

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 6, 1916

RESULTS OF 1916 LEGISLATION LEAVE CITY IN WORSE PLIGHT THAN LAST YEAR

Bills Detrimental to Interests of Municipality Enacted, While Favorable Measures Go By the Board

(Special to The Record & Guide.)

Albany, May 5.—After the debris left by the Legislature has been cleared away, not much of the original program of the Tax Reduction Committee has been found to remain. Most of the bills favored by the administration have gone by the board and a great deal of legislation detrimental to the interests of the municipality has been enacted into laws.

At the present time the bills passed by the Legislature are in the hands of the Governor, who will have until May 20 to sign any measure he wishes to place on the statute books. All bills not signed by him prior to this date fail of enactment.

Asked Reduction.

The Tax Reduction Committee of the City of New York yesterday presented to the Governor a petition asking for the elimination of millions of dollars appropriated by the Legislature. The arguments submitted by the committee are based on a scientific study of the budget needs, and each item which is unnecessary for an economical administration of the State's affairs was pointed out to the Governor. The chief objection to a budget of \$60,000,000 was contained in the statement that the appropriations will exceed the estimated revenues of the State by nearly \$10,000,000, and a direct tax will have to be imposed thus placing another burden on the real estate owners of New York City, who will have to contribute nearly \$7,000,000 of this deficit.

One of the greatest disappointments to the people of the metropolis must be the realization of the truth that the Legislature at no time had any desire to extend Home Rule to the City of New York. Not even a semblance of autonomy has been granted by this year's legislation, and a pseudo-measure which was introduced by Senator Elon R. Brown for the purpose of removing distrust and silencing the outcry of New York City's population against the heavy burdens imposed upon the taxpayers by rural legislators, was defeated in the closing hours of the session. This Home Rule measure, insufficient as it was, would have proved the entering wedge of New York City for a greater share of local autonomy. It was heralded as the greatest achievement of the Joint Legislative Committee appointed to inquire into the finances of the City of New York; and Senator Brown, who was at the head of this investigation, prided himself on having provided the proper solution of the problem.

Lost in the Shuffle.

The bill was adopted by the Senate and was supposed to have passed the Assembly. It was nearly a week after adjournment that the discovery was made of the failure of the lower house to take a vote on Brown's Home Rule amendment. The measure had been strangled in the rooms of the Committee on Rules, a tribunal composed in its majority of up-State law-makers who disdain to cater to the wishes of New York City, no matter how meritorious the demanded legislation may be.

And in order not to leave any room for doubt as to its temper, the Legislature gave to the Home Rule principle the most effective blow within its power by overriding the veto of Mayor Mitchel on the bill permitting municipalities in Westchester County to tap the mains of the New York City water supply. The Mayor contended that the metropolis had spent untold millions of dollars in providing its citizens with sufficient water and none of the supply could be spared. It has been many decades since a Legislature dared to override a Mayor's veto, but the opportunity to emphasize the utter impotence of a great city was not to be permitted to go unnoticed. Both houses jumped at the chance to apply the boot to Home Rule and passed again the bill rejected by the Mayor.

What has been left of Senator Brown's promises can be recited in short order. In his report on the financial situation of the City of New York the Senator had stated that "it is hoped the results of the investigation will tend to remove misapprehension, to discover a standard of just distribution of tax burdens and to strengthen a sense of mutual independence between State and city."

Excise Licenses.

The largest single item of additional revenue belonging to the city but kept by the State was the surtax on excise licenses. Senator Brown had stated that the city might expect a reduction in its tax levy as compared with the levy of 1916 from the added income of its share of this additional excise tax, amounting to the sum of \$1,000,000. The surtax was passed by the Legislature and not a penny of its revenue will go to the city this year, the entire amount having been appropriated for the State Treasury.

In its place a bill was passed prohibiting further construction by the State of roads in cities, and also prohibiting the maintenance of county roads by the State. This bill will make a saving of \$170,000 to the taxpayers, while the other bill, introduced by Senator Wagner, would have done away with the pork barrel, known as State aid and kept many millions in the treasury.

Normal School Question.

A promise was made by Senator Brown that the normal schools of New York City should receive financial support in the same manner as in other communities, and he figured a reduction of \$500,000 in the city's tax levy by reason of this relief. The bill supposed to grant this relief was never passed, and thereby another promise went by the board.

A saving of \$2,500,000 in bringing county government under city control was contained in Brown's program. The bill for this economy was likewise killed. A bill giving the local authorities power to consolidate departments, thereby reducing the city's pay-roll, was also killed. A number of other bills, one of them to create a Central Purchasing Bureau in New York City, another to place control of all expenditures by the Water Supply Board in the hands of the Board of Estimate, and still another giving the Mayor authority to approve or veto bills affecting county af-

fairs, never had any chance of enactment.

Let us now examine the other side, the bills enacted into laws. The first two measures passed were as follows:

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

2. Enacting the "Pay-as-you-go Policy" into law.

Both of these bills were disapproved by the Real Estate Board and many other civic bodies. Nevertheless they were forced through both houses and adopted.

Other Opposed Bills.

Two other bills, political in their nature and intended for partisan purposes only, and likewise opposed by the Real Estate Board, were passed. They are:

1. Changing the Department of Bridges to a Department of Plant and Structures.

2. Empowering the Commissioner of Water Supply, Gas and Electricity to make rules and regulations for consumers.

Other important measures passed are:

1. Charging the State with the regulative expenses of the Public Service Commission of the first district. This law will not go into effect until next year and the saving to the city will not amount to more than \$150,000, as 70 per cent. of this expenditure has to be contributed under all circumstances by the city and the State Treasury.

2. Dividing the tax with the various counties. Senator Elon R. Brown is of the opinion that the city will derive a revenue of \$400,000 annually from this source. His colleague, Senator Bennett, is of the opinion that the city will be a loser on this deal to the extent of \$300,000.

3. Sheriff's fees of New York County to be turned into the City Treasury. This will go into effect January 1, 1918, and is one of the few noteworthy measures enacted for the benefit of the taxpayers, without string or boomerang.

4. Permitting a referendum on the question whether the city or the Legislature shall have power to fix salaries.

The city's share of the surtax for excise licenses in the amount of \$1,000,000 has been withheld for the coming year. There was an express promise by Senator Brown to give this revenue to the city for the reduction of the tax levy of 1916.

No Other Relief Passed.

No other legislation for the financial relief of the city has been passed. A few bills affecting real estate ownership, which have merit, are now in the hands of the Governor, and will become law. One of these bills has to do with the centralization of building inspection; another modifies the present Torrens law and regulates the registration of titles of real property. All in all, the harvest is nothing to boast of. The Legislature has been true to its traditions, not to give the City of New York anything which would deprive the rural lawmakers of their control over the richest community in the country. S. L. S.

HEARINGS HELD ON FOUR IMPORTANT BILLS

Real Estate Board Protests to Mayor Against Measures Which Will Injure Property Interests

REPRESENTATIVES of the Real Estate Board appeared before the Mayor on Wednesday and Thursday, May 3 and 4, in opposition to four important bills on which the Mayor gave hearings. These were the bill enacting the "pay-as-you-go" policy into law, the bill for changing the date for payment of taxes and rearranging the methods of assessment and collection of taxes, the bill giving wider jurisdiction to the Commissioner of Water Supply, Gas and Electricity for metering buildings, and the bill creating a Department of Plant and Structures.

In relation to the bill for enacting the "pay-as-you-go policy," the following resolution was presented to the Mayor and forwarded to the Governor:

WHEREAS, Senate Bill Int. 598 Assembly Rec. No. 329, for enacting into law the so-called "pay-as-you-go" policy adopted by resolution by the Board of Estimate, in September, 1914, has passed both houses of the Legislature, and,

WHEREAS, if this bill becomes a law, it would mean writing into the Budget annually in succeeding years up to 1919 from one-quarter to all of the cost of non-self-supporting public improvements.

RESOLVED, That the Real Estate Board of New York emphasize to the Mayor and to the Governor, in the strongest possible terms, its opposition to this bill, and urge that this bill be vetoed for the following reasons:

The budgets for 1915 and 1916 were respectively \$200,000,000 and \$212,000,000. The tax rate in 1916 ranged from 2.04 in the Borough of Manhattan, to 2.14 in the Borough of Richmond. The cost of government, aside from the cost of carrying out recently-enacted labor and fire prevention laws, has in recent years entailed upon taxpayers a correspondingly large outlay taken from incomes on real estate.

To make it obligatory for the Board of Estimate to add the large sums necessary to carry out the policy proposed, will bring the budget, the tax rate and the cost to individual taxpayers up to a point which would exact more than real property can stand in the way of taxes. This must ultimately react disastrously on the city through its effect on real estate values. To emphasize this it need only be mentioned that there will be needed in the near future, amounts for non-self-supporting improvements estimated at between \$15,000,000 and \$20,000,000. The debt service, on account of the enormous commitments to which the city is obligated, must increase from year to year. Even if the budget can be kept down to the present level without the proposed enactment, it is plain that under the proposed policy a budget of approximately \$230,000,000 may be predicted for the near future.

A policy of the kind proposed, while it might be commendable if subject to modification by the Board of Estimate when conditions might make this imperative, would be a dangerous policy if rendered inflexible by being placed on the statute books.

Furthermore, it will entail on the taxpayers the necessity of borrowing money to pay taxes at rates very much higher than those at which the city can borrow.

The necessity for enacting this measure is based on the theory that it is wise to impose upon the present generation the cost of improvements which will benefit, not it alone, but many succeeding generations. If there is any merit in this claim, the Real Estate Board respectfully urges that it can be accomplished, and should be accomplished by a much more gradual process than that now proposed.

Strenuous opposition was also made to the bill for the changing of the date for the payment of taxes from May 1 to January 1. It was pointed out that, aside from other considerations, the estimated saving could not exceed \$1,500,000, that the proposed change in the tax calendar would move the assessment day to the first of February, which would keep the assessors in the field from August 1, and move back by one year the rental basis as an indicative measure of value. It was pointed out also that the clause providing that "a building commenced since May 1, shall not be assessed" would result in a very serious loss of taxes to the city and would of course be a very serious discrimination against property owners who would have to pay taxes on their property. It has been estimated that taken throughout the city this would be equal to a loss of taxes on \$280,000,000 of assessed

value or \$5,600,000 in taxes. This is to be compared with an alleged saving of \$3,500,000 in interest charges under the proposed change of date plan. It was also shown to be entirely impracticable in connection with the assessing of special franchises, and here again it would result in loss of taxes.

The water meter bill was shown to extend to the Water Commissioner au-

thority which might very easily work to the detriment of property owners, particularly in the universal application of meters to dwellings and apartment houses, as the bill places no control on tenants as water users.

The Plant and Structures bill was shown to be virtually the creating of a new department with no saving to the taxpayer.

THE FIRE COMMISSIONER'S REPORT

First Reduced Budget Since Consolidation Eighteen Years Ago—Low Fire Record

THE lowest fire loss on record and the first reduced budget since consolidation, eighteen years ago, are among the achievements for 1915 shown by Fire Commissioner Robert Adamson in his annual report to Mayor Mitchel.

Although twenty-four new fire companies were put into service in new locations with payrolls of \$515,000, and the force of civilian bureaus increased by \$74,412, and although the average annual increase in the budget for eighteen years has been \$313,659, the budgets for both 1915 and 1916 are reduced below that of 1914.

Three new records were established by this department in 1915:

First.—The fire loss was the lowest per capita and per fire in the city's history.

Second.—For 1915 the department had the first reduced budget since the consolidation of the greater city in 1898, and in 1916 there was the second.

Third.—There was turned back to the city, during 1915, and the year before twenty-nine buildings and sites, valued at \$418,000 and eleven buildings leased at \$10,800 a year.

The fire loss was lower by 32 cents per capita and \$140 per fire than in any previous year, and the total loss lower by \$2,460,793 than in 1914. We had 1,010 fewer fires, and an aggregate loss of only \$5,757,018, as against \$8,217,811 the preceding year. The per capita loss was only \$1.06. The lowest previous loss was \$1.38. The loss per fire was \$429.11. The lowest previous loss, that of 1914, was \$569.69. Since consolidation the average loss has been, per year, \$8,215,264; per capita, \$2.04; per fire, \$709.75. Last year's record, therefore, reduced this average by \$2,450,600 in the annual loss, by 98 cents in the per capita and by \$280 in the loss per fire.

In only two other years since consolidation has the total loss been below \$7,000,000. In only one year, that the first year of consolidation, has it actually been lower in the aggregate than last year, namely, in 1898, when it was \$5,186,890. In short, with eight times the population, the loss was actually nearly \$1,000,000 less than in the first year after the creation of the paid Fire Department fifty years ago. Fires during the year numbered 13,416. Of these 7,951 were trivial blazes, extinguished without the aid even of a fire engine. One stream extinguished 3,509. From any single fire the heaviest loss was \$150,000.

How the Budget Was Reduced:

Up to 1915, for a period of sixteen years, the Fire Department budget increased at the annual rate of \$313,679, almost a million dollars every three years.

When the present administration began firehouses for twenty companies were under construction, some of them practically completed. They were in newly built up sections of Queens, Brooklyn, Staten Island, the Bronx and Upper Manhattan where fire protection was urgently needed. How to manage these companies without a great increase in expense was the first problem. It has been solved.

Companies have been placed in every one of these firehouses, and three other

fire companies organized besides, one of them the Rescue Company—twenty-four companies in all. For these twenty-four companies the annual payroll and maintenance charges are approximately \$515,000 a year. Employees to meet new duties have also been added to each of our three civilian bureaus of the department at an increased cost of \$74,412 a year. Despite this extension of service not a dollar of additional appropriation was asked for to meet these increases. On the contrary, for the first time in the history of the Greater City, and, so far as is known, in the entire history of the department, the budget was reduced instead of increased. This decrease in the budget for 1915 was \$65,110 and in the budget for 1916 it amounts to \$173,050. The means by which this was accomplished chiefly are these: Cost of supplies reduced, \$294,647; vacant positions abolished, \$95,990, and details of sixteen officers and sixty-three firemen revoked.

Fifteen fire companies, rendered obsolete by motorization and other causes, discontinued and seven captains, twenty lieutenants, twenty engineers, 157 firemen and four pilots thereby released for duty in new companies. Repair shops, fuel depots, stables and storehouses were consolidated and forty buildings and sites given up and cost of maintenance saved. This reduction was effected without dismissing employees, or wholesale salary reductions. Salaries of 113 employees were increased, and only eighty-five reduced.

These reductions in the budget are a permanent saving. The cost of maintaining these abolished activities and positions will not reappear as an annual item in the budget. The surrendered buildings and sites can be sold or rented and the proceeds used to reduce taxation.

Causes of Reduced Fire Loss.

To three causes the reduced fire loss may be attributed:

Systematic extension of fire prevention, monthly building inspections by firemen and increased efficiency of the uniformed force, due to the Fire College and School of Instruction training.

More sprinklers were installed under fire prevention orders in 1915 than in any previous year, and the greatest amount of substantial structural fire prevention work in buildings was secured. This is because 300 firemen, one in each company district, relieved the Fire Prevention Inspectors of the housekeeping inspections and left them free for the more effective and permanent form of structural fire prevention work.

APPROPRIATIONS FOR UNIFORMED FORCE.	
1913.....	\$7,197,925.00
1914.....	7,559,000.00
1915.....	7,609,959.00
1916.....	7,665,200.00

APPROPRIATIONS FOR SUPPLIES.	
1913.....	\$788,968.95
1914.....	771,350.92
1915.....	640,552.81
1916.....	476,703.75
Total number of companies Dec. 31'13....	289
Total number of companies Dec. 31'15....	305
Total force Dec. 31'13.....	4,952
Total force Dec. 31'15.....	5,026
Total number of buildings Dec. 31'13....	291
Total number of buildings Dec. 31'15....	262

INTERESTING STRUCTURAL COMPARISONS OF TWO PROMINENT BUILDINGS

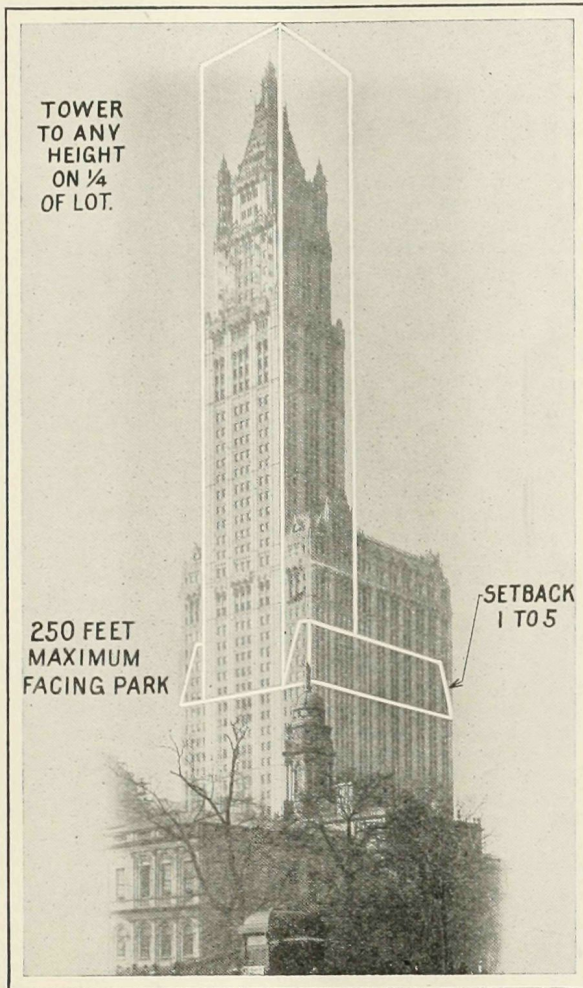
How the Woolworth Building and Biltmore Hotel Might Look Under the New Resolution

IN order that a concise idea may be had comparative pictures are printed on this page which show how the plans for existing buildings would have to be modified were the construction work to be done under the Height and Area Resolution, as prepared by the Commission on Building Districts and Restrictions. Through the courtesy of the Commission the accompanying drawings were procured, the examples being the Woolworth Building and the Biltmore Hotel.

The Woolworth Building occupies a plot with a frontage of 150 feet on Broadway, and extending 200 feet back in Park place and Barclay street. The main building, as it now stands, rises to a height of twenty-seven stories, or 360 feet, before it begins to set back from the street in the form of a tower, which rises to a height of fifty-four stories, or 791 feet above the street.

Under the proposed ordinance the Woolworth Building, if considered as fronting on a public park in the two and one-half times district, could rise to a height of 250 feet on Broadway before being obliged to set back from the street line.

The width of the widest abutting street, however, controls the height at the building line only to a distance of 150 feet back on the narrower street. In this event Broadway, on account of it being a street which bounds a public park, is considered as having a width of 100 feet. Park Place, which is actually wider than Broadway, is not considered as wide because it is not adjacent to a park. In Park place and Barclay street, therefore, both of which are considered as being narrower streets under the proposed height ordinance than Broadway, the Woolworth Building could not rise to as great a height as on Broadway. The lower height restrictions on these streets would, however, not apply within the first 150 feet of Broadway. Only the rear 50 feet fronting in Park place and Barclay street would consequently be subject to these lower limits. In Park place the height limit would be 221 feet and in Barclay street 161 feet.



THE WOOLWORTH BUILDING.

Above these several height limits at the building line, 250 feet on Broadway, 221 feet in Park place, and 161 feet in Barclay street, the building could be erected to a still greater height through one or more setbacks, with a ratio of five feet of height to one foot of horizontal setback. This setback might take place for each story of additional height separately or for several stories in a group.

In the accompanying diagram a 25 foot setback girdling the building is shown at the height limit at the street line.

This setback would allow an additional height of 125 feet on all three street fronts. With this setback the height allowed on Broadway would be 375 feet, in Park place 346 feet, and in Barclay street 286 feet. Above this point the building could be continued to a still greater height through additional setbacks.

In the diagram, however, the tower is shown as commencing at this height. Under the proposed regulations towers have to be at least 75 feet distant from the center of all the

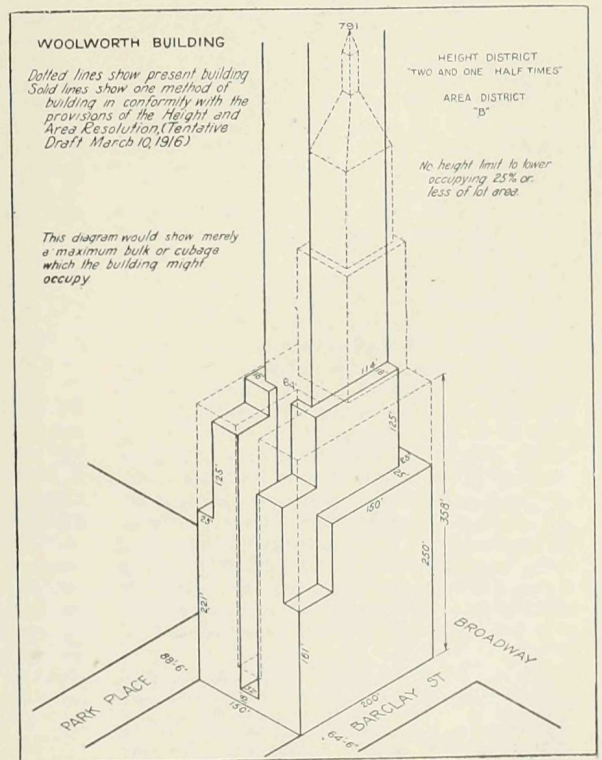
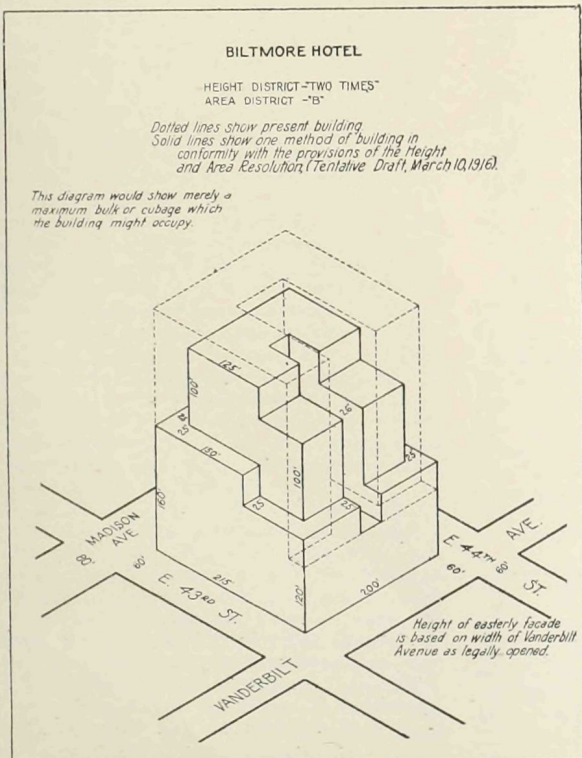
streets on which they front. This provision would necessitate the tower being set back at least 25 feet from Broadway, 31 feet from Park place, and 43 feet from Barclay street. In the diagram it is assumed that the tower would have been set back an equal distance in both Park place and Barclay street. By doing this the owner loses nothing as the narrower width allowed the tower by thus doing, would be compensated through additional length, towers of unlimited height being allowed provided they do not cover more than 25 per cent. of the lot area.

The tower shown in the diagram is 64 feet wide by 114 feet wide. This gives an area of 7,296 square feet. The existing tower is 84 feet by 84 feet with an area of 7,056 square feet. The existing court in the Woolworth Building is 36 feet wide. Under the proposed area ordinance it need be only 32 feet wide. George B. Ford, Consultant to the Commission, in speaking of the Woolworth Building tower problem, said:

"In the accompanying photograph the tower on the Woolworth Building is shown flush with the street all the way up, despite the fact that above the 250-foot level there are a number of additional stories in a set-back mansard. According to a strict interpretation of Section 3, Paragraph 3, of the Height and Area Resolution and of the set-back provisions in Section 2, the tower could be flush with the street from the 250-foot level up only in case the building were reduced to 25 per cent. of the area of the lot immediately above the 250-foot level. We believe that this is a mistake and that a change must be made in the wording of the Height and Area Resolution so as to permit towers and dormers of limited frontage to rise above the limiting height of the street wall flush with the street.

"We have assumed in the case of the Woolworth Building that it is facing on the front of a public park. As a matter of fact it doesn't exactly, but as it is understood that the Federal Building

(Continued on page 687.)



LAND OVERCROWDING IN BROOKLYN

Average Density of Tenement Population Exceeds Congested Portions of Glasgow, London, Paris and Prague

By HERBERT S. SWAN*

THE average density of the tenement population in Brooklyn in 1915 was 724 persons an acre. The maximum density was more than 1,600 an acre. This refers to land actually used for new tenements, excluding streets. Any tenement house locality would show lower figures than these because no locality is built up solidly with new tenement houses. Comparison may be made, however, with localities in other cities. The greatest density of population in Glasgow is 350 persons an acre; in London, 365; in Paris, 434, and in Prague, 485. These are the densities of the most congested spots in European cities. The highest locality congestion in Glasgow, London and Paris is not so high as the average congestion on the land actually used for the Brooklyn tenements, erected in 1915.

A population of approximate 160,000 (counting 4.6 persons to a family) was housed in the new tenements erected in Brooklyn from 1912 to 1915. The persons accommodated in the 1912 tenements were housed at an average density of 643 persons per acre; in the 1913 tenements 650 an acre; in the 1914 tenements 697 an acre, and in the 1915 tenements 724 an acre. The average congestion during the short space of these four years increased 12½ per cent.

Nowhere in the world, except in Manhattan and the Bronx, is land utilized for residential purposes as intensely as in Brooklyn. Congestion in Manhattan and the Bronx can still be said to exceed the congestion of Brooklyn. That, however, is not because people are not housed at as great densities in Brooklyn as in either Manhattan or the Bronx—the maximum densities for each is about the same.

Tenements are now being erected in practically all sections of the borough. Flatbush and Park Slope are being developed with tenements of the same density as Long Island City; Brownsville and East New York of the same density as Harlem; South Brooklyn as Washington Heights; Bushwick as Inwood; Greenpoint as the Bronx, and Williamsburg as the most congested districts of the Lower East Side of Manhattan.

Many tenements have stores on the first floor. To make the density of population in these comparable with those that have no stores, the first floor has, of course, to be considered as containing apartments, the number of apartments depending in each case upon the type of tenement. Making this allowance a comparative analysis has been made of the building statistics of Brooklyn and Manhattan for the year 1914. The remarks made here, unless specifically stated otherwise, refer solely to the tenements built in that year.

The vast majority of people living in the eight, nine, ten and twelve-story apartments of Manhattan are not housed any more densely than the people living in the four-story tenements of Brooklyn. In fact, one-fourth of the residents of the tall, fire-proof elevator apartments of Manhattan are not housed any more compactly than the inhabitants of the three-story, six-family tenements in the outskirts of Brooklyn.

In Manhattan the six-story tenement has a higher range of densities than the most populated skyscraper apartment on either West End avenue, Riverside Drive or Broadway. It is the most congested house in Manhattan and yet it is not so congested as the six-story tenement in Brooklyn. In Manhattan only one-third of the apartments in the tenements of

this height have a density exceeding 230 families per acre. In Brooklyn five-sixths of the apartments exceeded this density. This fact is due to the prevalence of elevator houses in Manhattan.

The six-story elevator house in Manhattan has a density varying between 160 and 185 families an acre, a density no greater than that of the four-story, twenty-family house of East New York. The six-story non-elevator house in Manhattan has, as a rule, a density equal to, and in some instances exceeding, the density of the same house in Williamsburg, the section containing most of the new six-story tenements in Brooklyn.

If no allowance is made for the stores on the first floors and the density is computed on the actual families inhabiting the tenements of different heights, the situation it is true, is altered a little. Stores being less frequent in the high fire-proof buildings than in the low non-fireproof buildings, the result appears more favorable to the "walk-ups."

But even then the two and three-story tenements in Brooklyn are shown respectively as having half the density of the twelve and ten-story apartment houses in Manhattan. The density of the four and five-story tenements in Brooklyn are respectively shown as having the same density as the eight and nine-story houses in Manhattan. The six-story tenement of Brooklyn is again shown as having the highest average density, its density of 14.9 families, on a 25x100 foot lot, being equal to a population of 1,196 an acre.

People are housed at as great densities in Brooklyn as in Manhattan, but there is this difference between the two boroughs—Brooklyn does not as yet house so large a proportion of her population at the higher densities as does Manhattan. The summary table below shows that Brooklyn sheltered one-fourth of her new tenement house dwellers in 1914 at a density of less than 130 families per acre. This was, relatively, four times the number housed at this density in Manhattan. In the intermediate densities that is, the densities varying between 131 and 220 families an acre, the proportion housed in the two boroughs was approximately the same—59 per cent. in Manhattan and 62 per cent. in Brooklyn. At the densities above 221 families per acre, however, Brooklyn only housed 13 per cent. and Manhattan 35 per cent.

FAMILIES HOUSED AT DIFFERENT DENSITIES IN TENEMENTS ERRECTED IN MANHATTAN AND BROOKLYN 1914.

Families per acre.	Manhattan.	Brooklyn.	Manhattan.	Brooklyn.
...—100.....	37	599	1.9	7.0
101—130.....	227	1,487	5.5	17.3
131—160.....	742	1,407	18.0	16.3
161—190.....	947	1,783	23.0	20.8
191—220.....	741	2,212	18.0	25.6
221—250.....	893	296	21.6	3.5
251—280.....	223	336	5.4	3.9
281—310.....	49	330	1.2	3.8
311—.....	266	160	6.4	1.8
Totals.....	4,125	8,610	100.0	100.0

Although Manhattan now houses a larger proportion of her increasing population at the maximum densities than Brooklyn, this is not a condition that appears likely to continue—congestion of population is increasing so rapidly in Brooklyn.

FAMILIES HOUSED AT DIFFERENT DENSITIES IN TENEMENTS ERRECTED IN BROOKLYN 1912-1915.

per acre	1912.	1913.	1914.	1915.
...—100.....	1,002	947	599	573
101—130.....	2,049	1,782	1,487	1,355
131—160.....	1,483	2,024	1,407	1,725
161—190.....	569	1,853	1,783	2,175
191—220.....	887	1,159	2,212	2,189
221—250.....	514	147	296	180
251—280.....	250	292	336	359
281—310.....	314	367	330	660
311—.....	432	145	160	202
Totals.....	8,309	8,716	8,610	9,418

All the data relative to density of population refers to the land within the block lines. The proportionate area within streets differs considerably in the several sections of the borough. On the average, however, it constitutes about one-third of the total plotted area.

per acre.	PERCENTAGE OF FAMILIES HOUSED AT DIFFERENT DENSITIES IN TENEMENTS ERRECTED IN BROOKLYN 1912-1915			
	1912.	1913.	1914.	1915.
...—100.....	12.0	10.9	7.0	6.0
101—130.....	24.6	20.4	17.3	14.4
131—160.....	17.8	23.3	16.3	18.3
161—190.....	18.9	21.3	20.8	23.1
191—220.....	10.7	13.3	25.6	23.4
221—250.....	3.8	1.7	3.5	1.9
251—280.....	3.1	3.3	3.9	3.8
281—310.....	3.8	4.1	3.8	7.0
311—.....	5.3	1.7	1.8	2.1
Totals.....	100.0	100.0	100.0	100.0

The number of people housed at the lower densities is decreasing; that at the higher densities increasing. The percentage of families housed at a density of less than 100 families an acre was in 1915 only half that housed at this density in 1912. There was also a considerable decrease in those housed at a density varying between 101 and 130 families an acre, the proportion diminishing from 25 per cent. in 1912 to 14 per cent. in 1915. The relative number housed at densities from 131 to 160 families an acre, and more than 220 families an acre, remained practically unchanged. There was, however, a considerable increase in the percentage of families housed at the densities between 161 and 220 families an acre. The proportion in this group increased more than 50 per cent. during the four years. In 1912 it contained but 30 per cent. of the total population housed in new tenements. In 1915 it contained 46 per cent.

The relative number of people housed at a density exceeding 260 families an acre was in 1914 the same in Brooklyn as in Manhattan, 9 per cent. of the new tenement dwellers crowding the land at this density. The most frequent type of tenement in 1912 was that having a density between 121 and 130 families an acre; in 1913 that with a density between 171 and 180 families an acre; and in 1914 and 1915 that with a density between 191 and 200 families an acre.

The area developed with tenements of these densities was in 1912, 59.34 acres; in 1913, 61.64 acres; in 1914, 56.79 acres, and in 1915, 59.72 acres. How has this increased congestion become possible? Through the erection of higher and larger tenements; the construction of smaller apartments, and the utilization of a greater percentage of the lot area.

The average height of tenements increased three-tenths of a story—the tenements of 1912 having an average height of 3.5 stories and those of 1915, an average height of 3.8 stories. The predominant type of building erected changed from the three-story to the four-story tenement. Approximately half of the tenements in 1912 were three stories. In 1915 less than one-third were three-stories. Two-fifths of the tenements in 1912 were four-stories. In 1915 three-fifths were four-stories.

The proportion of families housed in three-story tenements declined from one-fourth in 1912 to one-eighth in 1915. The proportion housed in four-story tenements increased from less than three-fifths in 1912 to more than seven-tenths in 1915.

The height of tenements is, of course, not increased without increasing the number of families housed on the higher floors. In 1912 22 per cent. of the total apartments were situated on or above the fourth story. In 1915, 26.5 per cent. of the apartments were so situated.

The average tenement erected, in 1915, contained 56 per cent. more apartments than that erected in 1912. The average

(Continued on Page 687.)

*This paper is a partial summary of a report on "Increasing Tenement House Congestion" prepared by Mr. Swan for the Tenement House Committee of the Brooklyn Bureau of Charities. The study was limited to a consideration of the new tenements erected during the last four years.

LEGAL NOTES AFFECTING REALTY

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

Taxation—Method of Valuation.

THE New York Court of Appeals, *People vs. Hart*, 111 N. E. 56, holds that the assessment of property for taxation should be made at the present market value thereof, so that, to sustain the action of the board of assessors in valuing a certain lot at its speculative value if cut up into a number of lots, their valuation must be shown to be that which such lots would at the present time bring on the market. Nearly any tract of land or any farm can be cut up into lots. The question is not whether it can be so subdivided, but whether purchasers for the lots can be found, and also how speedily found. For if only small parts can be sold at intervals, and a number of years must elapse before the whole property can be disposed of, it is apparent that it would be unfair to take as a present value of the property a sum only to be realized after a long lapse of time.

Transfer Tax as Incumbrance.

New York Transfer Tax Law, section 220, imposes a tax upon the transfer of any property by will. Section 220 provides that taxes shall be due and payable at time of transfer. Section 224 provides that such tax shall be a lien on the property transferred until paid. A decedent devised and bequeathed to his widow property on which a tax of \$3,887.61 was assessed. This included mortgaged real estate, the equity in which was reported by the appraiser to be of no value. Before the institution of proceedings to assess the tax, the widow contracted to sell the real estate free and clear of all liens or charges except the mortgage, and at the date for closing the title the tax was still undetermined and unpaid. In an action by the vendor for specific performance, the New York Appellate Division, *Smith vs. Browning*, 157 N. Y. Supp. 71, holds that the premises were incumbered with the transfer tax, and the plaintiff by tendering a deed did not comply with the contract, as the tax is a lien on all the property transferred to the particular transferee, and is not segregated and an aliquot part collectible out of each item.

Enforcement of Contract.

A contract was made for the sale and purchase of a certain lot for \$8,000, \$300 payable on its date and \$6,700 when the purchaser received an abstract of a good and merchantable title and the vendor's sufficient warranty deed. The purchaser was then to execute to the vendor a mortgage for the remaining \$1,000, payable within one year. The contract further provided that the purchaser should erect a three-story brick apartment building on the land with funds to be furnished by the seller, who was to have a first mortgage for the amount ad-

GROWTH IN BROOKLYN.

(Continued from page 686.)

number of apartments to a tenement, in 1912, was 9.4. In 1915 it was 14.7 apartments. The average number of rooms per apartment declined from 4.2, in 1912, to 3.9, in 1915.

The tendency to cover the maximum area allowed under the law has recently received a great impetus. Although the law allows a tenement to occupy 70 per cent. of an interior lot and 90 per cent. of a corner lot, it formerly was no uncommon occurrence for a tenement to cover only 45 or 50 per cent. In 1912, 24 per cent. of the tenements covered less than 55 per cent. of the lot. In 1915, only 12 per cent. of the tenements erected covered less than 55 per cent.

Brooklyn, nearest neighbor of Manhattan and the Bronx, has had every opportunity to learn first hand the evils of land over-crowding. But like her sister boroughs she now squeezes her growing population into congested tenements, piling family on family—four, five and six deep and five, six and seven alongside one another to the floor.

vanced, on the execution of which the mortgage of \$1,000 was to be discharged and merged. In a suit by the purchaser for specific performance of the contract, the Michigan Supreme Court, *Bilansky vs. Hogan*, 157, N. W. 13, holds that it was not implied that the purchaser instead of complying with the first clause of the contract, would execute to the vendor a mortgage with the contract attached to and made a part of it for the remaining \$1,000. The purchaser's right to a merger was entirely contingent on the erection of the building. The whole subject matter of the first clause was the purchase of the land, transferring the title, and paying or securing the purchase price. The second related entirely to proposed improvements on the property and borrowing money to furnish them after they had progressed to a certain point. These were not interdependent matters. As the whole contract could not be enforced by the court, specific performance could not be granted. Such relief will not be decreed unless the court can, at the time, enforce the contract on both sides; or, at all events, such part of it as the court can ever be called upon to enforce.

"Assignment" of Lease.

A lease to a corporation for a term contained a covenant not to assign, transfer or sublet without the lessor's written assent, on default in which the lessor might repossess himself of the premises. The corporation becoming insolvent, a bill of sale of all its property and assets was made to a new corporation organized by the old corporation's president. He had also been its largest stockholder, though not the holder of the majority of stock. There were 24 stockholders in the old company. The president became the holder of 47 of the 50 shares of the new corporation, the other three shares being divided among those others, including the officers of the old corporation. The consideration of the bill of sale was that the new corporation, whose purposes were the same as those of the old corporation, assumed all the old corporation's debts and liabilities and, as provided in the bill of sale, assumed to use the name of the old corporation and took possession and paid rent by check signed in its name. In proceedings by the lessor to obtain possession of the premises, the Michigan Supreme Court, *White vs. Huber Drug Co.*, 157 N. W. 60, holds that the bill of sale showed a want of identity between the old corporation and the new corporation, and the transfer of the lease by the bill of sale was an "assignment" in breach of the covenant in the strictest sense. The fact that the new company was organized by 4 out of the 24 stockholders of the old company made no difference in principle. The very purpose of organizing the new company in this case was to get rid of the old company and its shareholders. There was no statute authorizing the reorganizing of the old company into the new.

Agreement to Assign Lease.

A lessee under a 99-year lease, which prohibited assignment until the lessee should construct a building on the premises worth at least \$75,000, sublet the premises to a corporation for 50 years, with a separate agreement that, if the corporation should construct a building in accordance with the terms of the original lease so that it could be assigned, the original lessee would assign it to the corporation. In a suit to forfeit the lease because of an assignment the Michigan Supreme Court holds, *Great Lakes Realty & Building Co. vs. Turner*, 157 N. W. 57, that there was no assignment of the lease which forfeited it, since an assignment occurs only when there is a transfer of the entire interest, not when an executory transfer is made. At most, what was done was to make an agreement to assign when the conditions were such that the lessee had a right to assign.

BUILDINGS COMPARED.

(Continued from page 685.)

on ground leased from the city could not go higher, without special permission, it might be assumed that in determining the height of surrounding buildings the Federal Building had all the effect of a park open space."

The Biltmore Hotel, which is twenty-five stories, or 305 feet high, occupies an entire block with a frontage of 200 ft. 10 in. on Madison and Vanderbilt avenues, and 215 ft. 8 in. in 43rd and 44th streets. The plot is in the two-times height district and the "B" area district.

Of the streets abutting the Biltmore, Madison avenue is the widest, having a width of 80 feet. The other streets have only a width of 60 feet. The height of the hotel under the proposed ordinance would, therefore, be based on the width of Madison avenue. On this thoroughfare, and for a distance of 150 feet back in the side streets, the building could rise to a height of 160 feet. On Vanderbilt avenue, and the 65 feet nearest Vanderbilt avenue, in 43rd and 44th street, the building could be only 120 feet high.

With a 25 foot setback, however, on all fronts, the building could be erected 100 feet higher.

Width of Court.

The present court in the Biltmore has a width of 70 feet. Under the proposed regulations it would be required to have a minimum width of only 26 feet.

At first thought many people will be surprised that the Biltmore Hotel did not take its height from Vanderbilt avenue, a clear space over to the Grand Central main building of about 110 feet, which would permit a building to be erected to at least 200 feet in height. Unfortunately, however, the legal width of Vanderbilt avenue is only 60 feet; which would limit the height of buildings on that side to 120 feet.

The existing Vanderbilt avenue frontage of the Biltmore Hotel as well as the 42nd street frontage of the new Heckscher building, at 42nd street and Madison avenue, illustrates graphically the principle of the set-back, except that according to the districting regulations in one case the main building could go to a height of 120 and the other to a height of 200 feet, before the set-backs would have to begin.

Bridge Improvements.

During the next few months a large force of men will be working on the Queensboro Bridge making it ready for the operation of the Second avenue elevated trains on the upper level, and repaving the present roadway for vehicles on the lower level. The cost of the rapid transit work will be approximately \$60,000, and the cost of repaving the roadway will be \$144,000.

A force of men has already started on the repaving work, and the Queens Chamber of Commerce is in receipt of a communication from the Bridge Department, stating:

The first work to be done will be a part of the southerly half of the roadway. Vehicular traffic will be maintained at all times while the work is going on. It is expected that it will require four months to complete the southerly half of the roadway after the first work of removal of the present pavement has been started. This estimate of time is based on the prompt delivery of all materials required for the work.

The Interborough Rapid Transit Company is now advertising for bids for the construction work for the extension of the Second avenue "L" across the Queensboro Bridge to connect with the extensions that will operate to Astoria and Corona. These bids will be opened on May 11, and it is expected that work will be in full swing by June 1. The work has already advanced on the strengthening of the columns of the elevated structure on Second avenue for the crossover to the bridge. According to a letter received recently by the Queens Chamber of Commerce from Public Service Commissioner Hodge, the operation of these trains across the bridge and over the extension to Astoria and Corona should be started by November of this year.

BUILDING MANAGEMENT

EVERYDAY PROBLEMS IN RENTING

By REGINALD C. RUSSELL, of Draperhouse & Russell, Chicago

THE first move of any renting agency is, of course, to persuade the owners of apartment buildings that his is absolutely the best available agency to handle their property. Various arguments are advanced by renting agents in this regard.

The recognized renting agency has a trained organization, thoroughly experienced in the management of properties and the obtaining of tenants. They are more accustomed to the routine of the business, and can handle refractory tenants with fewer difficulties than the owner. (2) The agency knows from past experience how best to keep expenses down to a minimum consistent with the proper maintenance of the property, and can almost guarantee to keep the premises fully rented at the maximum rate for that section of the city.

There are numerous ways of acquiring this renting business. The shrewd and alert agency scans the newspapers daily for notices of property transfers and the issuance of new building permits. It often happens that the owner appears in the paper as handling property in the outlying districts and, in that case, it generally pays to make application for the business on the grounds that the local agent's office is handy to the property and more convenient for all who come to inspect it. Then too, it often happens that a building previously managed in a local office is sold in that office and the papers drawn up there. That gives the agent an admirable opportunity for getting personally acquainted with the new owner and for pushing himself for continued management of the property.

Interesting Tenants.

There are at least four ways of interesting prospective tenants, two of which are a matter of firm personality, and the other two of sheer advertising. Under the first head (1) comes the giving of proper attention to all personal inquiries made by visitors at the office. Each prospective tenant should be made to feel that the firm is taking a personal interest in his particular case, is doing its utmost to locate the sort of apartment desired in point of the number of rooms, approximate rental, preferred location, etc. Of course, about all that the firm actually can do is to make careful selections from its office "For Rent" list, but this will, in the majority of cases, be found adequate providing the agent talks his various selections up strongly enough to induce the prospect to inspect them. (2) A good name in one's locality is a potent secondary factor for the procuring of tenants. If you have been in the custom of treating your old tenants right, they will almost unfailingly recommend your firm to such other of their friends who may be looking for new homes. At any rate, they always will give you the first chance to serve them. Rightful treatment and personal interest in one's tenants will retain them as such for a longer time than would be possible under any other circumstances. The old saying, "A fine house with a grouchy agent is not a fine house at all" contains a great deal of truth.

There are two generally utilized media for attracting tenants through advertising: (1) signs on the property, and (2) the newspapers or periodicals. Judicious advertising usually goes far to satisfy the owner that one is trying to fill his vacancies as rapidly as possible. More than fifteen years' experience with small "line" advertisements have convinced the writer that they, at best, pull

comparatively poor results—this irrespective of general conditions or the season of the year. What is known as "display" space can, however, be used to very good advantage by the renting agent who can afford large individual firm ads. This is one of the best ways of calling public attention to a new building in which a large number of flats are to be rented, and which requires a detailed explanation in order to be really appreciated.

Having finally succeeded in interesting the prospective tenant, it is customary to take his application for the house or apartment—the application fully setting forth all details such as his present address, business, size of family, and number of children, if any. References are one important specification which should always be included upon every application blank and they should be thoroughly investigated. The prospective tenant's present landlord is invariably considered to be the best reference from the agent's viewpoint, but a bank account, however small, is also a mighty good recommendation.

Deposit Given.

It is further customary for the agent to take a deposit at the time the application is filled out—this to be returned in case the prospect's references prove unsatisfactory. It is always important to have a complete understanding with every new tenant as to repairs, redecorating or special privileges. It is much more satisfactory to be explicit with a tenant before he is accepted than to quarrel and bicker over inability to make repairs, after he has been tied up with a formal lease.

Agents with hundreds of expiring leases have been relieved of much work formerly necessary in getting an answer from tenants relative to renewal for another term by a simple renewal clause now inserted in leases by many agents which reads as follows:

TO HAVE AND TO HOLD, the above described premises, with the appurtenances, unto the said party of the second part, from the.....day of.....A. D. 191....., until the.....day of.....A. D. 191....., provided sixty days' written notice is given lessor by lessee of lessee's intention to terminate this lease on said last mentioned date, otherwise this lease shall continue from year to year until terminated by like notice in some ensuing year. Lessor is entitled to terminate this lease upon like notice to lessee at like dates.

Under this provision unless either party notify the other party to the contrary, sixty days prior to expiration, the lease automatically renews itself for another year, and signing of new leases is unnecessary.

Average Tenant Fair.

It is customary for the agent to remind the tenant of this provision in their lease a reasonable time before it becomes effective.

Long years in the renting business have convinced me that the average tenant is inclined to be fair with his agent and the owner. In most cases he is personally interested in taking good care of his house or apartment and, therefore, his occasional recommendations or complaints are always deserving of careful consideration by the agent. There is also, however, always a certain small percentage of tenants whose special requests are numerous and, in many cases, beyond reason. This class must be handled firmly.

The renting agent must do his best to treat all tenants broadmindedly. The superintendent—that ogre of the modern tenant's fairyland!—needs must be impressed that he doesn't own the building but, at the same time, the agent should

see that he is not continually imposed upon by unnecessarily exacting tenants. It should not be forgotten that the superintendent is first assistant to the agent in the care of the owner's property, and the handling of his problems requires quite as much thought as those of the tenants themselves.

The collecting of rents is, naturally, one of the most important functions of the agent and it requires the use of more tact and practical psychology than any other phase of the business. It is a truism that the tenant, who cannot pay his first month's rent, usually finds it still harder to pay two months' rent at the same time. Whenever a tenant gets behind in his payments the case should be given immediate attention by the agent. There is a certain small percentage of tenants who never dream of paying until they are sent a notice. Others either require or really want an office collector to call monthly. Others are conscientious enough to either pay regularly through the mails, or by calling at the office in person.

Most renting agents keep a formal rent register in which are entered the names of all tenants, with the proper date of payment after each name. The dates may vary owing to exigencies beyond the tenant's control, as, for instance, many railroad employes are paid from the 10th to the 15th of the month, hence necessitating their being given ten to fifteen days of grace over other classes of tenants. An agent must use his own good judgment in extending special consideration like this.

Tenants in Arrears.

The latter part of the month it is customary to make a list of all tenants who are yet in arrears. A telephone call is often quite sufficient to effect a quick settlement from them, for, strange as it may seem, there are regularly a great many instances where the tenant has actually forgotten about the rent and is only too grateful for your gentle reminder of his obligation. In case a delinquent tenant promises over the telephone to settle within a certain interval and fails to do so, a collector should be despatched to him forthwith to ascertain the reason why. Then if, in the best judgment of the agent, his excuse is inadequate, the letter of the law should be enforced. It may be unpleasant, but the agent owes that to the owner whom he represents.

If there is any single rule which the renting agent may at all times use to genuine advantage, it probably is the Golden Rule, "Do unto others as you would have them do unto you." More, no man can do.

Condition of Subway Tube.

Engineers of the Public Service Commission have just reported the result of an inspection of the south tube of the Battery-Joralemon street subway tunnel under the East River. The inspection was made to ascertain the extent of change, if any, in the position of the tube since the time of its completion in 1908. Careful observations were made, and it was found that during the period of eight years in which this tube has been in daily operation there has been absolutely no settlement. Other observations showed that there had been no movement whatever in a lateral direction. Examination of the lining of the tube showed that the leakage, which has always been slight, has materially decreased during the period of operation. The engineers will make a similar inspection of the north tube of the same tunnel within a short time.

NEW AND USEFUL APPLIANCES

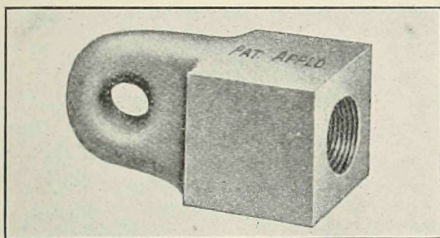
Novelties and New Applications of Familiar Devices,
of Aid to Architects, Builders and Building Managers

Described without regard to advertising consideration

Concrete Form Strainer.

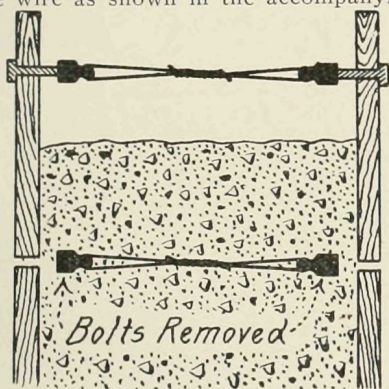
THERE has been considerable of a problem in aligning and holding forms for concrete, where tie wires are used, yet the use of wire ties has been popular on account of reduced expense of this type of construction. The market now contains a new form strainer which is said to provide a practical method for the use of wire in form work.

The form strainer consists of an iron casting with an eye at one end and a threaded socket at the other, as shown in the illustration. In construction where but one face of the wall is to be exposed, a single strainer is used on each wire. The wire is passed around the back of the form, brought up nearly to the face and threaded through the eye of a strainer. A bolt is then passed through the face of the form and



screwed into the casting, twisting and tightening the wire and bringing the form into the desired alignment. When the forms are to be removed, the bolt is unscrewed, and the strainer and wire left in the wall. The small hole left by the removal of the bolt should then be filled with cement which will eliminate all possibility of rust streaks.

In instances where both faces of the wall are to remain exposed, two of the strainers are used, one at each end of the wire as shown in the accompanying



sketch. The strainers are so placed as to be a short distance from the face of the wall. The bolts may be removed without trouble and there is no exposed steel left as when the usual method of using wires, rods and clamps is followed. When the bolt holes are filled there can be no rusting and discoloration. The manufacturers state that the cost of the strainers is low as compared to the saving they effect in the erection of the removal of the forms.

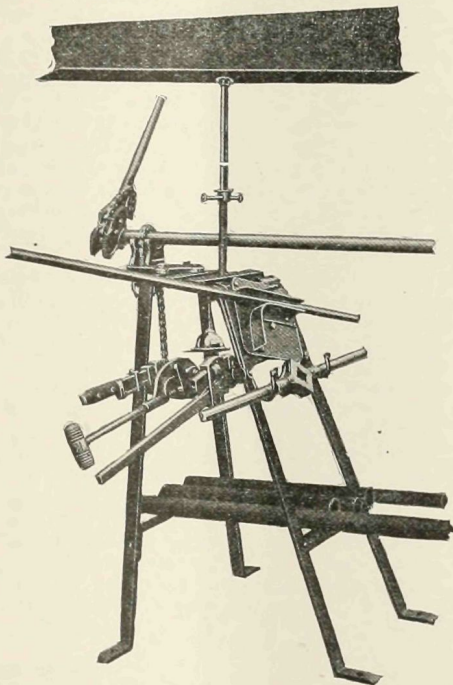
Vestibule Telephones.

TELEPHONE outfits for apartment house vestibules which replace the old style speaking tubes, have recently been patented and placed on the market. The phone is usually applied to the mail box plates. The transmitter is at the top of the device and is equipped with a special mouthpiece permanently attached to the front plate. A watch case re-

ceiver is suspended from the side by an armored cable. The names of the occupants of the apartment are grouped in a vertical row of card holders, with a push button opposite each name.

Portable Vise Bench.

LABOR is one of the most important elements in modern construction, and where its cost can be kept down there are certain to be proportionate increases in profits. In order to successfully compete with competitors contractors must today avail themselves of every practical facility for keeping the cost of labor at the lowest possible minimum, which means the installation of labor saving devices wherever practicable, as well as increasing the effi-



ciency of the human element. A device which is said to reduce the labor cost for plumbing and heating contractors is now obtainable. This is a patented portable vise bench made of the best soft steel in three different weights and sizes and which is ready for use at all times. The bench may be set up in a very short time without tools and without screws, nails or bolts. The bench is put together in a very substantial manner and there is nothing that can break or get out of order.

Preservation of Wood.

WITH the advance in engineering knowledge there have come important developments in the preservative treatment of structural timber against decay. Treating processes have been applied on a commercial scale in Europe for more than a century, and in this country extending over a period of about forty years. The railroads have accepted this practice generally for the treatment of cross-ties, and structural timbers, bridges, trestles, bulkheads, docks, and in fact, in all work where the timber is subjected to the exposure of the elements.

While this practice for structural timbers in general building construction is not usually followed, it is entirely feasible, and may be applied by the same methods. Builders seem to have overlooked the fact, however, but at the same time make a practice of painting steel to prevent rust, and coating con-

crete to prevent abrasion and to add to its waterproof qualities. The inside timbers of buildings, particularly where they are subjected to moisture should be coated with creosote or some other preservative to prevent early decay. All timbers in direct contact with the ground may be preserved indefinitely in this manner.

This treatment not only reduces the cost of repairs and renewals to a minimum, but establishes a constant factor of safety, since there is no reduction in strength from decay in the timbers. Such timbers if given an empty cell treatment and left exposed to the air before being put in place will have no objectionable odor. In instances where the color or use of creosote is for any reason an objection, zinc-chloride may be used.

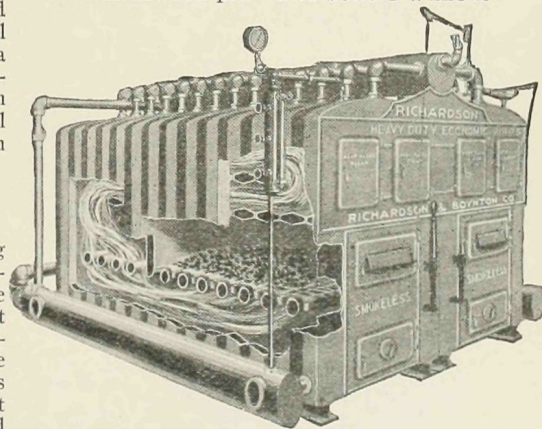
The intelligent use of wood preservatives has the further advantage that the factor of durability in structural timber can be largely ignored and consideration given only to the strength requirements. Many timbers which are naturally non-durable are cheaper than the more durable woods thus effecting a saving in the first cost of the structure, oftentimes greater than the cost of the treatment.

Safety in Scaffold Brackets.

CONTRACTORS are required to supply every possible means of reducing the accident hazard to their employees and are generally interested in any device which promises increased safety to their mechanics, and consequent reduction in their liability. Many accidents in the past have been directly traceable to faulty constructed scaffolds which have failed to stand up when subjected to a severe test. There is a scaffold bracket now obtainable which, it is claimed, will materially reduce the risk of accidents. This bracket is firmly attached to the studs of the building, and also to uprights spaced as required. The brackets may be easily removed and yet by a special locking device can never work out of their own accord. In fact, a hammer must be used to take down this bracket whenever its further use is not required, thus placing it beyond the reach of an unauthorized person.

A New Type of Smokeless Boiler.

A SMOKELESS boiler, which the manufacturer claims possesses a number of interesting features, has recently been placed on the market. This boiler has been designed to burn all grades of soft coal economically and without showing smoke. These boilers have an extremely low water line and are therefore adapted for use in unusually low basements. They are made in two forms, one with ash pit and the other without the ash pit. The boilers without



the ash pit have a double grate arrangement which means that the hot coals falling from the fire strike the lower part of the section, causing this heat from the ashes to be used in heating the water at the bottom of the boiler.

Most smokeless boilers have no shaking arrangement for the water grates, which means that constant slicing and disturbing of the fire is necessary. This causes bad combustion and consequent smoke, whereas in the new type of boiler the fire is agitated by a regular shaking arrangement.

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What good is Manhattan going to get from the new subways? is a question not so often heard as formerly. Some of the old business districts are going to be restored to their former relative importance. The crosstown lines especially will be very influential in the movement.

The lending institutions of the city have it in their power to determine the character of the new development of city sections in a considerable degree, by lending or withholding mortgage and building loans. They would make a strong ally for the Commission on Building Districts and Restrictions.

Fourth avenue thinks well of itself and wants to preserve its new character as a commission and publishing house center against the inroads of textile workers. Before the skyscrapers came Fourth avenue was a center for small hotels, patronized by society, and shops, dealing in art objects, curios and furniture, were located nearby. It was and is the way to the Grand Central Station, and for this and other reasons its sidewalks should not be crowded unduly by people not going anywhere.

Those who like to see old business centers preserved note with approval the improvements going on around Broadway and Canal street. Structural alterations and longer leases are the order of the day, with some new buildings in prospect. Canal street, which will have a crosstown subway to Brooklyn and stations on four other subway lines, is destined to regain the relative standing it had when the city's business was mostly done below 23d street.

If it is conceded that the construction of the Pennsylvania Hotel is the certain forerunner of a local building movement, it is interesting to speculate on what may be the nature of the further development. Here is a section of moderate land values only partly modernized, but soon to possess very superior business facilities. If the publishing houses which settled in the district do not wish to be overrun by textile factories from the south and east, it is time for them to prepare by encouraging other tendencies.

The West Side Track Agreement.

Public hearings are to be continued next week upon the project of the West Side track improvements, with the report of the Committee on Port and Terminal Facilities as the basis of the discussion. The Mayor and the members of the committee are patiently listening to the friendly criticism and counsel of the representatives of the real estate and commercial interests, and it can no more be said that these remarks are to no purpose than it can be said that the committee has not produced for the scrutiny of the public a tentative agreement highly creditable both to the business acumen of its members and their loyalty to the city's welfare.

It is conceded by everyone that the form of contract protects the city's interests in these major particulars: (1) It restores to the city the full possession of the entire littoral tract north of 70th street; (2) it frees the landscape of the riverside parks from railroad operations by hiding the tracks from view for most of the distance; (3) it arranges for an efficient railroad terminal system with large attendant commercial advantages; (4) it leaves room for the construction in the future of a municipal marginal road for the common use of all railroads; (5) it insures the discontinuance of railroad operations on the surface of streets.

In view of the reluctance of the railroad to forego the use of the waterfront and public streets, to have induced it to make these great concessions at a cost to the corporation of many millions, but without the city being required to take so much as one dollar out of its treasury, is whichever way it is viewed a most remarkable achievement in municipal diplomacy.

The West Side improvements mean for the freighting interests of the city what the Grand Central improvements mean for the city's passenger traffic. With one or two exceptions, only minor criticism has so far been directed against the plans for the industrial section south of 60th street. But it has been suggested with much reason that the committee should exact from the railroad company either an easement for other roads to cross under or over the Central's right-of-way south of 30th street, or the right for them to use the elevated structure in common with the Central, so that the development of the facilities of the Jersey lines on this side of the river may not be interdicted.

Another suggestion of value is that the steel structure covering the railroad tracks through the riverside parks be made strong enough to carry not merely a depth of two or three feet of soil but several feet more than that, in order to ensure the life of the foliage to be planted upon it. A third suggestion of importance is that the right should be reserved to the city to cover over the whole Manhattanville railroad yard some time in the future and use the deck for park purposes, in conformity with the recommendation of the Brunner architectural commission of 1912. The expense of this covering, and of constructing a marginal way outshore of the railroad tracks, as has been further suggested, could hardly be imposed on the railroad company through any legal proceeding, but the city could conceivably reserve the right to cover the yard at its own expense.

In this connection it should be understood that the railroad company is not obligated by anything contained in the tentative contract to landscape Riverside Park to the water's edge, but only to cover its own tracks. The filling-in outshore of the new right-of-way must be done by the city. The railroad will restore the surface of the park after cutting through, but will not develop or extend the area. Consequently, there will fall upon the city, when it shall decide to avail itself of the new park space, a considerable expenditure of funds for landscaping, and until this work is completed the waterside will not in reality be fully accessible to the public, no more than it is now, and presumably the appearance

of the terraces will not be picturesque when viewed from the river.

As nothing in the report indicates that the committee has taken advantage of the decision of the Court of Appeals, that the surface operation of the railroad tracks is a nuisance, it may be thought that the committee has by no means exacted the last concession which it is its duty to impose, even through the settlement must represent the average of the opposing claims of city and railroad, and not, as some may think, the arbitrary demands of the municipal officers. Notwithstanding, the railroad company has rights which the courts have recognized, and it cannot be arbitrarily excommunicated.

It is voluntarily intending to do a great deal more for the city than it could be forced to do, and has done this in the Park avenue improvements, which have had a wonderfully transforming influence upon realty throughout all that part of the city; and while it cannot legally be asked to develop the West Side parks down to the water's edge, to insure the life of every existing tree and bush, and to cover the Manhattanville yard, still with the Grand Central improvements before us as an example of the company's appreciation of the proprieties, it may be assumed that it will do relatively as well by the city in the West Side improvements, if in any respect it has fallen short, and if its attention is properly directed to the oversight.

Industrial Arbitration Better Than Force.

For twelve years until this present time May Day has meant nothing more than any other day to the building trades of New York. During the years when the General Arbitration Plan was in full effect, and subsequent thereto while its spirit and purpose continued to be respected, trade treaties dated from the first of the year, and mostly continued in force for terms exceeding more than one year. The first of May ceased under those circumstances to be a day of labor strikes and demonstrations, and was no longer anticipated with fear and trembling by every one with something at stake depending upon the continuance of industrial peace. An era of personal intimidation and disregard of property rights had come to an end.

Prior to the year 1903, when the Building Trades Employers' Association was instituted and the General Arbitration Plan signed, after long warfare with the walking delegates then in control of the dominant unions, the building industry of the metropolitan district for twenty years had been the prey of a guerilla-like warfare. There had been conciliation and arbitration agreements—that is, agreements to arbitrate differences between certain employers and the unions—for twenty-eight years, but never had there been a convention so far-reaching in jurisdiction and buttressed with such authority as this arbitration board.

It consisted of two representatives from each employers' association, of which there were thirty-one, and two representatives from each union. They constituted a court of final resort whose sole object was to conduct their business relations in the "fair, square American way" and render exact justice in every issue carried to it upon appeal. The judgment of this court was law absolute during the period of October 1, 1903, to December 31, 1909. The record it left shows a total of 2,751 grievances submitted to the secretary, who, personally, out of the fullness of his experience adjusted 1,070 disputes by conciliatory methods, and 1,681 were brought before the arbitration board. In the few instances when unions so far forgot their obligations as to engage in strikes they were at once peremptorily ordered back to work by the board, and the disputes were settled according to the arbitration plan. In many other cities and in many other trades arbitration boards were formed after this pattern, and all over the country the influence of the strike was minimized, owing to the good

example of the metropolitan building trades. The bludgeon was laid aside in favor of the council table.

For the sake of stability in business relations it is hoped that the May Day demonstration of 1916 did not signalize a reversion, after all these years of comparative peace, to the conditions of promiscuous warfare which prevailed in former times. Scarcely can those who prefer the policy of force expect better working conditions than they enjoyed when Arbitration was in the seat of authority, as never was there a time when the rights of labor received more consideration. In a labor war there must be for the victorious side the backing of sound economic conditions and the support of public opinion. Are all the unions now on strike, or threatening to strike, in and out of the building industry, assured that they have this backing and this support?

Basement Apartments.

Editor of the RECORD AND GUIDE:

I note, with interest, in your issue of April 15, Mr. Emerson's letter regarding the bill introduced in the Legislature to abolish basement apartments in old tenements. Although the bill is dead for this session, I feel justified in discussing some of Mr. Emerson's statements.

Mr. Emerson designates these apartments as "cellar apartments." Why not call them "basements," their true name? There is a difference between "cellar" and "basement," as Mr. Emerson must know. Why not be fair, or does it sound harsher to call these basements "cellars" instead of basement apartments? Are the basements of a great many private houses also to be termed "cellars?" They have cellars underneath them. I certainly would not approve of the people of New York City occupying cellars, but there is a distinction between a cellar and a basement.

Mr. Emerson is in error when he quotes me as saying that "fanatic reformers say poor people should live in cellars, or go farther north into the city." I did not say that. One of the reasons for my letter to you on April first was that these "reformers" do not give poor people any choice. They would take the apartment in the basement, which is within their means, away from them, but would not give them its equivalent in return. They would force them either into the suburbs, where car fare is prohibitive, or into more expensive apartments, which they cannot afford.

The entire tenor of Mr. Emerson's letter proves to me that he is not conversant with both sides of the question. He cannot have kept sight of the many foreclosures that have taken place since 1907. His statement, that "All is not lost," would be humorous, were not the situation so pathetic. He goes on to say that these basement apartments could still be occupied for commercial purposes. Does he not know that in each side street east of Third avenue and west of Ninth, there are a number of tenement houses that have decent stores on the sidewalk level, and that, in some instances, these stores rent for as low as from \$10 to \$12 a month? Where would basement stores have any chance in competition?

Why is not Mr. Emerson consistent? If "cellars" are not good enough for one to live in, should the head of the family be forced to work in them from eight to sixteen hours a day? How about the "poor children" then? In his last paragraph, Mr. Emerson wanders far from the question, and again shows how unfamiliar he is with conditions, when he states that competition is unfair, where it permits old dilapidated tenements to compete with tenements complying with the present requirements.

Why always this argument against the tenements? I thought the present question is about basements in the tenements, so why keep picking on the poor old tenement? Does Mr. Emerson

know that at the present day all tenements comply with the Tenement House Department's requirements, that the Tenement House Department cannot find enough work for its men to do, and that the city has been fine-combed by inspectors looking for violations. All old tenements have been made to comply in every respect with the present tenement house law.

If Mr. Emerson had taken as much pains as I have to familiarize himself with these conditions he would also admit that there are a number of old-style tenements built before 1901 which are in better condition, far cleaner and more sanitary than a great many of the new-law tenements. His statement, that there will be an increase in taxation, due to taking care of sickness from living in basement apartments, is, of course, an exaggeration. The bill he advocates would reduce the assessed valuation of tenements affected from \$1,000 to \$2,500, which, under the present tax rate, would mean from \$20 to \$60 less per house each year.

In conclusion, I may say that it goes back to the principle laid down by our forefathers. This is a free country. People are not condemned to live in cellars. Landlords do not force them to occupy basements. Tenants may exercise their own choice and live where they want to, provided they can afford it. So why should a few, who are, no doubt, well-meaning, dictate to the many, who cannot afford to be dictated to? Unless these estimable and well-meaning gentlemen would form a charity, in which they would agree to pay the difference between what these basement dwellers can afford to pay, and what the apartments which are not in basements would necessarily cost, this bill should not be enacted. This would be an excellent charity, and hurt nobody. It would be so much better than being charitable at somebody else's expense, at the expense of some widow, some estate, or hard-working mechanic or tradesman, who has saved a few dollars and bought a tenement house.

The bill which Mr. Emerson advocates meant confiscation to a great many who have worked hard to save a few dollars. It is very easy for these "fanatic reformers" to give away other people's money. The bill as advocated is a short-sighted one, and will work harm to those people supposedly to be most benefited.

MARTIN H. HUBERTH.

Repaving 138th Street.

The Bronx Board of Trade, at the request of residents of this section, took the matter up of repaving 138th street with Secretary Walker of the Public Service Commission and with Commissioner of Public Works Borgstede and Deputy Commissioner Humphrey, making a thorough examination of the paving of that thoroughfare, with the result that the contractors on these sections of the Westchester avenue-Southern boulevard extension of the Broadway-Lexington avenue subway are now engaged in raising the street car tracks and repaving the street.

The work is being done by Rodgers & Haggerty and the Richard Carvel Company, and extends from Third avenue to Willis avenue. It is understood that when this section of the street is restored the remaining portion of 138th street, from Willis avenue to Southern boulevard, will be repaved.

—The filing of the plans for the Pennsylvania Hotel, representing an estimated cost of \$5,000,000 for construction brings the year's record for value of building projects scheduled to date in Manhattan considerably in advance of the record for the corresponding part of last year, both for new buildings and alterations. Notwithstanding all the reports about postponements on account of higher costs, an unusual amount of good work is coming out. This applies to all the boroughs except perhaps the Bronx, which is waiting not so much for a lower level of costs as for the arrival of the psychological moment.

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. 57.—What is the proper procedure to bring a grievance of an overvaluation before the Tax Board? Must it be in writing? Must the owner personally sign the application or can his agent deputize someone to sign provided owner ratifies it? Must the signature be verified? Is it necessary to ask for a hearing? Would a letter stating grievances sent by registered mail be sufficient, or is it necessary to have the regular blanks supplied by the Tax Department? Would a letter (omitting the regular blank application) form a basis to begin Certiorari Proceedings? G. W. L.

Answer No. 57.—Application for a reduction in assessed valuation must be made in writing to the Tax Board under the present law before November 1, and can be signed either by the owner or by his agent. The signature need not be verified but it is better to have it verified and it is always best to ask for a personal hearing. Blanks can be obtained from the Tax Department. Only a signed application stating the reasons for the reduction would be a basis to bring certiorari proceedings.

Question No. 58.—Has any definite action been taken on the proposed plan for the city to lease the tracks of the Long Island Railroad in the Third Ward of the Borough of Queens for subway extension? G. F.

Answer No. 58.—The matter is still before the Transit Committee of the Board of Estimate and the Public Service Commission. It may ultimately be settled on a basis of purchase instead of lease.

Question No. 59.—Are water taxes not legally paid when checks are mailed to the office of the Commissioner of Water Supply, Gas and Electricity on the 31st day of March and received on April 1st? J. M. R.

Answer No. 59.—Section 476 of the Charter expressly imposes penalties when water charges are not "paid to and received by the department before the close of the last business day" of the quarter.

Question No. 60.—Will the restrictions of the Districting Commission, when they go into effect, supersede all private restrictions which now exist by covenant in the deed?

Answer No. 60.—All existing contractual restrictions will continue to exist as before. Only where the restrictions of the Districting Commission are more stringent than the contractual restrictions will the former take precedence.

Question No. 61.—Will the restrictions of the Districting Commission continue for all time or can they be changed from time to time?

Answer No. 61.—A machinery for change has been provided in a new Charter amendment, which was recently passed by the State Legislature, which reads as follows:

"The board may from time to time after public notice and hearing amend, supplement or change such regulations or districts, but in case a protest against a proposed amendment, supplement or change be presented, duly signed and acknowledged by the owners of twenty per centum or more of the frontage proposed to be altered, or by the owners of twenty per centum of the frontage immediately in the rear thereof, or by the owners of twenty per centum of the frontage directly opposite the frontage proposed to be altered, such amendment shall not be passed except by a unanimous vote of the board."

According to this the stability of the restrictions should continue because change will be difficult; at the same time when it is obvious that a change should be made it will be possible to make it.

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REAL ESTATE NEWS OF THE WEEK

Opportunity Exists Today for Development
Along Lines Heretofore Thought Impossible

By HERMAN DE SELDING, of De Selding Bros.

THE questions are frequently asked, What is the present condition of the real estate market, and what are the prospects? Naturally, looking for the answers, one turns to the money market. And what is found? Abundance of funds and a readiness to invest, provided the value of the security is apparent. The title companies, and the great financial institutions stand ready to assist the builder or operator, provided it can be shown there is necessity for the improvement contemplated. All this is good business judgment, and sound, and if adhered to, will result in benefit to all concerned.

Unwise loans made to speculative builders who use little or none of their own capital, but trust to their credit to supply the difference, are apt to produce trouble and unrest. Therefore, I conclude the present condition of the realty market is encouraging.

The great activity shown at this time by the civic associations in calling attention to the errors in municipal management, and offering remedial measures is also hopeful, if not always productive of immediate benefit. A city may be likened to a body of water, if always placid and calm, it is likely to become stagnant. Differing opinions of active energetic men produce ideas, and usually result in an uplift in municipal morals. The regeneration of France today has come from a great upheaval, and will result in a future betterment of citizenship. Here, we almost daily are made acquainted with protests against one form or another of city neglect, or actual mismanagement, and in numerous cases these charges can be easily substantiated. Investigations result, and out of a mass of testimony we obtain, if not a clear idea of the thing complained of, at least some of us are galvanized into asking questions, and demanding answers.

I recently remarked to a distinguished and active citizen, who has held high office, "Why is it our citizens show so much ignorance in regard to their own civic affairs?" His reply was, "It is not so much ignorance as a lack of vision." This remark, on his part, is epigrammatic, and pregnant with much truth. New York City in its power and wealth and possibilities is an empire, and too vast and varied to be appreciated by those too busy with their own personal affairs to give heed to their surroundings.

Here we stand at the very mouth of this continent. The largest city in the world, with a harbor so situated, and favored that all known wants can be provided, for the care of shipping and commerce, deep water at all stages of tide, where a vessel loaded to her maximum depth may steam up to the dock, and there discharge her cargo. Manufacturing establishments that today produce ten per cent. of the country's output are at our doors, and an abundant labor market is at hand and employment for all.

New York, the imperial city, with one-fourteenth the population of the United States, in the metropolitan district, even now disputing with London the claim of being the money center of the world, the place of transfer for the wealth that comes from the Eastern and Southern countries, where the best brains in the financial and legal world are ready to give aid, where the inventor and economist are on the lookout for methods of cost reduction and improvement.

Do not all these things bid us look up and ahead and inspire the belief that New York is a good place in which to own real estate, and to improve the waste places? It is—but the millennium is not yet upon us. Magnificent as is our inheritance, how have we used it? Some of us have put our talent out to

the exchangers, but others have wrapped theirs in a napkin and hidden it. We see a tax ridden city, with an assessment rate that frightens one, and causes hesitation in a prospective buyer. We see a multiplication of city departments operating under laws which confine instead of stimulating effort. We are accustomed to provide places for dependent followers, and at least, three men are paid the work of two. There are, of course, exceptions to this condition, and competent men are found in positions of power and trust and faithfully fulfilling arduous duties. We see an indifference on the part of the Federal government in developing the natural resources which belong to the nation at large, though located within our own borders. We are grudgingly granted inadequate appropriations from time to time, and thus is made the more apparent deficiencies in depth of water, pressure of reefs and shoals, and dangerous obstructions, even at the entrance to the navy yard. Only a small part of our wharfage room has been made available for use, and such improvement, for instance, as that of Jamaica Bay, which has been authorized, develops but slowly.

Our own city, following the example of the Federal government, proceeds in like manner and such work as the building of the new piers at the foot of West 46th street is still unfinished; even the condemnation proceedings still drag their weary way along, and on the pretense of economy, one dollar is being expended in order to save 50 cents. All these things exist at a time when an avalanche of business has been and will continue to be thrust upon us.

The European war has already acted as a hyperdermic and thrown us into excitement, that has spread through industrial America, and we are made to realize our shortcomings, all remedial. But what are we going to provide for the business that will follow the real opening of the Panama Canal, and of our enlarged barge canal, when bulky goods from Buffalo, and the far West, can be, and will be laid down at our doors, at a cost that seems ridiculously low, ready for manufacture and shipment abroad.

What is being done to care for the South American trade to draw it to this country? Are our merchants to go to Rio Janeiro, via Plymouth, England, in order to obtain a more comfortable ship on which to make the long voyage, or are we to become the leading port for South American ventures. How are we to care for the enormous increase in European commerce when the embargo of war is released?

A practical and energetic Dock Commissioner has gotten busy. The East River has obtained an appropriation, and soon will be made "navigable." The connecting railroad along the Brooklyn water front is in sight. The Bush Terminal and New York Dock Company are installing modern implements to handle freight. The New York Central Railroad has settled with the city, and are now at work on a plan by which the railroad will, off grade, offer facilities for freight transit, never before attained on Manhattan Island, as far south as Canal street. Some day that territory west of Greenwich street and south of Canal street will develop with the demand for storage space occasioned by an improvement on the North River water front, already begun, and goods handled from water to warehouse. All these are some of the reasons why I say this city of ours, despite our past neglect, is forging ahead. Prices are hardening as rentals improve.

I believe in the future of New York and would call on all good citizens to lend their aid in the way their several talents permit the best. Now is the psychological time to take hold for a strong pull upward and onward.

Athletic Field for Mapleton Park.

The Alco Building Company, owners of Mapleton Park, have just completed an athletic field, covering 14,000 square feet, being the entire square block bounded by 61st street on the north, Twenty-first avenue on the east, 62d street on the south and Twentieth avenue on the west. The field, which is situated midway between the Twentieth and Twenty-second avenue stations of the reconstructed Sea Beach line, includes a baseball diamond, four tennis courts, croquet grounds and a large children's playground. The field will be maintained by the Mapleton Park Field Club.

PRIVATE REALTY SALES.

ACTIVITY by builders and the resultant acquisition of several large plottages for improvement in various sections of the city was the feature of the trading. The same demand, however, that has shown itself within recent weeks for small properties, irrespective of location, continued to be apparent. The demand evidenced itself, however, this week through a different channel, namely, the auction room, and while business from the point of view of the private sales market might be regarded as rather light, this situation might have been brought about by the absorption of considerable capital during the week in auction room transactions.

Unusual interest was manifested in auction room offerings this week on account of the important sales conducted on Tuesday and Wednesday by Joseph P. Day and Bryan L. Kennelly respectively. The offering of an unusually large number of desirable income producing properties in many parts of Manhattan attracted a large crowd to the Vesey Street Exchange Sales Room, and stimulated the bidding. The buyers represented diversified classes, including outsiders and parties in interest.

On Tuesday, at the Special Sales Day conducted by Joseph P. Day, the auctioneer disposed of a number of parcels belonging principally to estates. The buyers included L. R. King, who paid \$79,000 for the loft building at 925 Broadway; the Nassau-Beekman Investing Company, which bid \$28,950, for the tenements at 2231-2233 Second avenue, and D. V. Vassler, who acquired 489-493 Broome street for \$52,500.

On Wednesday Bryan L. Kennelly offered to a crowd of about 300 people, more than twenty parcels of realty in Manhattan and the Bronx, belonging to the estate of James Everard, the brewer, and also several properties in Manhattan and Brooklyn for the estate of Caroline A. Brundage.

Most of the properties brought less than their assessed valuations, although in some instances the prices were greater than the value placed by the city. John Kirby, the tenant paid \$18,500 for 621 Horatio street, a building assessed for \$14,500, and E. B. Freeman paid \$1,500 above the assessed valuation of \$47,000, for the five-story tenement at the northwest corner of Ninth avenue and 37th street. If assessed valuations are criterions of value, a number of bargains were obtained, among them 1801 Park avenue, bought by A. J. Boyd, for \$21,000, or \$5,000 below the assessed value; 1402 Second avenue, for \$4,900 less; 637 Hudson street, for \$1,250 less; 1438 Second avenue, for \$3,000 less; 221 East 25th street, for \$1,500 less, and 25-27 East 132d street, for \$2,500 less. Complete details of the auction sales will be found in the Second Section.

The total number of sales reported and not recorded in Manhattan this week were 28, as against 23 last week and 23 a year ago.

The number of sales south of 59th street was 10 as compared with 9 last week and 11 a year ago.

The sales north of 59th street aggregated 18, as compared with 14 last week and 12 a year ago.

From the Bronx 8 sales at private

contract were reported, as against 12 last week and 10 a year ago.

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

Underwood Co. in \$2,000,000 Deal.

The plot containing about 10,400 square feet at the southeast corner of Greenwich and Vesey streets, with a frontage of 84 feet in Greenwich street and 129.9 in Vesey street has been sold, through Manning & Trunk, by the Henry Cary Estate, represented by Hamilton W. Cary, George P. Montague and Charles P. Curtis as trustees. This property has been owned by the sellers for about ninety years, and the parties in interest at the present time whose signatures had to be obtained numbered about fifty-four. The purchaser is the A. M. Napier Company, which will erect a twelve-story building to be occupied by the Underwood Typewriter Company. This firm has leased the proposed structure, in its entirety, for twenty-one years from May 1, 1917. The tenant will use it for the service departments now scattered in various buildings throughout the city, and it will also be used as an annex to the office building at Church and Vesey streets. The amount involved, including the land, the cost of the building and the rental, under the long term lease is about \$2,000,000. Jay & Candler represented the Cary Estate, McLaughlin & Stern the purchaser, and Strauss, Reich & Boyer, the tenant.

\$500,000 Bronx-Brooklyn Deal.

M. L. & C. Ernst have sold the St. George, a seven-story apartment house, at the northeast corner of Lexington avenue and 78th street, on a plot 82.2x38; also the five-story apartment house, at 510-512 West 184th street, on a plot 80x100, to the Sioux Realty Corporation and the Cheyenne Realty Corporation, respectively, two holding companies representing the heirs of the Macy estate. In part payment was given thirteen parcels in Manhattan and Brooklyn, including 9 West 133d street, a five-story flat, transferred for a stated consideration of \$14,000, and 251 West 127th street, a three-story dwelling, transferred for \$9,000. The Brooklyn properties consisted of one and two-family dwellings at 1732 and 1737 East 21st street; 1760-1770 and 1789 East 22d street; 2108, 2118 and 2316 Avenue Q; 522 and 526 East 34th street, and ten lots at Coney Island and Ditmas avenues. Title to the Manhattan properties passed on Thursday. The deal involved about \$500,000.

\$1,000,000 Seventh Avenue Deal.

Haas Brothers, silk manufacturers and importers, have purchased from Mrs. Elise F. Kick, through Kick & Sharrott, the southeast corner of Seventh avenue and 36th street, comprising ten three and four-story tenements with stores, known as 469-479 Seventh avenue, and 158-164 West 36th street, making a plot 140x98.9, containing about 14,000 square feet, which has been held at \$650,000. This parcel overlooks the State Arsenal on the south. In part payment the buyers gave the seven five-story new law houses at 505-517 West 134th street, covering a street frontage of 275 feet, which were built for Haas Brothers on property that they had owned for some years, at a cost of \$420,000. The whole transaction involves more than \$1,000,000. There is no immediate improvement contemplated on the Seventh avenue property.

\$450,000 Manhattan Trade.

The James McCreery Realty Corporation has purchased from the Merrit Ferguson Construction Company, the nine-story apartment house at 127 West 82d street, on a plot 57x100, which was built by the seller about three years ago and has been fully rented since completion. In part payment for this property the purchaser gave the plot 100x100 at the northeast corner of Post avenue and Academy street; also a similar sized plot at the southwest corner of Vermil-

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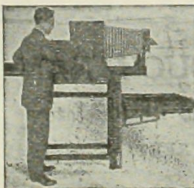
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yea avenue and Hawthorne street, and four lots in the north side of 209th street, 100 feet east of Tenth avenue, which will be improved with apartment houses. The exchange involved about \$450,000 and was negotiated by Slawson & Hobbs.

Big Bronx-Brooklyn Trades.

Mrs. Annie Frank has purchased from Ray Bernstein, the easterly block front on St. Ann's avenue, between 138th and 139th streets, measuring 200 feet on the avenue, 125 in 138th street and 102.7 in 139th street, occupied by a theater and a row of twenty-two one-story stores. The property was held at \$250,000. In part payment the purchaser gave fifty-one lots in Wyckoff street, between Seyden and Hart street, Brooklyn, held at \$100,000. These lots were later resold to the Pelte Construction Company, which gave in exchange the four houses at 662-670 Broadway, on a plot 102x90. The brokers in the various sales were Alexander Selkin, Frederick T. Barry and J. Becker.

Bing & Bing in New Project.

Bing & Bing have purchased from the 409 Park Avenue Company, through Moore & Wyckoff, the property at the southeast corner of Park avenue and 55th street, with a frontage of 100.5 feet on the avenue and 108.9 in the street. The site is vacant except for a two-story garage at the southerly end of the plot, which is under lease to Frederic Gallatin and is restricted against any taller building than the present one. The vacant corner, however, which contains about 9,100 square feet will be improved by the purchasers with a high-class thirteen-story apartment house, similar in design and construction to the twelve-story building which occupies the lower half of the Park avenue block front.

New Harlem Hospital.

Henry M. Toch has sold, through Shaw & Company, 1897-1901 Madison avenue, three three-story dwellings occupying a plot 60x100 at the southeast corner of 123d street. The purchaser is the Jewish Maternity Hospital. M. Stern, vice-president, which is to build on the site a six or eight-story building at an estimated cost of \$200,000, to meet its increased requirements. The institution is at present located in East Broadway. The new location is admirably adapted for hospital purposes, enjoying light on three sides and facing Mt. Morris Park.

"Traymore" Sale and Lease.

Bernard Reich has sold, through Cutner & Lipset, the Hotel Traymore, a nine-story fire-proof structure, at 308-310 West 58th street, on a plot 4242x100.5, to the Marcon Realty Company, James Mansfield Kelly, president. The same brokers have leased the property to a prominent hotel man for twenty-one years at an aggregate rental of about \$420,000. The entire deal involved about \$750,000. Mr. Reich was represented by Jacob M. Schoenfeld.

New Harlem Church.

The Metropolitan Baptist Church, a negro congregation, has purchased a plot of five lots in the south side of West 138th street, beginning 325 feet west of Lenox avenue from the Pinkney estate. Clarence H. Kelsey, administrator. On this site a one-story church edifice is to be erected.

Manhattan—South of 59th St.

LAFAYETTE ST.—May Phillips has bought from Emma C. Jenkins of Stamford, Conn., 224 Lafayette st, a 6-sty building on lot 24.6x50.9x irregular, adjoining the southwest corner of Spring st. Joseph Conte was the broker.

MADISON ST.—Hyman Adelstein sold to Louis Kresner 76-80 Madison st, southeast corner of Catherine st, a 6-sty building with stores, 18.11x122x irreg.

MAIDEN LA.—The Charles F. Noyes Co. and Harris & Vaughan have sold for the Thomas Messenger estate to Archibald D. Russell 157 Maiden la, through to Fletcher st, a 5-sty left building, on lot about 20x50. Mr. Russell owns the adjoining property, 155 Maiden la. The Messenger estate had owned the parcel more than sixty years.

7TH ST.—L. J. Phillips & Co. sold for Frederick B. Stix, 36 East 7th st, a 6-sty tenement, on lot 24.6x90.10.

11TH ST.—J. Irving Walsh sold for Josephine A. Budke, the three 3-sty dwellings, forming a plot 60.2x80, at the northwest corner of West 11th st and Waverly pl, to Samuel Litman, who will raze the buildings and erect on the site a 6-sty apartment house, to be ready for occupancy next Autumn.

36TH ST.—Bernard Mayroff and Herman LeRoy Edgar sold for the estate of Caroline Elizabeth Johnson the 4-sty dwelling, 18.6x75, at 102 East 36th st. The property had not changed hands since 1882.

49TH ST.—Douglas L. Elliman & Co. sold for the estate of Amelia Lavanburg, 18 East 49th st, a 4-sty dwelling on lot 25x100.5. The property was scheduled to be auctioned on Tuesday, by Joseph P. Day.

Manhattan—North of 59th St.

73D ST.—Douglas L. Elliman & Co. have sold for Mrs. Isaac Bijur 46 East 73d st, a 4-sty dwelling, on lot 20x102.2, to a Wall street banker, who will occupy after alterations have been made. The property adjoins 48 East 73d st, which the same brokers recently sold to Dr. Walter P. Anderton.

74TH ST.—Dr. I. H. Hance is reported to have sold 130 West 73d st, a 4-sty dwelling, on lot 15x102.2.

85TH ST.—Theodore Rosenwald purchased from Rudolph Albert and others 324 West 85th st, a 3-sty dwelling, 16.8x102.2. Mr. Rosenwald owns and occupies the residence at 151 Riverside drive, adjoining the north corner of 87th st.

105TH ST.—John R. Davidson has sold for the estate of Charles Klein the 3-sty dwelling 43 West 105th st to Mrs. A. Schwartz.

150TH ST.—The Psaty Construction Co., Max Psaty, president, has purchased from Samuel Wacht the plot, 75x100, in the north side of 150th st, 100 ft. east of Broadway, for improvement with a 6-sty apartment house.

175TH ST.—J. Irving Walsh sold for Ennis & Sinnott, for cash, to Josephine A. Budke, 561-563 West 175th st, a 6-sty apartment house on plot 50x112.

BROADWAY.—Hall J. How & Co. sold the new 6-sty apartment at the northwest corner of Broadway and 207th st, on plot 125x100, built last year by the Seaman Construction Co., to William E. Keys. The property was held at \$250,000.

LENOX AV.—M. & J. Realty Co. purchased, through George W. Mercer & Son, 20 Lenox av, a 6-sty elevator apartment house, on plot 34 x100.

ST. NICHOLAS AV.—Irving Realty Co., Harry B. Davis, president, sold to Mrs. Mary Haight, Franklin Hall, a 6-sty apartment house, 203.3x78.5x41.1, occupying the block front on the west side of St. Nicholas av, between 158th and 159th sts.

WEST END AV.—Dr. Arthur W. Bingham has purchased from the estate of Caroline Brundage 511 West End av, a 4-sty dwelling, on a lot 15.6x100. It was held at \$22,000. Bryan L. Kennelly was the broker.

3D AV.—Marston & Co. have sold for the estate of James Everard 2283-2285 3d av, at the northeast corner of 124th st, also the adjoining house at 203 East 124th st, the entire plot, 50.11x100. The property consists of a 3-sty hotel and 3-sty store and loft buildings, and was scheduled for sale at public auction by Bryan L. Kennelly on Wednesday, with the remaining parcels of the Everard estate.

Bronx.

183D ST.—The Jessup Building Co., W. S. Auld, president, purchased from Timothy Collins the lot, 15x100, at the southeast corner of 183d st and Davidson av. The buyer owns the similar size lot at the northeast corner of Davidson av and Buchanan pl.

188TH ST.—H. A. Keiber sold for John P., Mary E. and Dr. T. Joseph Dunn a plot of about 200x100 at the southeast corner of 188th st and Marion av to S. M. Chase and M. F. Beck, who are having plans prepared for two 5-sty houses to be erected in the Marion av front.

BOSTON RD.—The State Banking Department has sold the McKinley Square Theatre property at 1315-1321 Boston rd, consisting of 3, 4 and 5-sty buildings, on plot 101.5x102, under lease to an amusement company.

GRAND BOULEVARD.—Dayton Building Co., Harris and Ely Maran, bought from a Mrs. Bergin the southwest corner of the Concourse and 198th st, 44x100, for improvement with a 5-sty apartment house.

WEBSTER AV.—W. E. & W. I. Brown (Inc.) have sold for the Title Guarantee and Trust Co., a plot on the east side of Webster av, 279.46 ft. south of Gun Hill rd.

WEBSTER AV.—Alexander Selkin and David Mintz have resold for Henry Morgenthau Co. the plot on the west side of Webster av, 125 ft. south of St. Paul's pl, 50x100.

WOODYCREST AV.—Claire J. Forshaw bought three dwellings at 1020-1024 Woodycrest av and resold 1022 to Nellie M. Donohue, and 1024 to Nora L. Crowley.

Brooklyn.

LINCOLN PL, ETC.—John C. Nicholson sold the 2-fam. house at 989 Lincoln pl for the Rev. James J. Reilly; also 817 Eastern Parkway, a 2-sty dwelling, for George Potts.

PRESIDENT ST.—Henry Pierson & Co. sold 845 President st, a 3-sty dwelling, 20x100, for Francina Page to James Hardie.

SANDS ST.—Marston & Co. have sold for the estate of A. Augustus Low 192-198 Sands st, a plot 100x83.2x irregular, comprising 3 and 4-sty tenements and stores. The property is in the rear of St. Michael's Church, in which Mr.

Low was interested and to which he deeded property adjoining the plot just sold.

68TH ST.—Frank H. Malone and H. O. Harris sold for the Owl's Head Realty Co. the 2-sty dwelling at 68th st and Ridge boulevard.

73D ST.—Samuel Galitzka Co. sold for Charles H. Lucke 474 73d st, a 2-sty house.

UNION ST.—Joseph C. Bonadonna has sold for Henrietta Ayres, the two 2-sty buildings, with stores at 668-670 Union st, on plot 33x100.

CLINTON AV.—Leonard N. Vaughan sold the residence of Mrs. Benjamin Templeton, at 425 Clinton av, to Dr. William C. Braislin.

13TH AV.—Walter S. Ross sold for Martin Owendorf a plot 40x100 ft., on the west side of 13th av, 100 ft. south of 78th st.

LEASES.

Change Near Gramercy Park.

The estate of Eugene A. Hoffman has leased for a long term, on a net basis, the five-story building at 135 East 21st street, on a plot 27x98.9 on the north side of Gramercy Park, to the 135 East 21st Street Company. The lessees are preparing plans to alter the structure into a high-class elevator studio apartment house. It is expected to have the building ready for occupancy by October, 1916. The broker in the deal was the Douglas, Robinson, Charles S. Brown Company.

New Broadway Ice-Rink.

A corporation known as "Iceland," with a directorate of J. F. Carter, G. B. Townsend and C. B. Fuller, has leased for an ice skating rink, from the Amos F. Eno estate, the property at 1680-1684 Broadway, through to 808-816 Seventh avenue, a two-story structure on a plot 75.5x189.9, at one time used as an armory, but latterly operated under the name of "Rose Gardens."

Westerner Leases New Hotel.

Franklin J. Matchette of Milwaukee, Wis., is the lessee of the twenty-story hotel, which is to be built by the Pennsylvania Railroad, opposite its station at Seventh avenue, between 32d and 33d streets. He has arranged to take the proposed hotel for twenty-one years with the privilege of renewals. The hotel will be known as the "Hotel Pennsylvania."

Manhattan.

MRS. M. E. ALEXANDER has leased the building 49 East 10th st for a long term for Marie C. Hartung.

AMES & CO. have leased for the Whitnoyl Corp. the loft building, covering 133 to 137 West 44th st, to the Lejarin A. Hiller Photograph Studios; for Walsh & Ives the 3d and 4th floors at 364-366 West 50th st to Prime Laundry Co.; for Walsh & Ives the store at 352 West 50th st to the J. Kerrigan Safe and Vault Repairing Co.; for Gregory & Graham the shop at 202 West 27th st to Madame Elliott Hairdressing Parlors.

BASTINE & CO. have leased the store and basement of 53 East 11th st to Joseph Reichbach, cabinet maker; at 114 East 28th st space to M. M. Schulman, cloak and suits.

BASTINE & CO. have leased the 2d floor at 40-46 West 20th st to D. E. Sicher & Co., dealers in underwear, and space at 41 Union sq to George Higgons, cotton goods.

BASTINE & CO. have leased space at 112 East 23d st to the Secor Mfg. Co. and the Accurate Supply Co.

DANIEL BIRDSALL & CO. rented, in conjunction with the Charles F. Noyes Co., the store 1 East 38th st at an aggregate rental of approximately \$50,000 to the Bellmore Lunch Co.

WM. D. BLOODGOOD & CO. (INC.) leased for Irons & Todd the store and basement located at 56 West 45th st to the Western Union Telegraph Co.

WM. D. BLOODGOOD & CO (INC.) leased for Brickman Bros. the store at 68 West 45th st to John Peterson for a restaurant.

CLINTON H. BOOTH leased half the 3d floor 489 5th av to Paul Herrmann; also offices at 7 East 42d st to Arthur Lee Cook, and in the Columbia Bank Building to the Jardine Co. and to Mme. Elsie.

G. P. BUTTERLY leased to P. M. & W. Schlichter, marble dealers, for a term of years, with renewal privileges, the northerly part of the block bounded by 1st av and the East River, 36th and 37th sts. The plot measures 155x120 and consists of buildings of various sizes and vacant land.

CAMMANN, VOORHEES & FLOYD have leased the building 25-27 South William st to the Bloch Forwarding & Trucking Co.; also the store at 86 Front st to Joseph S. Morris.

CARSTEIN & LINNEKIN have leased the 1st loft at 783 6th av to the Waal-Min Press, Inc.; half the 3d floor at 133-7 East 16th st to the Parks Envelope Co.; at 24-26 East 21st st space to the Trianon Hand Embroidery, Charles Zwinger and Walker & Co.; at 3-7 West 29th st to Henry W. Seibert, and Hy R. Marshall and Edward F. Pallme; at 874 Broadway to

the Perforated Pattern Co., and at 320 5th av to Arthur Cassot and Charles I. Block.

EDWARD N. CROSBY & CO. leased for the Rutgers estate 273-275 Cherry st, through to 526-528 Water st, vacant plot, 50x122; also the store and basement at 53 East Broadway; the building at 98 East Broadway; also basement, 1st and 2d floors at 201 East Broadway and the basement stores and stoop stores at 87-87 1/2 Division st.

CROSS & BROWN CO. has leased at 1888 Broadway the store and basement to the Garland Automobile Co. for the estate of C. F. Hoffman; at 16-24 West 61st st space on the 6th floor to Kenton, Harman & Co.; at 11 West 37th st 3d floor front to Maurice K. Weinstein; Strand Theatre Building space to Baris & Lewis; Godfrey Building, 7th av and 49th st, on the 5th floor to Feaster Corporation; and on the 10th floor to Harry Grossmann.

CROSS & BROWN has leased store and basement in 147 West 40th st for the estate of Michael Deane to "Hoetzers," restaurant, formerly of 35th st and West 19th st, for a

long term; in the Godfrey Building, 7th av and 49th st, space to Millard Johnson, Norman H. Maxier and Alfred L. Harstin and Samuel Broder; at 30 East 42d st space to Arthur M. Bullowa, J. P. Devine Co., Amalgamated Advertising Co., C. R. Peterkin and Linzee Blagden and Rudolph C. Weidlich.

CROSS & BROWN CO. has leased for St. Stephens P. E. Church the entire building at 21 Warren st to the Corbin Cabinet Co., American Sports Publishing Co. and William B. Fox & Bro.; at 39 Vesey st the 2d loft for Cammann, Voorhies & Floyd to L. F. & G. P. Piefer; at 1416 Broadway space on the 2d floor to Louis Paschkes; at 22 West 39th st store to the Reiner Fur Shop (Inc.).

CROSS & BROWN CO. have leased the ground floor at 315-317 West 47th st to the Adams-Williams Mfg. Corp.; in the Strand Theatre Building space to William Thompson, and also to the U. S. Vaudeville Managers' Association; at 22 West 39th st the 4th floor to Theodore Van Yox; at 1140-1146 Broadway space on the 12th floor to S. Timourian & Son; and at 647-9 West 50th st 2d floor to Clark & Kendrick.

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BEAUTIFUL 7-room stucco, shingle, cottage; nice yard; all improvements; near churches and schools; 5c. fare to Brooklyn Bridge. Photo and description.

F. M. INGALLS, 1121 S. Villa St., Richmond Hill, L. I., N. Y. City.

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

BAYSIDE. Modern 10 room brick house; all improvements; ground 100x150; brick barn, garage, 15x25; fruit and shade trees, vegetables; ask photo, description; also for sale. **DAVEY, Vista Lawn.**

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.**

PHYSICIAN—DENTIST. 12-room detached house in rapidly growing Bushwick section; 50 ft. lot; large garage for 2 cars; now occupied by physician. Will sell reasonable. **R. C., Box 49, Record and Guide.**

WATER FRONT BUNGALOW. Sale or rent, furnished or unfurnished; also two 2-family houses; all improvements, bath, etc.

HELLMUND, 2748 West 35th St., Coney Island. Phone 2206K Coney Island.

WAREHOUSE WANTED. Dry or cold storage, on the West Side, with dock and railroad facilities. **INVESTORS CO., 31 Clinton St., Newark, N. J.**

AT PELHAM MANOR. Owner will sell or lease Plot 209x225; convenient to station and all social centres; House contains 16 rooms, 2 baths, gas, electric light, open fireplaces; thoroughly renovated; decorate to suit; also garage. **G. ANDERSON, 3768 Broadway, New York; Tel. 4614 Aud.**

SALE IN BERKSHIRES.

75 acre farm; wonderful scenery; State road; near church, school; eight room cottage; barn, 30x40; basement; 200,000 feet lumber; \$2,500; easy terms. Box 406, Lee, Mass.

AT LYNBROOK.

Two acres most valuable piece of property on Long Island; 342 feet on the Merrick Road; five corners; big business proposition; in heart of village. Inquire of **OWNER, Botty's Hotel.**

FOR SALE.

Stamford, Conn.; house, ten large rooms; unusually attractive; modern conveniences; fireplaces; large lot, chicken house, fruits, shrubs, garden, well kept up; good location; reasonable price.

OWNER, Box 214, Record and Guide.

NEW 7 ROOM HOUSE

with all modern conveniences, gas and electricity, shower bath, reception hall and parquet floors, corner plot 50x100; three minutes to station; commutation 10 cts; price \$4,700; \$2,000 cash.

OWNER, Box 1173, Bergenfield, N. J.

FOR SALE.

170 Acres, beautifully located on State Road, two miles from Staatsburg, N. Y.; 2 large Houses, Barns, Sils, Chicken and Ice Houses, Garage.

J. C. LATTIN, 102 Concord St., Brooklyn.
Phone Main 9275.

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Gentlemen's Country Residence, large house and grounds, garage, on water front with private dock, fully furnished, all improvements. Further particulars address

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FOR SALE,

768 East 19th Street, Brooklyn, N. Y., in Fiske Terrace. Plot 50x100 feet, with garage privilege; house has 11 rooms and 2 baths, large porch, laundry and servants' toilet in caller; thoroughly modern; has parquet floors, steam heat, gas and electricity; price \$13,500; mortgage; can be seen at any time. Telephone

OWNER, Flatbush, 354W or Main 7839.

210x312 FOR SALE 203x427

TWO LARGE PLOTS,

Suitable for manufacturing building or other improvements; situated on Grand St., Queens Co., only two miles from the Williamsburgh Bridge; terms easy; brokers protected; full commissions paid; particulars and diagrams upon request.

CHAS. A. JOHNSON & BRO.,

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Moorish stucco Bungalow, beautifully furnished; large grounds; vegetables planted; screened porch; bathing, fishing; hour out. Long Island; \$425 season. For sale or rent.

BOX 28, Record and Guide.

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For sale ideal country residence; house, 11 rooms and bath, laundry in basement, steam heat, electric light; modern barn or garage; about 4 acres; fruits and shrubbery; high elevation; macadam road; about 10 minutes' walk from station; terms to suit. Address

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10 EAST 43RD STREET.

FOR SALE.

Good water front properties; plot 65x160 with eight room house, all improvements, \$5,000; cash \$1,000; five room bungalow, with garage, fruit and shade trees; plot 50x160, \$3,500.

OWNER, 371 South Grove St., Freeport.

Phone 238 J Freeport.

TO SETTLE ESTATE.

Will sacrifice large, beautiful 1-family cottage, corner property, 50x100, 12 rooms and bath, hardwood floors and trim; all improvements; select neighborhood; lawn, shade trees; convenient transit; price \$8,000; first mortgage \$4,750.

E. DIETZ, 100 Hamilton Ave.,

Richmond Hill, L. I.

SOUTH ORANGE, N. J.

The healthiest spot in South Orange; 15 room house: steam heat; all improvements; large piazza; grounds; fruit trees; room for chickens; good neighborhood; near churches, schools, trains and trolleys; fine for delicate persons, safe for children; rent or sell reasonable; rent \$40 month. Address

Box 93, South Orange Post Office.

FOR SALE.

Delightful Island for sale; 12 miles from New Haven; telephone connection with city; five acres, cottage of 11 rooms, boat-house and other buildings; good bathing beach and harbor; stone docks and break-water; unfailing well of good water, shade trees, gardens, &c; no noise; no dust; no hay fever; price \$20,000. Address **ADDISON E. VERRILL, New Haven, Conn.**

STATE OF MAINE TIMBER LAND.

Township; 28,000 acres; over 300 million soft and hard woods; income paying; INCREASED VALUE EACH YEAR; low taxes; easy to market; unusual opportunity for cash investor; no brokers. Address owner.

C. W. S., 36 Exchange St., Portland, Maine.

FOR RENT—SECOND STORY

of fireproof building, 12,000 feet of floor space, in business centre of city 18 miles from New York City. Suitable for any kind of manufacturing; rent reasonable.

P. O. Box 283, Perth Amboy, N. J.

Phone 219.

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.

SMALL CHOICE APARTMENT HOUSE

OFFERING—WEST BRONX.

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

ANNUITY, Box 45, Record & Guide.

321-323 WEST BROADWAY.

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OWNER LEAVES CITY.

W. D. F., 104 St. James Place, Brooklyn.

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

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99ACRES, comprising three adjoining beautifully located, highly productive farms, now offered for the first time in one tract for an elaborate gentleman's estate or development purposes; embracing the greater part of the slightly and historically famous Compo Hill, overlooking nearby Long Island Sound with local harbor and attractive countryside dotted with palatial homes of wealthy, refined residents; the property includes commanding hilltops, rolling vistas, rocky woodland, a small lake and level ground fronting on Compo Beach road, with city water, electric light and trolley line; two large, substantial houses and numerous outbuildings; immediate possession can be given; the last remaining elevated tract along the Sound; 75 minutes from New York City.

HORACE S. WAKEMAN, JR.,

Westport, Conn.

DUFF & CONGER have leased the dwelling at 136 East 78th st for Judge R. B. Cowing to Mrs. S. R. Duff; and for Pease & Elliman, as agents, an apartment at 1190 Madison av.

DUFF & BROWN CO. have leased for Hon. G. W. Simpson to E. G. Seeley 468 West 144th st, a 4-sty dwelling.

DUROSS CO. has leased to the Junior League of the Hebrew Orphan Asylum, Louis Stern, president, the 4-sty house at 21 Charles st, at the corners of 7th av, Waverly pl and Charles st.

DUROSS CO. leased part of the 7th loft at 587-591 Hudson st to Louis Rich; and the store and basement 112 West 15th st to George Hasbrouch.

DUROSS CO. leased the store and basement at 37 9th st to the Chicago Sausage & Provision Co.; also the store 775 Washington st to Michael Flynn.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 410 Park av for the estate of Ogen Goelet, Moore & Wyckoff, agents, to Cecil Lyon, of Hillister, Lyon & Walton, bankers; in conjunction with Seton Henry & Douglas, two apartments at 108 East 82d st for Samuel A. Herzog to William R. Wilcox; apartment at 122 East 82d st to Henry F. Smith, and in conjunction with S. Osgood Pell & Co. an apartment in the same building to William A. Prime; renewed a lease at 383 Park av to D. W. McCord.

DOUGLAS L. ELLIMAN & CO. have leased from the plans a large apartment, consisting of 18 rooms and 6 baths, in the new apartment house being constructed at 420 Park av for the Fullerton Weaver Realty Co. to Charles E. Hoge; also from the plans, in conjunction with Seton Henry & Douglas Gibbons, an apartment at 156 East 79th st to Mrs. Grace Allen Peabody; from the plans at 157 West 57th st for Edgar A. Levy to Leslie H. Gray; and have renewed the lease of a large duplex apartment at 969 Park av to Mrs. John Wells.

DOUGLAS L. ELLIMAN & CO. have leased, in conjunction with Fish & Marvin, a large store and basement in the 12-sty building at 10 East 39th st for Leslie R. Palmer to The H. B. Smith Co., makers of cast iron boilers and radiators, now at 39 East Houston st and with a factory at Westfield, Mass. This lease, which is for a long term of years aggregates about \$100,000, and is interesting in continuing the concentration of firms connected with the building trades at this point.

DOUGLAS L. ELLIMAN & CO. have leased from the plans an apartment at 350 Park av for the Potter Mordecai Syndicate to Eltinge F. Warner; also apartments at 106 East 85th st to Judah Berg; and with Payson McL. Merrill (Inc.) at 108 East 82d st to Mrs. Louise Hoffman.

EWING, BACON & HENRY have leased space on the 9th floor of the Architects' Building to The Valleau-Quinn Co. to Bruston Automatic Electric Lighting & Power Co., Inc. on the 4th floor, and to George H. Newman on the 11th floor.

J. ARTHUR FISCHER has leased to the World Lighting Appliance Co. the basement store 691 6th av for P. A. Condeelis; to Arthur Garbagnati the dwelling 166 West 50th st; and to Joseph Martin an apartment at 234 West 38th st for L. Napoleon Levy.

WILLIAM F. FUERST (INC.) leased to Andreas Saxlehner space at the southwest corner of Fulton and Nassau sts.

GOODWIN & GOODWIN rented for Harry C. Birdsall to Elizabeth M. Kine the 3-sty dwelling at 66 West 126th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased apartments in the Edmund Francis Court, northeast corner of Amsterdam av and 120th st, to Donald J. Kiser, Andrew L. Mathews and J. L. Hunger.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased for Katherine A. Kingsland the store and basement at 614 3d av to John G. Kerkmann.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased for Catherine Furcht to Henry Heiman the store and basement at 807 Lexington av.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased for Philip Rhineland to the Drezwell Co. the 10th loft at 48-50 West 21st st.

HERBERT HECHT & CO. have leased the store and basement at 54 West 14th st to Louis Engler, of Los Angeles and San Francisco.

M. & L. HESS (INC.) have leased for the Hasco Building Co. the 9th floor at 44-50 East 32d st, now in course of construction, to Leavy & Jacobs (Inc.), waists and dresses; also space at 366 5th av to the Vogue Corset Co.; on the 8th floor at 148-56 West 23d st to Josef Schling and on the 9th floor in the same building to George Fadool.

HOUGHTON COMPANY has leased for Virginia D. Bobet the 3-sty dwelling 155 West 94th st to Edward J. Scully.

HOUGHTON COMPANY has leased to Nellie Walsh the 5-sty dwelling 67 West 68th st.

HOUGHTON COMPANY has rented for the Paterno Construction Co. the 3-sty dwelling 308 West End av to Charles H. Searles.

GEORGE KETCHUM leased for the Schaefer Co. to the Lazarus Co. the 5-sty building at 976 3d av.

JOHN J. KAVANAGH leased 152 East 79th st, a 4-sty dwelling, to Mrs. P. Day, for five years.

SAMUEL H. MARTIN has leased for E. E. Volhardt the building 307-9 West 67th st to Robert Lurie & Co., for a service station.

LEWIS H. MAY CO. Rockaway Park Office (Inc.) has leased cottages at Rockaway Park, L. I., for Jas. Marrin on S. 7th av to Charles Friedenberger, for Emily Lippman on Columbus av to C. J. Conlon; at Belle Harbor, L. I., for E. M. Weinberg on Montauk av to C. F. Kastenhuber; and for Kate Connolly on Oxford av to Dr. J. R. Bologino.

If you want to know who is building, and who, therefore, is in the market for building materials, read the **Record and Guide.**

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GEO. W. MERCER & SON rented the 3-sty dwelling at 123 Charles st to Mrs. Donohue; the 5-sty factory building 442 West 46th st to the Pneumatic Dress Form Co.; a loft at 55 6th av to Haropulas Bros., furriers.

J. K. MOORS has leased for Dr. Henry Moeller the three dwellings at 333-7 West 5th st to Mrs. K. L. Field.

H. L. MOXLEY & CO. leased offices at 320-324 Broadway to J. & A. D. Grimmond, William C. Hooper & Sons Co., Dehance Manufacturing Co., Joseph Artz and Hollis P. French.

H. L. MOXLEY & CO. leased a floor at 127 Maunson av to Arthur Schoenbrun and Allan Lapidus, and at 79 Chambers st to Alpha Lamp, Glass & Brass Co.

ARTHUR G. MOHLER leased for five years the store and basement at 1555 3d av for H. Renig to G. Kobitz.

THE NEHRING CO. has rented apartments to James T. Leonard at 620 West 182d st; to W. H. Southwick at 558 West 164th st; to Mrs. G. Schick at 499 East 176th st; to Mrs. G. Nielsen at 548 West 164th st; to A. Freid in 1867 Bathgate av; to Prof. B. Dennis at 605 West 181st st; to Dr. A. Lansing at 110 Morningside dr; to E. Segal at 500 West 177th st; and has leased to Walter Drey the store at the southeast corner of 178th st and St. Nicholas av.

NELSON, LEE & GREEN have leased the store adjoining the southeast corner of 90th st and Broadway in the new Astor Court Apartment House which is just completed on the entire block, 89th to 90th sts, for ten years, to Xenophon Brown, for many years proprietor of the Metropolitan Fruit Shop. The asking price of the store is \$2,500 per annum.

CHARLES F. NOYES CO. has leased a portion of the 20th floor in the Madison Square building for Jacob Ruppert Realty Corporation to Hector de Jorio; a floor at 180 William st for Gertie A. Gorman to Alfred W. Thompson, and space on the 5th floor at 124 Front st for Max Marx to Cotton & Co. and Joseph F. Linberg.

CHARLES F. NOYES CO. has leased a portion of the 3d floor of 45 John st for 5 years to C. R. Young & Co.; a portion of the 8th floor at 27-29 Pine st to W. F. Burns Export Co.; and for the Remington Typewriter Co. space on the 19th floor at 291 Broadway to Harry S. Horwitz.

CHARLES F. NOYES CO. has leased the southerly portion of the ground floor of 152-154 William st and practically the entire basement to Irvine & Wilcox, distributors of Harrison Brothers, paints. Extensive alterations will be made from plans of Frederick Putnam Platt.

WALTER B. PARSONS has leased for George W. Loit the 3d floor of 11 East 42d st to Charles Field Griffin & Co., and the 4th floor, in conjunction with Ashforth & Co., to the Gurney Heater Manufacturing Co., and the front part of the 5th floor to the Comerma Co. This completes the rental of the building.

PEASE & ELLIMAN have made the following renewals of apartment leases: at 24 West 59th st to John A. Kinney and to Chauncey F. Ryder; at 11 East 68th st to Mrs. R. Sachs; at 21 East 82d st to Mrs. Edward de Rose; at 601 Madison av to Charles Bowes; at 133 West 11th st to James L. Ford; at 11 West 28th st to Mrs. Olive F. Traynor; at 144 East 40th st to Frederick T. Howard; and at 144 East 56th st to Edwin S. Simons; also for Robert P. Bowler, who was represented by Stephen H. Tyng, Jr., & Co., a loft at 34-6 West 46th st to G. C. Comas; subleased for W. M. Barnum, who was represented by Seton Henry & Douglas Gibbons, his apartment at 570 Park av, now being built by Bing & Bing at the southwest corner of 63d st, to John E. McGowan; furnished, for Louise N. Brumbach her apartment at 140 West 57th st to H. E. Mitchell; have renewed for Mrs. Elisha Dyer the lease of the 5-sty dwelling, furnished, at 37 West 56th st, held by V. Everit Macy.

PEASE & ELLIMAN have leased for Cornelius Vanderbilt to J. H. Small & Sons, florists, the corner store in the building that he is remodeling from the old Vanderbilt stables at the northeast corner of Madison av and 52d st. The alterations are being made to the building in sections. The florists obtain possession on May 1, and on July 1 the remaining frontage on Madison av, now occupied largely by the Walker Borden Laboratory, will be given over to the contractors, and the Walker Borden Co. will move temporarily to the store at the southeast corner of Madison av and 53d st, which they have leased through the same brokers. On completion of the alteration to the Vanderbilt property, the company will take possession of their old location in its remodeled shape, as the result of a long term lease, which has also been negotiated by Pease & Elliman.

PEASE & ELLIMAN have rented, furnished, for James C. Dunn his apartment at 525 Park av to Mrs. P. W. Root; and made the following renewals of apartment leases: that of Mrs. Walter Cutting 565 Park av; Henry I. Parsons at 829 Park av; Miss Elizabeth K. Coulter at 601 Madison av; Roy H. Jamison at 46 East 41st st; H. Pleasants Pennington at 44 East 56th st; Charles A. Smith at 60 West 58th st; and Miss Phyllis Brooks in 178 East 70th st; and leased apartments at 178 East 70th st to Mrs. Caroline J. Bulkley; through Duff & Conger at 1190 Madison av to Moses B. Cohen; at 108 East 82d st for Samuel A. Herzog to the Misses Joudon; at 105 East 21st st to Mrs. O'Kane Conwell.

PEASE & ELLIMAN have leased for J. J. Murphy to Charles Schachne a floor at 7 Dutch st; at 44 Broad st to the Pecos Oil Co.; 63 Pearl st, a large basement space for Jacob Barsky to Clarkson & Ford Co.; at 123 Liberty st offices to Theodore Harding, Jacob Fecht, Arthur Carroll, National Elec. Distributor Corp., W. S. Porteous & E. C. Katzmeier, Isaac Rubenstein, North Atlantic Metal Corp., R. E. Casey, R. T. Hooton, G. S. Mum-

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ford, Homer Mulligan, H. J. Brunges and T. E. Bunnell.

PEASE & ELLIMAN have leased, as agents, for the estate of Francis S. Leland an apartment of 14 rooms at the southeast corner of 64th st and Madison av to Mrs. John Lee Connable, of Boston; also for Mrs. J. Russell Soley to W. H. Goadby, the banker, the 5-sty dwelling at 22 East 56th st; subleased for Miss Lucille Thornton her apartment at 525 Park av to Mrs. Henry Villard; and leased for Bing & Bing an apartment in the house at the southwest corner of Park av and 83d st to W. H. Stalker.

PEASE & ELLIMAN have leased for Mrs. M. W. Devanny to Dr. A. H. Busby the 4-sty dwelling 132 East 61st st; also subleased for Meredith Hare his apartment at 146 East 49th st to Lyman D. Hall; leased for Bing & Bing to Miss Amy C. Townsend an apartment in the house under construction at the southwest corner of Park av and 63d st; subleased for J. Plaut his apartment at 315 Central Park West to Charles Curie; and have extended the lease for the owner, Edgar A. Levy.

PEASE & ELLIMAN have leased for Edgar A. Levy an apartment at the southwest corner of Park av and 81st st to Victor Sutro; renewed for the Edinburgh Realty Co. the lease of an apartment held by Mrs. Julia K. Dougherty at the southeast corner of Park av and 62d st; and leased for Samuel A. Herzog an apartment at 108 East 82d st to Francis Parsons; and for Julius Tishman's Sons an apartment at 156 East 79th st to John Nicholas.

PEASE & ELLIMAN have leased for the Glenalla Realty Corporation, represented by Cross & Brown, a loft at 56-8 West 45th st to the Starr Piano Co. of Richmond, Ind.; and, furnished, for A. S. Roberts his apartment in the southwest corner of Park av and 77th st to Nicholas Riabouchinsky.

PEASE & ELLIMAN have leased for the Schulte Realty Co. for a short term to Max Marcus the store at 47 Church st and a portion of the ground floor in the McCreery Building at the southeast corner of 6th av and 23d st.

PORTER & CO. have rented for J. D. and O. D. Thees to D. A. Doyle the store at 72 West 125th st; also for Francis S. Phraner to Marie Hermida the 3-sty dwelling at 204 West 132d st.

REAL ESTATE MANAGEMENT CO. with M. A. Gaillard & Co. leased the 2d and 3d floors at 2328 Broadway to Tom Hip and Tom Joe, for a restaurant, for five years.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the basement store at 5 West 16th st to John W. Stewart and Edward J. Bergen; also, with Frederick Southack & Alwyn Ball, Jr., the building at 21 Lispenard st to Gilson & Derr.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased for the McDermott Dairy Co. to the United States Motor Car Co. the 1 and 4-sty stable at 523 to 529 West 38th st. The building is to be remodeled into a garage from plans by John J. Lawlor.

ALFRED J. ROWANTREE, IN CONJUNCTION WITH E. S. WILLARD & CO., has leased for the Adams Land & Building Co. the 10th loft at 592-594 Broadway, containing 9,000 sq. ft., to the Sanes Hat Co., and has also leased for the same owner and agent the fourth loft at 491-493 Broadway through to 446 Broome st, to Silver & Kramer, shirt manufacturers.

ALFRED J. ROWANTREE has leased for Mrs. P. F. Segree the following private dwelling houses: 121 East 92d st to Vincent Carroll; 123 East 92d st to Henry M. Loucks and Herman Bose; 170 East 93d st to Henriette Enoch, and at 176 East 93d st to Hermine Albrecht.

SCHERICK & MENDEL (INC.) have leased at 44-46 East 25th st the 11th floor to Anathan & Co., manufacturers of neckwear; the 12th floor to the Lawrence Mfg. Co., manufacturers of silk nets, for a long term; and the top floor at 39 Union sq to Arthe-Levy-Bernard Co.

LOUIS SCHLIEP FACTORY BUREAU leased a loft at 49 Crosby st to David Margolies for Theodore Hansen.

SHAW & CO. have leased for Samuel Seinger the parlor store 15 West 119th st to William Welkowitz.

SHAW & CO. have leased for Mary T. Haight the 4-sty dwelling 147 West 126th st to Isidore Van Lier.

LJTON H. SLAWSON CO. leased for the Burrell Realty Corporation to the Fabric Fur Co. of Utica, N. Y., offices at 171 Madison av; also for the Cuyler Realty Co. offices at 116-120 West 32d st to Lichtenstein Brothers, opticians, and additional space to Alfred Fantl; also for the Midcity Realty Co. offices to Scopes & Feustmann at 15-17 West 38th st.

LJTON H. SLAWSON CO. leased space at 729-33 7th av to William P. Dunham, a moving picture concern; also to the Plimpton Epic Pictures, Inc., offices at 171 Madison av.

SLAWSON & HOBBS have leased the store at 247 Broadway, also store 105 West 72d st; sublet for Thos. Worden apartment at 305 West 97th st; rented, furnished, apartments at 150 West 87th st for Helen Hardy, and an apartment at 645 West End av for Sidney Oscher.

VAN NORDEN & WILSON leased through Cruikshank Co. the 2d floor of the Century Building, 72-74 Broadway, and 9-11 New st, to the Union Trust Co., which will connect the floor with their own building at 80 Broadway, and use it for their executive offices.

CHARLES B. VAN VALEN leased a loft at 50-56 John st to John Lenihan; offices at 95 William st to the Consolidated Brokers, Beidler & Bookmeyer, and Cortlandt St. John; space in the Jewelers' Court Building to Sanford & Bennett and Cwaska & Smith; loft at 114 William st to the Henry Gerber Co., and two lofts at 77 John st to the A. Strauss Printing Co.

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Moving Day

Moving day discloses the fact that most of the moving vans are depositing their loads in front of buildings equipped for electric service.

Modern families demand electric light in their homes. They know its many advantages and conveniences and go where they may enjoy them.

The residence or apartment electrically equipped rents more readily and sells at a higher price.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street
Telephone, 8000 Main
(Connecting All Branches)

CHARLES B. VAN VALEN leased offices at 95 William st to Leopold Gans, J. F. E. Wood and E. D. B. Walton; space at 51 Malden la to Louis Becker and Frackman & Harlib; the 2d loft at 116 William st to Louis Frey, and the 1st loft at 75 John st to Robert Soltau & Co.

WERTHEIM & CLEAR have leased the 4-sty dwelling 60 West 56th st for the estate of Charles Smith to Margarite Moras.

WERTHEIM & CLEAR have leased the 3-sty dwelling 143 East 52d st for George Nelson to Peter Doran.

WM. A. WHITE & SONS have rented the entire building at 366 Washington st to Bothamley Chemical Co.

WORTHINGTON WHITEHOUSE (INC.) has leased the 4-sty dwelling 34 East 53d st for Mrs. Marin LeBrun Cooper to Miss Helen M. Paisley.

WORTHINGTON WHITEHOUSE (INC.) has leased the Paul Tuckerman apartment at 520 Park av to Mrs. L. T. Dyer, furnished.

F. R. WOOD, W. H. DOLSON CO. leased apartments to Bernhard Stern at 47 Claremont av; to Mrs. D. Cohen at 60 St. Nicholas av; Dr. Benjamin Freudenfall at 560 West 144th st; James Herman at 167 West 71st st; Leslie J. Tompkins at 65 Central Park West; Francis S. Dixon at 55 Central Park West; John C. Thomson at 265 Central Park West; Fred C. Woolley at 817 West End av; Lawrence W. Dunham at 47 Claremont av; Edward B. Burritt at 260 West 99th st; Mrs. Dorothy Ritter at 609 West 114th st; and J. Herskowitz at 229 West 97th st.

F. R. WOOD, W. H. DOLSON CO. have rented to Harry Monsey office at 1368 Broadway; to Bargain Sales Co. store at 66 West 37th st; to Bernard Sirotta, importer; offices at 147-9 West 35th st; to Adolph Hirshfield at 280 Madison av; also in the same building to the Bronx Parkway Commission and to the Gilmer Realty Co.

Brooklyn.

PEASE & ELLIMAN have leased for the Schulte Realty Co. to D'Amato & Co. two stores at 519 Fulton st.

ALFRED J. ROWANTREE, in conjunction with R. D. Streeter (Inc.), has leased for William H. Meyer the building at 180 Flatbush av to Barry the Tailor, for a long term.

SCHULTE REALTY CO. has leased the store at 411 Fulton st.

REAL ESTATE NOTES.

M. & L. HESS (INC.) have been appointed agents for the 6-sty building 135 Bleeker st.

PHILIP JESELSON has moved his office to 206 Broadway.

NEHRING CO. has been appointed agent for 2519 Amsterdam av.

EUGENE J. BUSHER has been appointed agent for 1468-1470 Webster av and for the northwest corner of 133d st and Alexander av.

CAMMANN, VOORHEES & FLOYD have been appointed agents of 2531 South William st and 37-43 Stone st and 28 Moore st.

The ESTATE of HENRY M. GESCHEIDT, Dec'd

is left in part to found a bread line, and many charitable institutions and individuals are mentioned as beneficiaries. In order to comply with the provisions of the will

THE EQUITABLE TRUST CO. of N. Y. Executor

has ordered an

Absolute Auction Sale

of

81 Brooklyn Lots

To be sold separately on

Tuesday, May 16

at 12 o'clock noon, at Brooklyn Real Estate Exchange,
189 Montague St., Brooklyn, N. Y.

Ocean Parkway, East 7th & East 8th Streets

(Bet. Avenues I and H)
12 plots, average size 50x120 each.

N. W. Cor. Av. H & E. 8th St.
and 2 adjoining parcels
3 plots, size 40x100 each.

E. S. of East 10th Street
(Bet. Avenues L and M)
1 lot, size 20x100.

E. S. of West 12th Street
(Bet. Avenues Q and R)
14 lots, size 20x100 each.

N. E. Cor. Avenue T and West 4th Street
and adjoining parcel
Corner plot, 75x100—adjoining plot 50x100.

North Side of 50th Street
(Bet. 17th Ave. and Road from Flatbush to
New Utrecht)
10 lots, average size 20x80 each.

E. S. of East 9th Street
(Bet. Avenues L and M)
1 lot, size 20x100.

E. S. of East 3rd Street
(Bet. Avenues M and N)
1 lot, 15.8x100x44.8x104.2x4.

62nd and 63rd Streets
(Bet. 16th and 17th Aves.)
4 plots, size 40x100 each.

Block Front on W. S. of 16th Ave.
(Bet. 62d and 63d Streets)
10 lots, 20x80 each—1 lot on 62d Street
20x100.

Borough of Queens

E. S. of Forest Meadow Road, near Rockaway Turnpike
A plot 70x154x irreg., running through to Hook Creek,
70% May Remain on Mortgages. Title Policies Free.
MURRAY, PRENTICE & HOWLAND, Attys., 37 Wall St., N. Y.

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Booklet

Impuls Day
Auctioneer

31 Nassau St.,
N. Y. City

EDWARD C. H. VOGLER

HAS REMOVED HIS OFFICES TO

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SOUTHEAST CORNER 82ND STREET

REAL ESTATE AGENT, BROKER, ESTATES MANAGED
INSURANCE IN ALL ITS BRANCHES

Established 1898

PHONE SCHUYLER 9141

LUDWIG C. TRAUBE has been appointed agent for 1325 2d av. The same broker also placed a loan of \$13,500 on 302 East 83d st.

F. R. WOOD, W. H. DOLSON CO.'S mid-town office, under the management of Francis M. Valk, has moved from 313 5th av to 280 Madison av.

JAMES L. BRUMLEY has moved his offices in 189 Montague st, Brooklyn, from the third floor to larger quarters on the sixth floor of the same building.

CHARLES BUERMAN & CO. were the brokers in the recently recorded sale of 517 Grand st, through to 319 Henry st, for T. Herskowitz to Catherine Finnen.

PEASE & ELLIMAN have been appointed by the Fifth-Eighth Realty Co. agents and managers of the apartment house, "Alwyn Court," a 12-sty structure, at the southeast corner of 58th st and 7th av.

BULKLEY & HORTON CO. has been appointed agent for a number of Brooklyn properties, including 1055 Bergen st, 1270-1272 Pacific st, 24-26 Vanderbilt av, 62 Waverly av, 660 DeKalb av, 466 Myrtle av, 501 Vermont av, 2220 Pitkin av, 131-135 Ryerson st and 501-511 Myrtle av.

J. G. WHITE, formerly of J. G. White & Co., and Louis Goodman, for many years with Frederick Southack & Alwyn Ball, Jr., have formed a co-partnership under the name of White-Goodman, with offices at 872 Broadway, southeast corner of 18th st, where they will transact a general real estate business as agents and brokers.

BRETT & GOODE CO. has been appointed managing agent of the Printing Crafts Building, at 461-479 8th av, and has moved its offices to that address. The Brett & Goode Co. has been identified with the building since the project had its inception and announces that now, upon completion, it is about 85 per cent. rented, with the remaining space under negotiation.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new 13-sty apartment house which Bing & Bing are to erect on the property recently purchased by them at the southeast corner of 55th st and Park av. It

has not been definitely decided yet whether the building will contain two apartments on one floor or one to each floor. The plot on which the new building will stand contains about 9,100 sq. ft., and it is expected that the new building will be completed during the summer of 1917.

PEASE & ELLIMAN have been appointed managing agents by the Riverdale Realty Co. for the 9-sty apartment house at the south corner of Riverside dr and 79th st; also by the Aguilar Corporation of the 7-sty apartment house, St. James Court, at the southeast corner of Broadway and 92d st, and by the estate of Francis L. Leland of the 10-sty apartment house, "the Verona," at the southeast corner of Madison av and 64th st, which was awarded a prize for the excellence of its design by the American Institute of Architects.

JOHN FINCK has placed the following loans at 5 per cent. for various owners: \$120,000 on 208-210 West 56th st; \$16,000 on 118 Suffolk st; \$21,000 on 1258 Morris av; \$14,000 on 309 Amsterdam av; \$12,500 on 118 West 91st st; \$30,000 on 136 West 116th st; \$20,000 on 103 West 114th st; \$42,000 on 230-232 West 39th st; \$32,000 on 61 1/2 to 63 East 125th st; \$21,000 on 5 West 111th st; and \$16,000 on 172 West 98th st; also at 4 1/2 per cent., \$50,000 on 89-93 Rivington st; \$25,000 on the northeast corner of Manhattan av and 106th st; and \$20,000 on 169 7th av.

NEW YORK TITLE INSURANCE CO. has made a loan of \$28,500 on the 5-sty business building at 154 West 46th st, occupied by "Frances," milliner; also a loan of \$7,500 on the property 142 West 119th st, which was purchased last week by M. L. Osk from U. S. Trust Co., later resold; and a loan of \$4,500 on the dwelling 221 East 115th st, occupied by Joseph Kuinck. The same company is making the West 183d St. Building Co. a building loan of \$50,000 on a 5-sty apartment house they are erecting on the west side of Loring pl, 350 ft. north of 183d st, which building is expected to be ready for occupancy in the early fall.

LAW AND LEGISLATION COMMITTEE of the United Real Estate Owners' Association in reviewing its activity announces that through its several sub-committees, it carefully examined every Assembly and Senate bill, aggregating over 3,000, introduced during the last legislative session; it approved 715 bills and opposed 806 bills. Out of the bills signed by the Governor during the session, the "United" approved 31 and opposed 15, and he has still under consideration 105 bills which the "United" opposes and 109 bills which it approves; the "United" has also asked the Governor for hearings on fifteen bills. During the session, the "United" was represented at Albany by several of its members for two and three days every week and appeared at committee hearings on 541 bills.

Table with columns for Building Permits, 1916 (Apr. 29 to May 5) and 1915 (May 1 to 7). Rows include New buildings, Cost, Alterations.

Table with columns for BRONX. Conveyances, 1916 (Apr. 28 to May 4) and 1915 (April 30 to May 6). Rows include Total No., No. with consideration, Consideration.

Table with columns for Mortgages, 1916 (April 28 to May 4) and 1915 (April 30 to May 6). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given.

Table with columns for Mortgage Extensions, 1916 (April 28 to May 4) and 1915 (April 30 to May 6). Rows include Total No., Amount, To Banks & Ins. Cos.

Table with columns for Building Permits, 1916 (April 28 to May 4) and 1915 (April 30 to May 6). Rows include New buildings, Cost, Alterations.

Table with columns for BROOKLYN. Conveyances, 1916 (Apr. 27 to May 3) and 1915 (April 29 to May 5). Rows include Total No., No. with consideration, Consideration.

Table with columns for Mortgages, 1916 (Apr. 27 to May 3) and 1915 (April 29 to May 5). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given.

Table with columns for Building Permits, 1916 (Apr. 28 to May 4) and 1915 (April 30 to May 6). Rows include New buildings, Cost, Alterations.

Table with columns for QUEENS. Building Permits, 1916 (Apr. 28 to May 4) and 1915 (April 30 to May 6). Rows include New buildings, Cost, Alterations.

Table with columns for RICHMOND. Building Permits, 1916 (Apr. 28 to May 4) and 1915 (April 30 to May 6). Rows include New buildings, Cost, Alterations.

Table with columns for Building Permits, 1916 (Apr. 28 to May 4) and 1915 (April 30 to May 6). Rows include New buildings, Cost, Alterations.

Advertisement for William G. Morrissey, REAL ESTATE BROKER APPRAISER, 189 MONTAGUE STREET, Telephone 5856 MAIN 5857.

Advertisement for JAMES L. BRUMLEY, ESTABLISHED 1888, EXPERT Real Estate Appraiser Broker and Auctioneer, 189 MONTAGUE ST., Telephone BROOKLYN, N. Y.

Advertisement for HEIL & STERN, WANT Particulars of Business Property FOR SALE OR TO LEASE Canal to 59th Street, 1165-1167 BROADWAY, N. W. Cor. 27th Street, TELEPHONE, 9570 MADISON SQUARE.

Advertisement for GEO. J. RYAN, Queens Borough Real Estate AGENT BROKER APPRAISER, Member Real Estate Board of New York, 46 Jackson Ave., Long Island City, Telephone, Hunters Point 3451-2.

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.)

Table for MANHATTAN. Conveyances, 1916 (Apr. 28 to May 4) and 1915 (April 30 to May 6). Rows include Total No., Assessed value, No. with consideration, Consideration.

Table for MANHATTAN. Mortgages, 1916 (Apr. 28 to May 4) and 1915 (April 30 to May 6). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given.

Table for MANHATTAN. Mortgage Extensions, 1916 (Apr. 28 to May 4) and 1915 (April 30 to May 6). Rows include Total No., Amount, To Banks & Ins. Cos.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

LABOR strikes and disputes were the outstanding feature of the week. Directly or indirectly they have interfered with considerable structural work, and also to some extent with the movement of building materials. Owing to the nature and status of the contracts in hand some sections of the city have been affected more than others, and Manhattan least of all.

The general strike of the carpenters and joiners has suspended a large amount of frame construction in the outer boroughs. The strike of painters, decorators and paper hangers has interfered with spring renovating and repair work. In Brooklyn the painters have been on strike for four weeks, but the organized employers have not yielded, and they say nothing will develop except delay in work.

In both carpentering and painting there are a large number of independent firms, not connected with employers' associations, and where the demands of the strikers have been acceded to, as they have in a number of instances, it is among the independents. The Master Carpenters' Association of New York and the Brooklyn Builders' Association have done nothing to meet the demands of the strikers. In neither trade has there been a complete tie-up, but the proportion of men who have not struck, or with whom employers have made terms, it is difficult to estimate from the conflicting claims. In Brooklyn it is said by union officers that sixty-five per cent. of the painters have had their demands granted. The painters are asking \$4.50 and the decorators \$5 a day. The carpenters have asked 70 cents an hour in Manhattan, and 62½ in the Bronx, Brooklyn and Queens, and for all cabinet and kalemeine shops 56¼ cents an hour.

The United housesmiths, bronze metal, furniture and metal trim workers (Local No. 52) are negotiating with their employers for \$5.50 a day, and have been offered \$5.30. The cement workers are also negotiating, but have not struck, though both of these unions were represented in the May Day demonstration, as were also the carpenters and painters.

For the building material trades generally the strike of harbor boatmen and dockmen might have been the most far-reaching. As the up-river boats were not concerned, supplies could come to the city, but could not be distributed

through the harbor. This strike affected all the terminals and all the harbor towing lines which did not grant the wages demanded. The local dealers met the crisis with stocks sufficiently large to carry them through until the shipping began to move more freely. So far no famine of materials of any sort has been the consequence of the strike.

Apart from the strikes, which are, after all, a concomitant of business prosperity, underlying conditions in the building trades are good, though peculiar. In Manhattan more and more work is being put under contract. The list of general contracts awarded this week reported to the Record and Guide is formidable. Wrecking operations to clear the site of the 20-story building to be erected on the southeast corner of Fifth avenue and 42d street, which will be occupied by the Astor Trust, began this week. The buildings covering the premises Nos. 60-64 Liberty street are being demolished for the erection of a fifteen-story office building.

All the long-standing difficulties on account of freight congestion, unskilled labor shortage and the postponement of speculative plans continue. A cement manufacturer said he never knew a time when there was so much business offering and such difficulty in handling it.

Brooklyn is having an almost unprecedented real estate expansion. It is noticeable along the lines of the newly opened subway to Bay Ridge and the New Utrecht avenue elevated system, soon to be opened. An architect said he had not seen in the Flatbush section so many excavations for new buildings in twenty years. Plan-filings are running ahead of last year's record in all the boroughs, except the Bronx and Richmond.

Outside of the iron and steel items building material prices are, for the most part, steady. Hemlock has been marked down a little and spruce up. Turpentine is cheaper, but paints and oils are otherwise unchanged. The trades have given up anticipating the close of the war. The prevailing opinion is that whatever the international situation may be, the business revival in this country is not likely to be cut short. For conservative operations money is abundant, but not to be had at bargain rates. Speculative builders are saying that the lenders should be more sympathetic.

Notwithstanding the inclement weather some of the open yards up the Hudson started manufacturing. Negro laborers are arriving from the South.

SUMMARY.—Official transactions in the wholesale market for North River brick, for the week ending Friday a. m., May 5:

Condition of market, firm; demand, good. Prices, \$7.50@-\$7.75 (in cargo lots to dealers, alongside wharf, N. Y.). Number of cargoes sold, 50. Distribution: Manhattan, 0; Bronx, 8; Brooklyn, 18; New Jersey, 12; Flushing, 8; Astoria, 1. Cargoes left over Friday a. m., 11.

Coal.—As the result of the anthracite conference, granting a wage increase to miners, it is announced that the price of hard coal for domestic use will be increased 25 to 50 cents a ton. The exact increase is not known. This determination has not yet been officially promulgated, and meanwhile the companies are booking orders at the March prices, when in other years prices would have been reduced. The increase of fifty cents will be obtained by maintaining winter prices this month and then adding ten cents a ton. The raise is not likely to affect steam sizes which might come in competition with bituminous coal. The operators did not reduce the price of coal this spring as has been the annual custom.

Lumber.—The building outlook has been darkened by the strike of union carpenters and cabinet makers, beginning on Monday. The effects will not be so severe in Manhattan as in the other boroughs, where lumber and wood trim are in much larger use. The stoppage of work will give the retail yards an opportunity to accumulate some of the material they have ordered and unless long continued it will not appreciably change lumber prices, which are dependent more upon general than local circumstances.

At the date of the deflection of the carpenters the demand for rough lumber and wood products in Brooklyn and Queens had become remarkably good. Quotations are still firm all along the line with the exception of hemlock, which has receded slightly in value. Stocks at many retail yards in the suburbs have been running low. The freight congestion is still the great problem of the trade, with little change for the better to report. The strike of the carpenters has put off what was almost a lumber famine in some sections of the district.

Paints and Oils.—The market for paints and oils is quiet, under the influence of the journeymen painters' strike in Manhattan, in conjunction with the Brooklyn strike that has been in progress since the beginning of April. Under the circumstances dealers are hesitating, when ordinarily they would be buying heavily, now that the spring season has opened. The market retains its steady tone, however. Quotations on linseed oil are unchanged, on the basis of 78 cents for raw in car lots. No new features are reported regarding white lead, zincs, dry colors and varnish gums. The price of turpentine has dropped from 50 to 42 cents a gallon in the wholesale market.

Structural Steel.—It is estimated that fully twenty-five loft and apartment buildings are being figured in this city. The award of contracts is being held back in a number of cases because of builders' unwillingness to meet the terms of local fabricators. The situation is said to amount to a deadlock. Miliken Brothers have booked three hundred tons of structural shapes for the St. Jerome Parochial School in Brooklyn. The hotel to be erected for the New York Central on Lexington avenue and 42nd street will take 16,000 to 18,000 tons. The Pennsylvania Hotel will ultimately use when all the sections have been put under construction, about 20,000 tons.

Plain material is quoted in ten to twelve weeks at 2.769 cents to 3.169 cents, New York, and 3.25 cents out of New York district warehouses.

Tin Plate.—Specifications are very heavy at the mills. Some of the mills report that they have practically nothing to sell for the rest of the year. Small lots from stock at mill, Pittsburgh, are quoted nominally at \$4.75 per base box, prices depending on sizes, quantity and deliveries wanted. Coke plates, 14 x 20, at \$4.50 per base box, Pittsburgh. The output and prices this year are expected to break all records.

Wire Products.—The American Steel and Wire Company has again advanced the quotations on wire products. Wire nails have been jacked up to 2.5c. a pound, an advance of \$2 a ton, while other wire goods have been advanced \$4 a ton. Bessemer open hearth rods are nominally quoted at \$60 a ton at mill, but manufacturers are practically sold out for the year.

Copper.—Business in copper and materials continues large. Sheet copper has been advanced to a 36½ base per lb., and bare copper wire, for electrical purposes, to 32c., base, per lb., in car lots from mill.

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.....\$7.75@**\$7.75**
 Raritan common.....**8.00@8.25**
 Second hand common, per load
 of 1,500.....4.25@4.50
 Front or face, in car lots.....20.00@36.00
 Paving brick.....24.00@—

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):
 Domestic Portland, Spot.....\$1.67@—
 Over 30 days.....@**\$1.72**
 Rebate on bags returned, 10c. bag.
 Mill base.....1.05@—
 Rosendale, natural, net, to
 dealers, wood or duck bags 1.00@—
 Rebate on bags returned, 10c. bag.
 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.....**.90@.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@35.50**
 14 to 16 in.....35.50@37.50
 Heart face siding 4-4 & 5-4.....@**32.00**
 Flooring, 13-16x2½ & 3 ins. **16.50@26.50**
 Hemlock, Pa. f. o. b. N. Y.
 base price, per M.....@**24.00**
 Hemlock, W. Va., base price
 per M.....@**23.50**
 Hemlock, Eastern mixed
 cargoes.....22.00@—
 (To mixed cargo price add freight \$1.50.)
 Spruce, Eastern, base price... @**28.00**
 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
 ½ in. x 8 ft......185

SAND—
 Screened and washed Cow Bay 500
 cu. yds. lots, wholesale.....\$0.40@**\$0.—**

SLATE (Per Square, N. Y.):
 Penn, Bangor ribbon.....\$4.10@**\$4.50**
 Munson, Maine, No. 1.....5.50@5.75
 Munson, Maine, No. 2.....4.50@6.75
 No. 1 red.....10.00@13.00
 Unfading green.....4.00@6.00
 Genuine Bangor.....4.00@4.75
 Pen Argyle.....4.00@—
 Vermont, sea green.....3.00@4.35

STRUCTURAL STEEL (Plain material at tidewater):
 Beams & channels up to 14 in. 2.769@3.169
 Beams & channels over 14 in. 2.769@3.169
 Angles 3x2 up to 6x8.....2.769@3.169
 Zees and tees.....2.769@3.169
 Steel bars, half extras.....2.769@3.169

TURPENTINE:
 Spot, in yard, per gallon.....\$0.42@**\$0.43½**
WHITE LEAD (dry and in oil):
 100-lb. keg.....\$10.50
 25 and 50-lb. kegs.....10.75
 12½-lb. keg.....11.00
 1 to 5-lb. cans.....12.50

MEETING THE APARTMENT DEMAND AT ASTORIA, L. I.

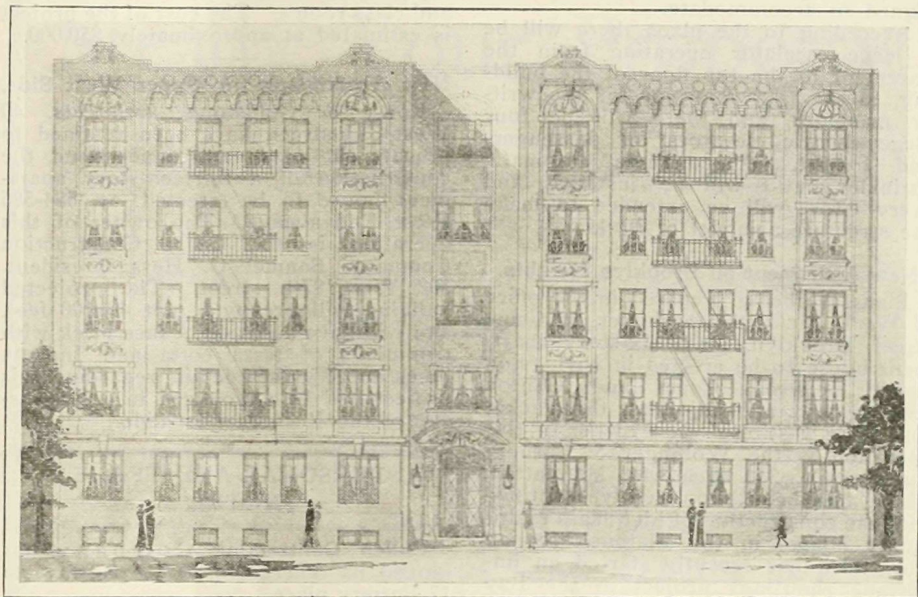
New Structure Started to Accommodate Increase in Population 'Due to Industrial Activity

COINCIDENT with the development of Long Island City as a factory center, there has been recently a decided building movement which will considerably increase the prestige of that section as a residential community. This is but natural as the growing number of factory buildings means the employment of many additional hands who must find suitable living quarters within easy access of their work. During the last year realty operators and speculative builders have taken advantage of their opportunity and have started the erection of a great number of structures designed to attract all classes of the rapidly growing population of the borough.

The general style of structures now being erected has changed from that which was quite popular only a few years

this structure will contain. The suites are laid out in units consisting of three, four and five rooms, each with bath.

Throughout the construction will be of a distinctly high order and the materials to be used will be the best obtainable of their kinds. The facade has been designed in a dignified manner with a strong feeling toward the Colonial. The materials employed in the construction will be red tapestry brick with wide white mortar joints, with trimmings of Indiana limestone. In the interior of the various-suites the trim and finish will be of white enamel in the living rooms, bed rooms and bath rooms, and in the dining rooms red oak or hazel will be used. All floors with the exception of the baths, which will have tiled floors and walls, will be of hard woods, with parquet flooring in the principal rooms. Each unit in the building will be equipped with



APARTMENT UNDER CONSTRUCTION IN ACADEMY STREET, ASTORIA, L. I.

Edward Hahn, Architect.

ago, when the great majority of building operations, other than for manufacturing purposes, consisted of one and two-family houses and three-story tenements, accommodating from six to twelve families. Now the buildings being constructed for residential purposes are, as a general rule, built in larger units, rising to a height of five and six stories, and providing accommodations for from twenty to fifty families, and in some instances even more.

Prominent among the newer buildings now under construction is the apartment being erected in the Astoria section, in the east side of Academy street, between Grand avenue and Elm street. This operation exclusive of the cost of the land will represent an expenditure of nearly \$100,000. The plans were prepared by Edward Hahn, architect, Queens Plaza Court building, for Frank Zvanovec, owner, 70 Wilson avenue, who has for a number of years been prominently identified with the construction of high-class apartments in Long Island City and in the adjacent sections. No general contract has been awarded for the construction of this building, the owner awarding separate contracts for labor and materials, as the work proceeds.

This multi-family structure will occupy a site in one of the best residential sections of Astoria, and it will be a high-class operation in every particular, containing many improvements and new devices for efficient housekeeping. The plans call for a structure five stories in height, with a frontage of 100 feet in Academy street and 88 feet in depth. The entrance to the building is through a court of large dimensions and is really set back from the street about thirty-five feet. A total of forty-five families will be accommodated in the 175 rooms which

a telephone extension operated through the switchboard located in the reception room in the entrance corridor. In the halls, vestibule and reception hall, the floor and walls will be of imported marbles with ceilings of ornamental plaster.

Especial attention has been devoted to the layout and equipment of the kitchens in this building. Each will have porcelain wash trays and sink with gas ranges of a new design, combination dressers and refrigerators and unusually good closet room.

Building Statistics.

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

Contracts awarded:

January 1 to May 1, 1916.....	\$324,665,500
January 1 to May 1, 1915.....	244,095,100
January 1 to May 1, 1914.....	288,710,000
January 1 to May 1, 1913.....	285,388,000
January 1 to May 1, 1912.....	232,249,500
January 1 to May 1, 1911.....	254,275,813
January 1 to May 1, 1910.....	256,838,804

And in New York State and Northern New Jersey as follows:

Contracts awarded:

January 1 to May 1, 1916.....	\$37,911,500
January 1 to May 1, 1915.....	47,202,500
January 1 to May 1, 1914.....	40,474,000
January 1 to May 1, 1913.....	101,521,000
January 1 to May 1, 1912.....	66,627,500
January 1 to May 1, 1911.....	68,870,500
January 1 to May 1, 1910.....	81,238,000

Underwood Typewriter Co. to Build.

The Underwood Typewriter Co. has retained Starrett & Van Vleck, architects, 8 West 40th street, to prepare the plans and specifications for a service building, which will embody a number of interesting features. The structure will be erected on a plot recently purchased at the southwest corner of Greenwich and Vesey streets. The plot has a frontage of 84 feet in Greenwich street and 129.9 feet in Vesey street. The area of the plot is approximately 10,200 square feet. This building, adapted to a special service in the Underwood lines, will be erected under a general contract by the Tidewater Building Co. The tentative plans call for a structure twelve stories in height, built entirely of reinforced concrete with facades of brick. Particular attention in the planning has been devoted to adequate facilities for natural lighting, and a large percentage of the wall surface has been utilized for windows. Nothing will be neglected to make the structure strictly modern in every respect, nor will there be facilities lacking for the most efficient handling of the business which the project is designed to accommodate.

According to the plans there will be a large escalator operating from the basement to the top floor of the building, to act as a conveyor for typewriter machines, and there will be four large electric elevators for passengers and freight. A complete automatic sprinkler outfit will be installed and every effort will be extended to make the structure a model of its kind.

New Apartment on Brooklyn Heights.

Plans are being prepared in the office of W. T. McCarthy, architect, 16 Court street, Brooklyn, for a six-story apartment house to be erected in Livingston street, between Court and Clinton streets, on a site adjoining the Packer Collegiate Institute. The owner of this operation is the Wolfinger & Lasberg Building Co., 346 Broadway, Manhattan, which has been prominently identified with the construction of high class multi-family houses in the Flatbush section and which has recently started an important housing project in the Bay Ridge section of Brooklyn. The new building will be erected on a plot 96 x 156 feet, the structure occupying the entire frontage and planned to run back to a depth of 138 feet. The building will be six stories in height and will provide accommodations for thirty-six families in suites of four, six and seven rooms with two and three baths. There will be six families to each floor. In design and plan this operation will compare favorably with any structure of its kind in the borough, and it will be equipped with every modern convenience for the comfort of the tenants. Two electric elevators will be installed. The operation will represent an expenditure of approximately \$300,000, including the cost of the land.

Wm. Crawford Obtains Contract.

A general contract has been awarded to William Crawford, 7 East 42d street, for the construction of a twelve-story store and loft building at 16-18 West 38th street. The owner of the project is John S. Weatherly, of White Plains, N. Y., and the architect is Paul R. Allen, 35 West 39th street. The plans call for a structure on a plot 50x100 feet, fire-proof in every particular, with facade of brick, terra cotta and limestone.

New Plans for Park Avenue Project.

Bing & Bing Construction Company, 119 West 40th street, has recently purchased the property at the southeast corner of Park avenue and 55th street, including 407-413 Park avenue and 100-108 East 55th street, and will improve with a thirteen-story apartment house from plans by Emery Roth, architect, 119 West 40th street. The building will occupy plot approximately 75x100 feet, and in construction and finish will be the peer of the group of high-class structures of a similar character which has recently been constructed on the

avenue. This operation supersedes the project which was being planned by Cross & Cross, architects, and which, as was announced in a recent issue, was to have been constructed by F. T. Ley & Company. The details of the new project are not available at this time, but will be announced in a later issue.

Plans for Y. M. H. A. Building.

Shampan & Shampan, 772 Broadway, Brooklyn, are preparing the plans and specifications for the new building to be erected for the Young Mens' Hebrew Association, at the northeast corner of Fourteenth avenue and 50th street, Brooklyn. The building operations will proceed under the direction of William Sugarman, president of the association, Asher Dann, chairman of the building committee, and under the supervision of the architects. The proposed building will be three stories in height, with mezzanine, on a plot 55 x 90 feet. The facades will be of face brick with trimmings of granite and Indiana limestone. The plans call for a completely equipped gymnasium, locker room, kitchen, lecture hall, reception rooms, game rooms, bowling alleys and billiard room, laboratory and class rooms. The cost of the project is estimated at approximately \$50,000.

New Apartments for Upper West Side.

Rouse & Goldstone, architects, 40 West 32d street, have been retained to prepare the plans and superintend the construction of a thirteen-story apartment house to be erected at 584-586 West End avenue. The owner of this operation is the Coast Construction Company, Samuel G. Hess, president, 302 West 87th street. The projected building will occupy a plot 40x100 feet, and will have a facade of face brick with trimmings of terra cotta and Indiana limestone. Further details regarding this project will be announced in a later issue of the Record and Guide.

PERSONAL AND TRADE NOTES.

Cullen Contracting Company has moved its offices from 1 Broadway, to 17 Battery place.

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

G. E. Krug, architect, has moved his offices from 320 Fifth avenue, Manhattan, to East Orange, N. J.

Johnson-Sherrane Co., general contracting, has moved its office from 38 Park Row to 103 Park avenue.

Clarence L. Siefert, architect, has recently moved his offices from 110 West 40th street to 2010 Broadway.

Miss Josephine Chapman, architect, has moved her offices from 4 West 40th street to 40 Washington square.

Edmund D. Broderick, general contractor, has moved his offices from 17 East 40th street to 110 West 40th street.

D. Everett Waid, architect, has moved his offices from the third to the twenty-second floor of the Metropolitan Building.

Scopes & Feustman, architects, have moved their New York office from 37 East 28th street to 15-17 West 38th street.

Patterson & Dula, architects, have moved their offices from the Anderson Studios Building, 15 East 40th street, to 527 Fifth avenue.

Werner & Windolph, architects, formerly located at 27 West 33rd street, are now occupying larger quarters at 25 West 33rd street.

Thomas T. Hopper Co., general contracting, has moved its offices from 1326 Broadway to the new Foster Building, 280 Madison avenue.

Murdock Smith, general contractor, 207 West 20th street, has obtained a contract for the erection of a bungalow for help on the estate of Mrs. J. P. Morgan at Highland Falls, N. Y.

Colby & Christie, consulting engineers, Whitherspoon Building, Philadelphia,

Pa., have discontinued their New York office at 165 Broadway.

Prudden-Winslow Co., Inc., mason materials, has moved its offices from 30 East 42d street to the new Foster Building, 280 Madison avenue.

Paul Bernstein & Co., plumbing contractors, formerly located at 24 Attorney street, are now occupying larger quarters at 436 Grand street.

W. L. Barnhart, sales representative for the White-Steel Sanitary Furniture Co., has moved his office from 101 Park avenue to 507 Fifth avenue.

Frederick Jaeger, architect, for a number of years located at 441 East Tremont avenue, has discontinued his office and practice on account of failing health.

Clifford B. Moore, consulting engineer, has been appointed a member of the examining board of city surveyors, to succeed E. P. Goodrich, recently resigned.

Wm. Weissenberger, Jr., for many years the architect for the New York Edison Co., has opened an office for the independent practice of his profession at 32 Union square.

H. Hurwitz Company, plumbing and heating fixtures and supplies, has moved its office and showroom from 239 West 145th street to larger quarters at 242 West 145th street.

C. Aubrey Jackson, architect, formerly the office manager for Donn Barber, has opened an office for the practice of his profession in the Vanderbilt Concourse Building, 52 Vanderbilt avenue.

Valentine & Kissam, architects, 25 Madison avenue, have dissolved partnership by mutual consent. Mr. Valentine and Mr. Kissam will continue in the practice of their profession at the former address, and will co-operate in the work now in the office of the firm.

Irving F. Morrow and William I. Garren, architects, announce that they have formed a partnership for the general practice of their profession, under the firm name of Morrow & Garren, with offices in the Chronicle Building, San Francisco, Cal.

Raymond F. Almirall, architect, formerly located at 185 Madison avenue, has formed a partnership for the joint practice of his profession with Philip Alain Cusachs, under the firm name of Raymond Almirall and Philip Cusachs, architects, with offices at 12 East 46th street.

William D. Brush, a lawyer, at 120 Broadway, has been appointed by Borough President Marks as Assistant Superintendent of the Manhattan Bureau of Buildings and head of the legal department in place of Robert B. Insley, who resigned. Mr. Brush has been an alderman for six years, serving as chairman of the General Welfare Committee and member of the Buildings Committee. His salary will be \$4,000 a year.

A. Perlman Iron Works, Inc., 1735 West Farms, road, has obtained the contracts for the ornamental iron work on the following buildings: Nine-story apartment, 41-49 West 82d street, for the Greycourt Realty Company, Schwartz & Gross architects; eleven-story apartment at the northwest corner of Lexington avenue and 82d street, for Bing & Bing, Emery Roth, architect, and the twelve-story apartment at the southwest corner of Park avenue and 63d street, for Bing & Bing, Emery Roth, architect.

Isaac A. Hopper's Sons, Inc., have recently been incorporated at Albany for the purpose of conducting a general contracting business, with offices at 1451 Broadway. The officers of the new concern are Walter F. Hopper, president; Sigmund H. Spritz, vice-president, and George B. Hopper, secretary and treasurer. Walter F. and George B. Hopper were formerly associated with the firm of Isaac A. Hopper, Inc., which has been dissolved. Mr. Altman formerly connected with the old firm has become the manager of the new Bijou Building, on Broadway, which was recently erected for the Hopaltrun Realty Co., by Isaac A. Hopper, Inc.

NO ARCHITECTS SELECTED.

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

ROME, N. Y.—The Board of Education of Rome, N. Y., Carl H. Simon, pres., contemplates the erection of a 2-sty brick school, containing twelve class rooms, in South James st, to cost approximately \$50,000. Architect not selected.

FAIRVIEW, N. Y.—The Board of School Trustees of Fairview, J. R. Heilman, 8 Cedar st, Chairman, contemplates the erection of a 2-sty brick school containing four class rooms and auditorium, seating 150 pupils, at Fairview, near Poughkeepsie, N. Y., to cost about \$16,000. No architect selected.

SODUS, N. Y.—The Fire Commissioners of the village of Sodus, N. Y., E. G. Rogers, Pres., contemplates the erection of a fire house and hall to cost about \$10,000. Site not selected. Architect not selected.

NUTLEY, N. J.—The Board of Education of Nutley, Richard Booth, Pres., contemplates the erection of a 2-sty, brick school, to contain eight class rooms, on Bloomfield av, to cost about \$40,000. No architect selected.

FREDONIA, N. Y.—The village of Fredonia, Henry Drake, Pres., Arthur Moore, Clerk, contemplates the erection of a public library building to cost approximately \$25,000, at Day and Central avs. No architect selected.

PLAINFIELD, N. J.—The American Motor Co., W. H. Hopple, Pres., 141 Bway, Manhattan, has recently purchased property at West Front st and Grant av and contemplates the erection of an automobile manufacturing plant, details of which have not been decided and architect not selected.

LOWVILLE, N. Y.—The Board of Trustees of the Lowville Free Library Association, Mrs. J. S. Bowen, chairman building committee, are raising funds for a library building to cost approximately \$15,000. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.
BRONX.—The Harrison Av. Bldg. Co., Thos. Bunt, Pres., 215 West 125th st, is taking estimates on sub contracts and materials for the construction of the two 5-sty apartments, 75x100 ft, at the northwest corner of 180th st and Harrison av, from plans by Gronenberg & Leuchtag, 303 5th av. Total cost, \$95,000.

CHURCHES

BRONX.—Anthony A. F. Schmitt, 604 Courtlandt av, is taking revised estimates on general contract to close May 8, for the 1-sty brick and stone church, 70x157 ft, at the northwest corner of 187th st and Belmont av, for the Church of Our Lady of Mt. Carmel, Rev. D. Burke, pastor. Cost, \$70,000.

DWELLINGS.

WHEATLEY HILLS, L. I.—H. Trumbauer, 200 5th av, Manhattan, is taking estimates on general contract to close May 10 for a residence, garage and out bldgs at Wheatley Hills, L. I., for Mrs. Henry Phipps, 787 5th av, Manhattan, owner.

FACTORIES AND WAREHOUSES.

BRONX.—Charles Brady Co., 171 Madison av, is figuring the general contract and desires estimates on all subs for the laundry building in 156th st, between Mott and Sheridan avs, from plans by Fred A. Hale, architect.

LONG ISLAND CITY.—William Higginson, architect, 21 Park Row, Manhattan, is taking estimates on general contract to close May 11 for a 4-sty reinforced concrete factory bldg, 270x88 ft, at Pearson and Meadow sts, for the Degnon Realty & Terminal Co., 30 East 42nd st, Manhattan, owner. The Defender Mfg. Co., 214 Av C, Manhattan, lessee. Cost, \$100,000.

SCHOOLS AND COLLEGES.

SUMMIT, N. J.—The Board of Education of Summit, James W. Cromwell, Pres., is taking estimates on plumbing, heating and sheet metal work to close 8 p. m., May 8, for alterations and additions to Public School No. 2 on Park av, from plans by R. S. Shapter, 23 Maple st. Cost, \$20,000.

GARFIELD, N. J.—The Board of Education of Garfield, N. J., Chas. W. Wright, Pres., is taking estimates on general contract to close 8 p. m., May 18, for rebuilding the 3-sty brick school, 76x140 ft, containing eighteen classrooms in Market st from plans by J. F. Kelly, Post Office Bldg., Passaic, N. J. Cost, \$45,000.

STORES, OFFICES AND LOFTS.
MANHATTAN.—William H. Henderson, Jr., Inc., 10 East 30th st, is figuring the general contract and desires estimates on all subs for the 6-sty brick warehouse at the northwest cor of Maiden Lane and South st, from plans by J. B. Snook Sons, 261 Bway.

MANHATTAN.—F. Y. Parsons, 1133 Bway, architect, is taking estimates on general contract for the 2-sty brick and steel store bldg, 120x120 ft, at East Bway and New Market st, for the Lewis Holding Corp., 254 West 57th st, owner. Cost, \$30,000.

207th st and Seaman av, owner and builder. Details will be announced later.

ST. NICHOLAS AV.—Geo. F. Pelham, Inc., 30 East 42nd st, has completed plans for three 5-sty brick apartments, 50x90 ft, on the east side of St. Nicholas av, between 191st and 192d sts, for the F. M. & S. Corp., A. Goodman, pres., 117 West 119th st, owner and builder. Cost, \$125,000.

75TH ST.—The Willmore Realty Co., F. C. Albee, pres., 115 Bway, contemplates the erection of a 12-sty brick and limestone apartment hotel on plot 42x100 ft, at 136-138 West 75th st. Name of architect and details will be announced later.

AUDUBON AV.—Sass & Springsteen, 32 Union sq, have been retained to prepare plans for two 3-sty brick apartments on plot 65x175 ft, at the northwest cor of Audubon av and 186th st, for the Manhattan Heights Imp. Co., Harry Goodstein, pres., 135 Bway, owner and builder.

100TH ST.—S. Levingston, 110 West 42nd st, has plans in progress for a 14-sty apartment hotel with stores, 25x100 ft, at

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
BROADWAY.—Moore & Landseidel, 148th st and 3rd av, have been retained to prepare plans for a 5-sty apartment house at the southeast corner of Broadway and Isham st, for the Seaman Const. Corpn.,

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the northwest cor of 100th and Bway, for the Bookman Estate, owner, c/o architect. Cost, about \$150,000.

ST. NICHOLAS PL.—Samuel Sass, 32 Union sq, has completed plans for a 5-sty brick apartment, 75x100 ft, in the east side of St. Nicholas pl, 150 ft north of 153d st, for the R. B. Realty Co, c/o Block & Kilpatrick, 21 Waverly pl, owner and builder. Cost, \$75,000.

79TH ST.—Hunt & Hunt, 28 East 21st st, are preparing plans for a 12-sty brick and limestone apartment house, to be erected in East 79th st. Exact location, details and name of owner will be announced later.

14TH ST.—J. S. Maher, 431 West 14th st, has completed plans for alterations to the 3-sty apartment building, 111x34x76 ft, into bachelor apartments and stores at the northeast corner of 14th and Hudson sts, for John and Joseph Conron, 10th av and 13th st, owners and builders. Cost, \$30,000.

WEST END AV.—Schwartz & Gross, 373 5th av, are preparing plans for a 14-sty brick and limestone apartment hotel, 100x43 ft, at 253-255 West End av, for Samuel H. Herzog, 299 Madison av, owner and builder. Gunvald Aus Co., 11 East 24th st, structural engineer. Cost, \$200,000.

PARK AV.—J. E. R. Carpenter, 881 5th av, is preparing plans for a 17-sty brick and limestone apartment, 100x116 ft, at the southwest corner of Park av and 62nd st, for the 550 Park Av. Co., John H. Carpenter, Pres., 120 Bway, owner. Thos. J. Bird, 30 East 42nd st, steel engineer. Cost, approximately \$1,000,000.

11TH ST.—Frank E. Vitolo, 16 East 23rd st, has about completed plans for a 6-sty apartment, 41x88 ft, in West 11th st, near 7th av, for the Fogliasso-Clement Bldg. Co., 197 Bleecker st, owner and builder. Cost, \$40,000.

152D ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty brick apartment, 90x100 ft, in the north side of 152d st, 275 ft east of Amsterdam av, for the Presto Realty Corp., owner and builder, care architects. Cost, \$80,000.

DWELLINGS.

53D ST.—Taylor & Levi, 105 West 40th st, have plans in progress for alterations and additions to the 4-sty brick residence at 48 East 53d st, for John E. Wayland, 165 Bway. Cost, \$10,000.

PARK AV.—Delano & Aldrich, 4 East 39th st, are preparing preliminary plans for a 5-sty brick and stone residence, about 37x90 ft, at 686-688 Park av, for William Sloane, 5th av and 47th st, owner. Details will be announced later.

79TH ST.—Ogden Codman, 340 Madison av, has completed plans for alterations to the 4-sty brick and stone residence, 20x60 ft, at 174 East 79th st, for Mrs. Paul Dana, 1 5th av, owner. Cost, about \$6,000.

73RD ST.—S. Edson Gage, 28 East 49th st, has completed plans for alterations and additions to the 4-sty brick dwelling, 20 x60 ft, at 48 East 73rd st, for Ethel K. Anderton, owner, 62 East 80th st. Cost, \$15,000.

80TH ST.—Harry Allen Jacobs, 320 5th av, has been selected to prepare plans for alterations to the 4-sty brick and stone dwelling, 23x102 ft, at 48 East 80th st, for James M. Leopold, 7 Wall st, owner.

65TH ST.—Harry Allen Jacobs, 320 5th av, is preparing plans for alteration to the 5-sty residence at 15 East 65th st, for James J. Van Alen, Newport, R. I., owner. Cost, \$15,000.

HOSPITALS AND ASYLUMS.

CHARLES ST.—Edward Necarsulmer, 507 5th av, has been retained to prepare plans for alterations to the 4-sty brick and stone dwelling on plot 25x100 ft, at 21 Charles st, into an orphan asylum building for the Junior League of the Hebrew Orphan Asylum, Amsterdam av and 138th st. Details will be announced later.

STABLES AND GARAGES.

64TH ST.—Walter Haefeli, 245 West 55th st, has completed plans for a 12-sty brick and limestone auto service bldg, 148x98 ft, at 109-123 West 64th st, for the Estate of Mary E. Pinchot, 60 Bway. Hasco Bldg Co., 245 West 55th st, general contractor. Cost, \$500,000.

STABLES AND GARAGES.

56TH ST.—P. Pereira, 220 West 42nd st, is preparing plans for a 5-sty reinforced concrete garage, 50x100 ft, in 56th st, between 2nd and 3rd avs, for George B. Briston, 154 Nassau st, owner. Cost, \$45,000.

STORES, OFFICES AND LOFTS.

14TH ST.—James S. Maher, 341 West 14th st, is preparing revised plans for a

4-sty brick and limestone loft building, 100x103 ft, at the northeast corner of 14th st and 10th av, for John J. Gillen, 431 West 14th st, owner. Cost, \$80,000.

PEARL ST.—Robert E. Moss, 126 Liberty st, is preparing plans for a 12-sty brick and terra cotta store and loft building, 75x180 ft, at 122-124 Pearl st, through to 86-88 Water st, for William B. Kilpatrick, 149 Bway, and James H. Cruikshank, 55 Liberty st, owners. Cost, \$100,000.

THEATRES.

3RD AV.—J. M. Felson, 1133 Bway, is preparing plans for alterations to the 1½-sty brick moving picture theatre at the southwest cor of 3rd av and 27th st, for the M. R. Holding Co., owner, c/o architect. Cost, \$15,000.

3RD AV.—Plans have been prepared privately for alterations to the 2-sty brick moving picture theatre, 50x75 ft, including new seating for 600, at 2314 3rd av, between 125th and 126th sts, for J. King, proprietor Harlem Theatre, on premises. Cost, \$13,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

DAVIDSON AV.—G. H. Griebel, 31 East 25th st, is preparing plans for a 5-sty brick apartment, 15x90 ft, at the southeast cor of Davidson av and 183d st, for the Jessup Cons. Co., W. S. Auld, pres., 1397 Jessup av, owner and builder. Cost, \$25,000.

DAVIDSON AV.—J. M. Felson, 1133 Bway, is preparing plans for a 5-sty brick apartment, 75x88 ft, on the west side of Davidson av, near Fordham rd, for owner, to be announced later. Cost, \$50,000.

MARION AV.—Samuel M. Chase & H. L. Beck, 826 Elton av, have recently purchased a plot, 200x100 ft, at the southeast corner of Marion av and 188th st, and contemplate the erection of two 5-sty apartments. Details and name of architect will be announced later.

179TH ST.—Goldner & Goldberg, 391 East 149th st, have completed plans for a 5-sty brick and limestone apartment, 50x78 ft, in the south side of 179th st, 97 ft east of Haven av, for the Nevah Const. Co., inc., 1509 Bryant av, owner and builder. Cost, \$40,000.

MC COMBS ROAD.—Sass & Springsteen, 32 Union sq, have completed plans for a 5-sty brick apartment, 75x102 ft, on the west side of McCombes rd, 170 ft south of 170th st, for the Shaskan Realty Corp., Geo. Shaskan, Pres., 50 Broad st, owner and builder. Cost, \$75,000.

SEABURY PL.—The Marbin Const. Co., Rubin & Marcus, 505 East 171st st, have started the const. of a 5-sty brick apartment house on the east side of Seabury pl, 100 ft north of 172nd st, and desire estimates on sub contracts and materials.

MARMION AV.—Frank J. Schefcik, 4168 Park av, has plans in progress for a 5-sty brick apartment, 45x94 ft, at the northwest corner Marmion av and Crotona Park north, for the Lindo Bldg. Co., Inc., Harry T. F. Johnson, treasurer, owner and builder. Cost, \$40,000.

STABLES AND GARAGES.

150TH ST.—Moore and Landsiedel, 148th st and 3d av, have completed plans for a 1-sty garage, 100x100 ft, at the southwest cor of 150th st and St. Annes av, for Stein-Metz & Hoffman, 348 East 143d st, owner and builder.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

ROSS ST.—Shampan & Shampan, 772 Bway, have completed plans for two 6-sty brick apartments, 45x100 ft, and 60x87 ft, in the south side of Ross st, 215 ft east of Lee av, for the Barsel Realty Co., 110 Keap st, owner and builder. Cost, \$55,000 each.

56TH ST.—F. F. French, 529 Courtlandt av, N. Y. C., has completed plans for a 4-sty brick apartment, 50x85 ft, at the northwest corner of 56th st and 7th av, for Theresa Koehler, 27 Cedar st, Manhattan, owner and builder. Cost, \$30,000.

HAVEMEYER ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty brick apartment, 50x90 ft, at Havemeyer and Hope sts, for the Ross Land Co., Jacob Siris, pres., 461 Bedford av, owner and builder. Cost, \$60,000.

NICHOLS AV.—Cantor & Dorfman, 375 Fulton st, have plans in progress for a 3-sty brick flat, 38x97 ft, at the southwest corner of Nichols av and Etna st, for the Silman Investors, 44 Court st, owners and builders. Cost, \$20,000.

47TH ST.—Cantor & Dorfman, 373 Fulton st, have plans in progress for a 4-sty brick apartment, 40x89 ft, on the north side of 47th st, 40 ft west of 16th av, for the Sherman Building Corp., Os-

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car Sherman, Pres., 1467 49th st, owner and builder. Cost, \$25,000.

83RD ST.—R. Brennan, c/o E. J. Hollahan, 7109 3rd av, has purchased property on the north side of 83rd st, 160 ft west of 5th av, and contemplates the erection of two 3-sty brick apartment houses on plot 40x100 ft. Name of architect and details will be announced later.

WILSON ST.—Shampan & Shampan, 772 Bway, are preparing plans for a 6-sty brick apartment, 55x100 ft, in Wilson st, near Lee av, for L. Motchin, 35 Bway, Brooklyn, owner and builder. Cost, \$65,000.

EASTERN PKY.—Cohn Bros., 363 Stone av, have completed plans for a 4-sty apartment with stores 120x100 ft, on Eastern Pky, Stone av and Dean st, for James V. Aquilla, 2339 Pacific st, owner and builder. Cost, \$25,000.

CHURCHES.

48TH ST.—Henry A. Haas, 405 Lexington av, Manhattan, is preparing plans for a 2-sty brick church, 40x50 ft, on the northeast corner of 48th st and 6th av, for Rev. J. H. Fankey, 615 47th st, owner and builder. Cost, \$6,000.

DWELLINGS.

56TH ST.—C. G. Wessel, 38 Ormond Pl, has completed plans for two 2-sty frame and stucco dwellings, 21x50 ft, in the south side of 56th st, 375 ft west of 12th av, for Mary K. Peters, 1158 56th st, owner and builder. Cost, \$3,000 each.

WEST 3D ST.—E. O. Holmgren, 371 Fulton st, has completed plans for a 2½-sty frame dwelling, 28x40 ft, in the east side of West 3d st, 250 ft north of Ave. P, for Jesse E. Phoebus, 851 West 181st st, Manhattan, owner and builder. Cost, \$5,000.

AVE. M.—Foster & Kaiser, 1 West 34th st, Manhattan, are preparing sketches for a 2½-sty frame and stucco dwelling, 22 x34 ft, near Ave. M and East 22nd st, for the D. & W. Cons. Co., owner and builder, c/o architect. Cost, \$5,000.

PRESIDENT ST.—Shampan & Shampan, 772 Bway, are preparing plans for five 3-sty dwellings with stores, 20x55 ft, at the southwest corner of President st and 7th av, for the Allan Holding Co., Louis Gold, pres., 44 Court st, owner and builder. Total cost, \$35,000.

HOMECREST AV.—Koch & Wagner, 26 Court st, have completed plans for six 2½-sty frame dwellings, 17x42 ft, on the east side of Homecrest av, 145 ft north of Av "U," for the Foster Imp. Co., 2027 Douglas st, owner and builder. Cost, \$2,500 each.

WEST 5TH ST.—Milton St. John, 1611 West 9th st, has completed plans for four 2-sty frame dwellings, 34x41 ft, on the east side of West 5th st, 100 ft north of Av R, for H. Hartman, 1740 West 8th st, owner and builder. Cost, \$6,000 each.

EAST 15TH ST.—C. Alfred Foster, 2810 Newkirk av, has completed plans for a 3-sty brick residence, 32x38 ft, and 1-sty brick garage, 17x40 ft, at 825 East 15th st, for Heldege Ducharme, 1022 38th st, Brooklyn, owner and builder. Cost, \$15,000.

68TH ST.—Killach & Lubroth, 215 Montague st, are preparing plans for fifteen 2½-sty dwellings, 20x35 ft, at the northwest corner of 68th st and 17th av, for Louis Shapiro, 319 Saratoga av, owner and builder. Cost, \$3,500 each.

STABLES AND GARAGES.

CONCORD ST.—Plans have been prepared privately for a 1-sty brick garage, 54x113 ft, at the southwest corner of Concord and Navy sts, for T. E. Cleary, owner and builder, on premises. Cost, \$4,000.

LINCOLN PL.—Frederick Hine, 189 Montague st, has completed plans for a 1-sty brick garage, 84x51 ft, in the south side of Lincoln Pl, 100 ft east of Rogers av, for P. McTiernan, 241 Rutland Rd, owner and builder. Cost, \$6,500.

STORES, OFFICES AND LOFTS.

BROOKLYN.—John J. Carroll, Rockaway Park, L. I., is preparing the preliminary sketches for a 4-s. brick loft building, 65x103 ft. Exact location, details and name of owner will be announced later. Cost, \$45,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.
LONG ISLAND CITY.—Frank Braun, 585 9th st, L. I. C., has completed plans for a 4-sty brick apartment with stores, 34x66 ft, at the corner of Freeman and Vernon avs, for Crescenzo Tortora, 38 Marion st, Astoria, owner and builder. Cost, \$9,000.

RIDGEWOOD, L. I.—W. B. Wills, 1181 Myrtle av, Brooklyn, has completed plans for a 3-sty brick tenement, 20x60 ft, in the south side of Somerfield st, 47 ft west of Forest av, for F. Cero and Peter



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LONG ISLAND CITY.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 5-sty brick apartment, 50x100 ft, at the corner of Hunters Point and Van Alst av, for the Degnon Contracting Co., 30 East 42nd st, Manhattan. Cost, \$60,000.

ASTORIA, L. I.—Gustave Erda, 826 Manhattan av, Brooklyn, is preparing plans for a 4-sty brick apartment, 50x90 ft, on the west side of 3rd av, 100 ft north of Jamaica av, for Frank Zvanovec, 70 Wilson av, L. I. C., owner and builder. Cost, \$20,000.

LONG ISLAND CITY.—Fred Korfman, 9th av, L. I. C., has completed plans for a 2-sty brick lodging house and cafe, 25x76 ft, on the south side of Jackson av, north of Middleburg av, for William McFall, 199 Newtown av, L. I. C., owner. Cost, \$12,000.

LONG ISLAND CITY.—Frank J. Schefcik, 4168 Park av, N. Y. C., has plans in progress for two 5-sty brick apartments, 62x95 ft each, on the east side of 4th av, 178 ft north of Broadway, for the Orel Const. Co., c/o architect. Total cost, \$100,000.

BANKS.

BAYSIDE, L. I.—W. W. Knowles, 35 West 39th st, Manhattan, is preparing plans for a 2-sty brick and limestone bank building, 30x60 ft, at the southeast corner of Lawrence Blvd and Bell av, 101 the Bayside National Bank, Frederick Storm, Pres. Architect will take estimates about May 17.

DWELLINGS.

WOODHAVEN, L. I.—Charles Infanger & Son, 2634 Atlantic av, is preparing plans for four 2½-sty frame dwellings, 16x40 ft, in the east side of Oxford st, 111 ft north of Emerson st, for Wilmott D. Lohsee, 726 Hatch av, owner and builder. Cost, \$4,000 each.

FAR ROCKAWAY, L. I.—J. H. Cornell, Mott av, has completed plans for two 2½-sty frame dwellings, 26x44 ft, at the southeast corner of Hollywood av and Cornega av, for Mrs. Elizabeth Healy, owner and builder. Total cost, \$9,000.

HOLLIS, L. I.—B. F. Hudson, 319 9th st, Brooklyn, has plans in progress for two 2½-sty brick and frame dwellings, 20x42 ft, for Gustaf A. Widen, Paterson, N. J., owner and builder. Cost, \$4,500 each.

FOREST HILLS, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. C., is preparing plans for a 2½-sty brick dwelling, 24x32 ft, for the Cord Meyer Development Co., Hoffman Blvd, owner and builder. Cost, \$5,500.

BAYSIDE, L. I.—DeRosa & Savigano, 115 Nassau st, Manhattan, have completed plans for a 2½-sty brick residence, 35x41 ft, in the south side of Enfield Pl, 230 ft north of Oakland av, for the Oakland Estates, Inc., 1451 Broadway, owner and builder. Cost, \$12,000.

WOODHAVEN, L. I.—J. F. D. Beball, 10 North Washington st, Jamaica, L. I., has completed plans for two 2-sty frame dwellings, 16x36 ft, in the west side of Emerald st, 252 ft south of Chichester av, for the Lerner Realty Co., 812 Oceanview av, Woodhaven, L. I., owner and builder. Total cost, \$6,000.

FLUSHING, L. I.—V. W. Tandy, 1931 Bway, Manhattan, has plans in progress for a 2½-sty tile and stucco residence, 72x45 ft, and garage at the corner of State and North Prince sts, for Mrs. C. J. Walker, 108 West 136th st, Manhattan. Cost, approximately \$50,000.

FLUSHING, L. I.—William Emerson, 597 5th av, Manhattan, has completed plans for a 2½-sty frame dwelling, 26x52 ft, in the north side of Geranium st, 381 ft west of Jamaica av, for A. W. Moffatt, 11 Cedar st, Flushing, owner.

DOUGLSTON, L. I.—F. G. Lippert, 132 Nassau st, Manhattan, has completed plans for a 2½-sty brick residence, 50x31 ft, and garage, at the corner of Centre dr and Beverly rd, for Charles B. Knight, Douglas Manor, owner. Cost, \$25,000.

FACTORIES AND WAREHOUSES.

RICHMOND HILL, L. I.—Chris Bauer, 801 Manhattan av, Brooklyn, has completed plans for a 3-sty brick factory building, 95x100 ft, at the northwest corner of Fulton st and North Morris av, for the Curtis Bldg. Co., J. S. Rourke, Pres., 2015 Ocean Pky, Brooklyn, owner and builder. Cost, \$20,000.

HALLS AND CLUBS.

HOWARD BEACH, L. I.—Holmes & Winslow, 103 Park av, Manhattan, are preparing plans for a 2½-sty frame clubhouse, 52x30 ft, at Howard Beach, Jamaica Bay, L. I., for the Metropolitan

Trust Co., 49 Wall st, owners. Cost, \$15,000.

KEW GARDENS, L. I.—Nathaniel Vickers, 71 Broadway, Manhattan, has plans completed for a 2½-sty frame and stucco clubhouse 100x80 ft for the Kew Gardens Country Club, Arthur Mann, pres., 56 Wall st, Manhattan. Cost, \$40,000.

CORONA, L. I.—Plans will be prepared privately for a 2-sty brick clubhouse 25x60 ft in 46th st between Polk and Hayes aves for the Knights of Columbus of Corona, L. I. Julius Romary, 66 48th st, pres. Cost, \$10,000.

STABLES AND GARAGES.

ROCKAWAY BEACH, L. I.—Plans are being prepared privately for a 1-sty brick and concrete garage 48x96 ft in the east side of Beach 82nd st 220 ft north of the Blvd for W. T. Kennedy & Co., 462 Blvd, owners and builders. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

EVERGREEN, L. I.—McKenzie, Voorhees & Gmelin, 1123 Bway, Manhattan, have completed plans for a 3-sty brick and limestone telephone bldg, 46x80 ft, at Fairview and Gates av for the New York Telephone Co., 15 Dey st, Manhattan. Cost, \$35,000.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Robert Curry, 45 Broadway, Manhattan, has completed plans for a 2-sty concrete dwelling, 30x24 ft, in the north side of Tompkins Circle, 410 ft east of Fielder av, for Ladie & Jackson, 251 Jersey st, New Brighton, owners and builders. Cost, \$4,000.

HARBOR VIEW, S. I.—Robert Curry, 45 Broadway, Manhattan, has completed plans for a 2½-sty tile and stucco dwelling, 32x32 ft at Fort Wadsworth, for Wm. H. Boyd, owner, care architect.

Nassau.

DWELLINGS.

CENTRAL PARK, L. I.—John Romshaw, 333 East 89th st, Manhattan, will prepare plans for a 2½-sty frame dwelling, 28x34 ft, at Central Park, for Michael Romshaw, owner and builder, Central Park, L. I. Cost, \$5,000.

LOCUST VALLEY, L. I.—Lionel Moses, 101 Park av, Manhattan, has been retained to prepare plans for a 2½-sty brick and frame addition, 20x30 ft, to the residence at Locust Valley, L. I., for Paul Bonyng, 26 Exchange Pl, Manhattan, owner. Details will be available later.

LYNBROOK, L. I.—Plans have been prepared privately for four 2½-sty frame dwellings 24x28 ft at Lynbrook, L. I. for Charles C. Hill, owner and builder. Total cost, \$16,000.

MUNICIPAL.

MASSAPEQUA, L. I.—William Finn, Jamaica, L. I., has completed plans for a 2½-sty frame fire house, 45x75 ft, for the Town of Massapequa. Elmer Clark, Massapequa, L. I., general contractor. Cost, \$5,000.

Suffolk.

DWELLINGS.

SEATAUKET, L. I.—Henry Corse, Jr., 225 5th av, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence, 30x90 ft, at Oldfield Point, Seatauket, L. I., for E. H. Steenken, owner, c/o architect. Details will be available later.

HOSPITALS.

BABYLON, L. I.—York & Sawyer, 50 East 41st st, Manhattan, are preparing preliminary plans for a brick hospital to be erected at Babylon, L. I., for the South Side Hospital Association, owner, care architect. Details will be announced later. Cost, about \$50,000.

SCHOOLS AND COLLEGES.

RIVERHEAD, L. I.—William Sydney Jones, Riverhead, L. I., has completed plans for a 2-sty frame school 40x80 ft on Sound ave for the School Board of District No. 10. F. A. Seerine, chairman, Riverhead, L. I. Cost, \$9,000.

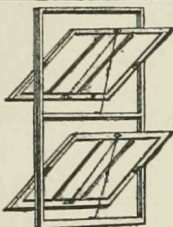
Westchester.

DWELLINGS.

CHAPPAQUA, N. Y.—John Boese, Queens Plaza Court Bldg., L. I. City, is preparing plans for a 2½-sty frame and stucco dwellings, 24x55 ft, for W. H. Siebricht, Chappaqua, owner. Cost, \$10,000.

NEW ROCHELLE, N. Y.—E. A. Williams, New Rochelle, has completed plans for a 2½-sty sty frame dwelling, 26x29 ft, in Ferdinand Pl, for Katherine Williams. Cost, \$5,000. Architect builds.

OSSINING, N. Y.—J. C. Moore, Realty Bldg., White Plains has plans in progress for a 2½-sty frame dwellings, 20x32 ft, for owner, c/o architect. Cost, \$5,000.



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MT. VERNON, N. Y.—The Milligan Co., 150 East 1st st, Mt. Vernon, has completed plans for a 2½-sty frame dwelling on Claremont av 180 ft north of Primrose av for R. H. Williams, care architect. Cost, \$9,000. Architect builds.

RYE, N. Y.—Trowbridge & Livingston, 527 5th av Manhattan are preparing plans for a 2½-sty brick and terra cotta block residence 30x100 ft at Milton Point, Rye, N. Y. for A. C. Gwynne, 15 Broad st, Manhattan, owner. Tenny & Ohmes, 101 Park av, Manhattan, Heating Engineers. Cost, about \$30,000.

NEW ROCHELLE, N. Y.—Smith & Ross, 15 East 40th st, Manhattan, have completed plans for a 2½-sty brick and frame residence, 80x36 ft, with wing 20x20 ft, in Rochelle Heights, for Louise Kahn, owner, care architects. Cost, approximately \$25,000.

PEEKSKILL, N. Y.—James R. Pineo, 100 Trinity Pl, Syracuse, N. Y., has purchased property in the Nelson Estates, Peekskill, N. Y., and contemplates the erection of a 2½-sty residence, plans for which will be prepared privately. Details later.

PEEKSKILL, N. Y.—Plans will be prepared privately for a 2½-sty frame residence in the Nelson Estates, for Mrs. Margaret Long, Elmhurst, L. I., owner. Details will be announced later.

FACTORIES AND WAREHOUSES.

NEW ROCHELLE, N. Y.—F. L. Hastings, Hastings, N. Y., has about completed plans for a moving picture plant on Glen Island for the Peerless Picture Corp., 18 East 41st st, Manhattan, owner.

SCHOOLS AND COLLEGES.

MAMARONECK, N. Y.—A. G. C. Fletcher, 103 Park av, Manhattan, has completed plans for an addition containing six rooms and seating 270 pupils to the grade school on Mamaroneck av, for the Board of Education of Mamaroneck, N. Y. Cost, \$25,000.

HOTELS.

PEEKSKILL, N. Y.—Beverly S. King, 103 Park av, Manhattan, is preparing plans for a 3 or 4-sty brick hotel at the cor of South and Dehue sts for William G. Lawson, Peekskill, N. Y., owner. Cost, about \$50,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Bway, Bayonne, N. J., has completed plans for two 3-sty brick apartments with stores 50x75 ft, at the north west cor of Pearsall av and Old Bergen Rd for Max Resnick, 84 West 26th st, Bayonne, owner and builder. Total cost, \$44,000.

BAYONNE, N. J.—Carl I. Goldberg, 437 Bway, is preparing plans for a 3-sty brick tenement, 25x82 ft, containing two stores in 17th st, for Lackowistky & Cohen, 460 av A, Bayonne, owner and builder. Total cost, \$15,000.

PERTH AMBOY, N. J.—M. B. Silberstein, 121 Springfield av, Newark, has completed plans for a 4-sty brick apartment with stores 50x83 ft at 204-206 New Brunswick av, for Samuel Mandel, 202 New Brunswick av, owner. Cost, \$28,000.

BAYONNE, N. J.—Carl I. Goldberg, 437 Broadway, has completed plans for six 3-sty brick and limestone apartments 24x32 ft each, in the north side of 54th st between the Boulevard and Ave. "B" for Daniel Scala, 304 Ave. "B" owner and builder. Total cost, \$50,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for two 3-sty brick apartments 32x61 ft at 61-65 Randolph av for Mrs. Emma Hubert, 173 Atlington av, Jersey City, owner and builder. Cost, \$2,000.

NEW BRUNSWICK, N. J.—W. H. Conover, 114 Liberty st, Manhattan, is preparing plans for a 3-sty brick apartment and garage 40x100 ft at the corner of Albany and Spring sts for E. Mount, Englishtown, N. J., owner.

JERSEY CITY N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 5-sty brick apartment 42x100 ft at 51-53 Mercer st, for Peter Bentley, 75 Montgomery st, Jersey City, owner and builder. Cost, \$70,000.

PASSAIC, N. J.—A. Prieskel, Hobart Trust Bldg, is preparing plans for a 3-sty brick apartment 50x100 ft in High st for Pink & Pashman, 64 Van Buren st, owners and builders. Cost, \$5,500.

JERSEY CITY, N. J.—A. DiPaola, 117 Summit av, West Hoboken, is preparing plans for a 3-sty brick tenement with stores 40x80 ft at 74-76 Wallis av, for John Berga, 20 Wright av, owner and builder. Cost, \$14,000.

CHURCHES.

MONTCLAIR, N. J.—Carrere & Hastings, 52 Vanderbilt av, Manhattan, have been retained to prepare plans for a brick and stone church at Claremont and Mid-



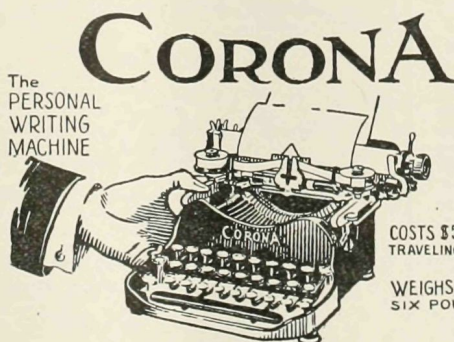
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PROPOSALS

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NOTICE TO CONTRACTORS.

Proposals for an addition to the Ogdensburg City Hospital will be received by the Building Committee, at the Architects' Office, on or before 12 o'clock, noon, May the 27th, 1916.

All proposals shall be sealed and addressed to Mr. R. J. Donahue, Chairman of the Building Committee.

Plans and specifications can be seen at the office of Williams & Johnston, Architects, No. 40 Ford St., Ogdensburg, N. Y.

Copies of the plans and specifications, including form of proposal may be obtained from the architects upon making a deposit of \$10.00, which will be refunded upon the return of the plans and specifications intact and in good order.

The Committee reserves the right to reject any or all bids.

NOTICE TO CONTRACTORS:

Sealed proposals for Water Main at Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2:30 o'clock P. M., on Thursday, May 18th, 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 contractor to whom the award is 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 specification No. 2465. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y.; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD,
Secretary, State Hospital Commission.
May 2, 1916.

NOTICE TO CONTRACTORS:

Sealed proposals for Electric Conduit and Outside Connections, and Electric Work, Rewiring Chapel at the New York State Training School for Girls, Hudson, N. Y., will be received by Mrs. Annie Winsor Allen, President, Board of Managers, New York State Training School for Girls, Hudson, N. Y., until 1:30 o'clock P. M., on Wednesday, May 17, 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 each 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 (30) days after official notice of award of contract and in accordance with the terms of specifications Nos. 2375 and 2373. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the New York State Training School for Girls, Hudson, N. Y.; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

May 2, 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.

land avs for the Central Presbyterian Church, Rev. Edmond Wylie, pastor. Albert French, 54 South Montclair av, chairman Bldg committee. Details will be announced later.

DWELLINGS.

LEONIA, N. J.—Herman Fritz, News Bldg, Passaic, has completed plans for a 2½-sty frame dwelling for the Leonia Heights Land Co., Leonia Junction, N. J. Cost, \$10,000.

RIDGEWOOD, N. J.—Plans are being prepared privately for a 2½-sty frame dwelling to be built at Ridgewood, N. J. for the Wilsey Realty Co., Wilsey Bldg, Ridgewood, owner and builder. Cost, \$7,000.

NEW DURHAM, N. J.—John P. Messmer, 140 4th st, Union Hill, N. J., has completed plans for a 2-sty brick dwelling 24x34 ft at Hillside av and Peter Pl, for Thomas Canito, owner, on premises. Cost, \$4,500.

SOUTH ORANGE, N. J.—A. M. Kleemann, 741 Broad st, Newark, is preparing plans for a 2½-sty frame dwelling 32x40 ft in Park Pl for Mrs. Chas. H. Baker, 82 Park Pl, South Orange, owner. Cost, \$6,500.

RED BANK, N. J.—Hiss & Weeks, 452 Fifth ave, Manhattan, are preparing sketches for a 2½-sty brick residence to be built at Red Bank, N. J., for William B. Kinney, 308 Kinney Bldg., Newark, N. J. Cost, about \$50,000. Details will be announced later.

SOMERVILLE, N. J.—P. C. Van Nuys, Second National Bank Bldg, is preparing plans for a 2½-sty frame dwelling 31x34 ft in High st for George Gaston, 92 West Cliff st, owner. Cost, \$6,000.

EAST ORANGE, N. J.—Warren & Clark, 489 Fifth av, have completed plans for a 2½-sty frame residence 28x45 ft for W. E. Burnett, East Orange, owner. Cost, \$11,000.

PLAINFIELD, N. J.—W. H. Clum, 152 Park av has completed plans for two 2-sty frame dwellings 33x50 ft and 24x40 ft in Sixth st between Liberty and Dickson sts, for Sigmund Frucht, 660 West Front st. Cohen & Israelsky, 1145 West Fifth st, Plainfield, General contractor. Total cost, \$10,000.

NEW BRUNSWICK, N. J.—Plans have been prepared privately for one hundred 2-sty brick dwellings on Jersey av, for owner and builder care Abraham Jelin, agent, 40 Paterson st, New Brunswick. Cost, \$3,000 each.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—F. A. Felks, Union Bldg, is preparing plans for a 2-sty brick and frame factory bldg 50x95 ft at 44 Johnson st, for Barrett & Co., 46 Johnson st, owners. Cost, \$15,000.

JERSEY CITY, N. J.—Preliminary plans are being prepared for a 4-sty reinforced concrete factory 80x306 ft in South Cove for the National Air Cell and Covering Co., J. S. Scharwath, pres., 212 Van Brunt st, Brooklyn. Cost, about \$100,000. Details will be announced later.

ELIZABETH, N. J.—The Campbell Art Co., Arthur Rice, pres., 1444 Elizabeth av, contemplates the erection of a reinforced concrete or mill construction factory bldg covering approximately about 50,000 sq ft on Newark av. Details will be announced later.

HALLS AND CLUBS.

RIDGEWOOD, N. J.—J. Oscar Bunce, 286 5th av, Manhattan, is preparing revised plans for a 2-sty brick and cement block armory, 66x94 ft, in Irving st for the Ridgewood Armory Association, Captain J. J. Smith, chairman bldg committee. Cost, \$10,000.

SCHOOLS AND COLLEGES.

LODI, N. J.—Anton Vigilante, 42 Passaic st, Garfield, N. J., has completed plans for a 2-sty brick school contain-

One and One-Half Gallons

Universal Waterproofing Paste

will waterproof

200 sq. ft., 1" CEMENT FINISH or

1 Cubic Yard Mass Concrete or

1 Cubic Yard Mortar for Brick, Stone,

Terra Cotta Block, or Furring.

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References: Tel. Chelsea 5370

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ing twelve class-rooms for the Board of Education of Lodi, J. Butler, pres. Cost, \$40,000.

SECAUCUS, N. J.—Emil H. Guhl, 19 Charles st, Jersey City, has been retained to prepare plans for a 2-sty brick addition, 56x80, to Public School No. 1 for the Board of Education, Secaucus, N. J., Andrew Hornung, pres.

DOVER, N. J.—John T. Simpson, Essex Bldg, Newark, N. J., has been retained to prepare plans for a 2-sty brick high school containing eighteen class-rooms and auditorium seating one thousand, on Myrtle av, between Union and Mercer sts, for the Board of Education of Dover, C. H. Benedict, pres., Wm. Otto, District clerk. Cost, about \$100,000.

MUNICIPAL.

JERSEY CITY, N. J.—Chris H. Ziegler, 75 Montgomery st, is preparing plans for a 3-sty brick and reinforced concrete fire house, 75x100 ft, at Palisade av and Congress st, for the Public Safety Department of Jersey City, N. J., Frank Hague, Commissioner.

SKILLMAN, N. J.—Geo. S. Drew, State architect, Trenton, N. J., is preparing plans for a sewerage plant consisting of reinforced concrete filter beds, tanks, syphons, etc., at Skillman, N. J., for the State of New Jersey. Cost, \$30,000.

STABLES AND GARAGES.

NEWARK—William E. Lehman, 738 Broad st, has completed plans for a 2-sty brick and reinforced concrete garage, 50x160 ft, at 22-24 Elizabeth av through to 173-175 Brunswick st, for Walter Goerke, 321 Washington st, owner. Cost, \$15,000.

Other Cities.

CHURCHES.

ILION, N. Y.—Henry M. Congdon & Son, 18 Bway, Manhattan, have completed plans for a 1½-sty local stone church seating 450 and parish house in Center st for St. Augustine's P. E. Church, Rev. L. R. Benson, rector. Cost, \$60,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN—Co-operative Bldg Cons. Co., 7 East 42nd st, has the general contract for an 8-sty brick apartment, 90x85 ft, at 137 East 66th st for the Chapin Home for the Aged and Infirm, Mary A. Stickney, Secty, 21 West 84th st, from plans by Walter B. Chambers, 109 Broad st, architect. Cost, \$275,000.

FLUSHING (sub)—George D. Wilson, 25 West 42nd st, Manhattan, has obtained the mason contract for the 4-sty brick apartment 36x86 ft on the north side of Sanford av 50 ft east of Central av for the Sanford av Cons. Co., from plans by F. A. Wright, 110 East 23rd st, Manhattan, architect. Cost, \$30,000.

JERSEY CITY, N. J.—Max Meltzer, 600 Grove st, Jersey City, has the general contract for the 3-sty brick flat with stores 25x65 ft, at 211 13th st for I. Grabowsky, 185 13th st, owner, from plans by C. H. Ziegler, 75 Montgomery st, architect. Cost, \$10,000.

DWELLINGS.

MANHATTAN—(sub)—Hinkle Iron Co., 534 West 56th st, has the contract for structural steel for the 6-sty residence, 41x78 ft, at 13-15 East 66th st, for Harris Fahnestock, from plans by Hoppin and Koen, 244 5th av. W. L. Crow Const. Co., 103 Park av, general contractor. Cost, \$100,000.

MANHATTAN—Charles T. Wills, Inc., 286 5th av., has the general contract for alterations at the 5-sty stone residence at 100 East 70th st for Robert S. Brewster, 49 Wall st, owner, from plans by Delano & Aldrich, 4 East 39th St.

NEW ROCHELLE, N. Y.—Malcolm Johnson, Dewey av, New Rochelle, has the general contract for the 2½-sty frame dwelling in Cole Terrace for Benj. Hubbell, Cedar st, New Rochelle, owner. Private plans. Cost, \$7,000.

CONVENT, N. J.—(sub)—Collins & Brown, Budd st, Morristown, N. J., has the mason work, and De Coster Mills & Co., 49 Spring st, the carpenter work for the 3-sty tile and stucco residence, 40x70 ft, for Landon Humphreys, owner, from plans by Frederic Behr, Morris County Savings Bk Bldg, architect. Cost, \$30,000.

JERSEY CITY, N. J.—I. W. Wood, Jr., Inc., 37 East 40th st, Bayonne, has the general contract for a 2½-sty frame dwelling at 247 Fulton av for Josephine Schenk, cor Jackson and Woodlawn avs, owner. Private plans. Cost, \$5,000.

HARTSDALE, N. Y.—Oliver M. Oake,

Janvrin av, Bronxville, N. Y., has the general contract for a 2½-sty frame dwelling, 56x32 ft, at Green Acres, Hartsdale, for C. O. Barring, owner, care Caretto, Forster & King, 30 East 42nd st, Manhattan, architects. Cost, \$9,000.

WOODMERE, L. I.—John P. Streifer, Edgewater Crest, Far Rockaway, L. I., has the general contract for a 2½-sty frame and stucco residence, 72x54 ft, with garage for Lester Hofheimer, 1733 Broadway, Manhattan, owner, from plans by B. E. Stern, 56 West 45th st, Manhattan.

STERLING, N. J.—Joseph Dobbs, New st, Bernardsville, N. J., has the general contract for a 2½-sty frame dwelling, 36x34 ft, for Joseph Gilbert, care Normand McGlashan, architect, 1123 Bway, Manhattan.

ARMONK, N. Y.—Silas Brundage, Armonk, N. Y., has the general contract for a 2½-sty frame dwelling, 33x66 ft, for Henry W. St. John, 236 Church st, Manhattan, owner, from plans by Wm. Dewsnap, architect, 203 Bway, Manhattan. Cost, \$10,000.

SMITHTOWN, L. I.—Edgar L. Smith, Moriches Road, St. James, L. I., has the general contract for a 2½-sty frame and brick residence, 27x60 ft, for Ernest Osborne, owner, care architects, L. G. White and H. A. King, 101 Park av, Manhattan.

ENGLEWOOD, N. J.—James L. Bried, West st, Englewood, has the general contract for a 2½-sty frame dwelling for Robert Weissen, from plans by A. Mournberg, architect, Englewood, N. J. Cost, \$5,000.

SOMERVILLE, N. J.—Warren Schenck, 25 Franklin st, has the general contract for five 2½-sty tile and stucco dwellings, 28x42 ft, in Bridge st for William Smith, 131 West Cliff st, owner. Private plans. Cost, \$4,500 each.

FACTORIES AND WAREHOUSES.

MANHATTAN—Cramp & Co., 25 East 26th st, have the general contract for a 6 and 7-sty brick factory bldg, 49x109 ft, at 418-420 West 16th st for the National Biscuit Co., 409 West 15th st, owner. Private plans. Cost, \$60,000.

BROOKLYN—The General Waterproofing & Repair Co., 96 Hausman st, has the general contract for a 1-sty terra cotta acid plant, 100x100 ft, at 86-112 Hausman st, for Seldner & Enequist, owners, on premises. Private plans. Cost, \$10,000.

PLAINFIELD, N. J.—Alexander Milne, 125 West 2nd st, has the general contract for a 1-sty brick machine shop, 60x140 ft, at 308 West 4th st for the Spicer Mfg. Co., 308 West 4th st, owners. Private plans. Cost, \$20,000.

HALLS AND CLUBS.

BROOKLYN—George P. Chappelle, 101 Park av, Manhattan, has the general contract for alterations and additions to the clubhouse at 144 Remsen st for the Hamilton Club from plans by William A. Boring, 52 Vanderbilt av, Manhattan.

SCHOOLS AND COLLEGES.

BROOKLYN—P. J. Brennan & Son, 624 Madison av, Manhattan, have the general contract for a 3½-sty brick and limestone parochial school, 100x160 ft, at the northeast cor of 4th av and 8th st for St. Thomas Aquinas Church, Rev. Father James Donohue, pastor, 249 9th st, from plans by Helme & Corbett, 188 Montague st, architect.

BROOKLYN—P. M. O'Brien Co., 22 East 42d st, Manhattan, has the general contract for a 3-sty brick and limestone parochial school, 65x138 ft, and 3-sty convent, 33x65 ft, at the cor of Newkirk and Nostrand avs for St. Jerome's R. C. Church, Rev. Father Thomas F. Lynch, pastor, from plans by John Bagley Day, 1265 Bway, Manhattan. Cost, \$100,000.

PORT WASHINGTON, L. I.—Kelly Construction Co., 45 Warburton av, Yonkers, N. Y., has the general contract for the construction of an addition to the Public School on Flower Hill av for the Board of Education of the Town of North Hempstead, W. B. Duncan, pres., from plans by Frank B. Cornell, Grand Central Terminal Bldg., Manhattan, architect. Cost, approximately \$100,000.

STABLES AND GARAGES.

BROOKLYN—Vincent Scalo, 73 Carroll st, has the general contract for the 1-sty brick garage 50x100 ft in the north side of 40th st, 325 ft east of 8th av for Cunison & Bennett, 506 13th st, owners, from plans by John Burke, 372 Union st, architect. Cost \$10,000.

SETAUKET, L. I.—John McKeefrey, 1416 Broadway, Manhattan, has the general contract for a 2-sty tile and stucco garage and chauffeur's quarters, 30x40 ft, at Oldfield Point, Setauket, for E. H. Steenken, owner, care Henry Corse, Jr., architect, 225 Fifth av, Manhattan.

STORES, OFFICES AND LOFTS.

MANHATTAN—Fountain & Choate, 110

East 23d st, have the general contract for a 10-sty brick and limestone store and office bldg annex, 25x100 ft, at 14 West 57th st, for Henri Bendel, 1012 West 57th st, from plans by Henry Otis Chapman, 334 5th av, Robt. W. Boyd, 149 Bway, steel engineer.

MANHATTAN—George A. Fuller Co., 111 Bway, has the general contract for the 6-sty brick and marble store and office bldg, 27x108 ft, at 400 5th av for the U. S. Realty & Imp. Co., 111 Bway. Lessee of entire bldg, P. Centemeri & Co., 296 5th av. Architects, Geo. A. & H. Boehm, 7 West 42d st, and Starrett & Van Vleck, 8 West 40th st, associated. Cost, \$75,000.

MANHATTAN—Beaver Const. Co., 22 William st, has the general contract for alterations on the brick store building, at 523 5th av, for A. G. Spaulding & Bro., from plans by Starrett & Van Vleck, architects, 8 West 40th st. Cost, \$20,000.

THEATRES.

MANHATTAN—Fleischmann Const. Co., 7 West 45th st, has the general contract for a brick and terra cotta vaudeville theatre seating 2,500 with roof garden in the north side of 125 st west of 7th av through to 126th st for Marcus Loew, 1493 Bway, from plans by Thos. W. Lamb, 644 8th av.

ROCKVILLE CENTER, L. I.—Lawson & Longnecker, Rockville Center, L. I., have the general contract for a 1 and 2-sty moving picture theatre and two stores, 42x125 ft, in Merrick rd for C. H. Morrell, 75 South Park av, owner. Private plans. Cost, \$10,000.

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.

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.

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.
- RO.....Reduce Quantities.
- StSys.....Storage System.

*NOTE—The symbols—A—FE—FP—Spr—Stp—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 29.

MANHATTAN ORDERS SERVED.

Allen st, 126—Congregation Tifereth Israel, FP-FA-D&R-O
Av A, 87—Bernard Brawer.....O
Av A, 1397-9—Hyman Manksy.....Rec-FP-FA
Av A, 1397-9—German Kraut & Pickling Wks, (Inc).....GE-Rec-FP
12 st, S E—Schneideman & Kestenberf, GE-GE
12 st, 8 E—W & B Cloak & Suit Co.....El-Rec
12 st, 8 E—Flower Waist Co.....El-FP-Rec
12 st, 8 E—Henry Brewster.....El-Rec
12 st, 8 E—Werner & Eisner.....Rec-GE-FA-El
12 st, 8 E—Wm Wurm.....El
12 st, 8 E—Herman Lakin.....Rec
12 st, 8 E—Sherick & Kalender.....FA-Rec
12 st, 8 E—Jos Tolchin & Co.....FP
12 st, 8 E—Herman Safchick.....FA
12 st, 202 E—N Y Life Ins & Tr Co (tr),
52 Wall.....A
17 st, 516-20 E—Jno Miller et al.....A
31 st, 12-16 E—Eliz M Anderson, 80 W 40.....A
49 st, 141 E—Geo W Herzig, 2128 Broadway,
Ex(R)—FP-GE
63 st, 327 E—Maria L Reynolds, c Chas E,
725 1 av.....A-FD
68 st, 418-24 E—Wm Lowe, 535 E 70,
Ex(R)—FP-WSS-FE(R)-O
77 st, 210A E—Mrs C W Franke, 453 75 st,
Bklyn.....FE-O
107 st, 235 E—Filippo Costantino.....El
124 st, 129 E—Deitch Bros.....Rub-O-D&R
5 av, 171-85—U S Re & Imp Co of N J, 111
Bway.....(R)—WSS-St-FP-St(R)-Ex(R)-FA
Fulton st, 64—John Wolfsohn.....Rec-FA-El
Goerck st, 35—Abraham Rosenblum.....A
Grand Central Subway Station, N Bound—
Wm A Prendergast, Compt, Municipal Bldg,
SA-Spr
Liberty pl, 4-6—Est Geo W Platt, Bklyn
Trust Co, Trustees, 177 Montague, Bklyn.....Rub
Park av, 1883-5—Sigmond Meyer.....Rec
4 st, 186-92 W—Michael Hallanan.....A
Park pl, 59-61—Marshall & Meier, El-GE-Rec-GE
Park pl, 59-61—Chas Von der Bruck.....FA
Park pl, 59-61—Wm Lewis & Son.....FA
Park pl, 59-61—Chas Scherzinger.....FA
Park pl, 59-61—Michael Miles.....FA
Park pl, 59-61—Louis A Lang.....GE
Park pl, 59-61—Gem Fountain Pen Corp.....Rec
Park pl, 59-61—Mandel Electric Co.....Rec-GE
Park pl, 59-61—August C Metz.....Rec-FA
Prince st, 121—Richard Sidenberg, 390 4 av, FD
10 av, 891-905—De Witt Clinton H S—C B
J Snyder, Supt Sch Bl, Park av & 59.....Ex-
WSS(R)-FP-FA-St-Ex(R)-Rec-D&R-ExS-DC
3 av, 2007—Edwin A Cruikshank, 141 Broad-
way.....GE
W Broadway, 475—Standard Glue Co.....FA
26 st, 135-9 W—Loft Realty Co, 321 W 94.....Spr
30 st, 341 W—Rev Paul Elseher, Trustee,
FP-FE(R)-GE-Ex-WSS(R)-Tel
31 st, 31-3 W—78th St & West End Av Co,
56 W 45.....Spr
113 st, 104 W—Bernard Schwarzf.....Rec-FA
Broadway, 1845-7—Upright Co, 154 Nassau,
Ex-FE(R)—WSS-FP
Broome st, 591—James M Pyle, 68 William,
Tel-A(R)-O-FE(R)—D&R-WSS(R)
W Broadway, 510-16—Est Calvin Stevens, c
C A, 39 Broad.....FE(R)—WSS(R)—FP-
DC-Ex(R)—SA
W Broadway, 177—Alma Schmults, 474 4 st,
Bklyn.....FE-WSS(R)—FP-Ex(R)
24 st, 445 W—Est Hugh Coffee.....A

121 st, 326-8 E—Elias E Bartley, 65 So Port-
land av, Bklyn.....A
Amsterdam av, 280-4—James Butler, 390
Washington.....WSS(R)—FP-FE(R)—D&R-FA
Bowery, 262—Est Sarah Weissman, c J M,
542 Bway.....FE(R)—D&R
Broadway, 2071-9—Archibald D Russell, 20
Exchange pl.....FP-WSS
11 st, 63 E—Dortie Estate, Chas K Beekman
et al, 52 William.....A
Riverside Dr, 42—Henrietta L Brown,
FP-FE-Ex(R)—D&R
W Broadway, 176—Julia Livingston, 2020
Bway.....FE
14 st, 126-30 W—Wm P Douglas, 257 Broad-
way.....A
78 st, 101 W—Halcyon Real Est Corp, 43
Exchange pl.....A
91 st, 58 W—Catherine Nash, c G H Church,
55 Wall.....Ex(R)—FP-FE-SA-GE
99 st, 154 W—Bloomingdale Day Nursery...A
Bowery, 87—Robert W Goelt, 9 W 17.....A
Bowery, 227—Est Julius Stolts, c R Marasco,
57 E Houston.....A
Broadway, 1531-37—Wm W Astor, 23 W 26,
FA-FP-FE-WSS-ExS
Canal st, 99-105—Louis Rubenstein, 215 4 av...A
Chrystie st, 65—Robt W Goelt, 9 W 17.....A
Broadway, 155 E—St Theresa R C Ch, Rut-
gers & Henry.....A
22 st, 313-23 E—Est Jacob & Julius Fleisch-
hauer, 341 E 44.....A
22 st, 334-36 E—Mission Helpers of the Sacred
Heart.....A
59 st, 406-8 E—Mrs Isabella Baird, 433 E 92...A
101 st, 100 E—Consol Gas Co, 130 E 15.....GE
102 st, 416 E—Geo Wittman, FP-WSS-FE(R)-Tel
105 st, 221 E—St Ceelia's Ch, 120 E 106.....A
Hester st, 130-32—Robt W Goelt, 9 W 17.....A
3 av, 386—Est John D Boyd, c James, 408
W 26.....WSS(R)—FE(R)—SA-FP-Tel
26 st, 22-34 W—Chas Kaye, 131 E 23.....A
92 st, 50 W—Consol Gas Co, 130 E 15.....GE
Nassau st, 49—Chas W Barnes et al, 106 E 17,
FE(R)—Ex(R)—O-WSS(R)—D&R-FP
3 av, 2212-24—Edward Callan, 2217 3 av,
FP(R)—WSS-FE-Ex(R)—DC-WSS-FP
22 st, 431-7 E—Louis Schultz, 440 1 av.....A
107 st, 411-13 E—Wm Maas et al, 115 Uni-
versity pl.....FP-WSS-GE-DC
Lexington av (46 & 47 sts)—Ed P V Ridder,
Stp(R)
State st, S—Lutheran Immigrant Soc.....A
Av A, 1425—Enterprise Tinware Co.....FP
Courtland st, 88-92—Glen Island Hotel, ExS-O-FA
13 st, 624 E—Quality Sheet Metal Wks, Rec-GE
13 st, 624 E—Morris Bromberg, GE-Rec-FA-El-FP
N S E 20 st, E 3 av, P S 50—C B J Snyder,
Supt Sch Bldgs, Park av & 59,
D&R-Ex(R)—FP-Rub-WSS
42 st, 224 E—Eliz F Schauf, 12 Halstead, E
Orange, N J, D&R-Ex(R)—FE(R)—FP(R)—ExS
69 st, 511 E—C B J Snyder, Supt Sch Bldgs,
Park av & 59.....A-Tel-FA
5 av, 586—Peck & Peck (Inc).....A-FD
Lenox av, 246—Kathryn R Nulderig,
DC-Ex(R)—GE
Monroe st, 85—Lamb & Frankel.....Rec
18 st, 3-5 W—Friedman & Ehrlich.....El
18 st, 3-5 W—Romer & Reiss.....FP-Rec
18 st, 3-5 W—Eugene Neumaier & Co.....Rec
18 st, 3-5 W—B M Weber (Inc).....GE-El
18 st, 3-5 W—Tremont Thread Co.....El-Rec
18 st, 3-5 W—Geo E Evans Co.....Rec
18 st, 3-5 W—Madison Carpet Co.....Rec
92 st, 50 W—Dr Jno B Van Tine.....FA-ExS
Attorney st, 129-C B J Snyder, Supt Schl
Bldgs, Park av & 59.....D&R-Rub-FP(R)
Av A, 1397-9—Jacob Herb et al, 35 Nassau,
FP-WSS(R)—Rub
Bleecker st, 414-16—Owner.....A
Broadway, 599—Frederick Ayer, Oliver Bldg,
Boston, Mass.....Rub
Broadway, 1641—John Kerrigan.....Rub
Broadway, 2071-9—Louise Craig.....FA-Rec
Broadway, 2071-9—Mme Mary Jacquinet.....Rec-FA
Broadway, 2071-9—Miss Marie Callahan, Rec-FA
Broadway, 2920-3046—Columbia University,
Trustees, 63 Wall.....O-St-FP-ExS-
FA-Fe-O-FP(R)
Broome st, 4—R Hoe & Co, 504 Grand.....DC
Broome st, 187—C B J Snyder, Supt Sch Bldgs,
Park av & 59.....DC-O-ExS-Rec-GE-
FP-Ex(R)—D&R
Broome st, 264—Abraham H Schwartz, GE-FP
Broome st, 264—Harry Heisner.....FA
Broome st, 264—Herman Astursky, GE-Rec-FA-GE-FP
Broome st, 264—Leo Gordon, Rec-GE-FA-GE-FP
Broome st, 264—Max Zimmerman, GE-Rec-FA-GE-
GE-Rec-FA-GE-FA-GE
Broome st, 264—Plates & Co.....GE-Rec-FA-GE
Broome st, 264—Henry Blathis.....Rec-GE-FA
Broome st, 264—Bk of Washington Hts, 1915
Amst av.....GE-WSS(R)—GE-DC-A
Canal st, 121-23—Edward Franco & Bro, Rec-FA
Canal st, 121-23—Elly Menagdi.....Rec-FA
Canal st, 121-23—Benjamin Schneider, Rec-FA-FP
Canal st, 125-31—Max Mallin.....Rec
Canal st, 343—Emma F Temple & Virginia P
Brett, c F R Temple, 95 William.....A
Charles st, 59—Mrs Eliz Franciosi.....ExS
Charles st, 59—Est John Laughlin, 3 Van
Nest pl.....DC-GE-Ex(R)—C-FP
Chrystie st, 65—Herman Feinstone.....GE
Clinton st, 165-7—Cohen Bros.....GE-FP
Broadway, 40 E—Morris Wisoff et al, 42 E
Broadway.....A
Broadway, 89 E—Star Dress Co.....GE
Broadway, 89 E—Allen A Smith, 71 Morton...GE
Broadway, 89 E—Goldstein & Katchman...GE
Broadway, 89 E—Abelansky & Brick.....GE
3 st, 296 E—Goldberger & Blau, Rec-GE-FP-FA
3 st, 321-3 E—Bernstein & Laske.....O
10 st, 325-7 E—Atlas Clothing Co, Rec-GE-El-FP
10 st, 54 E—Wm Ulmer.....DC
11 st, 718-20 E—Novelty Wood Turning Co,
Rec-FA
12 st, 536 E—C B J Snyder, Supt Sch Bldgs,
Park av & 59.....Rub-ExS-Rec-FP-GE-
Ex(R)—A(R)
17 st, 20 E—Key Realty Co, 59 Wall.....Stp(R)
22 st, 11 E—Press & Kuh.....Rec-GE
23 st, 209-13 E—C B J Snyder, Supt Sch
Bldgs, Park av & 59.....FP-Rec-El-A-O-
D&R-WSS(R)—Ex(R)—FE(R)—ExS

49 st, 19 E—U S Trust Co, 45 Wall.....DC
66 st, 417 E—C B J Snyder, Supt Sch Bldgs,
Park av & 59.....ExS-Rec-FP(R)—DC-GE
75 st, 172 E—Robt Schnaier, 959 Madison av...A
82 st, 307-19 E—C B J Snyder, Supt Sch
Bldgs, Park av & 59.....Ex-ExS-FP(R)—DC-Rec
86 st, 218 E—Herman A Schmidt et al, 291
Lenox av.....DC-FP
91 st, 401-5 E—Wm R Stewart, 31 Nassau,
WSS(R)—FP-GE
98 st, 338-40 E—Jacob Stahl.....FA-FD
101 st, 100 E—Henry Meinhard Memorial,
ExS-DL-FA-FP
102 st, 416 E—Jacob Thurman, GE-ExS-FA-O-TD
102 st, 416 E—Ike Levin.....FA
110 st, 2 E—John A Sonntag, 2 Lenox av.....A
115 st, 307-11 E—Bernard Kanter.....El
122 st, 327 E—Guiseppo Nuovo & Co.....Rec
8 av, 208—Alfonso Sartarino.....ExS-FP
5 av, 171-85—United Cigar Stores, Inc, 44 W
18.....FA-Rec
5 av, 527—Robt B Dula.....A
1 av, 1108-14—Hyman Bros.....Rec
1 av, 1108-14—Susan F Buse et al, 35 Aca-
demy, L I City.....WSS(R)—FP-DC
1 av, 1971-3—Samuel Freedman.....FA
1 av, 1971-3—Michael Massancei.....FA-Rec
1 av, 1971-3—Henry Aurbach.....FA
4 av, 387-93—Anita Waist Co.....Rec
Goerck st, 35—Ordovery & Freedman, Rec-GE-FP-FE
Grand st, 319-21—Waldman & Kellner, 63
Orchard.....GE
Grand st, 319-21—Wolf Messinger.....GE
Grand st, 385—Louis Starkman.....GE
Greenwich st, 281—Joseph Toth.....Rec
Grove st, 68—Wm Fishbourne, 67 Horatio, Rub-FP
Hester st, 130-32—Hades & Halpran.....GE
Hudson st, 513—Anthony Sartirana, ExS-D&R
Lexington av, 1883—Geo W Fanning, 70 5 av, GE
Madison av, 2011—Hydropathic Institute, ExS-FA-Rub
Norfolk st, 30—Benjamin Mendelowitch, Rec-GE-FA
Orchard st, 20—Max Stillerman.....Rec
Pitt st, 48-50—I Willig & Co.....Rub
Prince st, 113-19—Richard Sidenberg, 390 4
av.....FD
Prince st, 123—Wm R Lake, Bush Bldg, Dal-
las, Tex.....A
2 st, P S No 131, 270-4—C B J Snyder, Supt
Sch Bldgs, Park av & 59.....DC-Ex-WSS-
FP-GE-Rec-D&R-ExS
6 av, 31-7—Tuscany Realty Co, 471 E 142,
Spr(R)
Spring st, 119—Geo Kipp, c Isaac L, 20 Nas-
sau.....FD
Suffolk st, 18—Herman Smelowitz.....Rec-FA
Suffolk st, 18—Samuel Gradsky.....Rec-FA
Suffolk st, 25—Henry Schocket & Son.....FA-Rec
Suffolk st, 30—Abraham Rosenblum.....FP-GE
Suffolk st, 30—Kennelman & Greenstein...GE-FP
Suffolk st, 30—Gover & Gerstenovitz....FA-GE
Suffolk st, 30—Soloman Hoberman.....Rec-FP
Suffolk st, 30—Max Silberman.....GE-FP
Suffolk st, 107, P S 160—C B J Snyder, Supt
Sch Bldgs, Park av & 59.....D&R-FP(R)
3 av, 386—James McGuire.....ExS
Thompson st, 62—Est Lawrence J Callanan,
c J J, 68 W 11.....Spr(R)
University pl, 113-15—Transogram Co.....Rec
Washington st, 7—John Booras.....TD
Washington st, 84-6—Howard Carroll, 41
Park Row.....FP
Watts st, 78-82—Wm C Smith, 99 Varick...FD
West Broadway, 454—Eliza Mitchell et al, 44
Wall.....FE(R)—FP(R)—WSS(R)—O-ExS-GE
West Broadway, 510-16—Geo Langenbacher,
ExS-GE
West End av, 320—Wm E D Stokes, 262 W 72,
Tel-Ex(R)—FP-FE-WSS(R)—GE
Willett st, 48—Morris Lotzter, Rec-GE-FA(R)
Wooster st, 211—Green Bros Paper Box Co,
Rec-FA
14 st, 154-60 W—Harry Zuckerman.....Rec-Rub
21 st, 15-17 W—Building & Engineering Co,
1133 Bway.....FD
21 st, 141 W—Abramowitz & Silverstein.....Rec
26 st, 515-17 W—American Corrugated Paper
Co.....Rec
27 st, 113 W—Otto Wagner, 134 W 26...A(R)
30 st, 341 W—The French Evangelical Home
for Young Women.....TD-ExS-GE-FA
34 st, 152-54 W—Adelaide B Fitch.....A-FD
35 st, 29-33 W—Murray & Wersba.....Rec
35 st, 29-33 W—Samuel M Schwartz.....Rec
35 st, 29-33 W—Franklin Levinson Co.....Rec
38 st, 203 W—Charles Hensle, 195 Haven av,
WSS(R)
38 st, 205 W—Est Mary A Booth, 542 W 150,
WSS(R)

BROOKLYN ORDERS SERVED.

Florence st, 9—Fred Roeder.....A
Graham av, 308—Samuel Hyman.....A
Manhattan av, 894-6—Corn Exchange Bank,
13 William, Manhattan.....A-FP-FA
Adams st, 301-3—Davidson & Finkelbrand,
439 Fulton.....GE
Cook st, 103—Hyman Horowitz.....Rec
Dodworth st, 21-3—Giovanni Casle.....Rub
8 av, 1901-11—Maltine Mfg Co.....A-FD
11 st, 186—Mary J Hyde.....DC
Flushing av, 600—Tony Rezzuto.....FA-GE-Rec
Forrest st, 8-12—Tenwell Co.....A-FD
49 st, 1134—David B Levy.....DC
Fulton st, 1411—Adolph Koepfel.....Ex(R)
Glenmore av, 756—Progress Paper Box Co,
FP-Rec-GE
Grand av, 161-5—Morris Bldg Co, 207 Rye-
son.....A-FD
Halsey st, 163A—Bklyn Union Gas Co, 176
Remsen.....GE
Halsey st, 1054—John Moger.....Rub
Halsey st, 1101—Bertha Eberling.....Rub-DC
Halsey st, 1158—Wm Filleng.....Rub
Halsey st, 1158—Joseph Non.....DC-Rub
Halsey st, 1160—Louise Ranger.....Rub
Halsey st, 1167—Madeline McCord.....Rub
Halsey st, 1171—Anna Honstein.....Rub
Hart st, 705—Tony Rodi.....FA
Hart st, 705—Max Nougass.....FA(R)—Rec
Hopkinson av, 434—Bernard Chagnick.....GE
Manhattan av, 894-6—Irene E Tighe, O-GE-ExS
Myrtle av, 732—Ben Rader.....FA-Rec
Navy st, 125-7—P Barret Mfg Co, Rec-GE-DC
Osborn st (rear), 315—Abraham Sokolow...Rec

Pacific st, 772-4—Bklyn Union Gas Co, 176 Remsen
 Pacific st, 772-4—Simon J Harding, 60 8 av, WSS(R)-FP(R)
 Pacific st, 772-4—Frederick Booster & Co, FA-FP-Ex
 Powell st, 225-7—Sol Newman.....GE
 Powell st, 225-7—Liebernab Bros.....FP
 Powell st, 225-7—Henry Golub.....GE
 Powell st, 225-7—Berger & Stein Bros.....GE
 Powell st, 225-7—Eskind Bros.....Rec-DC
 Powell st, 225-7—Louis Friedman.....FA
 Powell st, 225-7—Bklyn Union Gas Co, 176 Remsen.....GE
 Powell st, 225-7—Abraham Koppel, GE-WSS(R)
 Sedgwick st, 81-3—Lehn & Fink, 74 Irving, A
 Sedgwick st, 81-3—Independent Cork Co., FD
 S 5 st, 422-4—I Rokeach & Sons, Inc., A-FD
 Portland av, 178-80 S—Geo F Henna, 251 19, DC
 Sumner av, 511½—Jacob Neisenberger.....DC

Sutter av, 488—Abraham Brownstein.....DC
 Thatford av, 159-61—Max Silverman.....GE
 Thatford av, 159-61—Joseph Levy.....DC-GE-FA
 Thatford av, 159-61—Solomon Kaplan.....GE
 Thatford av, 159-61—Spiegelman & Fisher, GE-DC
 Thatford av, 159-61—Irving Zeiff...Rec-GE-DC
 Thatford av, 159-61—Scharf & Stelsberg..FA
 Thatford av, 159-61—Gittleman & Richman, Rec-DC-GE
 Tompkins av, 49—Arthur B Gritman, 214 Bway.....DC
 Truxton st, 56—Samuel Cooperselag.....DC
 Wallabout st, 81-91—Samuel Greenstein...Rub
 Washington st, 22-38—Robert Gair Co, 50 Washington.....FP-FP(R)
 Wythe av, 710-16—Wm Burns.....FA
 Wythe av, 710-16—Bklyn Union Gas Co, 176 Remsen.....GE
 Halsey st, 163A—Dr Frederick Damrau, FE-WSS(R)-Ex-FA

Jamaica av, 893-5—Mrs Martha Lopez.....DC
 Nostrand av, 738-40—Henry L Ughetta, 652 Flatbush av.....FP
 Tillary st, 11—Bklyn City Dispensary, FP-FE-FA-GE
 Schenck av, 539—Barnet Warshofsky, WSS(R)-Rec-FD-A-GE-FP
 Schenck av, 539—Abr Bieshunsky.....FA-ExS
 Schenck av, 539—Bklyn Union Gas Co, 176 Remsen.....GE
 Tillary st, 11—Bklyn Union Gas Co, 176 Remsen.....GE
 Carlton av, 1-15—Samuel Munheim & Co., A
 State st, 267-9—Georgian Lithenstein, FP-WSS(R)
 Dumont av, 830-40—N Y Banking Dept, 61 Bway, Manhattan.....A
 Montague st, 155—Mrs Henry A Blatchford, 178 Columbia Heights.....FE
 Watkins st, 1-5—Union Bank, 61 Bway, Manhattan.....A

Classified Buyer's Guide

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

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

New York City is the largest building field in the United States. If you want to reach the buyers in this market you can do so by being listed in this department. The expense involved is small. The possible buyers are many. The probabilities are that an investment of \$25 will prove very profitable.

Asbestos.
 NEW YORK ASBESTOS CO., 203 Front St. Tel. Murray Hill 4795.

Auctioneers.
 DAY, JOSEPH P., 31 Nassau street. Tel. Cortlandt 744.
 KENNELLY, BRYAN L., 156 Broadway. Tel. Cortlandt 1547.

Awnings and Canopies.
 SMITH, ARTHUR F., 79 Beekman St. Tel. Beekman 3912

Bank and Office Fixtures.
 BUSH, JAMES S., 239 Broadway. Tel. Barclay 6693.

Blue and Black Prints.
 AMERICAN BLUE PRINT CO., 30 E. 42nd St. Tel. Murray Hill 1265.
 CENTRAL BLUE PRINT CO., INC., 47 W. 42nd St. Tel. Bryant 2919.
 CONCOURSE BLUE PRINT CO., 52 Vanderbilt Ave. Tel. Murray Hill 212.
 NEW YORK BLUE PRINT PAPER CO., 58 Reade St. Tel. Worth 600.

Boilers.
 KEWANEE BOILER CO., 47 West 42nd street. Tel. Bryant 6106.

Brick.
 EMPIRE BRICK & SUPPLY CO., 103 Park avenue. Tel. Murray Hill 6580.
 GREATER N. Y. BRICK CO., 103 Park avenue. Tel. Murray Hill 761.
 SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

Bronze Tablets and Memorials.
 (Cast, etched and engraved)
 ABBOTT, W. H., 143 W. 42d St. Tel. Bryant 3929.

Builders.
 CORNING CO., EDWARD, 52 Vanderbilt Ave. Tel. Murray Hill, 7071-7072.

Building Directory.
 THE TABLET & TICKET CO., 381 Broadway. Tel. Franklin 2411.

Building Management.
 HALL-BERWIN CORP., 35 W. 39th street. Tel. Bryant 7895.

Building Material (Masons).
 BUILDERS' BRICK & SUPPLY CO., INC., 172nd St. and W. Farms road. Tel. Intervale 100.
 CANDEE, SMITH & HOWLAND CO., foot East 26th street. Tel. Madison Square 7640.
 KANE CO., J. P., 103 Park avenue. Tel. Murray Hill 1467.
 PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

Building Reports.
 DODGE CO., F. W., 119 West 40th street. Tel. Bryant 4800.
 A daily service (card system) giving accurate information of contemplated buildings, and other forms of construction, with details of the material and equipment required.

Cabinet Work.
 BUSH, JAMES S., 239 Broadway. Tel. Barclay 6693.

Carpenters, Contracting.
 COOK & SON, F. A., 127 West 40th Street, New York.

Cement.
 ALSEN'S AM. POR. CEMENT WKS., 45 Broadway. Tel. Rector 510.
 CONSOLIDATED ROSENDALE CEMENT CO., 50 Church street. Tel. Cortlandt 4650.
 LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.
 LEHIGH PORTLAND CEMENT CO., 30 East 42d street. Tel. Murray Hill 8451.
 VULCANITE PORT. CEMENT CO., 8 West 40th street. Tel. Bryant 5370.

Cement Work.
 HARRISON & MEYER, 1182 Broadway. Tel. Madison Square 8718.
 TAYLOR RONALD, 520 East 20th street. Tel. Gramercy 4.

Commercial Photography.
 COLLINS & SHABBROOK, 134 W. 23d St. Tel. Chelsea 5159.
 LANGTON CO., 30 Church St. Tel. Cortlandt 6221.
 ROSSBACH COMMERCIAL PHOTO CO., 113 W. 23d St. Tel. Chelsea 1033.
 UNDERHILL, IRVING, 239 Broadway. Tel. Barclay 5921.

Concrete Floors and Sidewalks.
 GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

Concrete Reinforcement Bars.
 CORRUGATED BAR CO., Mutual Life Bldg., Buffalo, N. Y. N. Y. Tel. Rector 4685.

Consulting Engineers.
 KNOX, CHARLES E., 101 Park avenue. Tel. Murray Hill 7220.

Contractors' Bonds.
 RITCH, INC., WILLIAM T., 30-34 West 33d street. Tel. Madison Square 3060.
 RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

Contractors (General).
 BRADY CO., CHARLES, 171 Madison avenue. Tel. Murray Hill 5486.
 FREDERICK CONSTRUCTION CO., 391 E. 149th St. Tel. Melrose 9054.
 FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.
 PARKER CO., JOHN H., 315 4th avenue. Tel. Gramercy 6317.
 YONKESE, JOSEPH G., 16 Broome St. Tel. Orchard 6629.

Cornice and Skylights.
 HAYES, GEORGE, 71 8th avenue. Tel. Chelsea 32.

Directory Building.
 THE TABLET & TICKET CO., 381 Broadway. Tel. Franklin 2411.

Doors and Sashes.
 ALLIANCE FIREPROOF DOOR CO., 245 Java St., Brooklyn. Tel. Greenpoint 1631.
 EMPIRE CITY-GERARD CO., Greenpoint avenue, Provost St., Blyn. Tel. Greenpoint 818.
 SOLAR METAL PRODUCTS CO., Columbus, O.

Dumbwaiters.
 FIDELITY DUMB WAITER GUARANTEE CO., 142 E. 14th St. Tel. Stuyvesant 1727-1928-1748.

Dumbwaiter Builders and Repairs.
 ODIN DUMBWAITER CO., 507 E. 144th St. Tel. Melrose 735.

Electrical Contractors.
 BRUSSEL, D. G., 39 West 38th street. Tel. Greeley 189.
 PATTEN-BROWN CO., 143-145 Prince St. Tel. Spring 545.

Electrical Service.
 EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl street, Brooklyn.
 N. Y. EDISON CO., Irving place and 15th street. Tel. Stuyvesant 5600.
 UNITED ELECTRIC LIGHT & POWER CO., 130 East 15th st., N. Y. Tel. Stuyvesant 4980.

Elevator, Alterations and Repairs.
 PATTEN-BROWN CO., 143-145 Prince St. Tel. Spring 545.
 STALEY ELECTRIC ELEVATOR & MACHINE CO., 136 Prince St. Tel. Spring 7710.
 WARNER ELEVATOR REPAIR CO., 113 Warren St. Tel. Cortlandt 1362.

Elevator Signals and Mechanical Indicators.
 ELEVATOR SIGNAL CO., 116 West St. Tel. Cortlandt 5377.

Elevators (Passenger and Freight).
 NEW YORK ELEVATOR CO., 50 Grand St. Tel. Spring 8514.
 OTIS ELEVATOR CO., 26th street and 11th avenue. Tel. Chelsea 7500.
 WATSON ELEVATOR CO., 148 E. 42nd St. Tel. Murray Hill 7795.

Excavators.
 NATIONAL EXCAVATION & FOUNDATION CO., INC., 103 Park Ave. Tel. Murray Hill 802.

Fire Brick and Clay.
 PULS, CHAS. H., 131-133 East 23d Street. Tel. Gramercy 5360.

Fire Escapes.
 GRAND CENTRAL IRON WORKS, 212 E. 52d street. Tel. Plaza 3583.

Fireproof Partitions.
 A. J. CONTRACTING CO., 452 W. 38th St. Tel. Greeley 4130.

Fireproofing.
 MAURER & SON, H., 420 East 23d street. Tel. Gramercy 5050.
 OLIVER, ALBERT, & SON, INC., 101 Park avenue. Tel. Murray Hill 5562.
 RAPP CONSTRUCTION CO., 301 E. 94th St. Tel. Lenox 6938.

Fireproofing, Hollow Tile.
 THE ANNESS & POTTER FIRE CLAY CO., 30 E. 42d st., N. Y. Tel. Murray Hill, 3582.

Folding Gates.
 BATAILLE & CO., A., 587 Hudson St. Tel. Chels 891.

Gas.
 CONSOLIDATED GAS CO. OF N. Y., 130 East 15th street. Tel. Stuyvesant 4900.

Gas Cooking Appliances.
 WOLFF GAS RADIATOR CO., A. M., THE, 399 W. Broadway. Tel. Spring 4333.

Glass.
 WERBELOVSKY, J. H., 86 Meserole street, Brooklyn. Tel. Stagg 3500.

Hardware, Builders'
 FORD PULLEY & HARDWARE CO., 241 West 20th street, New York. Tel. Chelsea 8987.

House Mover and Shorer.
 VORNDRAN'S SONS, C., 412 East 147th street. Tel. Melrose 456.

Insurance.
 GERMAN-AMERICAN INSURANCE CO., 1 Liberty St. Tel. John 2881.
 RITCH, INC., WILLIAM T., 30-34 West 33d street. Tel. Madison Square 3060.
 RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

CLASSIFIED BUYER'S GUIDE—Continued

Interior Decorator.

BENGTSON, JOHN P., 30 E. 42nd St. Tel. Murray Hill 7512.

Interior Woodwork.

EMPIRE CITY-GERARD CO., Greenpoint avenue & Provost St, Bklyn. Tel. Greenpoint 818.

Iron Grille Work.

BATAILLE & CO., A., 587 Hudson street. Tel. Chelsea 891.

Iron Work (Arch. and Struc.)

GRAND CENTRAL IRON WORKS, 212 East 52d street. Tel. Plaza 3583.

HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.

PERLMAN IRON WORKS, INC., A., 1735 West Farms road. Tel. Intervale 2167.

RICHEY, BROWNE & DONALD, INC., Maspeth, L. I. Tel. Williamsburgh 3100.

SCHWENN, WM., 822 Lexington avenue, Brooklyn. Tel. Bushwick 1700.

WELLS ARCH. IRON CO., River avenue and East 151st street. Tel. Melrose 8290.

Iron Work (Structural and Repairing).

WILLIAMS, INC., THOMAS A., 160 West 99th street. Tel. Riverside 3531.

Janitor Supplies and Disinfectant.

SANIFORM CO., 71 Marshall St., Newark, N. J. N. Y. Tel. Greeley 4022.

Lath, Metal.

BERGER MFG. CO., 11th avenue and 22d street. Tel. Chelsea 1409.

Lumber.

FINCH & CO., CHAS. H., Coney Island avenue and Avenue H, Brooklyn. Tel. Flatbush 2301.

ORR CO., J. C., India street and East River, Brooklyn. Tel. Greenpoint 948.

Marble and Tile.

MCLAURY MARBLE & TILE CORP., Walnut Ave. and 141st St. Tel. Melrose 3076.

Masons and Plasterers.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

Metal Bars for Store Fronts.

WERBELOVSKY, J. H., 86 Meserole street, Brooklyn. Tel. Stagg 3500.

Metal Ceilings.

BERGER MFG. CO., 11th avenue and 22d street. Tel. Chelsea 1409.

BRIER-HILL STEEL CO., INC., 521-523 W. 23rd St. Tel. Chelsea 8020.

BROOKLYN METAL CEILING CO., 283 Greene Avenue, Brooklyn. Tel. Prospect 1402.

COHEN BROS., 410 W. 42nd St. Tel. Bryant 1498.

NORTHROP, COBURN & DODGE CO., 40 Cherry St. Tel. Beekman 4181.

Metal and Metal Covered Work.

ECLIPSE FIREPROOF SASH & DOOR CO., 273 Russell street, Brooklyn. Tel. Greenpoint 3162.

KNOBURN CO., 359-365 14th street, Hoboken. Tel. Hoboken 965.

MANHATTAN FIREPROOF DOOR CO., Winfield, L. I. Tel. Newton 911.

WESTERGREN, INC., M. F., 213 East 144th street. Tel. Melrose 3291.

Mortgages.

BUCHANAN, H. W., 49 Wall street. Tel. Hanover 6484.

LAWYERS' MORTGAGE CO., 59 Liberty street. Tel. Cortlandt 7905.

MCLAUGHLIN & CO., A. W., 128 Broadway. Tel. Cortlandt 6600.

McMAHON, J. T., 188 Montague street, Brooklyn. Tel. Main 834.

Office Partitions.

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MANNING & TRUNK, 489 5th avenue. Tel. Murray Hill 6834.

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TYNG & CO., STEPHEN H., JR., 41 Union Square West. Tel. Stuyvesant 4000.

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PORTER, DAVID, 215 Montague street. Tel. Main 828.

PYLE CO., H. C., 201 Montague street. Tel. Main 3385.

RAE CO., WM. P., 180 Montague street. Tel. Main 4390.

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