 203 West 21st st to Thos. Byrnes; 245 West 13th st to Henry Mundt; 314 East 15th st to Dr. Morris R. Altman; and 234 West 26th st to Edgar Delphino.

DUROSS CO. leased for John Morran the store at 180 8th av to William Adams and John Grivys; also for Charles Perceval four studios in the new building at 64 West 9th st to various tenants.

DOUGLAS L. ELLIMAN & CO. has leased an apartment in the new building under construction at 108 East 82d st for Samuel A. Herzog, Pres., to Dr. Ejnar R. Hansen; has renewed leases at 901 Lexington av to Dr. Hubert S. Howe; at 122 East 82d st to John Philip Sousa, Jr., and Arthur I. Sundheimer; and the store on the first floor of 414 Madison av to Elisha Harris James, architect.

DOUGLAS L. ELLIMAN & CO. leased from the plans an apartment in the new building, 340 Park av, for the Potter-Mordecai Syndicate, to Jacob B. Breeze; an apartment from the plans at 570 Park av for Bing & Bing, to Robert J. Turnbull; have renewed lease of a large duplex apartment at 830 Park av, to Sterling Postley; and at 122 East 82d st, to Ephraim Williams and Mrs. K. S. Schuchardt.

DOUGLAS L. ELLIMAN & CO. have leased the last remaining apartment at 430 Park av, consisting of 12 rooms and 4 baths, to William C. Carrington; also a large duplex apartment at 969 Park av, in conjunction with S. Osgood Pell & Co., to Mrs. Ryan.

DOUGLAS L. ELLIMAN & CO. have renewed the lease of the apartment comprising the entire 12th floor of 640 Park av to George D. Pratt, of the Pratt Institute, Brooklyn.

DOUGLAS L. ELLIMAN & CO. have leased for the Renaissance Realty Co., 166 East 74th st a 5-sty house, to Elton G. Parks.

J. B. ENGLISH leased to Mrs. Florence S. Martin the three dwellings at 233-237 West 49th st.

WILLIAM F. FURST (INC.) leased the top loft at the corner of Bleeker st and the Bowery to Nathan Cohen, and the store at 53 East 125th st to Philip Berkowitz.

GOODWIN & GOODWIN rented for the estate of Gardner Wetherbee to Anton Haffer the 3-sty private dwelling, 255 West 113th st.

HENRY HOF leased for the J. M. Horton Ice Cream Co. the 4-sty building at 307 East 25th st to the United Supply Co., and for Lee Holstein two floors at 215 East 37th st to H. Hicks & Sons.

HENRY HOF has leased for Charles E. Dresler the store at 206 East 34th st, to Pappas Bros. Co.; also to Geo. Gross space at 567 3d av.

HENRY HOF has leased for Greenwald Bros. the 3d loft at 202-204 East 29th st to Alfred Nelson & Co.; also for J. G. Weigold to John Menendian the store at 202 East 38th st.

HENRY HOF leased the 3-sty dwelling 249 East 53d st to Mrs. Mary Meehan; also the store and bakery 615 3d av to Katherine Logan; space at 567 3d av to S. Diamond.

HOUGHTON COMPANY has leased for William O. Orr the 4-sty dwelling 50 West 76th st to Mary and Lillian Kupfer.

HOUGHTON COMPANY has leased, in conjunction with Louis Kempner & Son, an apartment at 320 West 84th st to Alice Hirsh.

LOUIS KEMPNER & SON, leased the store in the Riverview Theatre Building, Broadway and 100th st, to the Sweet Shop, Inc., for five years; also space at 2307 Broadway for Adolph Neuberger, dancing, and the store at 41 East 12th st to J. & H. Cohen, for the Frank A. Seitz Realty and Construction Co.

JOHN P. KIRWAN leased for the Ludin Realty Co. to the Coles Picture Machine a loft at 42 and 44 West 41st st.

NANNING & TRUNK have leased for Malcolm E. Smith & Co., agents, the top floor of the new building 743 5th av to Burden Stage for a photographic studio; the parlor floor at 106 West 52d st for Mrs. Agnes Meenagh to Charles Edward Force; and for Mrs. Josephine M. Miller the ground floor store at 104 West 57th st to Maryboro, Inc., and the parlor floor store to J. B. Mally.

MARSTON & CO. have leased the corner store at 5th av & 118th st to Jacob Feldman; offices at 315 5th av to the Great Western Railway of England, William Thomas Cullin, Henry Gasman and Samuel Greenberger; also store at 253 West 19th st to Van Dyke Film Production Corporation.

SAMUEL H. MARTIN has leased for Rose Cohen the store and basement at 2173 8th av to George McGuinness.

SAMUEL H. MARTIN has leased for the Campion Estate the salesroom at 1864 Broadway to the Burd Ring Sales Co.

SAMUEL H. MARTIN has leased for the West 60th St. Realty Co. the 3-sty dwelling 27 West 60th st to Gertrude Dalzell.

SAMUEL H. MARTIN has leased the store and basement at the southeast corner of Columbus av and 97th st to Braumfelds Co.

SAMUEL H. MARTIN has leased the store at 867 9th av to Y. Singer.

GEORGE MILNE leased 26,000 sq. ft. in the Varick Building at Washington, Hubert and West sts, to the Centaur Co., Charles H. Fletcher, president; also large space in the same building to Charles Schweiner Press.

J. K. MOSS has leased the dwelling at 317 West 57th st for Dr. Henry Moeller to Alfred Bogliani.

CHARLES F. NOYES CO. has leased the 3d floor of 25 Pine st to M. Morgenthau, Jr. & Co., a portion of the 12th floor 27-29 Pine st to Percival S. Jones; the 8th floor of the Keene, Van Cortlandt Building, 30 Pine st, for Roosevelt & Son to Strong, Smith & Strong, and have completed the sub-lease of the premises offered by the Remington Typewriter Co. at 291 Broadway by leasing the remaining space on the 19th floor to Theodore A. Frey.

CHARLES F. NOYES CO. has leased offices at 52-54 Maiden la for Joseph Fahys & Co. to the Royal Indemnity Co., and also space in the same building to Henry Hackmuth, Conrad J. Kaletsch, United Jewelers, Inc., Charles C. Keene, Thomas L. Jett, Stratford Audit Co., Henry R. Cors and Lewis & Boardman. This building was recently placed under the management of the Charles F. Noyes Co.

CHARLES F. NOYES CO. has leased for the Lawyers Title & Trust Co. offices on the 12th floor of 160 Broadway to Ittelson & Schottland; on the 10th floor to Norman November and Kevie Jaffe; on the 13th floor to Hartman & Levene; on the 9th floor to Edward Powers and John A. Wood, and on the same floor to Jacob Smith, Jr.

CHARLES F. NOYES CO. has leased for Seig Goldstein the five upper floors of 28 Platt st to the Chemical Co. of America; extensive alterations are to be made; and also leased the 3d floor of 93 Warren st to Patrick Egan, and the 7th floor at 410-12 Pearl st for Charles Eneu Johnson Co. to H. H. Piesen.

CHARLES F. NOYES CO. has leased the building 250 Water st for Frederic C. Petermont to Werner & Gerathy for five years; the 9th floor at 165-167 William st for R. Ralston Reed to Leonard Markels; and the ground floor at 642 9th av to John J. Sammon for five years.

THOMAS J. O'REILLY has leased apartments at 562 West 164th st to Isaac Horowitz; at 510 West 113th st to the Misses E. Gibbs, A. Godfrey and M. Galloway; at 227 Riverside dr to J. A. Kennedy and J. Herner; at 19 West 130th st to Mrs. Mary Danihy and to E. Dart, and at 503 West 121st st to Mrs. M. C. Iches.

THOMAS J. O'REILLY has leased furnished apartments at 533 West 112th st for Mrs. A. Arnold to John N. Mahan and at 600 West 169th st for N. Landino to C. Davis.

THOMAS J. O'REILLY has leased for the M. Feldman Stationery Co. a store at 2831 Broadway to Terrise Cooper.

PEASE & ELLIMAN have renewed for George K. Davis & Jessica D. Catherwood the lease of the 5-sty dwelling, 123 East 56th st, held by Mrs. Herbert M. Harriman; also an apartment of 14 rooms and 4 baths, at 960 Park av, to James McLean for his daughter, Mrs. Tinker; subleased for J. Frank Lord of Chicago his apartment at 161 East 79th st, to Mrs. Margaret P. Schwab; in the new building under construction in the south side of 36th st near Lexington av, for the owners, the James Humes Construction Co. apartments to a number of tenants, among whom are the following: Miss Elizabeth A. Burke, Dr. Constantine Psaki, Preston Kenyon, C. B. Flint, Raymond F. Baby and James Lounsbury; leased for Bing & Bing at 955 Park av an apartment to S. S. Alberts; and for the Continental Hotel Co., represented by Ruland & Whiting, a store in the southeast corner of 41st st and Broadway to the Western Union Telegraph Co.

PEASE & ELLIMAN, as agents for the estate of Francis L. Leland, have leased an apartment on the ground floor of the "Verona," at the southeast corner of 64th st and Madison av, to Dr. Henry S. Sterns; also the 3-sty dwelling 153 West 93d st for Mrs. Jennie M. James to James Clarke; renewed the lease of the 3-sty dwelling 620 West 147th st to Mrs. Mary J. Kelly; have renewed the lease held by Leonard M. Thomas of a 14-room apartment at 12 East 87th st; and also the lease of a

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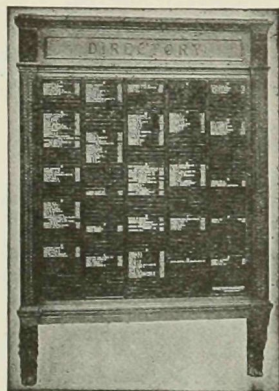
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similar apartment in the same house held by C. J. Liebmann; and renewed the lease of a store at 601 Madison av held by Mary M. Nicholson and Luigi Cecchi.

PEASE & ELLIMAN have renewed the lease of 122 West 58th st, a 4-sty house, held by Dr. Albert Kohn; also that of 318 West 91st st, a 4½-sty dwelling, held by Adolph C. Kluge; renewed the lease of the parlor floor at 11 West 28th st, held by Dr. Samuel Falk; also leased for the James Humes Construction Co. in its new house under construction in the south side of 36th st, east of Lexington av, an apartment to P. Ingram Jones, also in "Kings Court," at 87th st and Madison av, to Miss Annette M. Horn; and one at 309 West 99th st to Mrs. Gertrude Bohm.

PEASE & ELLIMAN have leased an apartment at 530 West End av for Earle & Calhoun, as agents, to Horation S. Rubens; furnished for George R. Roe his apartment at 307 West 79th st to W. F. Lynch; renewed for Mrs. James D. Barclay the lease held by John W. Brett of the dwelling 17 West 51st st; and leased offices in the Lords Court Building, at William st and Exchange pl, to Louis Bevier, Jr., and in the same building renewed leases held by Cleveland F. Bacon, Kidder, Ayres & Riggs, and Walsh & Bacon.

PEASE & ELLIMAN have sub-leased for J. Cooper Lord an apartment they recently rented to him at 116 East 63d st to John Hutton; and have leased to Mr. Lord for Louis Stern, of Stern Brothers, an apartment at 875 Park av; also leased through Cross & Brown an entire floor at 814 Broadway to Jacob Glasgow; an apartment at 116 East 63d st to Edmund P. Rogers; and at 56 West 11th st to Fitz John Porter, and offices at 42 West 39th st to Miss Alice B. Fernandez.

PEASE & ELLIMAN have leased offices at 55 Liberty st to H. Gerald Chapin, William Hol-loway and Henry Brann, Jr.

PEASE & ELLIMAN leased for the estate of Amos F. Eno the 4-sty dwelling at 8 West 10th st to Mrs. Susan McV. Hemingway.

S. OSGOOD PELL & CO. leased in the Silo Building, 546 5th av, Moore & Wyckoff, agents, space to Madam Frances; and through Cross & Brown, space at 2 West 47th st, to A. Malcolm; also to Major W. A. Wadsworth, for five years, through Douglas L. Elliman & Co., an apartment at 340 Park av; and at 15-17 West 44th st offices to the Board of Trustees of the League for Political Education, Robert Erskine Ely, president. The company has also leased space in the Monolith Building, 45 West 34th st, to A. M. Dietrich, and at 15-17 West 44th st, the 9th floor to Frank C. Osmer, the store and basement at 290 5th av, for Irving E. Raymond, through Albert B. Ashforth, Inc., to Samuel Schwartz & Co; show rooms at 15-17 West 44th st, to Messrs. Thomas & Misky, importers of dress fabrics; the private house at 116 East 65th st, for Mrs. Alexander, to George B. Post, Jr., of Post & Flagg, 38 Wall st.

PEPE & BRO. have leased for Hattie S. Lanerds at 109 Waverly pl, a 4-sty house, to Silvia Caviglia for five years.

F. & G. PFLOMM leased for the Walden Pell estate the 6th loft at 24 West 30th st to Rosenberg & Heiferman, and the store at 2 East 30th st to J. R. Jones Co., wholesale dealers in

L. J. PHILLIPS & CO. has rented for the Union Real Estate Co. to Mrs. Abernathy 526 West 149th st, a 3-sty private dwelling.

PORTER & CO., in conjunction with Frank D. Veiller, leased for Sigmund Wechsler to the National Cash Register Co. of Dayton, Ohio, the store at 153 West 125th st.

GEO. R. READ & CO. leased for Charles F. Noyes Co. the 2d and 3d lofts at 253 Pearl st to Longyear & Co.; the building 36 Vandewater st to V. Monghesi; the store and basement at 49 Leonard st to Kahn Textile Co.; the 3d loft at 483-5 Greenwich st for Wm. A. White & Sons to Smith-Hogg & Co., and the 2d loft at 55 Barclay st, through to 56 Park pl, to Appleton Electric Co.

REAL ESTATE MANAGEMENT CO. leased for Mrs. George Weaver the dwelling 160 West 97th st to Mrs. Margaret Marsh.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to C. A. Van Nostrand & Co., Inc., half of the 6th floor at 40 Wall st.

SCHERICK & MENDEL (INC.) have leased the 4th floor to A. L. Reid & Co., importers of dress goods, and A. W. Porter & Co., importers of cotton goods, the 7th floor at 44-46 East 25th st.

SHAW & CO. have leased for the Simmons Realty and Const. Co. the 3-sty dwelling 89 Audubon av to Mrs. Van Name.

SHAW & CO. have leased for the Wm. Krauss Garage Corpn. the store 486 Central Park West to N. Nadler.

LOTON H. SLAWSON CO. has leased for the Burrell Realty Corporation offices at 171 Madison av to the Silve Co., Joseph R. Kathrens and F. Irving Fletcher; for Malcolm Smith & Co. office in the Cameron Building, 185 Madison av, to Alexander Brauer; for Greenwald Brothers space at 202 East 29th st to Di Salvo Brothers, antique furniture.

LOTON H. SLAWSON CO. leased for the Surrey Investors (Inc.) offices at 303 5th av to Schlaepfer Embroidery Works, and Persky & Steinwolf; for the Cuyler Realty Co., at 116-120 West 32d st, showrooms to B. & W. (Inc.); to Arthur E. Colgate offices for commercial photography; to C. Maviglia space for executive offices; and for Sol Stern offices at 31-33 East 27th st to the Emken Chemical Co.

MALCOLM E. SMITH & CO. leased apartments at 142 West 57th st to the Misses Larsen and Mrs. Anna Curtis.

UNITED STORES REALTY CO. has leased for a long term the building at 1489 Broadway to the Codington Restaurant Co., which intends using same in conjunction with the premises adjoining, after making extensive alterations.

CHARLES B. VAN VALEN leased offices at 95 William st to Joseph Kriskcher, Howard Williams, William E. Goodridge and to John

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G. Simonds; space at 51-53 Maiden la to I. Scheur, Pestanoff & Goodstein and Arthur H. Van der Lyn; the loft at 108 Park Row to the Lion Press, and space at 50-56 John st to Albert Lorsch & Co.

EDWARD C. H. VOGLER has leased for Anna M. Irving the store and basement at 513 Amsterdam av to Lichtman & Co.; also for Thomas J. Colton the store at 698 Amsterdam av to the American Co.

SIDNEY L. WARSOWER has leased for Annie Gould Patterson the store at 624 8th av to Daniel Reeves, Inc.; also for William Lynch's Sons the 3d lot at 626 10th av to the Atlas Press Clipping Bureau.

Brooklyn.

BULKLEY & HORTON CO. has leased 24-26 Vanderbilt av a 2-sty factory to the Reliance Aniline Dye Co; 225 Ryerson st, a 3-sty house to Mrs. Stanley; and 316 Green av, a 3-sty house to Mr. Raynor.

QUEENS LEASES

CHARLES E. RICKERSON has rented the 2-sty mill constructed building at 105-109 Underhill av to the Motor Vehicle Department of the Sloan Engineering Co. of Brooklyn.

Queens.

LEWIS H. MAY CO. has leased cottages at Arverne, L. I., for E. Weisbrock on Remington av to George Freyberg; for Miss Murphy on N. Clarence av to I. Wolff; for Suburban Realty Co. on the Boulevard to R. Arnold.

THE LEWIS H. MAY CO. ROCKAWAY PARK OFFICE (INC.) has leased cottages at Rockaway Park, L. I., for George Closs on Lincoln av to A. Cohen; for Harriet K. Murray on North 6th av to William H. Wood; for John Boerum on South Lincoln av to L. Birkenfeld.

Suburban.

FISH & MARVIN, in conjunction with Mrs. Gerrit Smith, have rented for Miner D. Randall his property known as "The Chimneys," furnished, at Tokeneke to Mrs. J. Wall Finn. The property consists of a large Colonial dwelling and several acres of land.

FISH & MARVIN have rented for Mrs. Z. A. Robinson, of Ithaca, N. Y., her property at Lake Mohegan, N. Y., to Arthur Stewart.

L'ECLUSE, WASHBURN & CO. have leased at at Plandome on Manhasset Bay the house of Robert Nunns on Woodland Dr to F. G. Lippert.

PEASE & ELLIMAN have rented, furnished, R. W. McAdam's place at Shippan Point, Stamford, Conn., to R. N. MacLea.

M. ROSENTHAL CO. has leased to the Gramercy Chocolate Co. the entire store in the Getty Square Building, Yonkers, N. Y., at an aggregate rental of about \$100,000 for a long term.

HERBERT A. SHERMAN has rented for Mrs. S. Wallace Bowles her new house, which has just been completed, with garage and garden, overlooking the Apawamis Club, at Rye, to Borge de Mossin, president of the Victoria Oil Co.

HERBERT A. SHERMAN has leased for Mrs. David S. Cowles her large stone house, garage and grounds at Milton rd and Apawamis av, Rye, N. Y., to Edward Mapleson for the summer, furnished.

CLIFFORD VAN SCHURMAN leased to Anthony J. Drexel Biddle, Jr., the Julien A. Ripley estate at Brookville, L. I. The property consists of 70 acres, with a large frontage in the North Hempstead turnpike, and has been held at \$10,000 a year.

REAL ESTATE NOTES.

A. KANE & CO. have been appointed agents for 363-365 West 116th st.

JULIUS SCOTT will move his office on May 1 from 3195 Broadway to 1 East 42d st.

HERMAN COHEN has moved his office from 36 Maiden la to 3521 Broadway, at 145th st.

THOMAS J. O'REILLY has been appointed agent by the Emigrant Industrial Savings Bank for 315 East 32d st.

M. MORGENTHAU, JR., CO. has moved its office to 25 Pine st, where the firm will occupy the entire third floor.

NEHRING CO. has been appointed agent for the taxpayer at the southeast corner of Audubon av and 182d st.

HOUGHTON COMPANY has been appointed agent for 73 West 68th st, 147 West 80th st and 306 West 89th st.

EDWARD C. H. VOGLER has been appointed agent for 320 West 96th st, 133-135 West 83d st, 134 West 90th st and 147-149 West 90th st.

CHARLES F. NOYES CO. has been appointed managing and renting agent for the 12-sty office building 27-29 Pine st, formerly owned and occupied by Kuhn, Loeb & Co.

WM. A. WHITE & SONS have placed for the Liberty & Church St. Co. \$150,000 at 4½ per cent. on the 5-sty building at the northeast corner of Church and Liberty sts.

GEORGE A. BOWMAN, real estate and insurance, announces the removal of his offices to the mezzanine and first floor of the American Savings Bank Building, 115 West 42d st.

NATHAN L. OTTINGER has established a mid-town office at 148 West 57th st, where he will continue to specialize in real estate in the 57th st and Columbus Circle sections.

GAINES, VAN NOSTRAND & MORRISON (INC.) were the brokers in the sale reported last week of the 4-sty dwelling 62 East 54th st for Mrs. Mary Lorton. The house was held at \$60,000.

NEW YORK TITLE INSURANCE CO. has made a building loan of \$35,000 to the Creston Building Co., August Busch, president, for the erection of a 6-sty apartment at the northeast

corner of 198th st and Creston av, to be ready for occupancy this summer.

THOMAS J. O'REILLY has been appointed agent by the Emigrant Industrial Savings Bank for 132-138 and 140-142 West 27th st; also by the Lynch Estate for 81-83 Beaver st and 3½ Perry st, and by John E. Wellwood for the "Eastview" at Morningside dr and 118th st.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION, Joseph S. Schwab, president, at its last regular meeting, held on April 17, voted to withdraw as a member affiliated with the United Real Estate Owners' Association. While the members of the association feel that it is to their advantage that they pursue their activities independently, they announce their intention of co-operating with other taxpayers or civic organizations on matters of mutual or general concern.

NEW YORK TITLE INSURANCE CO. has recently made the following loans: \$14,000 to Hoffstaetter Estate, on a 4-sty building, 309 Amsterdam av; \$12,500 to John W. Gilmore on his 3-sty dwelling, 118 West 91st st; \$7,500 to Charles A. Allen on a 3-sty dwelling, 427 Convent av; \$42,000 to L. C. Co. on 5-sty building at the southeast corner 165th st and Amsterdam av; \$14,000 to John Collins on a 4-sty dwelling, 605 Lexington av; \$13,000 to Ebba Anderson on two buildings at 506-8 West 36th st; \$45,000 to St. Nicholas Av Construction Co. on 5-sty new apartment at southeast corner Grand av and Buchanan pl, and \$30,000 to St. Nicholas Av Construction Co. on 5-sty new apartment on the east side of Grand av, 55 ft south of Buchanan pl.

OBITUARY.

THEODORE R. BOETZEL, retired real estate and insurance broker, died on Sunday at his home, 66 East 190th st, in his sixty-fifth year.

EDWIN V. BRAND, real estate broker and head of the firm of E. V. Brand & Son, with offices at 4505 Jamaica av and 4714 Liberty av, in the borough of Queens, died on Tuesday at his home, in Hollis, L. I., aged sixty-six. Mr. Brand was a member of Magnolia Lodge, No. 166, I. O. O. F.; Richmond Hill Council, R. A.; Woodhaven Exempt Volunteer Firemen's Association and the Pilgrim Congregational Church, Brooklyn Hills. His widow and a son, Lloyd G. Brand, survive him.

CHARLES A. PRELLER, for forty years associated with the Mutual Life Insurance Co. in Manhattan, died last Saturday at his home, 153 Lefferts pl, Brooklyn, aged sixty-eight. He is survived by his widow.

FREDERICK W. SCHETTLER, Brooklyn real estate dealer, died on Saturday, April 22, at his home, 600 East 5th st, Flatbush. He was sixty-three years old.

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 resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1916	1915
	Apr. 21 to 27	April 23 to 29
Total No.....	125	164
Assessed value.....	\$4,100,400	\$11,226,700
No. with consideration..	18	31
Consideration.....	\$489,500	\$1,107,400
Assessed value.....	\$628,000	\$1,274,500

	Jan. 1 to Apr. 27	Jan. 1 to April 29
Total No.....	2,399	2,332
Assessed value.....	\$133,715,850	\$131,975,419
No. with consideration..	367	323
Consideration.....	\$18,034,402	\$16,268,792
Assessed value.....	\$19,035,813	\$17,061,750

Mortgages.

	1916	1915
	Apr. 21 to 27	April 23 to 29
Total No.....	73	84
Amount.....	\$1,158,367	\$2,028,454
To Banks & Ins. Cos....	21	19
Amount.....	\$629,000	\$681,840
No. at 6%.....	29	42
Amount.....	\$444,567	\$1,079,014
No. at 5½%.....	2	1
Amount.....	\$12,500	\$30,000
No. at 5%.....	13	22
Amount.....	\$298,000	\$639,500
No. at 4½%.....	2	1
Amount.....	\$20,000	\$24,340
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	1
Amount.....	.....	\$3,000
Interest not given.....	27	17
Amount.....	\$383,300	\$252,600

	Jan. 1 to Apr. 27	Jan. 1 to April 29
Total No.....	1,214	1,324
Amount.....	\$36,612,293	\$29,267,067
To Banks & Ins. Cos....	283	255
Amount.....	\$17,579,925	\$11,764,022

Mortgage Extensions.

	Apr. 21 to 27	April 23 to 29
Total No.....	22	45
Amount.....	\$546,750	\$2,433,500
To Banks & Ins. Cos....	7	14
Amount.....	\$255,000	\$1,831,000

	Jan. 1 to Apr. 27	Jan. 1 to April 29
Total No.....	673	663
Amount.....	\$35,473,320	\$32,851,043
To Banks & Ins. Cos....	352	229
Amount.....	\$26,448,600	\$19,521,150

Building Permits.

	1916	1915
	Apr. 22 to 28	April 24 to 30
New buildings.....	19	19
Cost.....	\$2,569,200	\$2,290,800
Alterations.....	\$264,075	\$281,700

	Jan. 1 to Apr. 28	Jan. 1 to April 30
New buildings.....	162	172
Cost.....	\$18,928,995	\$21,198,265
Alterations.....	\$6,904,689	\$3,041,606

BRONX.

Conveyances.

	1916	1915
	Apr. 21 to 27	April 23 to 29
Total No.....	98	138
No. with consideration..	17	27
Consideration.....	\$130,893	\$320,362

	Jan. 1 to Apr. 27	Jan. 1 to April 29
Total No.....	1,914	1,978
No. with consideration..	271	236
Consideration.....	\$1,800,495	\$1,975,931

Mortgages.

	1916	1915
	April 21 to 27	April 23 to 29
Total No.....	59	79
Amount.....	\$291,418	\$1,065,359
To Banks & Ins. Cos....	5	10
Amount.....	\$50,500	\$168,200
No. at 6%.....	26	40
Amount.....	\$114,626	\$773,133
No. at 5½%.....	5	8
Amount.....	\$23,900	\$37,000
No. at 5%.....	15	11
Amount.....	\$99,700	\$93,190
Unusual rates.....	3	1
Amount.....	\$678	\$300
Interest not given.....	10	19
Amount.....	\$52,514	\$161,736

	Jan. 1 to April 27	Jan. 1 to April 29
Total No.....	1,081	1,058
Amount.....	\$10,782,016	\$9,514,104
To Banks & Ins. Cos....	94	74
Amount.....	\$2,383,000	\$1,720,250

Mortgage Extensions.

	April 21 to 27	April 23 to 29
Total No.....	13	9
Amount.....	\$297,167	\$155,800
To Banks & Ins. Co....	5	.....
Amount.....	\$233,000	.....

	Jan. 1 to April 27	Jan. 1 to April 29
Total No.....	264	270
Amount.....	\$5,737,857	\$5,490,915
To Banks & Ins. Cos....	998	69
Amount.....	\$3,033,000	\$1,732,250

Building Permits.

	1916	1915
	April 21 to 27	April 23 to 29
New buildings.....	20	35
Cost.....	\$555,750	\$1,064,850
Alterations.....	\$11,150	\$15,600

	Jan. 1 to April 27	Jan. 1 to April 29
New buildings.....	237	333
Cost.....	\$7,027,640	\$9,835,080
Alterations.....	\$328,425	\$177,685

BROOKLYN.

Conveyances.

	1916	1915
	Apr. 20 to 26	April 22 to 28
Total No.....	423	430
No. with consideration..	43	57
Consideration.....	\$227,258	\$241,801

	Jan. 1 to Apr. 26	Jan. 1 to April 28
Total No.....	7,047	6,903
No. with consideration..	677	739
Consideration.....	\$5,003,197	\$6,527,822

Mortgages.

	1916	1915
	Apr. 20 to 26	April 22 to 28
Total No.....	300	331
Amount.....	\$1,258,115	\$1,195,236
To Banks & Ins. Cos....	94	69
Amount.....	\$509,875	\$393,050
No. at 6%.....	176	174
Amount.....	\$495,744	\$457,320
No. at 5½%.....	65	113
Amount.....	\$490,725	\$595,970
No. at 5%.....	35	30
Amount.....	\$154,150	\$112,600
Unusual rates.....	1	.....
Amount.....	\$300	.....
Interest not given.....	23	14
Amount.....	\$117,196	\$29,346

	Jan. 1 to Apr. 26	Jan. 1 to April 28
Total No.....	5,154	5,021
Amount.....	\$21,275,302	\$19,793,394
To Banks & Ins. Cos....	1,184	835
Amount.....	\$8,029,550	\$4,985,091

Building Permits.

	1916	1915
	Apr. 21 to 27	April 23 to 29
New buildings.....	103	126
Cost.....	\$567,850	\$981,050
Alterations.....	\$122,485	\$59,945

	Jan. 1 to Apr. 27	Jan. 1 to April 29
New buildings.....	2,047	1,743
Cost.....	\$16,138,900	\$13,859,515
Alterations.....	\$1,599,401	\$1,189,629

QUEENS.

Building Permits.

	1916	1915
	Apr. 21 to 27	April 23 to 29
New buildings.....	113	142
Cost.....	\$558,575	\$474,790
Alterations.....	\$30,473	\$16,224

	Jan. 1 to Apr. 27	Jan. 1 to April 29
New buildings.....	1,862	1,707
Cost.....	\$8,056,542	\$6,313,306
Alterations.....	\$436,274	\$285,341

RICHMOND.

Building Permits.

	1916	1915
	Apr. 21 to 27	April 23 to 29
New buildings.....	26	76
Cost.....	\$115,758	\$108,423
Alterations.....	\$6,065	\$9,900

	Jan. 1 to Apr. 27	Jan. 1 to April 29
New buildings.....	286	320
Cost.....	\$520,052	\$768,052
Alterations.....	\$70,214	\$54,345

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

A WEEK of diplomatic uncertainties might have been expected to have a deterring effect upon business enterprise, but the effect upon building plans and pending contracts has not been appreciable. Reports to the Record and Guide show more general contracts awarded than usual, besides important new plans on architects' boards, and much work being figured. The only backward disposition noticed was in contracting for structural steel.

Two movements of rare significance are developing in midtown. One centers around the Grand Central Station and will result in considerable hotel construction sooner or later, and the other centers at Times Square, and will produce several theatres of high rank eventually. A number of neighborhood picture theatres are also on the boards.

The announcement from the New York Central regarding the preparation of plans for its new hotel is taken to mean that the company is anxious to bring the leasing matter to a head. Inside intimations are that negotiations for the lease are still in progress, with several hotel managers inquiring. The latest rumor is that the Statlers will build on Madison avenue, opposite the Ritz, and that there are still other hotel projects near the Grand Central.

The Record and Guide is able to make the first public announcement of the name of the lessee of the new Pennsylvania Hotel. He is Franklin J. Matchett, of Milwaukee. Doubts that the project was really going ahead at this time apparently have been definitely banished.

Another remarkable building movement is generating in schools, churches and eleemosynary institutions. Millions of dollars are represented by the plans in architects' offices for this class of work in and near New York. The country residential movement, of which this paper already has spoken, has taken on large proportions. An unusual number of costly mansions are being built and planned.

A close observer of building conditions remarked to the Record and Guide this week that the rebuilding movement for the old wholesale district was causing a postponement of plans for loft buildings north of 34th street. A number of projects had lately been laid aside.

In the steel, cement and lumber trades, local and general, there is no abatement of activity. The prosperity of the steel trades was typified by the remarkable report of the U. S. Steel Corporation. Top prices are being paid for structural

shapes, sheets, wire products, tin plate and other classes of steel. The railroads are adding their orders for constructive materials to those of industrial corporations and builders. Prices for fundamentals are for the most part steady.

One of the most disturbing circumstances in both the local and general industrial situation is the shortage of common labor and the advantage which organized labor seems determined to take of the improvement in business prospects. There is official confirmation for the statement that an employer whose works are within an hour's run of the city, after applying at the State and municipal employment bureaus, and advertising prominently in the papers, for nearly one thousand experienced shop men, such as machinists and electricians, was able to get only six artisans.

No agreement has yet been reached between the employers and journeymen in the woodworking trades of the metropolitan district. The advance offered by the employers has not been accepted. It is understood that the last word will not be said until this noon. The men will then know whether or not they are to come back to work next Monday. These trades employ 20,000 men in busy times.

Alteration work bulks large in Manhattan. Usually it is more profitable than contract work. Adding the estimated cost of both alterations and new buildings, for which plans have been filed to date, gives a sum exceeding the record for the corresponding period last year, and leaves the Bronx as the only borough with less work scheduled than a year ago. The prospect is that the fall months will see all the boroughs exceedingly busy with building operations.

Engineers, firemen and sailors generally, on all the harbor and coastal lines, are demanding higher wages, to take effect on Monday—otherwise they will strike. This will add more trouble to the freighting difficulties, if the demands are not satisfied. The railroad managers and commercial associations are co-operating to reduce the shipping congestion. Some of the remedies have proved ineffectual. The experiment of keeping piers open at night and on Sunday has been abandoned, as merchants refused to keep their places of business open to receive goods. The pier congestion now constitutes the crux of the whole situation. The export manager of a large establishment says he recently rode past fifty miles of loaded freight cars, more or less on third tracks, all waiting to get into New York.

strike of the tugboatmen next Monday, manufacturers in all the districts have been shipping as heavily as their available facilities permitted. The market has absorbed practically all that has been sent. To what extent the boatmen's strike will affect brick shipments is problematical.

Hudson River brick is now selling at almost the same level as last year at this time, when the quotations were \$7.25@\$.75. Fireproofing materials generally are contending with the same labor and transportation problems as the brick interests.

The weekly summary follows:

Official transactions in the wholesale market for North River brick, for the week ending Friday a. m., April 28:

Condition of market, easy; demand, good. Prices, \$7.50@\$.75 (in cargo lots to dealers, alongside wharf, N. Y.). Number of cargoes sold, 54. Distribution: Manhattan, 10; Bronx, 14; Brooklyn, 21; New Jersey, 9. Cargoes left over Friday a. m., 13.

Lumber.—The weather has favored a good movement of lumber from the yards, especially in Brooklyn, Queens and the suburbs. Deliveries are the

chief factor in the present market. Wholesale prices lack uniformity, mainly on account of transportation conditions, as no shipper seems to know exactly where the base price ought to be.

Spruce is in strong demand, but as vessels are scarce few random cargoes have reached the market so far, and these have been placed at full figures. Hemlock moves at the base price of \$24, adopted February 26. North Carolina pine prices are not uniform, but the demand is steady. Long leaf yellow pine deliveries from shippers are slow, but so far locally the material has been moving freely. Stocks of white pine are scant and broken, and quotations are full in consequence.

For hardwoods a steady increase in demand is reported. Mahogany is commanding fancy figures. Quartered oak is quoted at \$88 to \$95; plain oak, \$58 to \$60.

Structural Steel.—New buying of structural steel has fallen off this week. Doubtless this is attributable to the international situation. Notwithstanding, current business in hand is double what it was a year ago. Important plans are being figured and, in spite of the emphasis being put on steel prices, they will be translated into contracts eventually.

The great handicap of new contracting is inability to get material inside of three to four months and often longer. Where buyers will not pay warehouse prices for quick results, they are content while diplomatic complications are possible to wait until the uncertainties disappear. The plans that have been taken out of the market involve in nearly every case some speculative element, as in apartment and mercantile buildings.

The work for large corporate interests, like railroads, is coming out without hesitancy. Plans are being perfected for the large commercial hotel which the New York Central Railroad will erect on its premises at Lexington avenue, 42d and 43d streets. The Geo. A. Fuller Company was the general contractor for the Biltmore. The Central received bids this week for the steel needed for the new Poughkeepsie station building, 650 tons. The railroads are doing a large amount of bridge building.

Post & McCord will erect the steel for the Arthur Brisbane loft building at 21-23 West 38th street. The Pennsylvania Steel Company was the lowest bidder for the two pier sheds to be erected for the Dock Department at the foot of 56th and 57th streets, at \$498,100 and \$543,000 respectively.

Sheet Steel.—Prices on light gauge black sheets and also on galvanized are higher, and the mills report specifications against contracts very heavy. On blue annealed, electrical and other high grades of sheets the demand is particularly heavy, and some mills have practically their entire output sold up for the remainder of this year. It is expected that prices on these grades of sheets will be higher in the near future, due to the steady advance in prices of sheet bars and the heavy demand.

Tin Plate.—The American Sheet & Tin Plate Company has put its official price on coke plates at \$4.25 per base box, but none of the mills is selling tin plate on new orders at less than \$4.50 per base box, some sales having been made at that price for delivery in last quarter, and also for fairly prompt shipment from stocks. New York dealers quote \$5.75 at \$5.85 for Bessemer plates.

Roofing Papers and Felts.—Owing to the lack of sufficient raw material, the quotations on building and roofing papers and felts are about as high as in any former busy year.

Brick.—North River brick was in good demand in the wholesale market this week, but under large supplies prices eased off to \$7.50@\$.75 per M., for cargoes, to dealers, at the wharf. This was a horizontal cut of 25 cents per M. Fifty-four cargoes were taken out of the market, nine more than last week. Of the thirteen cargoes left at the opening of business on Friday morning, ten were sold before noon.

Brick manufacturing started this week on the pallet yards, but none of the open yards has started yet, owing to weather conditions. Negro laborers from the South have begun to arrive for the season's work. What the ultimate supply of labor will be is still a problem. No one can predict the course of future prices under the circumstances.

At the Raritan yards labor is very scarce, and the boatmen have had to be utilized. Under large demand and limited supply, Raritan is quoted this week at \$8.50 flat to dealers, with no concessions for future delivery.

In anticipation of the threatened

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.....\$7.50@**\$7.75**
Raritan common.....@ **\$8.50**

Second hand common, per load
of 1,500.....4.25@ 4.50

Front or face, in car lots.....20.00@36.00

Paving brick.....24.00@—

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.....1.05@—

Mill base.....1.00@—

Con. Rosendale net, to dealers, wood or duck bags.....1.20@—

Dealers' net prices to job.....1.20@—

7½c. bag; return on bags.....No Quotation

Alsen's German.....No Quotation

Dyckerhoff German.....No 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@.81

Five-gallon cans......91@—

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.....\$4.30@**\$4.50**

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@—

Quartered oak.....\$88.00@**\$95.00**

Plain oak.....\$58.00@ **\$60.00**

PLASTER—(Basic prices to dealers 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)......07¼

Boards, ¼ in. x 8 ft......11

¾ in. x 8 ft......145

1½ 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..\$2.69@**\$3.169**

Beams & channels over 14 in..\$2.69@**\$3.169**

Angles 3x2 up to 6x8.....\$2.69@**\$3.169**

Zees and tees.....\$2.69@**\$3.169**

Steel bars, half extras.....\$2.69@**\$3.169**

TURPENTINE:

Spot, in yard, per gallon...\$0.49½@**\$0.50**

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

MODERN OPEN STAIR TENEMENTS

New Group to be Erected in Harlem,

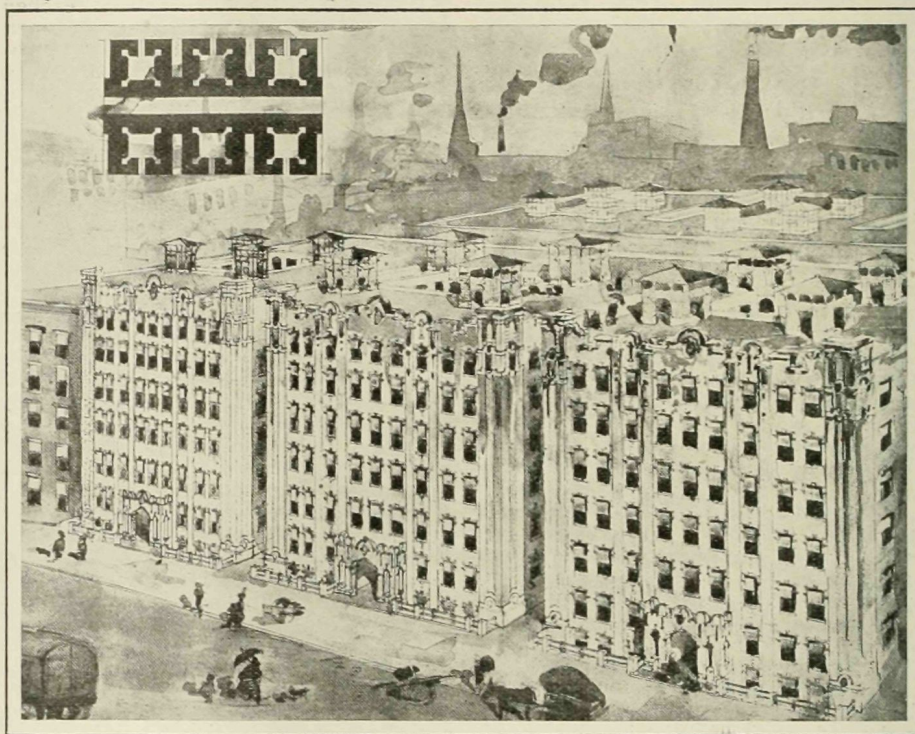
Covering a Tract of About Two Acres

WORK has been started on the plans for a group of model tenement houses scheduled for erection in Harlem at a cost exceeding one million dollars. The development will occupy a tract comprising twenty-six lots, or nearly two acres, in 146th street, through to 147th street, between Seventh and Eighth avenues. Henry Atterbury Smith and William P. Miller, associated architects, 52 Vanderbilt avenue, have charge of the preparation of the plans for the Open Stair Dwellings Company, Inc., which is the outgrowth of a former parent company which built the John Jay Open Stair Dwellings in extreme East 77th street.

This project will consist of six separate units, each six stories in height with frontages of 108 feet, and the group has been arranged to provide accommodations for a total of 648 families in suites of two, three and four rooms, each with bath. Spacious courts and a maximum

placement of furniture. The plumbing fixtures throughout the buildings will be of iron, enamelled in white. In the basement of each unit there will be a public laundry equipped with steam dryers.

If the present plans do not miscarry, a kindergarten, probably of the Montessori type, will be installed in one of the buildings, and in connection with the office will be operated a branch of the Penny Provident Bank. These interests will not come under the management of the owners, but they will co-operate in making them possible and successful. For the further benefit of the tenants, a co-operative store will be installed in one of the buildings of the group. This store will not compete with the neighboring stores on the avenues, but will have for sale the things difficult to obtain in the vicinity. Another special feature of this operation will be the public dining-room, run at cost, with the idea of making the buildings more attractive to tenants, as



Henry Atterbury Smith & Wm. P. Miller, Asso. Archts.
NEW OPEN STAIR TENEMENTS FOR HARLEM.

amount of fresh air will be, with the open stair treatment, the distinguishing features of this operation. Each unit has been planned with a street court on either side and a large central court which is connected with the street by a broad central passage, unobstructed by gate or door. Located in the four corners of these central courts are the stair recesses, protected from the elements, but open to the air and sunlight. This arrangement obviates the necessity of tenants passing through foul smelling and dark corridors, as is so often the case in tenements of other types. There are no interior halls or stairs planned in these houses, the space usually devoted to these features being utilized in making larger rooms. Each tenant is perfectly isolated after stepping over the threshold from the stair court recess. Even the dumb-waiter is located upon the open stair recess, so that no odors or germs can be transmitted from one suite to another.

Each suite in these buildings will be completely equipped with modern house-keeping appliances. Every suite contains a large living-room. The kitchens are to be provided with a gas range, single wash tray, sink, dresser and refrigerator, all planned for the most economical utilization of space. The rooms are heated with steam. Built-in closets have been provided where practicable and are located with due regard to the

many couples work all day and return home at night too tired to properly prepare meals.

The property on which these buildings will be erected has recently been purchased and active construction will be started as soon as the plans are completed so that the structures will be ready for occupancy before the cold weather next autumn. The location of this project is a good one from the viewpoint of transit facilities. The site is mid-way between express stations on the Sixth and Ninth Avenue Elevated lines, and is close to the crosstown surface line into the Bronx.

Rentals in these buildings will be arranged according to the laws of supply and demand and will vary to suit the pockets of as large a variety of people as possible.

Plans for Italian Theater.

Preliminary plans have been prepared in the office of Nicholas Serracino, architect, 1170 Broadway, for a playhouse which will be known as the "Salvini Theater." This project will be devoted for a certain period of each season to the higher class of Italian plays with casts brought over from Italy; and the remainder of the season to be given over to American and foreign successes. The direction of this operation will be in the hands of Alessandro Sapelli and Nelson Roberts. The exact location of this the-

atre has not been announced, but it is stated that it will be centrally located, close to the residential section and within easy reach of all means of transportation. The structure as planned will have a seating capacity of approximately 2,000 persons, and has been designed in the style of the Italian Renaissance.

Newark Church to Build Loft.

The Third Presbyterian Congregation, U. B. Brewster, president of the Board of Trustees, has selected John T. Simpson, architect and engineer, Essex Building, to prepare the plans and specifications for the twelve story fireproof loft building which is projected at the corner of William street and Chapel Court. The structure will occupy a plot 100 x 120 feet, and will be constructed of reinforced concrete with brick veneered walls. The building will be designed and erected strictly in accordance with the best practice in this line of construction, and will contain all of the most modern fire prevention and safety devices.

Plans for Long Island Residence.

Palmer, Hornbostel & Jones, architects, 63 William street, Manhattan, are preparing the preliminary plans for a 2½-story residence, with garage and out-buildings, to be erected at Centerport, L. I., for John Stewart, 52 Vanderbilt avenue, Manhattan, owner. The buildings will probably be constructed of brick and local stone, with floors of reinforced concrete. The construction will be fireproof throughout. The working plans for this operation have not been started and estimates will not be taken for some time. The project will probably cost in the neighborhood of \$200,000.

Contract for Apartment.

H. H. Oddie, Inc., 251 Fourth avenue, has obtained the general contract for the construction of the thirteen-story apartment house at the northeast corner of Madison avenue and 72d street, from plans prepared by Rouse & Goldstone, architects, 40 West 32d street. The structure will occupy a plot 56x100 feet, and will be fireproof throughout, with facades of brick, terra cotta and Indiana limestone. The owner of this operation is East 72 Street, Inc., Leo M. Klein, president, 149 Broadway. The cost of the project is placed at approximately \$300,000.

Residence for John S. Rogers.

Trowbridge & Livingston, architects, 527 Fifth avenue, have been retained to prepare the plans and specifications for a modern five story dwelling on a plot 30 x 90 feet at 53-57 East 79th street, for John S. Rogers, lawyer, 27 Cedar street. The proposed structure will be fireproof throughout and will have a facade built of face brick with trimmings of Indiana limestone. Further details of this operation will be announced at a later date.

PERSONAL AND TRADE NOTES.

U. S. Mineral Wool Co. will move its offices May 1, from 140 Cedar street, to 280 Madison avenue.

Jump House Wrecking Co. has moved its office from 45 West 34th street, to 210 West 14th street.

D. A. Clous, architect, has opened an office for the practice of his profession at 331 Madison avenue.

Henry B. Herts, architect, formerly located at 345 Fifth avenue, has moved his offices to 507 Fifth avenue.

William Horn Company, general contracting, has moved its offices from 37 East 28th street to 301 East 64th street.

Raymond F. Almira, architect, recently moved his offices from 185 Madison avenue to new quarters at 12 East 46th street.

R. A. Bartholomew is now in charge of the New York office of the Ruud Manufacturing Co., 115 Broadway, maker of gas water heaters.

Schneider & Dieffenbach, architects, have moved their offices from 220 Broad-

way, Manhattan, to 84 Washington street, Hoboken, N. J.

Ward & Walker, architects, have moved their offices from 1328 Broadway, to the Vanderbilt Concourse Building, 52 Vanderbilt avenue.

Samuel Bessman, architect, recently opened offices for the general practice of his profession in the Clinton Building, 16 Clinton street, Newark, N. J.

Clark & Appelman, general contractors, have moved their offices to the new Foster Building, Madison avenue and 40th street. Telephone, Vanderbilt 4635.

Blome Sinek Co., general building contracting, Chicago, Ill., has recently moved its New York office to Suite 1540, Equitable Building, 120 Broadway.

Edward F. Croker, Jr., the son of the ex-fire chief of New York City, has joined the engineering staff of the Pyrene Manufacturing Co., 52 Vanderbilt avenue, maker of the Pyrene fire extinguisher.

Thompson-Bonney Company, electrical contracting, 45 York street, Brooklyn, recently leased the four-story and basement building at 18-20 Henry street, and will move its shop and office to the new location.

John A. Bachman, 273 West 117th street, plumbing and heating contractor for Peter Doelger realty, desires catalogs and samples from manufacturers and jobbers in plumbing, heating and lighting fixtures.

Amos F. Schaeffer, consulting engineer in charge of sewers for the Borough of Manhattan, has been promoted by Borough President Marks to succeed Ernest P. Goodrich, who recently retired as consulting engineer of the borough.

G. Lloyd Preacher, architect, Augusta, Ga., announces that his office and equipment was destroyed in the recent fire which occurred in that city and desires catalogues and samples from manufacturers and jobbers interested in the building trades.

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

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William Weissenberger, Jr., who retired after sixteen years service as architect for the New York Edison Company, was recently given a testimonial dinner at the Biltmore by the officials and his friends in the company. Among the sixty-five present were Nicholas F. Brady, president; Thomas E. Murray and John W. Lieb, vice presidents; Joseph Williams, treasurer; Arthur Williams, general commercial manager; H. M. Edwards, J. P. Sparrow, Philip Torchio, W. W. Erwin, E. M. Van Norden and C. B. Grady.

NO ARCHITECTS SELECTED.

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

BRONX.—The Church of St Frances of Rome, Rev. Father E. P. Moore, pastor, Richardson av, Wakefield, N. Y., contemplates the erection of a parochial school in the Williamsbridge section, exact location of which will be announced later. No architect selected.

ELIZABETH, N. J.—The Board of Education of the City of Elizabeth, W. B. Timms, president, contemplates the erection of a brick public school in the Broadway section, to cost about \$52,000, architect for which has not been selected.

PHILLIPSBURG, N. J.—Knights of Columbus, Lodge No. 474, Mathew Kingfield, chairman Building Committee, contemplates the erection of a 2-story brick and limestone club house, 44x80 ft, in South Main st, to cost approximately \$15,000. Architect not selected.

SCHENECTADY, N. Y.—The Ingersoll Memorial Home, Willis T. Hanson, president, contemplates the erection of a home for aged men on Campbell av, to cost about \$40,000, architect for which has not been selected.

PLANS FIGURING.

MUNICIPAL.

MORRIS PLAINS, N. J.—The New Jersey State Hospital for the Insane, P. J. Ryan, president, is taking estimates on general contract to close 2 p. m., May 5, for an addition to the 2-story tile and stucco fire house to be used as sleeping quarters. Geo. S. Drew, Trenton, N. J., State Architect. Cost, \$10,000.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—The Board of Education of Jersey City, Thomas Loughran, president, is taking estimates on general contract to close 8 p. m., May 3, for the construction of P. S. No. 16, containing 14 class-rooms, at Sussex and Washington sts, from plans by John T. Rowland, Jr., 98 Sip av, architect.

WEST NEW BRIGHTON, S. I.—Lippe Contracting Co., 52 Vanderbilt av., Manhattan is figuring the general contract and desires estimates on all subs at once for the 2-story brick parochial school for the Church of the Sacred Heart, from plans by Fred L. Metcalf, architect, Plainfield, N. J.

STORES OFFICES AND LOFTS.

BRONX—Wm. H. Henderson, Jr., Inc., 10 East 30th st, is figuring the general contract and desired estimates on all subs for the 2-story brick business building at the southwest cor of 146th st and 3d av, for the Reformed Protestant Dutch Church of Mott Haven, from plans by Albert E. Davis, architect.

THEATRES.

NEWARK, N. J.—Lippe Contracting Co., 52 Vanderbilt av, Manhattan is figuring the general contract and desires estimates on all subs at once for the 2-story brick theatre and office building at 103 Market st, for the Market & Beaver Realty Co., from plans by Thos. Lamb, architect, Manhattan.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

WADSWORTH AV.—Geo. Keister, 56 West 45th st, has completed plans for three 5-story brick and limestone apartments, 66x100 ft, on the east side of Wadsworth av, between 189th and 190th sts, for T. W. Stemler, Jr., Inc., 366 West 11th st, owner. Cost, \$150,000.

MADISON AV.—Rouse & Goldstone, 40 West 32d st, have completed plans for alterations to synagogue into a 4-story apart-

ment and office building on the west side of Madison av, 25 ft south of 66th st, for the Alliance Realty Co., Wm. H. Chesebrough, president, owner and builder. Cost, \$75,000.

22D ST.—J. M. Felson, 1133 Broadway, has plans in progress for a 6-story brick apartment, 60x88 ft, at 261-265 West 22d st, for Max Gold, 38 Fort Washington av, owner and builder. Cost, \$60,000.

15th ST.—Rouse & Goldstone, 40 West 32d st have completed plans for a 6-story brick tenement 50 x 90 ft at 257-251 West 15th st for Chas. Rubinger, 220 Broadway, owner and builder. Cost \$50,000.

15TH ST.—Rouse & Goldstone, 40 West 32nd st have completed plans for two 6-story apartments 48 x 90 at 244-252 West 15th st for Chas. Rubinger, 220 Bway, owner and builder. Total cost \$100,000.

DWELLINGS.

WASHINGTON SQ.—Fox & Gale, 3 Park st, Boston Mass, have been retained to prepare plans for alterations to the 4-story brick studio and residence 27 x 45 ft at 23 Washington sq North, for Max Shopp 36 West 12th st, owner. Details later.

32nd ST.—William Baumgarten & Co., 15 5th av have completed plans for alteration to the 4-story brick dwelling 41 x 80 ft at the northwest cor of Park av and 37th st for Emily L. Pell Coster, owner on premises. Cost \$10,000.

STABLES AND GARAGES.

DYCKMAN ST.—H. M. Nelson, 16 Oakland st, Woodhaven, L. I., has completed plans for a 1-story brick garage, 25x100 ft, at 240-244 Dyckman st, for Robert Veitch, owner and builder, on premises. Cost, \$8,000.

54TH ST.—Milton Zeisler, 433 East 74th st, has plans in progress for alterations to the 4-story brick garage, 50x100 ft, at 138-140 West 54th st, for the Estate of Seaman Lichtenstein, 107 Barclay st. Architect builds. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

CORTLAND ST.—Schwartz & Gross, 347 5th av, have plans in progress for an 8-story brick office building, 21x55 ft, at 16 Cortland st, 25 ft west of Greenwich st for Henry J. Schnitzer, 141 Washington st, owner. Cost, \$30,000.

55TH ST.—Daniel Meehan, 2 Amsterdam av, contemplates the erection of two 6 or 10-story loft buildings on plot 162x100 ft, at 432-444 West 55th st. Details and architect's name will be announced later.

THEATRES.

125TH ST.—Thomas W. Lamb, 644 8th av, is preparing plans for a 2-story brick theater seating 2,500, with roof garden seating 2,000, on the north side of 125th st, west of 7th av, through to 126th st, for Marcus Loew, 1493 Broadway, owner. Details will be announced later.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

180TH ST.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for two 5-story brick apartments, 75x100 ft, at the northwest corner of 180th st and Harrison av for the Harrison Av Building Co., Thomas Bunt, president, 215 West 125th st, owner and builder. Total cost, \$95,000.

171ST ST.—C. B. Meyers, 1 Union sq, is preparing plans for a 5-story brick and terra cotta apartment, 72x100 ft, in the south side of 171st st, 95 ft east of Washington av, for E. Lapin, 661 Tinton av, owner and builder. Cost, \$65,000.

168TH ST.—Herbert M. Baer, 665 5th av, is preparing plans for a 5-story brick and limestone apartment, 50x120 ft, in the north side of 168th st, 96 ft west of Union av, for Virgie Wurkauf, 438 West 54th st, owner. Cost, \$55,000.

PLIMPTON AV.—Samuel Katz, 405 Lexington av, has completed plans for a 5-story brick apartment, 50x88 ft, on the west side of Plimpton av, 250 ft north of 170th st, for the Enwil Holding Co., Inc., 505 5th av, Harry Turek, president and builder. Cost, \$35,000.

TOWNSEND AV.—Sass & Springsteen, 32 Union sq, are preparing plans for five 5-story apartments, 58x100 ft, on the west side of Townsend av, at East 170th st, for the Adroit Building Co., Joseph H. Brody, 6 West 32d st, president, owner and builder. Total cost, \$240,000.

SEABURY PL.—Goldner & Goldberg, 391 East 149th st, have completed plans for a 5-story brick and limestone apartment, 50x87 ft, in the north side of Seabury pl, 100 ft north of 172d st, for the Marbin Construction Co., Max Marcus, president, 507 East 171st st, owner and builder. Cost, \$45,000.

DWELLINGS.

136TH ST.—Lucian Pisciotta, 391 East 149th st, has completed plans for two 1-story brick store and dwellings, 23x77 ft, in the north side of 136th st, 100 ft east of Brook av, for the Luck Building Corp.,

Inc., Thomas Anable, president, 2328 Arthur av, owner and builder. Total cost, \$12,000.

NOBLE AV.—Frank E. Vitolo, 16 East 23d st, has completed plans for a 2½-sty brick and stucco dwelling, 25x50 ft, on the east side of Noble av, 200 ft north of Ludlow av, for Paul S. Perazzone, 64 Morton st, owner and builder. Cost, \$5,000.

MAPES AV.—U. S. Bandesson, 2136 Clinton av, has completed plans for two 2-sty brick dwellings, 17x45 ft, on the west side of Mapes av, 178 ft north of 181st st, for Lawrence Loewenstein, 2141½ Mapes av, owner and builder. Cost, \$4,000 each.

STORES, OFFICES AND LOFTS.

FORDHAM RD.—Sass & Springsteen, 32 Union sq, are preparing plans for a 2-sty brick taxpayer, 34x44 ft, at the northwest corner of Fordham rd and Grand av, for the Elm Realty Corp., owner and builder, c/o architects. Cost, \$10,000.

FORDHAM RD.—Arco Realty Co., M. S. Auerbach, pres, 30 East 42d st, contemplates the erection of a 2-sty brick business building on a plot 114.5x137 ft in the north side of Fordham Road, 129 ft east of Valentine av. Name of architect and details will be announced later.

THEATRES.

BURNSIDE AV.—Gronenberg & Leucht, 303 5th av, have plans in progress for a theatre and eight stores occupying a plot 100x136 ft, at the northeast corner of Burnside av and Fordham rd for Irving Judis, 7 East 42d st, owner and builder. Cost, \$40,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

SHERIDAN AV.—Louis Berger & Co., 1652 Myrtle av, have plans in progress for eight 3-sty brick apartments, 25x70 ft, on Sheridan av, north of Liberty av, for Levy Bros., 189 Montague st, owners and builders. Total cost, \$56,000.

SOUTH 2D ST.—Sass & Springsteen, 32 Union sq, Manhattan, have completed plans for a 6-sty brick and terra cotta apartment, 50x100 ft, at the southeast corner of South 2d st and Keap st, for Aaron Siegel, 558 Bedford av, owner and builder. Cost, \$45,000.

PRESIDENT ST.—Slee & Bryson, 154 Montague st, have completed plans for a 4-sty brick apartment, 25x89 ft, at 1181 President st, for Harris & Gill, 1183 President st, owners and builders. Cost, \$25,000.

PARKSIDE AV.—W. T. McCarthy, 16 Court st, is preparing plans for a 5-sty brick apartment, 97x100 ft, on the south side of Parkside av, 43 ft east of St. Paul's pl, for the Bay Building Co., Max Bernstein, president, 35 Nassau st, owner and builder. Cost, \$90,000.

63D ST.—Shampan & Shampan, 772 Broadway, have preparing plans for a 4-sty brick apartment, 21x72 ft, at the northeast corner of 63d st and 5th av, for Geo. F. Hudson, 5502 16th av, owner and builder.

HAVEMEYER ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 6-sty brick apartment at the northwest cor of Havemeyer and Hope sts, for the Ross Land Co., owner and builder. Cost \$45,000.

DEAN ST.—Laspia & Salvatti, 525 Grand st, have plans in progress for a 3-sty brick apartment, 27x70 ft at the north east cor of Dean st, and Rochester av for John F. Birch, 1496 Prospect pl, owner and builder. Cost \$8,000.

CLINTON AV.—Slee & Bryson, 154 Remsen st, are preparing preliminary plans for a 6 sty brick apartment, 51x135 ft on the east side of Clinton av, 301 ft north of Gates av, for owner to be announced later. Cost \$115,000.

DWELLINGS.

EAST 23D ST.—Wm. Richter, 679 West st, has completed plans for four 2-sty frame dwellings, 17x40 ft, at the southeast corner of East 23d st and Av Q, for Louis R. Paulson, 1147 Lincoln pl, owner and builder. Total cost, \$10,000.

68TH ST.—Harry Rocker, 9005 5th av, has plans in progress for six 2-sty brick dwellings, 18x42 ft, in the north side of 68th st, 100 ft east of 6th av, for Grant Gregory, Bennett ct, Bay Ridge, owner and builder. Total cost, \$24,000.

LANCASTER PL.—Geo. M. Miller, 381 Putnam av, has completed plans for ten 2-sty frame dwellings, 17x43 ft, in Lancaster pl, 100 ft east of Coney Island av, for Wm. W. Winteroth, 375 Av Y, owner and builder. Cost, \$3,000 each.

73D ST.—Thos. Bennett, 5123 3d av, has completed plans for a 2-sty brick dwelling and garage at 73d st and 15th av, for Leonard Normando, owner and builder, on premises. Cost, \$8,000.

EAST 19TH ST.—Slee & Bryson, 154 Montague st, have completed plans for



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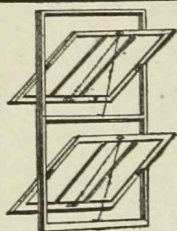
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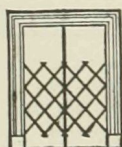


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three 2½-sty frame and stucco dwellings, 24x39 ft, in the east side of East 19th st, north of Av L, for E. T. Dickinson, 1139 East 19th st, owner and builder. Cost, \$5,000 each.

FLUSHING AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 2-sty brick dwelling, with store, 25x100 ft, on the north side of Flushing av, 275 ft west of Tompkins av, for the Tion Realty Co., A. Goodman, president, 905 Lafayette av, owner and builder. Cost, \$5,000.

70TH ST.—Chas. A. Olsen, 1762 69th st, is preparing plans for two 2-sty frame dwellings, 20x54 ft, at the northeast corner of 70th st and 19th av for Mrs. Hilda Nelson, 6911 19th av, owner and builder. Total cost, \$9,000.

CHURCH AV.—John C. Wandell, 4 Court sq, is preparing plans for four 3-sty brick dwellings, with stores, 20x50 ft, on the north side of Church av, 20 ft east of East 43d st, for A. Brody, 960 40th st, owner and builder. Cost, \$6,000 each.

83D ST.—J. C. Wandell, 4 Court sq, has completed plans for two 2-sty frame dwellings, 16x40 ft, in the south side of 83d st, 175 ft west of 10th av, for Frank Schuhle, 6317 7th av, owner and builder. Total cost, \$6,000.

HIGHLAND BLVD.—William C. Winters, 106 Van Sicklen av, has completed plans for a 2-sty brick residence, 38x25 ft, at the southwest corner of Highland blvd and Barbey st, for Herbert C. Smith, 356 Highland blvd, owner and builder. Cost, \$7,000.

ROCHESTER AV.—W. T. McCarthy, 16 Court st, is preparing plans for a 3-sty brick store and dwelling, 28x90 ft, at the northwest corner of Rochester av and President st, for Malbone-Rogers, Inc., Chas. Fleischling, president, 25 West 34th st, Manhattan, owner and builder. Cost, \$10,000.

CHURCH AV.—J. C. Wandell, 4 Court sq has plans in progress for a 3-sty brick store and dwelling, 20 x 70 ft at the north-east cor of Church av and East 43d st for Abe. Brody, 960-40th st, owner and builder. Cost \$8,000.

80th ST.—F. W. Eisenla, 186 Remsen st, has completed plans for seventeen 2-sty brick dwellings 20 x 62 ft, in the south side of 80th st, east of 5th av, for the John W. Sands Realty Co., 472-58th st, owner and builder. Cost \$5,000 each.

PACIFIC ST.—Jos. F. Bly, 422 St. Marks av, has completed plans for a 2-sty brick dwelling, 20 x 55 ft, in the north side of Pacific st, 295 ft east of Vanderbilt av for Henry J. Boehm, 1013 Pacific st, owner and builder. Cost \$4,500.

WEST 10th ST.—W. C. Winters, 106 Van Sicklen av, has completed plans for nine 2-sty brick dwellings, 18 x 45 ft in the east side of West 10th st, 164 ft north of Av D, for the Craftsman Home Corp., Otto Singer, pers, 248 Kings Highway, owner and builder. Cost \$3,500 each.

EAST 19th ST.—A. White Pierce, 26 Court st, has completed plans for two 2-sty frame dwellings, 22 x 45 ft in the west side of East 19th st, 180 ft south of Av K, for Geo. M. Craigen, 2801 Farragut Rd., owner and builder. Cost \$10,000 total.

82d ST.—B. F. Hudson, 319 9th st, has completed plans for five 2-sty brick dwellings, 20 x 55 ft in the north side of 82d st, 100 ft west of 4th av, for Geo. A. Bunnell, 458 6th av, owner and builder. Cost \$4,500 each.

FACTORIES AND WAREHOUSES.

RICHARDS ST.—Plans have been prepared privately for a 2-sty brick and steel factory, 40x100 ft, with extension, 50x60 ft, at the northeast corner of Richards and Delevan sts, for the American Smelting & Refining Works, 749 Hicks st, owner. Cost, \$25,000.

NORTH 11TH ST.—Wm. Higginson, 21 Park row, Manhattan, has plans in progress for a 1 & 6-sty reinforced concrete factory building, 100x100 ft, at the corner of North 11th st and Berry st, for McKesson & Robbins, 91 Fulton st, Manhattan, owners. Cost, \$90,000.

DOBBINS ST.—Gustave Erda, 826 Manhattan av, has completed plans for a 3-sty brick factory building, 45x70x100 ft, in the west side of Dobbins st, 100 ft south of Meserole st, for the Erdey Realty Co., 826 Manhattan av, owner and builder. Cost, \$15,000.

18TH ST.—Wm. Higginson, 21 Park row, Manhattan, has completed plans for a 3-sty brick and reinforced concrete factory building, 128x100 ft, in the south side of 18th st, west of 3d av, for R. M. Comey Co., 78 18th st, owner. Cost, \$45,000.

HOSPITALS.

KINGSTON AV.—Frank Freeman, 132 Nassau st, Manhattan, is preparing plans

for a 3-sty brick addition 50 x 70 ft to the hospital at the northwest cor of Kingston av and St Johns pl, for the Brooklyn Home for Consumptives, 240 Kingston av, owner. Cost \$20,000.

STABLES AND GARAGES.

MALBONE ST.—Jas. A. Boyle, 367 Fulton st, has completed plans for a 1-sty brick garage, 100x100 ft, in the south side of Malbone st, 90 ft east of Bedford av, for the Marmour Holding Co., 189 Montague st, owner and builder. Cost, \$12,000.

MALBONE ST.—S. Millman & Sons, 1780 Pitkin av, have plans in progress for a 2 and 3-sty brick garage, 100x100 ft, in the north side of Malbone st, between Rogers and Bedford avs, for the Rock Building Co., 1290 Ocean av, owner and builder. Cost, \$30,000.

OVINGTON AV.—F. W. Stork, 7416 3d av, has completed plans for a 1-sty brick garage, 80 x 159 ft on the north side of Ovington av 263 ft west of 5th av, for A. D. Constant, 7416 3d av, owner. Architect builds. Cost \$6,000.

MILLER AV.—W. C. Winters, 106 Van Sicklen av has completed plans for a 1-sty brick garage, 40 x 20 ft on the east side of Miller av, 50 ft south of Fulton st, for Chas. Pfeffer, 50 Sunnyside av, owner and builder. Cost \$4,000.

STORES OFFICES AND LOFTS.

3d AV.—Wm. Higginson, 13 Park Row, Manhattan has completed plans for a 6-sty reinforced concrete loft building, 74 x 460 ft on the west side of 3d av, 775 ft north of 36th st for the Bush Terminal Co, 100 Broad st, Manhattan, owner. Turner Const. Co., 11 Broadway, Manhattan, general contractor. Cost \$350,000.

THEATRES.

3D AV.—Thos. W. Lamb, 644 8th av, Manhattan, has completed plans for a 2-sty brick theatre, seating 1,500, 100x100 ft, at the southwest corner of 3d av and 51st st, for the Mystic Theatre Corp., 5108 3d av, owner and builder. Cost, \$125,000.

Queens.

DWELLINGS.

RICHMOND HILL, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 16x37 ft, on the east side of Guion av, 89 ft south of Jamaica av, for the Dickel Construction Co., 73 Dennington av, Woodhaven, L. I., owner and builder. Total cost, \$10,000.

WOODHAVEN, L. I.—T. H. Dein, 802 Diamond av, 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, 734 Diamond av, owner and builder. Cost, \$4,000.

WOODHAVEN, L. I.—Chas. Infanger & Son, 2634 Atlantic av, has plans in progress for two 2-sty frame dwellings, 19x55 ft, on Freedom av, for Thomas Smith, 8 Shipley st, Woodhaven, owner and builder. Total cost, \$7,000.

DUNTON, L. I.—I. M. Kirby, Jamaica, L. I., has completed plans for two 2½-sty frame dwellings, 16x38 ft, in the north side of Linden pl, 97 ft west of Morris av, for C. W. Steiner, 93 Globe av, Jamaica, owner and builder. Cost, \$5,000.

ARVERNE, L. I.—Wm. Sandifer, Rockaway Beach, L. I., has completed plans for four 2-sty frame dwellings, 19x36 ft, on the east side of Summerfield av, 200 ft south of the Boulevard, for Mary M. Mitchell, 391 East 149th st, New York City. Total cost, \$13,000.

GLEN MORRIS, L. I.—Harry Dein, 1035 Curtis av, Richmond Hill, has completed plans for two 2½-sty frame dwellings, 20x38 ft, in the west side of Briggs st, 236 ft north of Hawtree av, for Jacob Schad, Briggs av, owner and builder. Cost, \$6,500.

WOODHAVEN, L. I.—J. F. D. Beball, 10 North Washington st, Jamaica, has completed plans for twelve 2-sty frame dwellings, 16x36 ft, in the west side of Emerald st, 92 ft south of Chichester av, for the Lerner Realty Co., 812 Ocean View av, owner and builder. Total cost, \$36,000.

CORONA, L. I.—A. DeBlasi, 94 East Jackson av, has completed plans for a 3-sty brick dwelling, with stores, 20x55 ft, on the north side of Jackson av, 100 ft east of 50th st, for John DeBlasi, 3 Burnside av, owner and builder. Cost, \$5,000.

CORONA, L. I.—A. De Blasi, 94 Jackson av, has completed plans for a 3-sty brick store and dwelling, 22x55 ft, at the southeast corner of 45th st and Hayes av, for Leonardo Labrio, 15 47th st, owner and builder. Cost, \$5,000.

FOREST HILLS, L. I.—R. M. Farrington, 345 5th av, Manhattan, is preparing plans for a 2½-sty brick residence, 25x38 ft, at Forest Hills, L. I., for owner to be announced later. Cost, \$9,000.

MALBA, L. I.—Mann & MacNeill, 76 East 45th st, Manhattan are preparing plans for 2 tile and stucco dwellings 2½-stys in height for the Malba Estates Corp., 60

Liberty st, Manhattan. Standard Buildings Co., Inc., 70 East 45th st, Manhattan, General contractor.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY—Wm. Higginson, 21 Park row, Manhattan, has plans in progress for a 4-sty reinforced concrete factory, 270x88 ft, in the east side of Pearson st, corner Meadow st, for the Degnon Realty & Terminal Co., 30 East 42d st, Manhattan. Lessee, Defender Mfg. Co., 214 Av C, Manhattan. Cost, \$100,000.

JAMAICA, L. I.—Plans are being prepared privately for a 3-sty brick and reinforced concrete utility building, 50x82 ft, at the corner of Puntine and Jamaica avs, for the N. Y. Municipal Railway Co., 85 Clinton st, Brooklyn, owner. Cost, \$60,000.

STABLES AND GARAGES.

RICHMOND HILL, L. I.—Henry E. Haugaard, Hillside Bank Bldg has completed plans for a 1-sty brick garage 30x80 ft on the north side of Jerome av, 20 ft west of Bedford av for Terrence Rogers, Jerome av, owner and builder. Cost \$4,000.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Plans have been prepared privately for five 2-sty frame dwellings, 20x28 ft, on the west side of York av, 191 ft south of 3d st, for Wm. V. Cogan, 3d st, Hamilton Park, owner and builder. Total cost, \$15,000.

TOMPKINSVILLE, S. I.—Robert Curry, 45 Broadway, Manhattan, has completed plans for a 2-sty brick dwelling, 34x26 ft, in the east side of Tompkins Circle, 297 ft north of Fielder av, for the Pavilion Hill Corp., 251 Jersey st, New Brighton, S. I., owner and builder. Cost, \$4,000.

TOMPKINSVILLE, S. I.—John Davies, 177 Castleton av, has completed plans for a 2-sty brick dwelling, 23x48 ft, in the north side of Oxford pl, 300 ft west of Cebra av, for Thomas Brennen, Richmond Turnpike, owner and builder. Cost, \$4,000.

ARROCHAR, S. I.—Norman McGlashan, 1123 Broadway, Manhattan, has plans in progress for a 2½-sty frame dwelling, 30x50 ft, for B. N. Exton, owner, c/o architect. Cost, \$8,500.

Nassau.

DWELLINGS.

SANDS POINT, L. I.—John E. Liggett, 61 Bway, Manhattan contemplates the erection of a 2½-sty tile and reinforced concrete residence about 140x80 ft with garage. Architects name and details will be announced later.

SCHOOLS AND COLLEGES.

BETHPAGE, L. I.—I. B. Baylis, 55 Main st, Hempstead, L. I., has plans in progress for a 1-sty brick school, 50x39 ft, for the Board of Trustees of School District No. 20, Miss Carrie W. Smith, chairman. Cost, \$7,000.

Suffolk.

DWELLINGS.

SOUTHOLD, L. I.—S. Edgar Tuttle, Peconic, L. I., has completed plans for a 2½-sty frame dwelling, 33x43 ft, for F. K. Terry, Southold, L. I., owner. Cost, \$7,500.

CUTCHOGUE, L. I.—S. Edgar Tuttle, Peconic, L. I., has completed plans for a 2½-sty frame dwelling, 34x32 ft, for S. C. Bebee, Cutchogue, L. I., owner and builder. Cost, \$5,000.

BELLPORT, L. I.—Robert Teichman, 22 William st, Manhattan, has plans in progress for two 2½-sty frame dwellings, 32x30 ft, for Geo. B. Turrell, Bellport, L. I., owner. William Henderson, Lynbrook, L. I., general contractor. Total cost, \$10,000.

HALLS AND CLUBS.

GREENPORT, L. I.—E. H. Blume, Riverhead, L. I., is preparing plans for a 2-sty tile and stucco parish house 30x70 ft for the Holy Trinity Church, Rev. H. L. Rice, rector. Cost \$10,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—J. A. Watson, 34 Warburton av, has completed plans for a 4-sty brick apartment, 50x53 ft, in Radford pl, for Patrick H. McGrath, 99 Morris st, owner and builder. Cost, \$22,000.

CHURCHES.

WHITE PLAINS, N. Y.—S. S. Beman, McCormick Building, Chicago, Ill., is preparing sketches for a 1 and 2-sty tile and stucco church, 102x52 ft, seating approximately 400, at the northeast corner of Mamaroneck and Maple avs, for the First Church of Christ, Scientist, R. H. Hawkins, 440 4th av, Manhattan, chairman Building Committee. Cost, approximately \$40,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for two 2½-sty frame dwelling in Stevenson Park, for Chas. Jordan, c/o Hubbell Hardwood Door Co., Cedar st, owner and builder. Cost, \$4,500 each.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling in Cole Terrace for Benj. Hubbell, Cedar st, owner and builder. Cost, \$7,000.

NEW ROCHELLE, N. Y.—Frederick E. Winter, 270 Main st, has been retained to prepare plans for a 2½-sty residence and garage. Exact location, details and owner's name will be announced later.

RYE, N. Y.—E. D. Litchfield, 477 5th av, Manhattan, is preparing plans for a 2½-sty frame residence, 46x26, with garage, for Seavey Batelle, 25 Broad st, Manhattan, owner. Cost, \$15,000.

YONKERS, N. Y.—H. Lansing Quick, Yonkers Savings Bank Building, has been retained to prepare plans for a 2½-sty frame residence, 40x26 ft, with garage, at the northeast corner Rockland and Hillcrest avs, for Frederick M. Cook, 15 Maiden la, Manhattan, owner.

MOUNT VERNON, N. Y.—C. J. J. Wolf, 3 S. 3d av, has completed plans for a 2½-sty frame and stucco dwelling, 22x40 ft, on Lorraine av, near Lafayette av, for owner to be announced later. Cost, \$5,000.

WHITE PLAINS, N. Y.—Patterson & Dula, 15 East 40th st, Manhattan, are preparing plans for a 2½-sty frame dwelling, 35x45 ft, at the corner of Ridgway and Murchison Pls, for Ernest J. Stringham, 25 Madison av, Manhattan, owner. Cost, \$10,000.

PELHAMWOOD, N. Y.—F. X. Rousseaux, 2 East 23d st, Manhattan, has completed plans for a 2½-sty tile and stucco dwelling, 38x36 ft, for the Kruse-Rousseaux Co., 2 East 23d st, Manhattan, owner and builder.

TARRYTOWN, N. Y.—Taylor & Levi, 105 West 40th st, Manhattan, has plans in progress for a 2½-sty brick and stone residence on Benedict av for Jacques S. Halle, 30 Broad st, Manhattan. Cost, about \$50,000.

NEW ROCHELLE, N. Y.—Henri Vallet, Main st, New Rochelle, has completed plans for a 2½-sty frame and stucco dwelling, 34x52 ft, on Broadview av, for Jas. D. McCann, 221 Huguenot st, owner. Cost, \$7,500.

NEW ROCHELLE, N. Y.—Henri Vallet, 192 Main st, has completed revised plans for a 2½-sty tile and stucco residence, 50x36 ft, with garage, in the Beechmont section, for F. L. Gilbert, 119 Warren st, New Rochelle, owner. Cost, \$16,000.

PLEASANTVILLE, N. Y.—John C. Moore, Realty Building, White Plains, is preparing plans for a 2½-sty frame dwelling, 40x25 ft, in Clark st, for E. H. Ripley, Pleasantville, N. Y., owner. Cost, \$6,000.

LARCHMONT, N. Y.—Lorillard Wise, Huguenot st, New Rochelle, N. Y., has completed plans for a 2½-sty frame dwelling, 42x26 ft, in Larchmont Park, for Wm. F. Boland, 10 Stephenson blvd, New Rochelle. Cost, \$7,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty tile and stucco dwelling, 21x35 ft, at 541 Kimball av, for F. E. McNally, 529 Kimball av, owner and builder. Cost, \$4,000.

YONKERS, N. Y.—Plans have been prepared privately for 2½-sty frame and stucco dwelling, 32x40 ft, at 489 McLean av, for Hans Nielson, 52 Elliott av, owner. Lincoln Park Building Co., 132 Tibbetts road, general contractor. Cost, \$5,000.

YONKERS, N. Y.—Plans have been prepared privately for 1½-sty frame dwelling, 23x31 ft, at 130 Devoe av, for Lester H. Hall, 73 Waring pl, owner and builder. Cost, \$3,000.

FACTORIES AND WAREHOUSES.
PORTCHESTER, N. Y.—D. H. Ponty, Depot sq, has completed plans for a 1-2 and 3-sty blacksmith and welding shop, 25x133 ft, in Travers av, for Langer & Rosenberg. Cost, \$8,000.

HALLS AND CLUBS.

MT. VERNON, N. Y.—Max Kaiser, South 12th av, Mt. Vernon, has been retained to prepare plans for a 2-sty hollow tile and stucco club house at the corner of 10th and Stevens avs for the Mt. Vernon Turn

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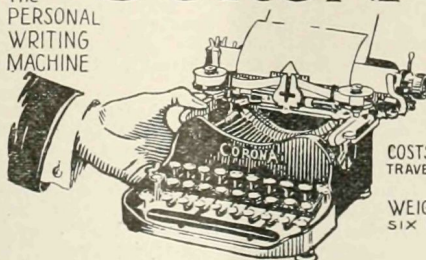
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PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for Structural Steel and Iron Work and Steel Guards and Doors for the Northwest Wing, Dannemora State Hospital, Dannemora, N. Y., will be received by Dr. Charles H. North, Medical Superintendent, Dannemora State Hospital, Dannemora, N. Y., until 12 o'clock, noon, on Monday, May 8, 1916, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect sealed and addressed and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%), of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specification No. 2394. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Dannemora State Hospital, Dannemora, N. Y.; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawing and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

April 12, 1916.

NOTICE TO CONTRACTORS: Sealed proposals for Alterations and Additions to Power House, Construction, Heating and Electric Work at the New York State Custodial Asylum for Feeble Minded Women, Newark, N. Y., will be received by Albert W. Beaven, President, Board of Managers, New York State Custodial Asylum for Feeble Minded Women, Newark, N. Y., until 12 o'clock noon on Thursday, May 25, 1916, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by certified checks in the sum of five per cent, of the amount of proposals. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specifications Nos. 2376, 2382 and 2384, including addenda to each specification. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the New York State Custodial Asylum for Feeble Minded Women, Newark, N. Y.; at the New York Office of the Department of Architecture, Room 1224 Woolworth Bldg., and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice and upon the deposit of a certified check in the sum of \$10, made payable to the State of New York for each set of plans and specifications which check will be returned when plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

April 24, 1916.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 24, 1916.—Sealed proposals will be opened in this office at 3 p. m., June 5, 1916, for the construction of the United States post office at Belton, Tex. Drawings and specifications may be obtained from the custodian of the site at Belton, Tex., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 26, 1916.—Sealed proposals will be opened in this office at 3 p. m., June 8, 1916, for the construction, complete, of the United States post office at Maryville, Tenn. Drawings and specifications may be obtained from the custodian of site at Maryville, Tenn., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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Verein, 3 North 10th av, K. Koster, president. Details later. Cost, \$30,000.

SCHOOLS AND COLLEGES.

MAMARONECK, N. Y.—A. G. C. Fletcher, 103 Park av, Manhattan, is preparing plans for a top addition to the 3-sty public school, 106x75 ft, containing six class rooms and additional seating for 270 pupils, for the Board of Education of Mamaroneck, Dr. J. F. Hunter, president. Cost, \$25,000.

STABLES AND GARAGES.

BRONXVILLE, N. Y.—W. O. Tait, Rossmore av, is preparing plans for a 1½-sty tile and stucco garage, 50x140 ft, in Cedar st, for Malcolm G. Johnson, Cedar st, owner, who will take estimates on general contract.

STORES, OFFICES AND LOFTS.

WHITE PLAINS, N. Y.—John C. Moore, Realty Building, is preparing plans for three 1-sty brick stores, 49x36 ft, in Main st, for owner to be announced later.

MAMARONECK, N. Y.—Chas. T. Oakley Post rd, is preparing revised plans for a 3-sty hollow tile and stucco store, office and lodge rooms, 36x100 ft, in the Post rd, for Wm. T. Herleyn, owner. Cost, \$16,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J.—Hasselman & Harde, 56 West 45th st, Manhattan, have plans in progress for an 8-sty brick and limestone apartment, 95x170 ft, at the corner of Arlington av and Summit st, for Samuel S. Traylor, 300 Church st, Manhattan, owner. Cost, \$20,000.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, N. J., has completed plans for a 4-sty brick apartment, 52x84 ft, at 257 Central av, for the City Improvement Co., A. Hauptman, president, 565 High st, Newark, owner and builder. Cost, \$40,000.

EDGEWATER, N. J.—Plans have been prepared privately for a 4-sty brick apartment on Undercliff av, for Andrew Hayek, architect, Edgewater, owner and builder. Details will be available later.

PASSAIC, N. J.—John F. Kelly, P. O. Building, has plans in progress for a 3-sty brick apartment, with stores, for Fred Strekfuss, 34 Bloomfield av, owner. Cost, \$20,000.

NEWARK, N. J.—Frank Grad, American National Bank Building, has plans in progress for a 4-sty brick tenement with stores and cafe, 25x76 ft, at 301 Oliver st, for Alex Halkovich, 104 Tyler st, owner. Cost, \$11,000.

DWELLINGS.

CRANFORD, N. J.—Clyde C. Bell, 8 West South st, Cranford, has plans in progress for a 2-sty tile and stucco store and dwelling, 40x50 ft, at 23 South Union av, for C. I. Tarlow, owner, on premises. Cost, \$5,000.

ELIZABETH, N. J.—Plans have been prepared privately for two 2½-sty frame dwellings to be located in the Elmora section for Hans Peterson, 150 Egg av, Jersey City, owner and builder. Cost, \$6,500 each.

ELIZABETH, N. J.—William E. Clum, 120 Broad st, Elizabeth, has completed plans for a 2½-sty frame and stucco dwelling, 24x28 ft, at 724 West Field av, for Benjamin Steinberg, 42 De Hart pl, Elizabeth, owner and builder. Cost, \$4,000.

NEWARK, N. J.—Chas. L. Steinbrenner, Essex Building, has completed plans for a 2½-sty frame dwelling, 34x35 ft, in Dove st, near Cliff st, for Mrs. Adeline Moot, 114 Smith st, owner. Cost, \$6,000.

PATERSON, N. J.—H. B. Crosby, First National Bank Building, has plans in progress for a 2½-sty frame dwelling, 40 x40 ft, and garage, on Derrom av, for Mrs. David Demarest, owner, c/o architect. Cost, \$10,000.

JERSEY CITY, N. J.—John A. Resch, 170 Lexington av, has completed plans for twelve 2-sty brick stores and dwellings, 22x44 ft each, on West Newark av, for the Jersey City Realty Co., c/o architect. Total cost, \$60,000. Architect in charge of construction.

RUTHERFORD, N. J.—Dr. Forrest U. Brown, 21 Park av, Rutherford, has recently purchased property in Rutherford and contemplates the erection of a residence. Name of architect and details will be announced later.

NEW BRUNSWICK, N. J.—W. Granville Guss, Maryland Building, Washington, D. C., has plans in progress for a 2½-sty hollow tile or brick residence, 43x30 ft, and garage, for Dr. J. F. Anderson, 5 Grant av, Highland Park, New Brunswick, N. J., owner. Cost, \$8,000.

PATERSON, N. J.—H. B. Crosby, First National Bank Building, has plans in progress for two 2½-sty brick and stucco dwellings, 22x56 ft each, on Broadway, for the Crosby Estate, owner, c/o archi-

tect. Cost, \$7,000 each. Architect has entire charge of construction.

HOSPITALS AND ASYLUMS.

PATERSON, N. J.—W. T. Fanning, Colt Building, has been retained to prepare plans for an orphan asylum building in Main st for St. Joseph's R. C. Orphan Asylum. Cost, about \$100,000. Details will be announced later.

FARMINGDALE, N. J.—William E. Austin, 46 West 24th st, Manhattan, has plans in progress for a 3-sty and basement frame preventorium, 30x160 ft, for the Chelsea Day Nursery, Farmingdale, N. J. Cost, \$12,000.

LIBRARIES.

MORRISTOWN, N. J.—Edward L. Tilton, 52 Vanderbilt av, Manhattan, is preparing plans for rebuilding the 2-sty brick and terra cotta library, 40x114 ft, in Boykin st, for the Morristown Library Association, J. E. Taylor, president. Cost, \$40,000.

MUNICIPAL.

NEW BRUNSWICK, N. J.—Wm. H. Boylan, 390 George st, has plans in progress for a 2-sty brick and terra cotta jail, 80x142 ft, to be erected in Court House sq for the Board of Freeholders of Middlesex County, A. W. Bissett, clerk. Cost, about \$100,000.

SCHOOLS AND COLLEGES.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, has plans in progress for a 2-sty brick and terra cotta public school, 68x150 ft, containing twelve class rooms, with a total seating capacity of 480, at South 5th st and Spencer st, for the Board of Education of Elizabeth, Walter B. Timms, president. Cost, \$60,000.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, has plans in progress for a 3-sty brick high school building, 300x125 ft, at the corner of Harrison and Crescent avs, for the Board of Education of Jersey City, Frank Sutton, 80 Broadway, Manhattan, heating and ventilating engineer.

PATERSON, N. J.—Bruce P. Kitchell, 207 Market st, Newark, is preparing revised plans for a 2-sty brick parochial school containing nine class rooms and auditorium seating approximately 700, in River st, for the Church of Our Lady of Lourdes, Rev. Father E. A. Degen, pastor, 252 River st. Cost, \$25,000.

STABLES AND GARAGES.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, has completed plans for a 1-sty brick garage and automobile showroom, 60x152 ft, at 239-241 Central av, for H. Grobert, 280 Amherst st, owner and builder. Lessee, W. C. D. Motor Car Co., 299 Central av. Cost, \$12,000.

MORRISTOWN, N. J.—Frederic Behr, Morris County Savings Bank Building, has plans in progress for a 1½-sty frame garage, 25x26 ft, at Convent Station, for Geo. B. Schmidt. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—W. T. Fanning, Colt Building, has plans in progress for a 5-sty brick and terra cotta loft building on Broadway through to Fair st, for William P. Herrman, 237 Ellison st. Cost, \$80,000.

Other Cities.

DWELLINGS.

RIVERSIDE, CONN.—Louis L. Stockton, 35 West 39th st, Manhattan, is preparing preliminary plans for a 2½-sty local stone and frame dwelling for W. A. Tyson, owner, c/o architect. Cost, about \$12,000.

STABLES AND GARAGES.

BUFFALO, N. Y.—Mills, Rhines, Bellman & Nordhoff, Toledo, Ohio, are preparing plans for a 3-sty reinforced concrete automobile service station, 103x237 ft, at the corner of Bryant and Main sts, for the Willys Overland Auto Co., Toledo, Ohio. Lessee, Overland Buffalo Co., 1079 Main st, Buffalo. Cost, \$200,000.

CONTRACTS AWARDED.

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

CHURCHES.

BRONX.—McDermott & Hanigan, Inc., 103 Park av, has the general contract for the brick and stone church, to be erected at 156th st and Tinton av, for St. Anselm's R. C. Church, from plans by Gustave E. Steinbach, architect, 15 East 40th st.

PASSAIC, N. J.—Martin Allmen, 317 Boulevard, Passaic, N. J., has the general contract for a 1½-sty brick and limestone Sunday school, 36x72 ft, at Randolph av and High st, for the First Congregational Church, Rev. William Dodge, pastor, from plans by Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan. Cost, about \$12,000.

DWELLINGS.

MONTCLAIR, N. J.—A. P. Clark Co., Bedford av, has the general contract for

a 2½-sty frame dwelling, 45x42 ft, in Meurlan rd, for M. E. Johns, 1 Landing pl, owner, plans for which were prepared privately. Cost, \$7,500.

MONTCLAIR, N. J.—W. Wickstrom, 58 James st, Montclair, has the general contract for a 2½-sty brick dwelling, 30x55 ft, in Christopher st, for Thomas N. Duddy, 135 5th av, Manhattan, from plans by Wm. Harmon Beers and Irwin J. Bush, associate architects, 17 Madison av, Manhattan.

DOUGLAS MANOR, L. I.—Roberts, Nash & Co., 93 Amity st, Flushing, L. I., has the general contract for a 2½-sty brick dwelling, 29x55 ft, at the southwest corner of West dr and Manor rd, for Robert Wyder, 135 Madison av, Manhattan, from plans by Alfred Busselle, 132 Madison av, Manhattan. Cost, about \$6,000.

MONTCLAIR, N. J.—Walter Kidde, 140 Cedar st, Manhattan, has the general contract; Donald Bros., 12 Walnut Crescent, Montclair, the mason work, and J. J. McNamara, 37 Walnut st, Montclair, the carpenter work for the 2½-sty brick and stone residence, 2½ stys, 72x97 ft, at 37 Hawthorn st, for Mrs. Henry Lang, 99 South Fullerton av, owner, from plans by Douglas Fitch, 8 West 33d st, Manhattan, architect.

MT. VERNON, N. Y.—Cruikshank & Fraser, 103 Park av, Manhattan have the general contract for 2½-sty hollow tile and brick veneer dwelling 52x34 ft in California Rd for J. A. Stoeger, 49 Fletcher av from plans by Ludwig Eisinger, 52 Vanderbilt av, Manhattan. Cost \$15,000.

SOUTH ORANGE, N. J.—E. W. Blanchard, 114 East 28th st, Manhattan, has the general contract for alterations to the 2½-sty frame dwelling at 65 Hayward av, for Mrs. Sheppard, owner, on premises, from plans by W. G. Lawrence, architect, 225 5th av, Manhattan. Cost \$10,000.

MONTCLAIR, N. J.—Edward D. Ring, 57 Plymouth st, Montclair, has the general contract for the erection of a 2½-sty frame dwelling, 44x36 ft, at 165 Midland rd, for Walter Bonner, 366 5th av, Manhattan, from plans by E. H. Lyall, 334 5th av, Manhattan. Cost, \$8,000.

WHITE PLAINS, N. Y.—A. A. Johnson, 58 Davis av, White Plains, has the general contract for the 2½-sty frame dwelling, 42x45 ft, in Gedney Farms, for Harvey Craw, 2 Rutherford av, from plans by Caretto, Forster & King, architects, 30 East 42d st, Manhattan. Cost, \$12,000.

FACTORIES AND WAREHOUSES.
BROOKLYN.—J. W. Ferguson Co., United Bank Bldg., Paterson, N. J., has the general contract for alterations to the 2-sty brick factory building, 121x101 ft, in the north side of Seabring st, 100 ft east of Richards st, for J. H. Williams & Co., 150 Hamilton av, owners. Cost, \$18,000.

BROOKLYN.—McGough & Hoey, 16 Court st, have the general contract for a 1-sty brick factory addition, 75x141 ft, on Ditmars av, for William Becker's Analine & Chemical Works, on premises, from plans by Benjamin Driesler, 153 Remsen st, architect. Cost, \$12,000.

BROOKLYN.—John J. Moran, 113 Broadway, has the general contract for interior alterations to the 3-sty brick and reinforced concrete cold storage building in the south side of North 6th st, 125 ft east of Wythe av, for Armour & Co., from plans by Edw. H. Dusenberry, 31 East 27th st, Manhattan, architect. Cost, about \$30,000.

STABLES AND GARAGES.
ELMHURST, L. I.—John MacAdam & Co., Inc., 29 West 34th st, Manhattan, have the general contract for a 2-sty brick garage and office building, 70x52 ft, at 25th st and Baxter av, for Robt. G. Lake, Lake st, from plans by Andrew Schiller, Corona, L. I. Cost, \$10,000.

STORES, OFFICES AND LOFTS.
MANHATTAN.—Murphy Construction Co., 50 Church st, has the general contract for the 3-sty brick store and office building, 30x98 ft, at 13-15 East 125th st, for Henry J. Hemmons, 50 Wall st, owner. Lessee, N. Y. Edison Co., 15th st and Irving pl. Architect, W. Weissenberger, Jr., 32 Union sq. Cost, \$50,000.

MANHATTAN.—James F. Egan Co., 162 West 20th st, has the general contract for alterations to the 5-sty brick store and loft building, 25x99 ft, at 106 Duane st, for owners, c/o Daniel-Birdsall & Co., 317 Broadway, from plans by Frank F. Applegate, 162 West 20th st. Cost, \$4,000.

LEXINGTON AV.—Bernard Robinson, 1368 Broadway, has the general contract for alterations to the 5-sty express and post office building on the west side of Lexington av, between 44th and 45th sts. for the New York Central R. R. Co. Lessee, American Express Co., 65 Broadway. Private plans. Cost, \$50,000.

MISCELLANEOUS.

LONG ISLAND CITY.—Fountain &

Choate, 110 East 23d st, Manhattan, have the general contract for a 1-sty steel, and reinforced concrete coal shed and platform, 80x200 ft, at the southeast corner of Jackson av and Honeywell st, for the Ford Motor Co., 1723 Broadway, Manhattan, owner. Private plans. Cost, \$25,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

NATIONAL WARM AIR HEATING & VENTILATING ASSOCIATION will hold its annual convention at Detroit, Mich., June 14.

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

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

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

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.

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

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

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

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Atlantic City, N. J., June 22-24. 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.

MANHATTAN MASTER PLUMBERS' ASSOCIATION will hold a barn dance at Terrace Garden, 155 East 58th street, Wednesday evening, May 3. The committee in charge of the event includes, J. P. Knight, J. L. Murphy, D. Deigan, F. B. Lasette, Morris Jarcho, J. H. Jasper and B. F. Vineburg.

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.

NATIONAL LUMBER MANUFACTURERS' ASSOCIATION calls attention to the most important railroad rate meeting in the history of the Interstate Commerce Commission, to be held soon after the first of July, in Chicago, when the entire problem of rates and classification of lumber will be taken up and discussed from every angle.

MASTER BUILDERS' ASSOCIATION OF NEW JERSEY has been reorganized and has established permanent quarters in the Essex Building, Newark, N. J. The office contains a bureau of general information, bureau of labor and statistics, legislative bureau, legal department, collection bureau, transportation bureau, insurance department and accident prevention bureau. J. H. Scharff, the general manager, is a specialist in co-operative work and has had 25 years' experience along those lines. The officers of the association are: J. S. Anderson, president; A. J. Crowder, treasurer; V. P. Christofferson, secretary, and the following vice-presidents: W. W. Schouler, Newark; H. A. Rath, Elizabeth; A. D. Freiberg, New Brunswick; George Collins, Hackensack; Jacob Englishman, Paterson; H. Moosbrugger, Somerville. The advisory committee numbers 50 members. It is felt that the steps now being taken will result in a manifold increase in the benefits which result from membership in the association.

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.
- EL.....Electrical Equipment.
- Ex.....Exits.
- FA.....Fire Appliances, Miscellaneous.
- FD.....Fire Drills.
- *FE.....Fire Escapes.
- *FP.....Fireproofing.
- Rec.....Fireproof Receptacles.
- GE.....Gas Equipment and Appliances.
- DC.....Heating or Power Plants (Dangerous conditions of)
- O.....Obstructions.
- Rub.....Rubbish.
- ExS.....Exit Signs.
- NoS.....No Smoking Signs.
- *Spr.....Sprinkler System.
- *St.....Stairways.
- *Stp.....Standpipes.
- SA.....Structural Alterations.
- *Tel.....Telegraphic Communication with Headquarters.
- TD.....Time Detector for Watchman.
- Vac.....Vacate Order (Discontinue use of)
- *WSS.....Windows, Skylights and Shutters.
- CF.....Certificates of Fitness.
- D & R.....Discontinuances or Removals.
- *FilSy.....Approved Filtering and Distilling Systems.
- *OS.....Oil Separator.
- RQ.....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 22.

MANHATTAN ORDERS SERVED.

- Attorney st, 126-28—Phil Guttman.....RQ
- Broadway, 921-23—M H Rogers.....NoS-Spr
- 63 st, 327 E—N Y Nickel Plating & Mfg Co, GE-FA-Rec(R)-A
- 112 st, 118 E—Emily H McCoy, 2049 5 av, FE-GE
- 112 st, 118 E—Star Paper Co....NoS-Rec-RQ
- 118 st, 212 E—White Star Cleaning & Dyeing Co....Ex(R)-WSS(R)-FP(R)-O-Rec(R)-El-FA(R)
- 6 av, 301—J B Greenhut & Co.....FP
- Vesey st, 80—R J Masbach (Inc)....NoS-FA
- 4 st, 188 W—Henry T Lutz & Co, NoS-FA-D&R-A
- 13 st, 352 W—Colonial Tag Co....FA-NoS-FP
- 16 st, 43-47 W—Onyx Button Works (Inc)....Rub
- 19 st, 335-37 W—Andrew Greis Co (Inc), FE-D&R-WSS-FP-El
- 23 st, 521 W—Burrows Metal Mfg Co, FP-Rec(R)-El-FA
- 28 st, 417-25 W—J & C Fischer.....Rec-Stp(R)
- 31 st, 12 W—Geo E Preston & Co.....Rec-RQ
- 46 st, 608-10 W—Standard Oil Co of N Y, 26 Broadway.....CF-Tel-Rec(R)-El-FA-StSys(R)-FP-WSS
- 52 st, 310 W—Equitable Film Studio.....D&R
- 53 st, 238 W—A B Thaw.....FA-Rec-Rub-D&R
- 54 st, 236 W—Robt W Schutte.....FA(R)-D&R
- 54 st, 563 W—Adam F Schneider.....RQ
- 58 st, 508-12 W—Jno J Madden.FP-FA-NoS-Rec
- Bowery, 103-5—Chas A Chesebrough est, 33 Howard.....FE-FP-O-Ex(R)
- Broadway, 598—Edith M Ruland, 203 Hooper, Bklyn.....A
- Charles st, 7—Ch of Ascension, 7 W 10.....A
- Crosby st, 79-83—Clara J Keech, 7 Wall, Spr(R)-WSS(R)-FP-Stp
- 19 st, 237 E—Nathaniel Choloney, 291 Broadway.....DC
- Grove st, 36—Michael E Pepe, 40 Wash Sq S, DC-FE-Ex(R)-O-FP
- 6 av, 836—Cath O'Donnell, c 5th Av Bank, 530 5 av.....FE(R)-FP
- 3 av, 295—Mrs Ruth Livingston, 4 E 69, Ex(R)-FP-WSS(R)
- Walker st, 44—Geo C Lay et al, 27 Pine....A
- West Broadway, 557—Chas Pessagno.....FP-Ex
- 45 st, 141-47—Wm Crawford, 21 W 19.....A
- Bleecker st, 123-5—Ecclesior Savings Bank, 79 W 23.....Spr-FP-Stp(R)-WSS(R)-El
- Broadway, 1181-83—Est Chas A Bandouine....A
- Canal st, 343—Emma F Temple Est, c F R, 95 William.....FP
- 78 st, 41 E—Dr Jno B White, 1013 Madison av, Tel-WSS(R)-FP-FE-TD-Ex(R)
- 116 st, 331-47 E—Sydenham Post Graduate Course & Hospital, FP-ExS-Ex(R)-WSS(R)-SA
- 128 st, 52 E—All Saints R C Ch, 47 E 129, D&R-FE-ExS-Ex(R)-FA-FP-GE-WSS(R)
- 7 av, 508-18—Elizabeth White, Newfoundland, N J....SA-FP-Ex(R)-Stp(R)-FE(R)-WSS-O
- Harrison st, 41—Mary R Callender, 640 Park av.....Ex(R)
- 56 st, 125 E—Dr Mary MacMillan, FA-TD-ExS-Rub-O
- 78 st, 353 E—Thos F Byrne Est, c Mrs Byrne, 262 W 85.....A
- 80 st, 223 E—Thos Nugent.....A
- Lexington av, 1991—Geo W Fanning, 70 5 av.GE
- 7 av, 561—Katherine E Brady, c Jos T, 445 7 av.....FP

Tompkins st, 81—Edmond Etra.....FA
25 st, 351 W—Est Jas L Conway, c Eliz M
920 W 7, Plainfield, N J.....Rub-DC
34 st, 28-30 W—Astor Est, 23 W 26.....FP
Bowery, 70-72—John A Carey, 149 Broadway,
FE(R)-Ex(R)-WSS(R)-FP-D&R
Bowery, 243—Roosevelt Hospital, 9 av & 59,
Ex(R)-FE(R)-FP-WSS-D&R-Tel
Broadway, 928-30—Union Trust Co, 80 Broad-
way.....Spr-Stp(R)
Chatham Sq, 6—Est David McClenahan, c J M,
179 S av, Bklyn.FP-Ex-WSS(R)-D&R-FE(R)
Clinton st, 180—S M Moross Novelty Co., D&R
56 st, 125 E—Robt C Ogden Est, c H C Wood,
831 St Marks av, Bklyn.FP-WSS-FE-Ex(R)
Goerck st, 59-65—Wm Lustgarten & Co, 68
William.....A
Greenwich st, 173—Hudson & Manhattan R R
Co, 30 Church.....A
Henry st, 262—Hebrew Day Nursery.....A
Mulberry st, 5-9—Est Wm Nelson, c Marie C,
5 E 86.....FE(R)-WSS(R)-FP(R)-DC-Tel
Nassau st, 126-36—Est Alfred G Vanderbilt, c
R C, 405 Park av.....Stp(R)
Park pl, 71-7—Geo W Welsh Est, 217 Broad-
way.....WSS-FP-DC
State st, 6—St Leo House.....A
3 av, 2226-34—Ref Low Dutch Ch of Harlem,
182 E 122.....FP
West st, 52-3—Howard Carroll, 41 Park Row,
FE-Ex
West End av, 365-7—Dr A R Stern, 44 W 87.A
West End av, 599—Dr N A Shaw,
D&R-O-FP-FE(R)-Ex(R)
20 st, 458 W—Barclay Est.....A
21 st, 41 W—Seamans Bank for Savings, 76
Wall.....WSS
52 st, 136-46 W—The 52d St Co.....Spr-FP(R)
19 st, 9 W—Louis Stern, 29 W 42.....A
27 st, 346 W—Jno L Hamilton, Bayside, L I...A
43 st, 303 W—Joseph Goodman, 234 W 44,
FE(R)-Ex(R)
124 st, 13-17 W—Christian Bros Inst, 2081 5
av.....A
125 st, 144-46 W—Archibald D Russell, 20
Exch pl.....FP-FE(R)-Ex(R)WSS(R)-Spr

BROXON ORDERS SERVED.

177 st, 1787 E—Esposito Bros Co., NoS-FA-Rec
149 st, 436 E—149th St Opera House Co., D&R

BROOKLYN ORDERS SERVED.

Lee av, 236—E Suzan.....D&R
Tompkins av, 53—Morris Glass.....D&R
Washington av, 692—S Shapiro.....Rub
8 av, 25—Jesse L Hopkins, 234 Berkeley pl,
A(R)
Fulton st, 559—Geo Powers Estate, 547 Fulton,
FP-Ex(R)-WSS(R)
Fulton st, 561—George Powers, 547 Fulton,
FP-WSS(R)-FP(R)
Sullivan st, 56-8—St Paul Methodist Mission
Church, Tel-A-FE-ExS-FP-FA-Ex(R)-GE-TD
Bridge st, 19—National Licorice Co, 106 John,
A-FD
DeKalb av, 618—Thos Roulston Co, 100 9 st,
Rub
DeKalb av, 605—Weiner Bros.....Rub
Dumont av, 310—Philip Goldstein.....Rec
Hall st, 1416—Hutwelker & Co,
FP(R)-WSS(R)-FA
Humboldt st, 144-50—Jacob Engel.....DC
Myrtle av, 2360-8—Abraham Kapelman.....Rec
Scholes st, 82-90—Emil Mack, 410 Knicker-
bocker av.....GE
60 st, 1270—Marino & DeRose.....FA
Kenilworth pl, 142—Rose A G Frazer,
Tel-A-FP-FE-ExS-TD-FA-GE
Livingston st, 314—Eugene Lavison, FE(R)-Ex
Pierpont st, 61-9—Dean Alvord.....Stp
Washington av, 775—Prospect Heights & Bklyn
Maternity Hospital,
FE(R)-FP-ExS-WSS(R)-TD-GE-Ex(R)-
FP(R)-FA-A
Halsey st, 1134—John Dugan.....Rub
Bedford av, 1121-5—Young Men's Christian
Association, 55 Hanson pl,
FP-ExS-WSS(R)-FE(R)
Park av, 235-53—L A Stiles & Co,
El(R)-GE-FA-Rec
Rutledge st, 62-4—Walter J Scott.....DC
So 5 st, 420-4—I Rokeach & Sons (Inc), 345
Hewes.....Rec
So 5 st, 420-4—Progressive Knitting Wks, Inc,
GE
Sutter av, 608—Louis Grossman.....DC
3 av, 5208-16—Seaver Bros.....DC-Rec
Washington av, 775—E J Byrne, Supt St Dept,
Bklyn Union Gas Co, 176 Remsen.....GE
Watkins st, 45-7—Abraham Krone.....GE
Watkins st, 45-7—Paul Abrahams.....GE
Watkins st, 45-7—Joseph Loomer.....GE
Watkins st, 45-7—Abraham Stub.....Rec-GE
Watkins st, 45-7—Hyman Rosen & Son.....GE
Watkins st, 45-7—Jacob Bagdanoff.....GE
Watkins st, 45-7—Joseph Dubinsky.....GE
Watkins st, 45-7—Kasanoff Dress Co.....GE
Watkins st, 45-7—Louis Hernick.....GE
8 av, 1723-5—Walter E Sheppers.....A
52 st, 245—Herbert E Biele, 216 81 st.....St(R)
Willoughby st, 80—Business Women's Union,
FP-ExS
Kent av, 375-93—Frederick W Wurster.....FP
Atlantic av, 2963-71—Sandis Realty Co.....A
A Berry st, 156-8—Max Lowenthal.....A
Melrose st, 330-2—Samuel Graber.....A
5 av, 382—Leo K Bennett.....A
Park av, 248-52—Frank X Kuchler,
WSS(R)-FP(R)-El(R)
Park pl, 920—Methodist Episcopal Church,
FE-WSS(R)-FP-FA-Stp(R)-FP(R)-ExS
Rodney st, 400—Arthur Roth, 194 Graham av,
FE-Ex-DC-Ex(R)
Atlantic av, 2608—Atlantic Skirt & Dress Co,
GE-Rec
Bridge st, 30-32—W H Miller Estate.....FD-A
Broadway, 790-2—D & S Co Corp.....DC
Broadway, 790-2—Louis Hahn.....GE
44 st, 222—Frederick H Levy Co.....FD-A
Halsey st, 1067—Chas B Mary.....Rub
Halsey st, 1068—Chas Rubin.....Rub
Halsey st, 1073—Philip Miller.....Rub
Halsey st, 1075—Ammetin Rusche.....Rub
Halsey st, 1132—Fred Standermann.....Rub
Lewis av, 75—St Johns College.....A
52 st, 1550—Sarah L Gannon,
FP-FE-RX-A-Tel

Park av, 235-53—Empire Pipe Bending & Sup-
ply Co.....WSS(R)-FP(R)-El(R)-FA
Sands st, 58—Mary V White,
FE(R)-Ex(R)-GE-DC
Bergen st, 103—Hugh Kerby.....DC
Broadway, 103—E Kaplan & Son.....GE-DC
52 st, 245—United Norwegian Lutheran Day
Nursery.....FA-ExS
Halsey st, 1042—Louis Doelz.....Rub
Halsey st, 1044—Elizabeth Wagner.....Rub
Halsey st, 1060—William Vonston.....Rub
Halsey st, 1064—John Miller.....Rub
Halsey st, 1066—Elizabeth Reis.....Rub
Halsey st, 1074—Martha Kuhns.....Rub
Halsey st, 1096—Frank Hunter.....Rub
Halsey st, 1097—Wm C Jones.....Rub
Halsey st, 1104—Minnie Reuss.....Rub
Halsey st, 1106—Matherda Hoost.....Rub
Halsey st, 1109—Geo Dient.....Rub
Halsey st, 1112—Julia Rudd.....Rub
Halsey st, 1117—Rose Bodie.....Rub
Halsey st, 1128—John H McGill.....Rub
Halsey st, 1130—Mrs Mary Ebling.....Rub
Halsey st, 1133—Wm Ludemann.....Rub
Havemeyer st, 185—Will Moss.....GE-FA-DC
Kenilworth pl, 142—Bklyn Union Gas Co, 176
Remsen.....GE
Kingsland av, 113-15—Robt Carrano.....FA
Leonard st, 112-22—J H Werbelovsky & Co,
91 Meserole.....Rec
Liberty av, 152-8—Perfect Shoe Mfg Co,
DC-FA-GE
Liberty av, 152-8—Jacob Demling.....Rec-FA-DC
Liberty av, 152-8—Lapidus Bros.....GE-FA
Liberty av, 152-8—Jacob Ravitzky.....GE
Liberty av, 152-8—Isaac Levingson.....GE
Morgan av, 661-7—Standard Wood Working
Co.....WSS(R)-FP-Rec
Morgan av, 661-7—Greater N Y Metal Bed Co,
Rec-FA
Park av, 235-53—Manhattan Shoe Trimming
Co.....Rec-El(R)-GE-FA
Arlington av, 151—E Willard Curtis.....Rec
Atlantic av, 1203-09—Chas J Potbury,
OS(R)-FP(R)-CF-D&R
Bath av, 1790—B Sternbach,
NoS-FA-Rec-D&R-D&R- & El(R)
Bedford av, 590—L E Miller.....NoS-FA-Rec
Bedford av, 735—Duhamel & Brueckner,
FP-D&R-El(R)-D&R-SA
Bergen st, 498—Nathan Beidler.....Rec-FP-FA
Bristol st, 26—Samuel Kronenberg,
FP-NoS-FA-Rec
Carroll st, 344-60—Amer Machine & Foundry
Co.....FA-SA
Carroll st, 491—Luigic Esposito.....RQ
Carroll st, 1094—Raymond J McBreen,
FA-Rec-El(R)-Nos
Classon av, 54-74—Brennan & White.....FD-A-SA
Cleveland st, 119—Chas S Cook.....NoS-FA-Rec
Debevoise st, 84-86—F Bloom.....RQ-NoS-FA
18 st, 78—R H Comry Co.....FD-A-WSS-SA
1 av & 55 st—Kings County Gas Co,
St-Sys(R)-CF-FA
Flushing av, 367—Ed B Ackerman, D V S,
267 Greene av.....FP-Ex-FE-Rec-SA
14 av, 5424—Ed Spiegel,
NoS-FA-Rec-El(R)-FP-WSS
52 st, 1324—Michael Schonbrunn,
NoS-FA-Rec-FR
52 st, 1357—Samuel Weinstein,
NoS-FA-Rec-El(R)
54 st, 1368—Herman Koenig.....NoS-FA-Rec
Ft of 56 st—Morse Dry Dock & Repair Co., CF
Ft of Wallabout st—Jos Marron.....NoS-FA
Fulton st, 3425—Henrietta Weygand,
NoS-FA-Rec
Hart st, 705—John Schwenck.....A-FP-SA
Hopkinson av, 506—Arthur S Katsenbogen,
NoS-FA-Rec-D&R-El(R)
Hoyt st, 433-53—Bklyn Union Gas Co, 176
Remsen.....ST-SYS(R)-CF-SA
Hudson av, 446-452—Wellington Stables,
FP-WSS
Hull st, 191—Wm A Crane.....NoS-FA-Rec
Logan st, 492-494—Frank Klein.....FA-Rec-Nos
Liberty av, 51—Sam Goldstein.....RQ-FP
Morgan av, 230—Williamsburg Chem Co,
St-Sys-St-Sys(R)-D&R-SA-O
Myrtle av, 1073—I Fried.....NoS-FA-Rec
Nassau st, 105—Herman Miller,
Rec-FA-D&R-FP-D&R-El(R)
No 10 st, 171-173—Josiah Smith.....Rec-Misc
No 10 st, 229-33—Coleman Rosenberg.....RQ
Ocean av, 525—Burt D Harrington.....FA-Rec
Park pl, 1725—Handek Bros.....Rec-FA-NoS
Pitkin av, 2356—Jos Ginsburg.....FA-Rec
President st, 1496—Jerome Roth.....NoS-FA-Rec
Rogers av, 118—L K Hansen.....Rec-FA
7 av, 530—H Bernstein.....Rec
Sheffield, Belmont & Georgia avs—Parker,
Stearns & Co.....A-FD
16 av, 543—Jos P Tee.....St-Sys(R)-El(R)
Snyder av, 10—A W Theriault.....NoS-FA-Rec
Steuben st, 199-201—John Cramer & Son.....Rec
3 av & 39 st—Bklyn Rapid Transit Co, 85
Clinton.....NoS-Rec
Wallabout Market, 39—H Boeskmann & Co,
FA-NoS
Watkins st, 352—Watkins st Gar (Inc),
OS(R)-CF
Atlantic av, 2342—Mrs Rosie Bongura.....A
Evergreen av, 567—Rev Abdul Massih.....Spr
Grand st, 222-8—Est Ezra B Tuttle,
FE(R)-WSS(R)-FP
Scholes st, 82-90—Jacob H Werbelovsky, 91
Meserole.....DC
Willoughby st, 247—Frank J Clarke.....DC-GE
Berry st, 392-6—Everett E Wheeler.....DC
Gates av, 145—Martha S Pilcher,
FP-TD-WSS(R)-ExS-A
Ainslee st, 258-60—Samuel Hyman.....A
Flatbush av, 822-4—Everett T Terry.....FE(R)
Pacific st, 873—St Joseph's Day Nursery.....A-Tel

QUEENS ORDERS SERVED.

Jamaica av, 302-4—Jamaica F O Corp,
Tel-A-FE(R)-WSS(R)-Ex-FP-ExS-FA-GE
Acorn st, 10 (Elmhurst)—Chas A Hollenbeck
DC
Monroe av, 30—United Workers Day Nursery..A
Blvd, 506-10 (Rockaway Beach)—Kohn's Dept
Store.....D&R-El(R)-Rec-D&R
Central av, 287-89 (Far Rockaway)—Dunlap
Sporting Goods Co.....NoS-FA
Crescent & Hude sts (Far Rockaway)—
Queens Boro Gas & Elect Co, 347 Central
av.....CF

S W cor Chichester av & Walnut st (Rich-
mond Hill)—Harvey & Hiers....RQ-NoS-FA
Cypress & Summerfield av (Evergreen)—
Dachert & Hasenflug.....Rec-D&R
11 av, 395 (L I C)—Ernest Mathews,
NoS-FA-Rec
Jamaica av, 183-85 (L I C)—David Falconer,
WSS-FP-FA-NoS-Rec-CF
Ft W Grove st (Flushing)—E B Black Truck-
ing Co.....Comm Gar
Thetis av (Rockaway Beach)—Queens Boro
Gas & Elec Co, 347 Central av,
FA-Rec-StSys(R)-CF
Vernon & Pierce avs (L I C, Queens)—Sex-
auer & Lemke.....StSys(R)

RICHMOND ORDERS SERVED.

5 st, 72 (New B)—N Y & Richmond Gas Co,
691 Bay, Stapleton.....GE
Maple av, 36 (Pt Rich), owner.....FP-Ex(R)-FA
Maple av, 36 (Pt Rich)—N Y & Richmond
Gas Co, 691 Bay, Stapleton.....GE
St Peters Academy (N Brighton)—N Y &
Richmond Gas Co, 691 Bay, Stapleton.....GE
John st, 62 (Pt Rich)—Jos Brzozewski.....GE
Stuyvesant pl, 154 (St G)—Owner,
DC-FP-FE-WSS(R)

BOARD OF EXAMINERS.

The following appeals and decisions have been
handed down by the Board of Building Ex-
aminers:

APPEAL 24 of 1916, Alteration 802 of 1916,
premises southeast corner Clinton and Degraw
streets, Brooklyn, James A. Boyle, appellant.

Objection. Denied on Article 4 of the Build-
ing Code.

This appeal from the decision of such super-
intendent is made on the ground that an equally
good and more desirable form of construction
can be employed.

Desire to use the 3-story brick stable as a
public garage.

In order to decrease the fire hazard we will
cover all floors with 4 inches of cement and
ceilings; girders and cols. will be covered with
24 gauge metal lath and 1 inch of approved
cement plaster.

Plans for the above alteration have been
approved by the Bureau of Fire Prevention,
Feb. 24, 1916. Plan 148/16.

Appearance: James A. Boyle.

On motion, APPROVED: in accordance with
opinion of the Corporation Counsel rendered to
this Board under date of February 29, 1916, a
copy of which opinion has already been for-
warded to the Superintendent of Buildings.

APPEAL 25 (laid over, at the meeting held
on the 14th inst., by request of the Superin-
tendent of Buildings, Queens).

Premises Myrtle avenue and Madison street,
Queens, Thos. W. Lamb, appellant.

Objection 8. Court on side is required to be
14 ft. wide.

10. Two exits on each side of the building
at every level are required. Your plans do not
show these.

23. 16' space required back of last row of
seats on 1st floor is not shown on plans.

24. 12' space required in back of last row of
seats on three upper floors is not shown on
plans.

25. The width of aisles in upper does not
conform to the Code. Exit along these aisles
is in both directions and width should be in ac-
cordance with their length. Three feet plus
1 1/2" for every 5-foot length of the aisles.

26. The passages between the divisions of
the balcony should be treated as space in back
of rear seats and made 12' wide; or they
should be treated as aisles and made of proper
width, and the 12' space provided on each of
the three upper levels in the mezzanines under
seats and at top of balcony.

No. 8. The appellant desires that the Board
of Examiners grant a modification of this ob-
jection, on the ground that a court 12' clear
in width is more than equivalent to a 14' court
obstructed by fire escapes 5' in width. The at-
tention of the Board members is therefore
called to the fact that the appellant proposes
to land the fire escapes at the court level in a
fire tower so as to leave the 12' unobstructed.

No. 10. The appellant proposes to provide
two exits, each 5' clear in width, on each side
of the balcony, which arrangement is in strict
accordance with the requirements of Section
109, and is so illustrated on the drawings now
on file in the Bureau of Buildings.

No. 23. The appellant desires a modification
of this objection, on the ground that the ar-
rangement provided for is the equivalent of
the amount of space called for in section 109,
and the members' attention is respectfully called
to the fact that there will be a distance of 32'
in depth directly in back of the centre of the
last row of seats, and that he further pro-
poses to omit the last row of seats on each of
the side banks, which arrangement has al-
ready received the approval of the Bureau of
Fire Prevention.

No. 24. The Supt. of Bldgs. has asked for
the 12' of space, in the back of the last row of
seats on the three upper floors, but in making
this requirement, he has evidently misinter-
preted the plans. The arrangement called for
by these drawings provides for a one-balcony
house, and the 12' which section 109 requires
back of the last row of seats, has been so pro-
vided.

No. 25. The appellant has arranged the aisles
in the balcony as required by section 109, but
should the Supt. of Bldgs. desire to have the
aisles the same width at both ends, the appel-
lant agrees to modify the layout, and suggests
that the members of the Board should consider
aisles of 3' 8" continuous width, to be the
equivalent.

No. 26. This objection is evidently based on
a misinterpretation of the plans, and the ap-
pellant points out the fact that for additional
safety, he has provided two 5' cross-over aisles
in the balcony, which lead to the exits herein-
before mentioned. This arrangement gives
greater exit facilities than provided by the re-
quirements of section 109, and the appellant be-

lieves that the members of the Board will accept the said arrangement as being satisfactory.

In requesting the modifications listed above, the appellant desires to remind the members of the Board that the layout submitted herewith has been approved by the Bureau of Fire Prevention, with the following corrections: That two additional exits be provided on each side of the orchestra floor, each 5' clear in width, and that the two last rows of seats on each of the side banks in the orchestra floor be omitted, and that the seats on the balcony cross-over aisles be omitted. The appellant proposes to make the said corrections and believes that the members of the Board will accept the interpretation of the Bureau of Fire Prevention, as being fair and equitable.

Appearance: A. H. Harding.

On motion, APPROVED on the following CONDITIONS:

1st: That the width of the spaces back of the seats, shown on first story plan, shall be increased by the removal of one row of seats on each side of the centre line of seats.

2nd: That the end of the vomitory near the staircase, extending from the middle cross-aisle of the balcony to and including the second mezzanine stair-landing, be made as wide as may be permitted by the drawings submitted.

3rd: That the short stairway connecting the second mezzanine floor level with the stairway to the right shall be omitted.

4th: That another exit on either side of the balcony be provided to the fire escapes, on the level of the first mezzanine, leading from the side vomitories to the fire escapes at points marked "B" on the balcony floor plan.

5th: That a rigid steel and asbestos curtain be provided for the proscenium opening, constructed in accordance with the rules and regulations of the Bureau of Buildings.

Mr. Lewis Harding recorded as not voting. APPEAL 26 of 1916, Alteration 139 of 1916, premises 50th street, 7th avenue and Broadway, Manhattan, "Winter Garden," Herbert J. Krapp, appellant.

(Four appeals affecting this building in the records—on other points.) MMDC.

Objection 1. The passage back of the last row of seats should be 12 feet wide in the clear.

Objection 2. Show the width of the courts. As the seating capacity is to be increased to over 1,800, the courts should be 14 feet wide in the clear.

An equally good and more desirable form of construction can be employed.

When the average space back of the last row of seats provides an average in excess of what is required by law whether a favorable decision cannot be decided upon?

That the building is being used at the present time as a theater with exits directly upon two streets and that in this event the exit facilities are ample and sufficient.

1. That a precedent has been established and that the exit space provided at the rear of the gallery averages more than the space ordinarily required by law. Furthermore, the space increases in width as it approaches the exits.

That this building is now occupied as a theatre with exits opening upon two streets. That all these exits comply in every way with the requirements of the Code and that a precedent has been established.

Appearance: Herbert J. Krapp.

On motion, APPROVED on the following

CONDITIONS:

1st: That the three (3) windows marked "A" on the balcony floor plan be converted into exit doors, each not less than five feet (5') wide in the clear; and that the sills be cut down so that the step in front of same shall not exceed six inches (6") in height.

2nd: That the new balcony on the Broadway front be made at least five feet (5') wide, and that the spaces in front of the new exit doors be not less than six feet (6') in width.

3rd: That the exit staircase marked "B" in the gallery floor plan shall be entirely shut off from the rest of the building by unplastered fire-proof partitions at least six inches in thickness; and that the treads and risers of this staircase shall be constructed in accordance with the rules and regulations of the Bureau of Buildings.

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