

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 20, 1916

CAUSE AND EFFECT IN APARTMENT HOUSE CONSTRUCTION IN NEW YORK CITY

By REGINALD PELHAM BOLTON
Author of "Building for Profit"—"Power for Profit"

WHY is an apartment building constructed in a certain locality; why does it contain a certain number of apartments; why should the number of rooms per apartment vary, and why should the height vary in different parts of the city of New York?

These are problems which constantly present themselves to builder and operator. The student asks further why a certain number of apartments are built every year, and whence come the avail-

Borough	Apartment-ments	Population, 1915	Pro-portion
Manhattan ..	535,124	2,143,061	1 to 4
Bronx	127,659	625,635	1 to 5
Brooklyn	265,609	1,803,191	1 to 6.7
Queens	26,572	395,651	1 to 15
Richmond ...	1,652	98,684	1 to 60
Total	956,616	5,066,222	

On an average basis of 4½ persons occupying an apartment, the total of 956,616 such spaces would account for 4,300,000 people out of the total by the

design by the Tenement House Law. This exterior element ruled a line across the course of tenement-house design and changed the situation so radically that the field of apartment house construction and occupation is divided into two parts—the old law and new law buildings.

One result of the greatest value which has flowed from the operation of the Tenement House Law is the compilation of statistics upon the subject by the Department charged with its administration. Year by year these have become more specific and comprehensive, and now afford a record over a sufficient period to render it possible to study both the effect of the law itself, and the progress of the changes due in part to its operation, and in part to those somewhat mysterious developments of the habits of the public, as well as the shifting of centres of business and population. An analysis of the statistics of the Department is productive of practical information and should afford some guidance to the large number of persons concerned in the operation, construction, planning and occupation of apartment buildings. See tables Nos. 1 and 2.

First Important Feature.

The first important feature which comes to view is the fact that the type of apartment building known as the old-law tenement, which has had no expansion since the passage of the Tenement House Law, can have no future increase, but must decrease by some process and at some rate of progress dictated by commercial or physical de-

Table No. 1: Summary of Report of Tenement House Department for 1915.

TENEMENT BUILDINGS.						
BUILDINGS OF OLD LAW TYPE.						
Borough.	Existing Jan. 1, 1915.	New Bldgs. erected.	Demolished & converted.	Added by inspection.	Existing Dec. 31.	
Manhattan.....	35,839	....	209	27	35,657	
Bronx.....	4,847	....	19	41	4,869	
Brooklyn.....	35,296	....	259	131	35,168	
Queens.....	1,922	....	46	7	1,883	
Richmond.....	396	....	16	3	383	
	78,300	....	....	....	77,960	
BUILDINGS OF NEW LAW TYPE.						
Borough.	Existing Jan. 1, 1915.	Erected during year.	Demolished & converted.	Added by inspection.	Existing Dec. 31.	
Manhattan.....	5,097	143	1	..	5,239	
Bronx.....	4,942	313	..	..	5,255	
Brooklyn.....	11,248	641	6	..	11,883	
Queens.....	3,264	268	11	..	3,521	
Richmond.....	24	....	....	..	24	
	24,575	1,365	18	..	25,922	
TOTAL OLD AND NEW LAW BUILDINGS.						
Borough.	Existing Jan. 1, 1915.	Erected during year.	Demolished & converted.	Added by inspection.	Existing Dec. 31.	
Manhattan.....	40,936	143	210	27	40,896	
Bronx.....	9,789	313	19	41	10,124	
Brooklyn.....	46,544	641	265	131	47,051	
Queens.....	5,186	268	57	7	5,404	
Richmond.....	420	....	16	3	407	
	102,875	1,365	567	209	103,882	

Table No. 2: Summary of Report of Tenement House Department for 1915.

NUMBER OF APARTMENTS IN OLD LAW BUILDINGS.						
Borough.	Existing Jan. 1, 1915.	Erected.	Demolished & converted.	Added by inspection.	Existing Dec. 31, 1915.	
Manhattan.....	393,725	....	1,308	170	392,485	
Bronx.....	32,816	....	80	130	32,882	
Brooklyn.....	165,869	....	912	458	165,373	
Queens.....	8,278	....	163	32	8,135	
Richmond.....	1,535	....	44	18	1,497	
	602,223	....	2,507	808	600,372	
APARTMENTS IN NEW LAW BUILDINGS.						
Borough.	Existing Jan. 1, 1915.	Erected.	Demolished & converted.	Added by inspection.	Existing Dec. 31, 1915.	
Manhattan.....	137,889	4,783	41	..	142,639	
Bronx.....	87,507	7,271	1	..	94,777	
Brooklyn.....	90,856	9,416	36	..	100,236	
Queens.....	16,334	2,147	44	..	18,437	
Richmond.....	155	....	....	..	155	
	332,741	23,617	122	..	356,244	
TOTAL APARTMENTS IN BOTH CLASSES OF BUILDINGS.						
Borough.	Existing Jan. 1, 1915.	Erected.	Demolished & converted.	Added by inspection.	Existing Dec. 31, 1915.	
Manhattan.....	531,614	4,783	1,349	170	535,124	
Bronx.....	120,323	7,271	81	130	127,659	
Brooklyn.....	256,725	9,416	948	458	265,609	
Queens.....	24,612	2,147	207	32	26,572	
Richmond.....	1,690	....	44	18	1,662	
	934,964	23,617	2,629	808	956,616	

able tenants. The owner of old property asks what is to become of his investment. Information bearing upon these subjects seems to be of direct and monetary value to those who are concerned in investment in and loans upon this class of real estate.

Builders build to sell or rent. Mortgagees loan on assumably safe and continuous investments. *Owners of old buildings are compelled to hold them if rentals fall or to sell at a loss to any available purchaser. All of these are affected by the supply of tenants in suitable numbers whose needs and wishes must be met and who will pay a rental sufficient to render the building investment profitable. Which of these factors controls the situation, and what are the determining elements in the present developments of location, type and character of apartment house construction?

Old and New Apartments.

The tenement or apartment house, which is really a community building, is now the largest fixed feature of New York City domestic life. That it has met the requirements and has developed by the demands of the resident population of this city is clear from the fact that the great majority of the population reside in that class of building.

The following statement, comparing the number of apartments with the population of the several boroughs, shows how greatly the apartment house has affected the life of the people of this city:

State Census of 5,066,222, or 86 per cent. of the whole population, leaving only 14 per cent. resident in private dwellings, in small stores, in hotels and institutions.

During a comparatively short period of time, the character and form of the tenement building has undergone substantial changes, the most radical of which was that due to the restrictions and requirements imported into their

precipitation. The extent and rate of the removal or alteration of this class of building is a subject of interesting study in itself, and is particularly important in its bearing on the resulting replacement of old by new-law buildings. The situation at the present time in this regard is peculiar. At the end of fifteen years of operation of the Tenement House Law, or on January 1, 1915, there were 35,839 buildings of the old type

in existence on the Island of Manhattan alone, of which only 117 were demolished and 79 were altered to other uses during the year 1915. These buildings included 1,308 apartments, representing the removal of the homes of about 4,500 persons. During the same year, the number of new-law tenement buildings erected upon the island was only 143, so that there was a net loss of 43 buildings. But the newer buildings contained 4,750 apartments, and thus provided accommodation for about 16,500 persons. The net gain for the year, therefore, provided space for 12,000 additional population. But the resident population of the Borough of Manhattan has been of late years decreasing at the rate of about 37,000 persons a year, so that a decrease in accommodation instead of an increase might be expected as a natural course. The change in these respects is accompanied by another feature, namely, that the location of the buildings destroyed and of those altered differs from that of the new buildings erected. Further, the majority of the older class of tenement is on the East Side or midtown part of the Borough, and are occupied by working people, while the majority of the new buildings constructed are on the upper West Side in areas occupied by the professional workers and well-to-do classes of tenants. Since rentings were good in 1915, it may be assumed that these 12,000 extra people were found and obtained as tenants for the new buildings. It is often assumed that the newer buildings are filled at the direct expense of older buildings, but these facts show that there must be some other factors affecting the process.

While the process has taken these proportions in Manhattan, the change in Brooklyn has been equally rapid as regards destruction or change of old buildings, of which 253 were demolished or changed during the year, but these were much more than offset by the construction of 641 new buildings. This, however, is modified by the fact that the number of apartments per building in Brooklyn is substantially less than in Manhattan.

Thus, the 143 new buildings erected in Manhattan provided 4,783 apartments, or an average of 33 per building, while the 641 buildings erected in Brooklyn provided 9,416 apartments, or only about 15 per building. The gain in apartments, however, was 8,500, representing accommodation for about 38,000 persons, a much greater increase than that which took place in Manhattan.

In respect to the construction of new-law types of buildings, Brooklyn has advanced more rapidly than the other boroughs. Out of the total of 25,922 such buildings now in existence, 46 per cent. are in Brooklyn, and only 20 per cent. each in Manhattan and the Bronx. These figures are interesting, but a mere statement as to numbers of buildings does not tell the whole story, as the real question is the number of individual apartments they provide. This phase of the subject brings the study closer to the personal element which is affecting the type and number of buildings that are now being or are to be erected.

In the Bronx the net gain in apartments was about 7,200, representing accommodation for about 29,000 persons. In Queens the net gain was 1,942 apartments, providing accommodation for about 9,500 persons. In Richmond there was a loss of 44 apartments with no new construction, or a reduction in the habitation of about 200 persons.

The gross effect on the five boroughs was therefore a gain of space for about 88,000 persons, or at the rate of 4.5 persons per family, an addition of 21,100 new families, over and above those required to replace the apartments destroyed or removed. In point of fact this is almost in accord with the rate of increase of the population of the city, but there are other factors which have a more direct effect upon the demand. It is necessary to ascertain whether this average rate really applies to all parts of the city affected, and can be used as a basis for determining the occupancy in separate boroughs. Taking Manhattan first in this inquiry we shall find that a census of all the buildings of residential character in Manhattan was made

at the end of 1913 by the Department of Buildings. Related to their height in stories, they were as follows:

Manhattan.	
Height	No. of residential buildings
3 stories or less.....	4,419
4 stories or less.....	20,263
5 stories or less.....	22,449
6 and 7 stories.....	23,210
8 stories and over.....	1,015
Total	71,456

These buildings include tenements, private residences and stores occupied in part as residences.

The Tenement House Department for the same year reported a total of 40,896 old and new-law apartment buildings in Manhattan. This leaves of the above total 30,560 buildings of the character of residences and stores.

It becomes of interest to determine the proportions of the population that occupy these different forms of building. The resident population of the Borough of Manhattan has suffered a serious decline during the past five years, decreasing at the average rate of 37,600 persons a year, and so, making a deduction from the total of the 1910 census at the above rate. The population of the borough in 1914 was approximately 2,218,742.

The number of apartments at that date was 529,687, which, with the other forms of residence, makes a total of 499,127 homes of all kinds. Exterior to these homes are those persons occupying hotels, saloons, institutions, hospitals and prisons, who may be estimated as follows:

60 hotels of the first class....	21,000
800 smaller hotels.....	40,500
2,800 saloons	25,200
Municipal and private institutions, asylums, hospitals and prisons	80,000
	166,700
Assuming the 30,560 dwellings, etc., to be occupied at an averaged 6.5 persons.....	198,640
	365,340

Leaving 529,687 apartments occupied at the average rate of 3½ per apartment, or about 83 per cent. of the total population

1,853,402
2,218,742

In a recent and extremely interesting report prepared by Mr. Herbert S. Swan, upon the population and statistics of Brooklyn, he finds that the average population of the newer class of tenements in Brooklyn is at the rate of 4.6 persons to a family. This rate cannot, however, be the prevailing or average figure in Manhattan, since such a rate applied to the present total of 535,000 apartments on the Island would exceed the present total population, and it would appear from the foregoing analysis that the average number of occupants per apartment or flat in Manhattan does not much exceed 3.5 persons, a rate only 76 per cent. of the average number in a family in the Borough of Brooklyn. This important fact seems to indicate the course of demand for apartment accommodation in Manhattan. Tenants having large families secure homes in other boroughs, while the residents of Manhattan are of the class having smaller families. The tendency of the future would be indicated from this process. The present demand for small apartments is destined to increase in Manhattan.

For the whole city, at the present time, the following distribution of population seems to be reasonably assumable:

In 956,616 apartments... 85%	4,304,700
In 79,400 residences and stores	10.7% 546,000
In 960 hotels.....	1.3% 66,000
In 4,800 saloons.....	0.85% 43,200
In city hospitals.....	0.25% 13,700
In asylums, institutions and prisons.....	1.85% 92,400
	5,066,000

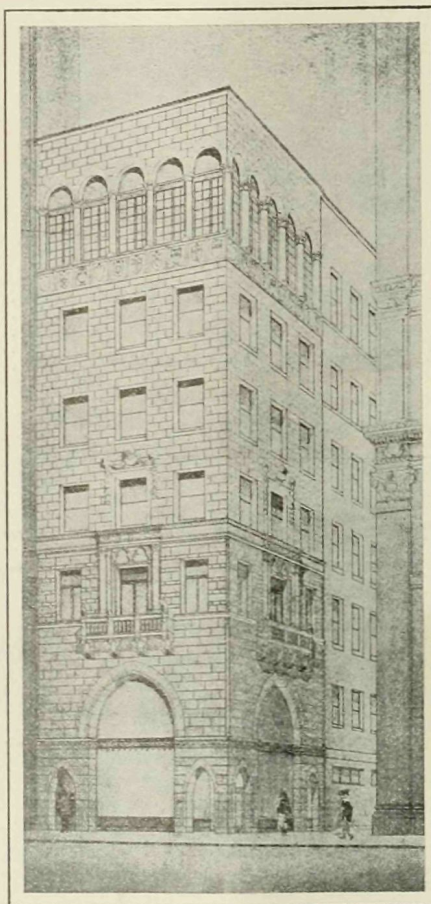
(To be continued.)

NEW LOFTS FOR FIFTH AVENUE ZONE

WORK has been started on the foundations for a six-story store and loft building being erected at 4 East 43rd street, adjoining the new structure under construction at the southeast corner of Fifth avenue and 43rd street, which will become the home of the Fifth avenue branch of the Guaranty Trust Co. The owners of this project are Klein & Jackson, 149 Broadway. The plans and specifications have been prepared by Andrew J. Thomas, architect, 2526 Webster avenue, and the engineers for the heating and ventilation are Tenny & Ohmes, 101 Park avenue. A. B. Hager, 251 Fourth avenue, is the structural engineer, and the building is being erected under a general contract awarded to H. H. Oddie, Inc., 251 Fourth avenue.

The following contractors have received contracts for the supply of labor or materials in the construction of this operation: Rheinfrank House Wrecking Co., 620 East 14th street, demolition; George A. Just Co., 239 Vernon avenue, Long Island City, structural steel; Scherbner Iron Works, 306 East 123rd street, ornamental iron; David L. Miller, 315 East 103rd street, granite and exterior marble; New Jersey Terra Cotta Co., 149 Broadway, terra cotta; Otis Elevator Co., 26th street and Eleventh avenue, electric elevator; Masten Construction Co., 103 Park avenue, concrete arches; Leonard Sheet Metal Works, 1270 Broadway, kalamein and hollow metal trim; Tuttle Roofing Co., 522 East 20th street, waterproofing and roofing, and Milton Schnaier Co., 349 Columbus avenue, plumbing work.

The structure has been leased for a term of twenty years at an aggregate rental of approximately \$300,000 to Paul G. Mehlin & Sons, piano dealers, and will be known as the Mehlin Building. As already reported, Clinton H. Booth was the broker in the transaction and will have charge of the building for the



H. H. Oddie, Inc., B'ld'r.
A. J. Thomas, Arch't.
NO. 4 EAST 43D STREET.

owners. The plans for this project call for a structure with a frontage of 25 feet and approximately 65 feet in depth.

GROWTH OF THE DYCKMAN SECTION

One Hundred and Fifty Structures Have Been Erected During the Last Few Years and Twenty-Five Others Are Projected

By CHARLES GRIFFITH MOSES, Vice-President of the J. Romaine Brown Co.

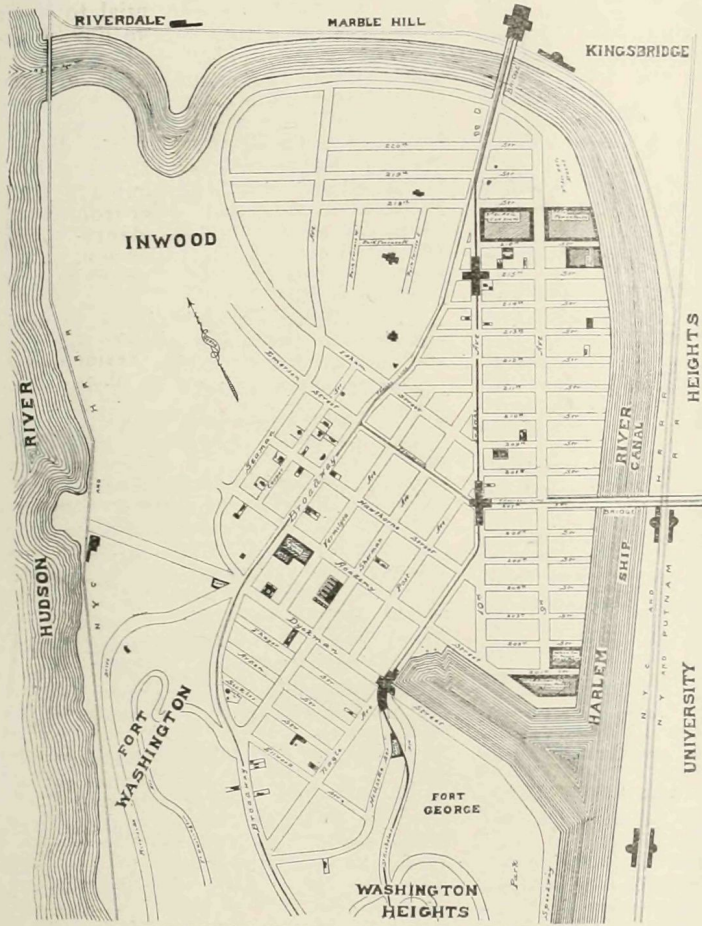
It is seldom that we find the development of any comparatively new and unbuilt district of New York City following such logical and natural lines as that now going on in the Dyckman section. A close study of the history of the growth of our city shows that more or less artificial methods have been adopted to build up and citify practically every outlying neighborhood, with the not infrequent result of over stimulation and premature development. This has usually been the work of the speculative builder, fostered by the lot owner who is often anxious to realize on his investment before the logical and proper time. This condition must necessarily produce an effect of creating a supply of finished buildings too often far in excess of the demand. Then comes the cutting of rents and offering of concessions and inducements of various kinds in the hope of filling up houses so they can be sold.

section, showing the existing buildings at that time. This map is reproduced for the purpose of comparison with one of the same section showing the finished houses today. It requires no great amount of study to note the remarkable change in conditions, all of which was made without any semblance of a lot boom.

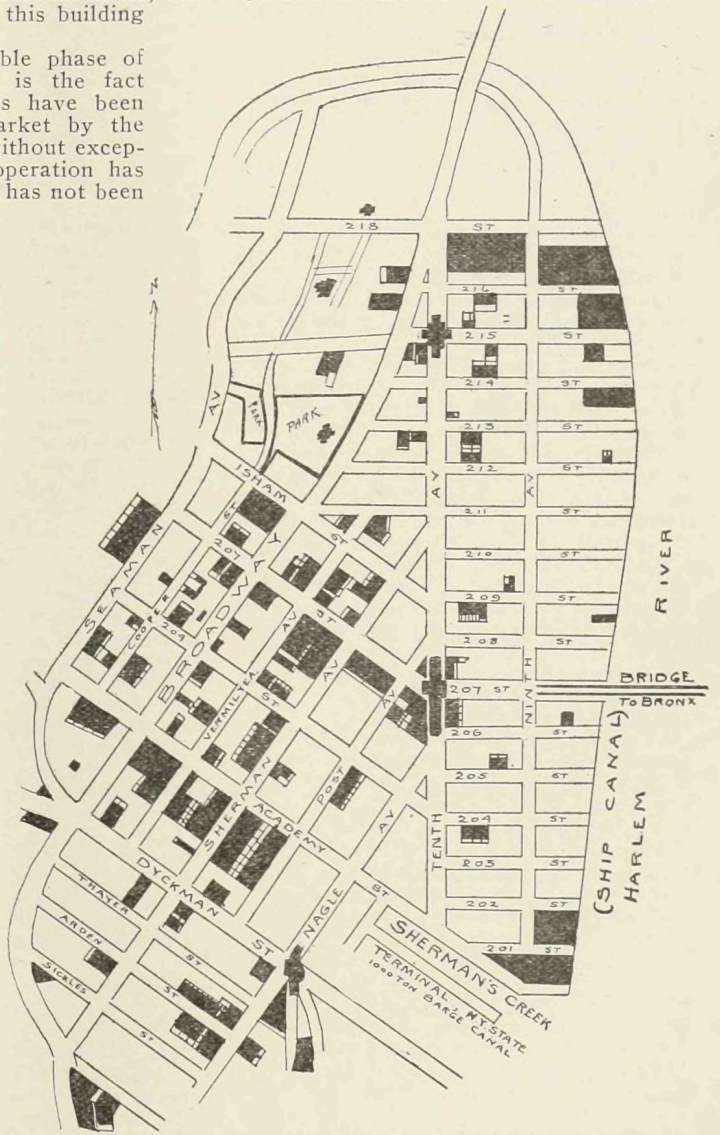
There are practically no vacant apartments or stores in this entire section, and many of the completed houses have been sold to investors on very satisfactory terms. Foreclosures have been few and far between, and this fact alone is significant of the reasonableness, stability and wisdom of this building movement.

The most remarkable phase of this whole situation is the fact that while many lots have been taken out of the market by the builders and almost without exception every building operation has been successful, there has not been

The 1,000 Ton Barge Canal, now being completed by the State, will have its first Manhattan Terminal at Sherman's Creek, which, by the way, is situated ideally for the purpose, and must, in the very near future, be the centre of a comprehensive commercial development. Here, as soon as the dock and loading and unloading machinery (to be built by the State) are finished, will be created a distributing point in the city for inland water-borne freight, which will come direct from the mills and factories up the State and from the West, through the Great Lakes, Erie Canal and Hudson River without hand-



IMPROVEMENTS IN DYCKMAN SECTION, 1906.



IMPROVEMENTS IN DYCKMAN SECTION, 1916.

In the Dyckman section, however, all this has been different. No building movement was started until ample transportation, both of subway and surface lines, was well established, and until the land on Washington Heights to the south was fairly thickly settled and improved, and prices of lots on the Heights had advanced to a point that made it imperative for the builder to find land at lower figures to supply housing accommodations for the tenant of very moderate means, whose name is legion, in this large city. The Dyckman section was the nearest and most natural place to find such lots, and there the builder went and put up his buildings, with the full knowledge that he would have tenants aplenty before his houses were finished.

In the last few years upwards of one hundred and fifty houses have been built in the Dyckman section, and there are now under construction or planned some twenty-five or thirty additional structures. In 1909 the writer prepared and published a map of the Dyckman

the slightest sign or evidence of a lot boom. Prices of land, except at a very limited number of special centres, have not advanced to any marked degree, and there is practically no so-called anticipatory buying of lots for re-sale with building loans.

While this condition may be somewhat disappointing to the land owner, who is anxious to realize profit on his investment of some years' standing, the final result seems to make for sound, conservative and satisfactory business.

No comment on the Dyckman situation and possibilities can be complete without at least touching on the commercial conditions in connection with the water front. From Sherman's Creek (200th street) to Kingsbridge (225th street) there is a little more than one mile of land lying level with the grades of intersecting streets (all of which are completed) representing practically the last stretch of water front on Manhattan, suitable for shipping, manufacturing and general commercial uses.

ling or breaking bulk until landed on Manhattan Island at the terminal for final distribution.

The United Electric Light & Power Co. has located its main plant at 201st street, Sherman's Creek and the Harlem River, and is offering special inducements to manufacturers requiring power of high voltage at very low rates. Superb shipping facilities, cheap power and housing accommodations for labor in the immediate neighborhood, as well as convenient subway and trolley connections, all make for a speedy selection of this vicinity for high grade factory development.

It requires no great imagination to see the land close to the waterfront abutting Sherman's Creek, the site of one of the greatest distributing points in the country, and it cannot be long before the leading express companies, warehouse men and many manufacturers will be eagerly seizing the opportunity to acquire the little remaining and available land at this point for commercial purposes.

COMMISSION WILL MAKE SUGGESTED CHANGES

Citizens and Civic Organizations, Identified With Brooklyn Realty, Offer Ideas, Most of Which Will Be Adopted

THE Districting Commission has considered various changes suggested by citizens and civic organizations in its tentative use district plans for Brooklyn and will undoubtedly include most of these changes in the final report that it expects to submit to the Board of Estimate within the next two weeks. The following are some of the changes that the commission will probably approve:

McCarren Park: From industry to business—Guernsey street from Nassau avenue to Calyer street, Nassau avenue from Banker street to Lorimer street, Bayard street from Union avenue to Graham avenue, Newton street from Leonard street to Graham avenue, Engert avenue from Leonard street to Graham avenue, Eckford street from Driggs avenue to Newton street, Leonard street from Frost street to Driggs avenue and Manhattan avenue from Leonard avenue to Meeker avenue.

From residential to business—Lorimer street from Nassau avenue to Meserole avenue.

Williamsburg: From industry to business—Hewes street and Penn street from Wythe avenue to Bedford avenue.

From business to residential—Bedford avenue from Morton street to Hewes street.

From industry to residential—Morton, Clymer, Taylor, Wilson, Ross, Rodney, Keap and Hooper streets from Wythe avenue to Bedford avenue.

Bushwick: From industry to business—Broadway from Flushing avenue to Grove street and from Stewart street to Jamaica avenue, Myrtle avenue from Broadway to Central avenue, Ditmars street, Willoughby avenue, Suydam street, Hart street, Cedar street from Broadway to Myrtle avenue; Dodworth street, Conway street, Cactus place, Rose place, Dahlia place, Gillen place, Fanchon place from Broadway to Bushwick avenue; Bushwick avenue from Stewart street to Jamaica avenue.

From residential to industry—Anthony street from Morgan avenue to Varick avenue, Lombardy street from Morgan avenue to Varick avenue, Beadel street from Morgan avenue to Varick avenue, Division place from Morgan avenue to Varick avenue and Richardson street from Morgan avenue to Varick avenue.

From residential to business—Linden street, Eldert street, Covert street, Decatur street from Broadway to Bushwick avenue.

From business to industry—Cherry street from Vandervoort avenue to Varick avenue, Vandervoort avenue from Cherry street to Frost street, Potter avenue from Cherry street to Frost street.

City Park: From industry to business—Park avenue from Navy street to Edwards street, Navy street from Park avenue to Flushing avenue.

Central Brooklyn: From industry to business—South Elliott place, South Portland avenue and South Oxford street from Hanson place to Atlantic avenue.

From industry to residential—Clinton avenue and Washington avenue from Atlantic avenue to Fulton street.

From business to residential—Lafayette avenue from South Portland avenue to Vanderbilt avenue, De Kalb avenue from Waverly avenue to Hall street, Greene avenue from Adelphi street to Vanderbilt avenue and from Waverly avenue to Grand avenue, Gates avenue from Vanderbilt avenue to Waverly avenue.

Red Hook: From industry to business—Rapelye, Coles, Mill, Center and Bush streets from Columbia street to Hicks street; Luquer street from Columbia street to Court street, Nelson, Huntington and West 9th streets from Columbia street to Henry street; Columbia street from Bush street to Degraw street, Hicks

street from Bush street to Coles street, Hamilton avenue from Henry street to Columbia street, Richards street from Sullivan street to Verona street.

From industry to residential—Sackett, Minor, President, Carroll, Summitt, Woodhill streets from Columbia street to Hicks street; Visitation place, Pioneer street from Dwight street to Columbia street; King street and Sullivan street from Richards street to Columbia street.

Bensonhurst: From industry to business—Area between Bath and Cropsey avenues from 18th avenue to 20th avenue and between Cropsey avenue and Bulkhead line from 15th avenue to 23rd avenue.

From industry to residential—Area between Bath and Cropsey avenues from 14th avenue to Bay 17th street and from Bay 25th street to Bay 23rd street.

From residential to business—New Utrecht avenue from 81st to 86th street.

From business to residential—13th avenue from 79th street to 86th street, 16th avenue from 86th street to Bath avenue.

Borough Park: From industry to business—15th avenue from 36th to 39th streets, Gravesend avenue from Avenue C to Ditmas avenue and from Foster avenue to Bay Parkway, 18th avenue from 47th street to 53rd street, 47th street from 18th avenue to Gravesend avenue.

From industry to residential—38th and 39th streets from West street to 15th avenue, 48th, 49th, 50th and 51st streets from 18th avenue to Manhattan Beach Division, L. I. R. R.

From business to residential—9th avenue from 40th to 60th streets, 10th avenue from 43rd street to 51st street, 11th avenue from 47th street to 59th street, 12th avenue from 52nd street to 59th street, 14th avenue from 45th street to 58th street, 16th avenue from 63rd street to Bay Ridge avenue.

Coney Island: From industry to business—Ocean parkway from Sheepshead Bay road to Avenue Z.

Sea Gate: From industry to business—West 37th street from Neptune avenue to Gravesend Bay, Poplar avenue from Sea Gate avenue to West 37th street.

From industry to residential—Maple and Cypress avenues from Sea Gate avenue to West 37th street.

Jamaica Bay: From industry to business—Avenue U from Gerritsen avenue to Flatbush avenue, Area between Avenues T and U from Stewart street to East 32nd street.

From industry to residential—Area between Avenues T and U from East 33rd street to Hendrickson street.

Flatbush: From industry to business—Brooklyn, Kingston and Albany avenues from East New York avenue to Winthrop avenue; Winthrop avenue from Nostrand avenue to Troy avenue.

From industry to residential—Maple, Midwood, Rutland, Fennimore and Hawthorne streets from New York avenue to Troy avenue; East 34th street, East 35th street, East 37th street, East 39th street and East 40th street from Winthrop street to Clarkson avenue.

From residential to business—Avenue X from Gravesend avenue to East 16th street.

From business to residential—Church avenue from East 16th street to Stratford road, Foster avenue from Flatbush avenue to East 17th street, Avenue J and Avenue M from Ocean Parkway to Coney Island avenue and from Ocean avenue to Nostrand avenue, Avenue R from Coney Island avenue to Nostrand avenue, Avenue Y from Gravesend avenue to East 16th street.

East New York: From industry to business—Atlantic avenue from Sackman street to Van Sicklen avenue, Pennsylvania avenue from Jamaica avenue to Sutter avenue, Glenmore avenue from Pennsylvania avenue to Euclid avenue,

Sutter avenue from Snediker avenue to Pennsylvania avenue.

From business to residential—Etna street, Ridgewood avenue from Jamaica avenue to Force Tube avenue, McKinley and Glenmore avenues from Railroad avenue to Borough line, area between Pennsylvania and Van Sicklen avenues from Glenmore to Blake avenues, area between Sutter and Blake avenues from Snediker to Sheffield avenues.

Paerdegat: From residential to industry—Area between Foster and Flatlands avenues from East 81st street to East 85th street.

Bay Ridge: From residential to business—Bay Ridge avenue from Bay Shore road to Third avenue.

From business to industry—87th, 88th, 89th, 90th streets from 4th to 5th avenues.

From business to residential—4th avenue from Bay Ridge avenue to 86th street.

Heights: From business to residential—Middagh street from Columbia Heights to Henry street, Hicks street from Clark street to Poplar street, Henry street from Joralemon to Clark streets, Monroe place from Pierrepont street to Clark street, Pierrepont street, Remsen street, Joralemon street from Henry street to Clinton street; Joralemon street from Columbia place to Willow place.

Plaza: From business to residential—Plaza street and Sterling place from Flatbush avenue to Vanderbilt avenue, Carlton avenue from Flatbush avenue to St. Mark's avenue, St. Mark's avenue and Prospect place from Flatbush avenue to Carlton avenue.

Park Slope: From business to residential—9th street from 6th to 8th avenues, 8th avenue from 9th to 11th streets.

Brooklyn Height Districts.

The commission has had various suggestions made to it in regard to changes in the tentative height districts. These suggested changes have been practically all in the direction of a lower maximum height. The changes that the Commission is most likely to include in its final report to be submitted to the Board of Estimate within the next two weeks are as follows:

From One and One-half-Times Districts to Two-Times Districts.

South Brooklyn: The area from Second to Third avenues, between 44th and 65th streets.

Greenpoint and Williamsburgh: The area west of Wythe avenue, Banker street, Franklin avenue; north of Green street, and east of Provost street, Greenpoint avenue, Moultrie street, Norman avenue, Kingsland avenue, Nassau avenue, Van Dam street and Meeker avenue.

From One-Times District to One and One-half-Times District.

Jamaica Bay: Area bounded by Ditmas avenue, East 98th street, Foster avenue, East 85th street, Avenue N, East 80th street, Flatlands avenue and Ralph avenue.

From Two-Times District to One and One-half-Times District.

Brooklyn Heights: Area bounded by Middagh street, Henry street, Clark street, Clinton street, Joralemon street and Furman street.

From One and One-half-Times District to One and One-quarter-Times District.

South Brooklyn and Bay Ridge: Area bounded by 39th street, Sixth avenue, 60th street, Ninth avenue, 66th street, Sixth avenue, Fort Hamilton parkway, 94th street, Ridge boulevard, 65th street and Third avenue.

Central Brooklyn and Flatbush: Area bounded by Lexington avenue, Sumner avenue, Fulton street, Albany avenue, (Continued on Page 764.)

LEGAL NOTES AFFECTING REALTY

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

ALEASE permitted its assignment by lessees to a corporation to be organized to carry on their business. The corporation was formed three years afterwards, assumed the lessees' liabilities and paid the rent until it consolidated with another corporation, which in turn paid it to the lessor. The New York Appellate Division, *Halbe v. Adams*, 158 N. Y. Supp. 380, holds that these facts did not show a valid release of the lessees from their covenant to pay the stipulated rent. It has long been settled that neither the consent of a landlord to the assignment of a lease, nor the acceptance of rent from an assignee of the original tenant, releases the latter from his covenant to pay the rent. It must appear, in addition to this, that there was an express agreement by which the lessee was released from his covenant to pay the rent, or facts shown from which such agreement can be implied.

Tax Sales.

The description of land sold for taxes bounded it on the west side by a highway, which was, in fact, on the land, and on the south side by a highway which was so hopelessly wrong that that side line could not be fixed, even after the tax purchase and attempted occupation. The New York Appellate Division, 158 N. Y. Supp. 337, holds that the deed is invalid, since a sale under assessment for taxes must be construed strictly, as to identify the land sold. Such an insufficient description is not helped out by recording, under sections 131, 132 of the Tax Law, providing for the conveyance of land sold for taxes and the recording thereof, which conveyance, when recorded, creates a presumption, after two years, of the regularity of the proceedings.

Broker's Right to Compensation.

Plaintiff was a building contractor, who sometimes financed building operations by procuring loans sufficient to carry them through. There was evidence tending to show that defendant authorized him, as a broker, to solicit a building loan; that he rendered services in that regard; that he agreed that, if he secured a building contract from defendant, he would not make any separate charge for his services in getting the loan; that he did not get such building contract, but that defendant availed itself of his services in negotiating for the loan by effecting it with the company with which he had been negotiating. The Circuit Court of Appeals, Second Circuit, in *Hallenbeck-Hungerford Realty Corp. v. John I. Devlin Co.*, 228 Fed. 661, held that, if this loan was in continuation of the negotiations originally opened up by plaintiff as defendant's broker, and was not an entirely independent transaction, plaintiff could recover on a quantum meruit.

Priority of Mortgages.

A mortgage which covered part of a larger tract of land, all of which was covered by a subsequent mortgage, was discharged and a new mortgage taken by the same mortgagee. The Maine Supreme Court, *Stanley v. True*, 96 Atl. 1057, holds that the mortgage on the entire tract became the first mortgage on the part and the new mortgage was a second mortgage, because when a prior mortgage is discharged no rights can be predicated upon it, nor deduced from it, even though a new mortgage is given at the same time. Intervening incumbrances are thereby let in.

Structural Defects.

In an action for breach of guaranty by the vendor of real estate to hold himself "responsible for any structural defect that may be manifested within a reasonable time after the signing of this agreement," the defense was that the action was barred by the New Jersey statute of limitations because brought more than six years from the date of the

contract sued on. The question in the case was: When does the statute of limitations begin to run on such a contract? The New Jersey Supreme Court, *Parker v. Hickson*, 97 Atl. 46, held that, as conceded by both parties, the statute began to run immediately upon the accrual of the action, and the action accrued when the defect was manifested, as contended by the plaintiff, and not as soon as a defect existed, without regard to its manifestation, as contended by the defendant. The language of the contract took it out of that class of cases in which the statute runs from the date of the contract, the cause of action having been accrued, although not manifest to the senses or known to exist. Here the contract contemplated that at a period future to its date something might make itself manifest that was not so at the time of the signing of the agreement, and it was against this future something that the guarantor expressly warranted. This completely negated the notion that the parties were dealing only with existing unmanifested defects. At what period the defects became manifest was a matter of proof, and whether such time was a reasonable time was a question for the jury. It was therefore error to nonsuit the plaintiff, and that judgment was reversed.

Specific Performance.

In an action for the specific performance of an oral agreement for the sale of lands entered into between the vendor during his lifetime and the complainant, the vendee, against the vendor's representatives, it was held by the New Jersey Court of Chancery, *D'Elissa v. D'Amato*, 97 Atl. 41, that the complainant was not guilty of laches in failing to obtain a deed or bring the suit for specific performance during the vendor's lifetime where the evidence clearly proved: (1) full performance by the complainant; (2) his entry into possession of the lands with the vendor's assent; (3) the complainant, who was a close friend of the vendor, asked repeatedly for a deed, and the vendor made excuses for not complying; (4) the vendor's failure to demand rent or other charge for the use and occupation of the premises; (5) the improvement of the lands by expenditures by the complainant to an amount more than double the purchase price of the lands.

Failure to Pay Taxes.

A stipulation in a mortgage provided that if payments of principal and interest of the mortgage debt were not paid when due, or if the taxes assessed against the mortgaged property were not paid when payable, the whole debt should become due and the mortgage become subject to foreclosure at the option of the mortgagee, and that in case a default was made in the payment of taxes the mortgagee might pay them and the mortgage should stand as security for the taxes so paid. The Kansas Supreme Court, *Union Cent. Life Ins. Co. v. Puckett*, 155 Pac. 930, holds that a default in the payment of the taxes operated to accelerate the maturity of the mortgage debt and gave the mortgagee the right to maintain foreclosure proceedings at once, and the stipulation gave him the added right to pay the taxes and include the amount in the judgment of foreclosure. The exercise of the added right did not waive the right to foreclose for the default in payment of the taxes.

Broker's Contract.

The Supreme Court of New Mexico, *Arnold v. Wells*, 155 Pac. 724, holds that a complaint in an action by a real estate broker for commission under a contract to furnish a purchaser, which alleges that the broker fully performed his contract and found a purchaser, does not sufficiently allege performance. The rule unquestionably is that, before a real estate broker can recover his commissions, he must allege and prove, either

that he was the procuring cause of an actual sale, or that he produced a purchaser ready, able and willing to purchase upon the terms named by the vendor.

Receiver's Rights to Rugs, etc.

A receiver in foreclosure of the Chatsworth apartment house was sued in replevin for the recovery of rugs, curtains and furniture adapted to and used for the embellishment of the main entrance hall of the house. The plaintiff claimed title under a bill of sale. The receiver claimed title under a mortgage which covered "the appurtenances and all of the estate and rights of the" mortgagor. The case was tried before Judge Erlanger and a jury in the Supreme Court. He held (*New York Law Journal*, May 10, 1916) that the chattels were not fixtures or appurtenances to the building and that they belonged to the plaintiff. He was awarded their possession or value in the sum of \$11,714.50, together with the sum of \$1,800, damages, for their detention.

RED CROSS FUND.

Letter Sent by President McGuire to Board Members Asking Co-operation.

Laurence McGuire, as president of the Real Estate Board of New York, has sent the following letter to the members of the Board urging their co-operation in the American Red Cross movement:

The Board of Governors has unqualifiedly endorsed the Red Cross movement to which this letter relates and urges upon every member of the Board hearty co-operation in this movement. It is proposed to secure during the month of May 100,000 additional members in New York City. The urgent necessity for this, and the need for your keen personal co-operation, needs only to be stated to be at once appreciated.

This great country of ours is pathetically deficient in Red Cross equipment. With its population of 100,000,000, its Red Cross members number 27,000. Contrast this pitiful showing with conditions in Japan or in Russia. Japan has a population of 40,000,000 and a Red Cross membership of nearly 2,000,000! Russia, where we would hardly expect superiority over the United States in matters of this kind, has a Red Cross membership of 1,000,000! Germany has 1,000,000! Why should the United States not have at least 1,000,000?

Preparedness today is on every tongue. But what would it avail us to be prepared in men and arms and ships if we were hopelessly deficient in that essential branch of the service—the Red Cross?

War may not be upon us, or even near us. But should circumstances so shape themselves as to bring this calamity upon us, how could we face the reproach for thousands of preventable deaths caused through unpreparedness in our Red Cross? It is in times of peace that the prudent prepare for war—war against disease as well as the enemy.

Nor does the Red Cross exist only for relief and rescue in times of war. In times of peace it is the only commissioned government agency for relief in case of fire, flood, disaster and epidemic. Witness its work for the Galveston Flood sufferers; in the San Francisco Fire; in the Pennsylvania Mine Explosions.

Let us all work to raise the American Red Cross membership to 1,000,000, and let the real estate interests do their full share in adding New York's required quota of 100,000!

This appeal is not for active field service, but it is for the co-operation, through personal interest and contribution and the obtaining of contributions for maintenance of the organization at home. Enclosed in the letter were petitions to be filled out making collection for the designated class of membership. The filled petitions should be returned promptly to the Board Rooms, before May 23, if possible. It is requested that if checks be sent that they be made payable to the Real Estate Board Red Cross Fund.

Hearing to Be Held.

The Chamber of Commerce of the Borough of Queens has been advised by the New York Harbor Line Board that a hearing will be held on Friday morning, May 26, in Room 407, Army Building, 39 Whitehall street, Manhattan, to consider modifications of the existing pierhead and bulkhead lines for the upper part of Newtown Creek, for the purpose of increasing the navigable capacity of this waterway by widening and improving its corners and bends.

EFFECT OF THE NEW MECHANIC'S LIEN LAW

Provisions in the Bill, Signed by the Governor, Should Relieve Certain Old Difficulties and Benefit Real Estate

IMPORTANT amendments to the Mechanic's Lien Law of this State were passed by the last Legislature, and the bill, which was introduced by Assemblyman Simpson of Kings County, has been signed by the Governor, and the law, as amended, will go into effect on July 1.

The amendments were drawn to meet a general demand on the part of material men and subcontractors and, before being embodied in the bill, the amendments were submitted to the leading material men's and sub-contractors' associations and boards of trade, as well as to several prominent banking and loan institutions and received their endorsements.

Some Important Amendments.

In an interview with a representative of the Record and Guide, Henry W. Eaton, of the firm of Phillips & Avery, gave an explanation in regard to some of the more important of these amendments which overcame some of the deficiencies of the present lien law.

"The object of the lien law," said Mr. Eaton, "has always been to provide a security upon the particular piece of real property, for payment to material men and sub-contractors whose material and labor have gone into the building and have thus enhanced the value of the property.

"One important amendment makes this security more certain, and gives to material men and sub-contractors who have furnished labor and material for the particular operation, a priority over general creditors, by directing the subordination or postponement to mechanic's liens of judgments, attachments, etc., which have been obtained on claims other than for materials furnished, labor performed, or money advanced for the particular operation.

"Another amendment provides a workable method by which any building operation which falls into financial difficulties can, by the cooperation of seventy-five per cent. in amount of the mechanic's lien creditors, be completed and sold without interference by other liens, judgments, attachments or other proceedings.

Under the Old Regime.

"It was found to be common experience that after mechanic's liens were once filed, it was very difficult and often impossible to bring about any concerted action among all the lienors for the removal of the liens and a completion of the building, for in many cases, a few of these lienors, in the hope that the majority would buy them off, stood out against any plan that might be proposed.

"Under the amendment an owner, in case his building operation gets into difficulties, may give to trustees for his creditors an assignment of the money still coming in his building loan, and may also execute to such trustee a mortgage to secure the cost of completion, provided seventy-five per cent. in amount of the mechanic's lien creditors so vote, in which event the mechanic's liens are subordinated to further payments under the building loan and to the lien of such trust mortgage, as is also the case with judgments, attachments and similar encumbrances, and all mechanic's liens then become of equal priority, the lienors then standing on an equal footing. Such an equal sharing in other security of the property is in accord with present-day ideas that no one creditor should be given an advantage over another, but that all should share alike, especially in regard to failed building operations where the labor and materials of the lienors have pro rata increased the value of the building. In addition to the foregoing, provision is made for the payment of

DURING the session of the Legislature recently closed, important amendments to the Mechanic's Lien Law were passed, which should have the effect of materially helping not only those who have become financially embarrassed in their operations, but also those who have either made loans or furnished materials which have gone into the structure. The amendments were drawn by Phillips & Avery, lawyers, and included in the new provisions is a clause which states that if seventy-five per cent., in amount, of the mechanic's lien creditors cooperate, the building can be completed and sold without the interference of other liens, judgments, attachments or other proceedings. In the past many operations have been held up through one or more of the creditors being unwilling to join with the others, in the hope that the majority might buy their interest. Members of the law firm made a thorough canvass of the situation and appeared before several material men's and sub-contractor's exchanges, boards of trade and legislative committees in order to get a consensus of opinion and work out the solution which finally became a law through the Governor's signature.

those who furnish labor and materials after the composition goes into effect.

"Another amendment provides that upon the vote of seventy-five per cent. in amount of the mechanic's lien creditors a permanent loan may be placed, and the various liens are then subordinated to the mortgage given to secure such permanent loan; and there is a still further provision which enables an owner, upon like vote, to sell the property free from mechanic's liens, judgments and attachments; and, under a similar plan, exchanges of property may be carried out. In brief, the effect of these amendments will be to give seventy-five per cent. in amount of the mechanic's lien creditors power to enable an owner to raise funds for finishing a building upon giving the security provided for; to place a permanent loan, and to sell or exchange the property without hindrance by a minority.

Need of Legislation.

"The necessity for legislation of this description has become more and more apparent, for the following conditions frequently arose. It often happened that a large building was being erected and that the builder, in order to finance his operation, had, as usual, procured a temporary loan; the structure had progressed to a point where it was almost, if not entirely, completed, and was practically ready for the placing of the permanent loan and to be put upon the market for sale, when mechanic's liens were filed and judgments docketed, which tied up further operations until they could be removed.

"The builder and his creditors then faced the situation that unless these liens and judgments could be satisfied, a permanent loan could not be placed and the property could not be realized upon. In such cases it usually followed that the temporary mortgages were foreclosed and the equity of the builder, and the mechanic's liens of his material, men and sub-contractors were wiped out. In order to avoid such a result it was often attempted to carry through some plan by which the claims of those having liens and other encumbrances might be

subordinated to further advances on the building loan, if any, and to the security to be given to procure funds to complete, looking toward the sale of the building for the benefit of all parties. Such proposed plans were frequently blocked and the effort to complete and market the building proved hopeless, because the lien creditors failed to take joint action, with the result that the temporary mortgages were foreclosed and the property sacrificed.

"In order to effect these changes, a few of the existing sections of the lien law have been modified and new sections have been added. The amendments also provide for the carrying out of a similar plan in respect to public works contracts.

Liens for Labor.

"By other amendments it is provided that liens may be filed for labor and materials performed and furnished, and for materials actually manufactured but not delivered to the property, while the former right to file a lien for labor to be performed or materials to be furnished is taken away; the time within which a lien may be filed is four months instead of ninety days; orders on loan men must be filed; and all orders and assignments (including those in respect to public work contracts) must be filed within ten days after their date.

"Other sections of the present law, while susceptible of improvement in many particulars, have not been materially changed, as they have received judicial interpretation by the courts during many years and to alter them now would be to lose the benefit of such construction. The amendments, therefore, do not interfere with the major part of the provisions of the present law, but embody certain additions designed to relieve the unfortunate situations which have become common, of late years, in the building industry by reason of the vast increase in the number and importance of building operations, particularly in our larger cities."

Building Projections.

Considerable surprise was expressed at the Bronx Chamber of Commerce May meeting that the new Building Code, in effect March 14, 1916, specifically authorizes projections beyond the building line, naming as "permissible projections" areas, steps leading up or down at entrances, columns, pilasters and ornamental projections, awnings and fire-escapes.

Attention was called to the fact that in 1910 Cyrus C. Miller, then Borough President of the Bronx, caused an order to be issued by Building Superintendent Henderson, prohibiting, after November 15 of that year, "Projections of any kind or character beyond the building line," stipulating specifically "This applies to stoops, areas, awnings, porticos, pilasters, etc."

What the Bronx Chamber of Commerce would like to know is, if these projections are illegal, what authority the present Board of Aldermen and Mayor Mitchel have for the present Code permitting projections.

President Albert E. Davis, who is an architect by profession, and who, as secretary of the Joint Committee on New Building Code, assisted in the preparation of the preceding Code said:

"Former Building Superintendent Henderson was in my office the other day and expressed surprise that the new code should permit projections which he was directed to prohibit as illegal.

"Now, without any change in the organic law, we have an ordinance permitting projections enacted and permitted to go into effect by Mayor Mitchel. We have asked the Mayor his authority for the new code."

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

Stoking Device for Small Plants.

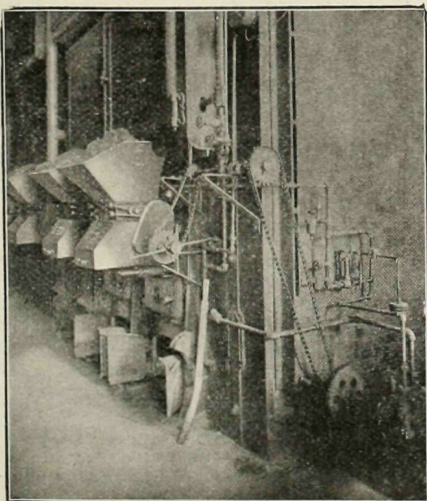
THERE is now on the market a mechanical stoker which has been designed for use on small boilers and plants where economy of fuel is desired which is adaptable to old or new boilers. The device is said to be simple in design, efficient and durable. By the use of this stoker the work of the fireman is considerably lessened, due to the fact that the hoppers can be filled with enough coal to last from one-half hour to one hour, and in this way allowing more time for other work.

Each stoking machine is provided with a safety pin and clutch. One side of the fire can be cleaned while the device is supplying fuel to the other side of the grate. By the use of this machine the ability to clean fires or to fire by hand is in no way interfered with, and another point in the favor of the appliance is the fact that any grade of coal up to 1½ inch bar screenings or down to No. 5 washed or unwashed coal may be successfully used.

These machines may be operated by any fireman or engineer, as they are simple and practical, and where they are in use there is no shut-down of the boiler even if the mechanical firing is interrupted, as the firing may be done by the machine, by hand or by both methods at the same time. The machines take up only the upper 5¼ inches of the fire door and may also be installed directly over the fire door.

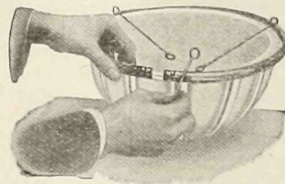
The operation of the device is very simple. Medium sized coal is placed in the hopper, and crushing rolls which crush medium sized coal act as agitators. These bring the coal to a rotating valve, which supplies small charges of fuel to a chamber directly above the piston. The piston is attached to a cross-head or carriage, mounted on ball-bearing rollers. Strong, heavy tension springs are connected to this carriage, which are alternately placed under tension, and then released, driving the coal forward at frequent intervals, usually about every four seconds, but varying according to the demand for steam.

Each machine is built rigidly of the best materials obtainable, and weighs approximately four hundred pounds. The use of these machines is said to save labor as well as fuel, because the fireman can handle twice the number of boilers where the device is installed. These stokers may be used on return tubular as well as on water tube boilers, and their use is said to insure proper feeding of the coal in steady quantities. They are operated by means of steam engine or electric motor.

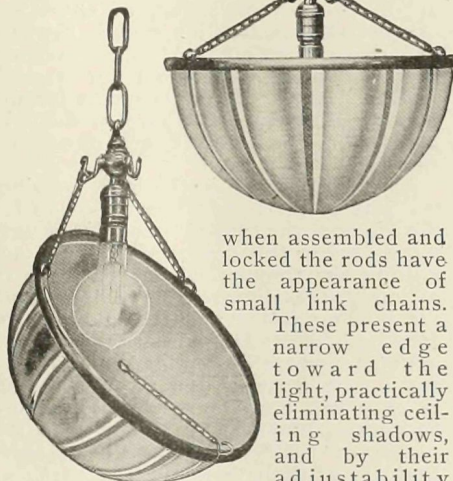


A New Indirect Lighting Unit.

REPRESENTING a radical departure from the stereotyped form of semi-indirect lighting unit is the new unit which has lately appeared on the market. The advantages of this unit consist of the extremely practical manner in which it is constructed, assisting



greatly in its maintenance and operation. The glass bowl is held securely in a small adjustable ring which is locked in position by one of the supporting arms without the use of screws and other clamping devices. Should the bowl be fractured, it cannot fall and cause damage, as it is supported on its entire circumference by the adjustable ring. These rings vary in diameter sufficiently to fit any type or make of bowl of corresponding size. The supporting rods are adjustable in length, which is accomplished by means of a positive indicating locking device, and



when assembled and locked the rods have the appearance of small link chains.

These present a narrow edge toward the light, practically eliminating ceiling shadows, and by their adjustability

permit the use of lamps of various sizes which can thus be properly placed in regard to their filament position being centered within the bowl. These lighting units are adapted for use in any interior or area, irrespective of the intensity of illumination which is desired, and furthermore constitutes a mode of accommodating changes in illuminants which take place from time to time. In the illustration is shown one of the supports unhooked for the purpose of cleaning the bowl, and it is quite evident that there is no danger from lack of support when the bowl is in this position, to say nothing of the advantage afforded by not handling the glassware after it has been installed. These units are constructed of the best materials obtainable, and are moderate in cost, due to the simplicity of construction, rather than to cheapness.

Indirect systems of illumination have a widely recognized place in these times and appliances which will have a tendency to increase the efficiency of installations of this nature will greatly add to their popularity.

Automatic Door Switch.

NOTEWORTHY among recent electrical devices is the improved automatic door switch, designed for use on closet doors, hotel room doors and in like instances, where lights are required as soon as the door is opened. The new device is said to overcome the objections existing in previously designed switches of this character.

In this switch the operating button projects only 11-32 of an inch beyond the face plate, whereas in other switches this projection is oftentimes much greater. The advantage of the reduced projection is important as the door does not have to be opened so much as formerly to permit the complete operation of the button and insure the lighting of the lamp. With the new design of shorter button, the required movement of the button is also shorter so that the light is switched off more quickly. Another improvement in this device is the use of two screws to hold the plate in position, instead of one and the fastening of these screws into special ears, independent of the mechanism instead of to the bracket part of the mechanism itself as was the former practice.

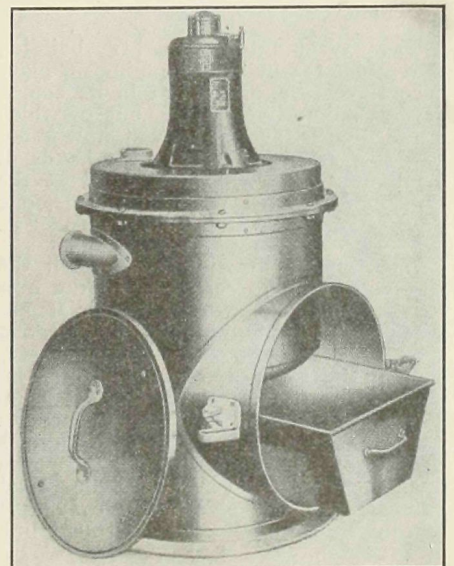
Stationary Vacuum Cleaner.

DESIGNED to meet the demand for a vacuum cleaner to be used in the home and one that will dispose of all dirt, dust, germs and foul air by sucking through a tube to a receiver located in the basement, a steel turbine central home cleaner, as it is called, has recently been placed on the market. This device has the same characteristics as the large central cleaning plants designed for use in large buildings, churches, schools, colleges, etc., and will give the same kind of service in its field as the larger plant.

The plant is located in the basement and a system of installing the tubing and wiring has been devised which will not cut up the house nor cause inconvenience to the inmates. There is nothing to handle in the rooms except cleaning tool and the hose, which is attached to an inlet valve, located in the baseboard of the room. The apparatus is light and easy to handle.

The advantage claimed for this device is that all of the dirt is removed through a tube and also that no foul or exhaust air or any part of the dust is discharged back into the rooms. As the machinery is to be located in the basement where it is not moved or handled, it is not skimmed in size or weight. The manufacturer states that this machine supplies a strong, even vacuum so well controlled as to avoid all possibility of injury to rugs or fabrics and removes all dust and grit from the cracks and pores in the floor.

The machine consists of a low-velocity wide-clearance turbine fan which produces the vacuum, a separator of the centrifugal type and a receiver of extra large size. The construction throughout is of steel, welded and riveted.



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The acquiring of choice sites for improvement with high-class apartment houses is a pronounced feature of the week's news. Park avenue, the Grand Central section and West End avenue all figure prominently in the reports.

The building situation has taken a more favorable turn. Prices have paused in their upward flight and seem half disposed to go back a little. Only a minority of mechanics are still on strike, and the interruption to harbor transportation has ended.

As a consolation for many commissions appointed to regulate and restrict property interests, one appointed to help business would be popular in New York. As was said at the dinner of the National Association of Manufacturers, business interests should not be left to the mercy of the uplifters.

The business revival has gathered great force in the West and is working eastward. Numerous cities report trade to be far ahead of the best of previous seasons, according to commercial reports. Building operations during April in 149 principal cities were 15.5 per cent. ahead of the record of April a year ago.

The Washington Heights building movement reached the jumping off place several years ago, but left in its course several unimproved tracts, one of which is the Bennett avenue section, now about to get a first-rate start at the hands of Benjamin Moss, who will erect at the corner of Broadway and 181st street one of the largest theaters in the city.

The time is drawing nigh when the city will begin to realize from the new rapid transit system. An official exploring party in automobiles made a trip this week through the completed section of the Lexington avenue route, including the tunnel under the Harlem. The line will not be fully opened to traffic until next year, but this summer the Jerome avenue branch may be opened, besides the White Plains road extension of the existing subway, the Queens lines and the New Utrecht line in Brooklyn.

Discussing the West Side Plans.

The dispassionate interchange of views between the administration officers and the citizenry with respect to the plans for the West Side track improvements is creditable to American ideals of government. The Committee on Port and Terminal Facilities this week has made answer to the principal criticisms from civic bodies, and the Conference of Civic Organizations, for one, has published a rejoinder. The ground has been cleared of loose objections, and the principal points at issue now stand out clearly. The supplemental report explains some things which were in doubt, but yields no ground, and the Conference feels that it does not meet all the criticisms.

With reference to the potential freight monopoly of the New York Central Railroad below 30th street the committee makes what seems to be a complete answer in its statement to the effect that it will be possible for competing lines to cross the alleged barrier between the waterfront and the upland at no less than thirty-six places, corresponding to cross streets, and that the contract will contain a specific clause giving the right to cross at those points.

To a misinterpretation of the plans the committee attributes the fear entertained by the West End Association that Riverside Park will be permanently and seriously injured by the new railroad cutting, and says it is still convinced that the park will not only not be injured but greatly improved under the proposed plans, and that its opinion has been confirmed by an eminent expert in landscape architecture. While this is a comforting assurance for the public, the request of the Conference to have all plans for park restoration and improvement submitted to the Park Department seems reasonable and proper, provided, of course, the department confines its attention to the landscape.

Respecting the Manhattanville railroad yard, which the civic bodies maintain should some time be covered, the answer of the committee mentions engineering and operating difficulties. It is asserted, in the first place, that the nature of the river-bed precludes a foundation for a roof except at enormous expense for construction, and, in the second place, that any possible structural base would be insufficient for a park surface. Moreover, the supports for the deck would reduce the yard area by 10 per cent. and make it difficult to operate efficiently.

As it stands, this is the least convincing part of the note. Leaving aside for the moment the esthetic question of having a yard in this neighborhood, and admitting the commercial necessity for it, certainly the disagreeable noises from the moving trains and the shunting of cars both day and night should not be inflicted upon the neighborhood, if by any possibility they can be prevented—as they can be. For saying this there is eminent engineering authority in the report of George S. Rice, C.E., chief engineer of the late Rapid Transit Commission, who says that the objections of the railroad company to covering the yard are neither reasonable nor tenable. In proof of this statement he refers to the covered yard situated nearby in connection with the city's subway, which has been satisfactorily operated for similar purposes for twelve years; and as further confirmation of his confident opinion he cites the proposals shown on sheets numbers seven and eight of the proposed plans, where the railroad company itself suggests a double-decked freight yard, the lower level, of course, to be operated under cover. Engineer Rice estimates the cost of covering the yard and treating the roof at not more than one million dollars.

From all the evidence at hand, we are inclined to think that the Terminal Committee should gracefully give way here, at least to the extent of reserving the right to shed the yard, if not actually obligating the railroad company to make this a part of its construction plans, in consideration for the valuable franchise rights to run tracks over the city's

streets which the committee has not yet taken recompense for, in the view of the civic societies.

It is not denied by the committee that an uninterrupted marginal way has not been preserved all the way from the Battery to Spuyten Duyvil, nor that the city will not be put to a large expense for completing the improvement of Riverside Park out to the water's edge, and ultimately completing the improvement at the Manhattanville yard. Even President Marks, who is a member of the committee, is not satisfied that the land and franchise values have been sufficiently studied, and agrees with the Real Estate Board, the Conference of Civic Organizations, and other citizens having expert knowledge of such matters, that the negotiations should not be closed until opportunity has been afforded to consider these phases and submit constructive suggestions. Certainly the maps printed with the main report are so very minute, indecipherable and imperfect as to form no proper basis for studying land lines.

With public and professional opinion recognizing the superiority of the 1916 report over the 1913 report and the fine devotion to the city's interests of the committee's chairman, Comptroller Prendergast, and his associates, it is no disparagement to suggest the possibility that after more mature consideration, and further negotiation with the railroad company, the contract may be made more advantageous to the city in a number of particulars.

Interpreting the Compensation Law.

Before the meaning and application of the Workmen's Compensation Law shall be definitely settled many issues will have to be tried out in the courts. But one by one the intricacies of the law are being straightened out, though one is never sure what the interpretation will be until the highest court in the State has pronounced it. A question of much interest to property owners and builders has been whether the operation of an elevator is a hazardous occupation in the meaning of the law, and if compensation for injuries due to elevator accidents is recoverable under the act.

The law enumerates forty-two groups of employments and designates them as hazardous, but the operation of elevators is not specifically named among them. The Appellate Division conceded this, but reached the conclusion that an elevator was included within the meaning of the term "vehicle," as found in the list of occupations given in group 41 of the act, which specifies the operation "otherwise than on tracks, streets, highways or elsewhere of cars, trucks, wagons, or other vehicles." The learned court could see no good reason why cars, trucks and wagons should be included, and elevators excluded.

Justice Bartlett, in writing the opinion of the Court of Appeals in the case of a man killed while operating an elevator for a firm engaged in the business of selling glassware, observes on the contrary that the courts are not properly concerned with the wisdom of the legislation under consideration when engaged in construing a statute, but only with ascertaining the true meaning and intent of the lawmakers; and that as the Legislature did not see fit to include the operation of elevators generally within the Workmen's Compensation law, and confined compensation for accidental injuries in elevators to accidents occurring in certain specified employments, the argument that it would have been wise to establish a broader liability is not available. In the opinion of the Court of Appeals, therefore, an elevator which runs up and down a shaft bears no legal resemblance to cars, trucks and wagons operated on the streets.

This conclusion does not imply that compensation for injuries due to elevator accidents is not recoverable under the Workmen's Compensation Law. All that the court of last resort decides is that in order that compensation shall be recoverable it must appear that the elevator was being used in one of the specified hazardous employments. The

inference is plain, we take it, that injuries sustained in the operation of an elevator in the construction, repair and demolition of buildings, or in a planing mill, machine shop or quarry, or in stone, iron, brick, cement or terra cotta works—to mention no other hazardous occupations—are proper subjects for compensation under the law, but not when the elevator is being used in a non-hazardous business, such as selling glassware, dry-goods or drugs.

While this judicial determination will help to unravel knotty points which have bothered employers, there are still many more to be judicially elucidated before the act can take on the full character of a well settled precept, and achieve without long and expensive litigation the benign purpose of the State. The temptation to read into new statutes meanings not in the mind of the lawmakers was very clearly exemplified in this case, in the definition accorded to the word "vehicle" by the lower court. The menace to justice and equity from the enactment of too many laws afterward needing to be construed by the courts (and by no means as important in their nature as the Compensation Law) is also made evident by the length of time that has been required to ascertain whether an elevator is a vehicle or not in the meaning of this particular statute.

Flatbush Avenue Values.

W. H. Goldey, in a letter to the Brooklyn Eagle, takes exception to an opinion expressed by William E. Harmon, that Flatbush avenue realty has reached its maximum price:

"I have kept track of its great growth from 10,000 population when I first began selling, to its present 125,000 population," writes Mr. Goldey. "I want to say that while Mr. Harmon thinks Flatbush avenue has nearly reached its maximum price, Flatbush avenue is to Flatbush what Broadway and Times Square are to Manhattan. The real growth of Flatbush avenue is only just beginning and lots on the west side of the avenue between Parkside and Newkirk avenues are worth from \$7,500 to \$9,000 a lot inside and \$18,000 a lot for some corners and within five years we will see them nearly double this price.

"At present Flatbush is growing about 25 per cent. more each year in population. If this is the case now, what will it be when the Nostrand avenue and Brighton Beach subways are running in the spring of 1918—fourteen minutes to New York?

"If you consider how the land values have grown in the upper part of Manhattan and Bronx on business streets like Broadway, where lots sold for \$2,500 a lot eighteen years ago and since sold for \$20,000 to \$25,000 a lot, what will happen to Flatbush avenue in the years to come with its immense population. Flatbush avenue will always be the great business center of Flatbush.

"In my opinion Flatbush avenue is today one of the best and greatest investments for anyone."

The Great Fire of New York.

The great fire of New York on the night of December 16, 1835, destroyed about thirteen acres of improved property in the heart of the city. Some chroniclers estimate that 700 houses were burned to the ground, and that a loss of \$17,000,000 was entailed, of which \$13,000,000 represented stocks in merchandise and \$4,000,000, buildings.

The fire was supposed to have started in the warehouse of Comstock & Andrews, in Pearl street, just below Wall street, and it spread rapidly on account of the high wind. The situation soon became critical, because the night was unusually cold and the water in the hydrants became frozen, seriously interfering with the efficiency of the fire fighters. The whole city was saved from destruction only through the use of gun powder with which a number of buildings surrounding the burning area were blown up. Practically the entire section bounded, roughly, by Maiden Lane, William street, Coenties Slip and the East River was in the fire district and New York City's industrial and commercial life was paralyzed.

N. Y. SOCIETY OF ARCHITECTS.

Annual Meeting — President Gordon Speaks of the Registration of Architects.

The annual meeting of the New York Society of Architects took place on Tuesday, the 16th, at the United Engineering Society's Building, West 39th street, Manhattan. There was a good muster of members and a spirit of harmony and good fellowship prevailed throughout the proceedings. The society has 340 members.

The election of officers for the ensuing year resulted as follows: President, James Riely Gordon; vice-presidents, Adam E. Fischer and Edward Loth; treasurer, Oscar Lowinson; secretary, William T. Towner; financial secretary, Edward Wehrin.

In taking the chair Mr. Gordon spoke in part as follows:

"Our active part in procuring the passage of the act requiring the registration of architects evidences our deep interest in the future welfare of our profession.

"The architects of to-day will contribute to the financial support of this act without reaping any material benefits but the future generations of our profession will be benefited through the higher standard of compulsory education established by the Board of Examiners in their wise and judicious administration of this law.

"The architects in many States have endeavored for years to obtain the passage of an act that would afford the architects a lien for their plans and specifications, but without success. It is with pardonable pride that I can announce that this society, unaided, has at last obtained the passage of such an act in this State.

"We have an exalted code of ethics and I congratulate this society upon the fact that but one violation has been charged against a member, and that, after a thorough investigation, was not sustained.

"We have a complete code of charges and professional practice, which is now being used by many members of the profession outside of the society.

"The architectural societies have labored for many years upon a code of competitions without reaching a satisfactory solution of this momentous problem.

"I feel greatly encouraged at the efforts of this society in this direction, and hope for the early adoption of a satisfactory code of competitions.

"There is so much to be done for our future that I venture a few suggestions for your consideration. It is my sincere hope that we may be able to cooperate in that professional spirit for which we stand with all the other architectural societies, and with the building, real estate and other organizations allied with our profession.

"It is a lamentable fact that so little importance is attached to an architect's estimate of the cost of a proposed structure. The misrepresentations of irresponsible or ignorant architects is a deplorable condition and demands our rectification.

"An excessive cost of a building over and above the architect's estimate not only lowers the standard of that architect's reliability but sometimes proves a serious embarrassment to a confiding client.

"The title of architect should imply not only a guarantee of both architectural ability and reliability, but the public has a right to expect a demand that every architect's estimate of the cost of any structure shall be sufficiently guaranteed to justify predicating financial arrangements thereon, without serious disappointment, and I trust that this society will in the near future demand that at least its members assume their full moral and financial responsibility in this respect to their clients."

—The State Constitution limits the indebtedness which a city may incur to 10 per cent. of the assessed value of its taxable real estate.

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. 67.—About sixty years ago my father and mother came to this country from Ireland, where they were born. I was born here in New York City. Please state whether I am Irish or an American?
J. K.

Answer No. 67.—Section 1992 of the United States Revised Statutes says: "All persons born in the United States and not subject to any foreign power, excluding Indians not taxed, are declared to be citizens of the United States."

Question No. 68.—A resident of New York, owning real estate in two counties in New Jersey, died. Does a copy of his will have to be filed in each of these two counties where the real estate is located, or only in one county?
N. Y.

Answer No. 68.—A copy of the will need be filed in only one county.

Question No. 69.—(1) When a large corporation like a railroad desires to purchase a parcel of real estate which an owner for sentimental reasons is unwilling to sell, can the railroad compel him to sell against his will? (2) Would the railroad have to prove that the acquisition of this property was absolutely necessary for its purposes? (3) In the determination of value, would this sentiment of the owner figure?
J. L.

Answer No. 69.—(1) Yes, if the property was needed for legitimate railroad purposes. It could be taken by condemnation proceedings. (2) Not absolutely necessary, but reasonably necessary. (3) The owner's sentimental value of real estate has no market value.

Question No. 70.—Some time ago you published in the Record and Guide a statement made by Borough President Marks, at the banquet of the Central Mercantile Association that the city contemplated the removal of encroachments on Seventh avenue, between Thirty-third and Forty-second streets. Has any action been taken by the Board of Estimate in regard to this matter?
B. B.

Question No. 70.—At the meeting of the Board of Estimate on May 12 a resolution was passed authorizing the President of the Borough of Manhattan to remove encroachments on Seventh avenue from 33d to 42d street.

Question No. 71.—Do the districting plans of the Commission on Building Districts and Restrictions provide "building lines" on residential streets?
J. S.

Answer No. 71.—No, the districting regulations do not provide for building lines, so called, on residential streets, as the Commission is acting under the police power and everything that is done must be in the interest of safety, health and welfare. They did not think that they could consistently call for the setting back of low residential buildings more than 60 or 50 feet, the average width of the street. They do provide, however, that where a building rises above a certain height, above that height it shall set back from the street line. This provision is in the interest of bringing light and air down into the street.

The Average Cost of Transportation.

The average fare paid by each person in greater New York to the subway, elevated and surface transportation lines during 1915 was \$16.49. The figures are in the annual report of the Public Service Commission for the First District, which shows the enormous increase in the number of rides since the days of the horse car. Before the days of the elevated and subway each person paid about \$2.25 in carfare a year.

REAL ESTATE NEWS OF THE WEEK

Joseph P. Day to Conduct Absolute Sale for
The Bond and Mortgage Guarantee Company

ON Thursday next, at noon, at No. 14 Vesey street, the Bond and Mortgage Guarantee Company will "clean" its shelves of each and every one of its remaining Manhattan and Bronx foreclosure "bargains" accumulated since the company started in business twenty-four years ago, and consisting of only thirty-five parcels of property. The sale will be conducted by Joseph P. Day, auctioneer, who yesterday, in speaking of the outlook for a session of active bidding and "bargain buying," said:

"Thursday next is going to be a real, old-fashioned day for the speculative element in the realty market. It is going to be a day in which much valuable and 'easily turned' real estate is going to be sold on the basis of its mortgage loan cost to the Guarantee Company, and perhaps for considerably less, owing to the splendid management of the properties since their acquirement and the fact that the business methods of the present owners have enabled them each year to charge off a certain percentage of their costs. The fact is that the company is in a sufficiently strong position, financially, to be able to sell these properties, if necessary, for far less than their cost at foreclosure, and still to 'clean its shelves' without loss.

"It is just possible, however, that the investing public will not allow the speculative market to 'walk away' with these 'bargains' as readily as they hope to, but whatever the result of the sale it is 'six of one and half a dozen of the other' to the Guarantee Company. The highest bidder will win.

"One of the strongest arguments in favor of buying on Thursday next is the fact that the properties to be sold are on a good and dependable producing basis.

"Another strong argument is contained in the terms of sale, which are as follows: The titles will be guaranteed by the Title Guarantee and Trust Company free of cost to purchasers. Sixty per cent. of the purchase price of each parcel may remain on mortgage at 4½ per cent. for three years, and a further amount if desired, not exceeding 20 per cent., at 5 per cent. interest, with principal payable in three equal annual installments.

"The sale will be absolutely without reserve or protection, save only that the Bond and Mortgage Guarantee Company retains the right as the sale progresses to make openly and from the stand, in its own name, one bid, and one only, on any given piece.

"These are the facts on one of the finest free-for-all and fairest buying opportunities ever offered the real estate public and next Thursday will tell the tale."

"The Bond and Mortgage Guarantee Company has done a very large business, as its statistics show, and, in the nature of things, has not been infallible in every case," said Clarence C. Kelsey, President of the Title Guarantee and Trust Company. "From time to time it has had to take in properties by foreclosure and relieve the investor of the necessity of doing so.

"The city has experienced a severe and continued depreciation of real estate values, and the management of the company has watched with the keenest interest and the greatest confidence the effect of this condition of things on the great amount of mortgages guaranteed by it.

"That it has on hand to-day only thirty-five pieces in Manhattan and the Bronx, costing it \$670,000, out of \$219,000,000 guaranteed in these boroughs, speaks volumes for the care and judgment with which its risks have been selected.

"We believe that the market is turning for the better and that the 'bargain hunters' are appearing again; also that it is a good time to offer at auction all we have left.

"The company will not set any upset price on the property, or support the sale

by any by-bidding or secret protection. It retains the right, however, to make one open bid from the stand of Mr. Day on any piece offered. If it makes such a bid it will be stated to be its bid and any further bid from the floor will secure the parcel.

"The company may lose \$100,000 by this 'cleaning up' sale, but if it does the savings of any one year in the past ten years will cover such a loss and all the previous losses of the company from its beginning, which is quite satisfactory to us.

"The idea of reserving the right to make a single open bid in its own name from the stand, instead of fixing an upset price at the outset, or resorting to 'secret' protection from the floor, is perhaps novel, but we believe much fairer than the usual practices."

The properties to be sold consist of business and apartment buildings, flats, tenements, dwellings and vacant lots, many of which parcels are located on or adjacent to new and old, and improved transit lines and growing centres of population.

CHANGES TO BE MADE.

(Continued from page 758.)

Lincoln place, Buffalo avenue, East New York avenue, Crown street, Brooklyn avenue, Avenue J. Ocean avenue, Avenue R, Coney Island avenue, Prospect Park Southwest, Prospect Park West, Eastern parkway and Clason avenue.

Greenpoint: Area bounded by Green street, Provost street, Greenpoint avenue, Moultrie street, Norman avenue, Kingsland avenue, Nassau avenue, Van Dam street, Meeker avenue, Kingsland avenue, Richardson street, Manhattan avenue, Bayard street, North 12th street, Wythe avenue, Banker street and Franklin avenue.

From One and One-half-Times District to One-Times District.

Red Hook: Area bounded by Warren street, Hoyt street, 3d street, Smith street, Luquer street, Henry street, West 9th street, Columbia street, De-graw street and Hicks street.

Borough Park and Greenwood Cemetery: Area bounded by 15th street, Prospect Park Southwest, Coney Island avenue, Avenue R, West street, 65th street, Bay parkway, 66th street, Fort Hamilton parkway, Sixth avenue, Bay Ridge parkway, Ninth avenue, 60th street, Sixth avenue, 36th street and Fifth avenue.

Bushwick, Central Brooklyn and East New York: Area bounded by Flushing avenue, Broadway, DeKalb avenue, Central avenue, Melrose street, Flushing avenue, Borough line, Sutter avenue, Euclid avenue, Dumont avenue, Logan street, Hegeman avenue, Rockaway avenue, Stanley avenue, Bristol street, Vienna avenue, East 98th street, Avenue "A," East 8th street, Snyder avenue, Brooklyn avenue, Crown street, East New York avenue, Buffalo avenue, Lincoln place, Albany avenue, Fulton street, Sumner avenue, Lexington avenue and Marcy avenue.

Jamaica Bay: Area bounded by Vandalia avenue, Montauk avenue, Egan avenue and Pennsylvania avenue.

Sea Gate: Area bounded by Poplar avenue, West 37th street, Cypress avenue and Sea Gate avenue.

Favors Restrictions.

Ewing, Bacon & Henry have been retained by the Fourth Avenue Committee to further their work of restricting against manufacturing in the side streets as well as on the avenues in what is known as the Fourth avenue district. This is bounded by 34th street, 22d street and by a line 100 feet west of Madison avenue and a line 100 feet west of Lexington avenue.

The Fourth Avenue Committee consists of the following:

Robert Schwarzenbach, chairman,

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This committee has prepared a petition to the Commission of Building Districts and Restrictions and the Board of Estimate and Apportionment urging a modification of the present plans as set forth above. The work of this Fourth Avenue Committee is parallel and supplementary to that of the Central Fifth Avenue Committee, but is endeavoring to extend the restrictions two blocks east. The district represented by the committee is at present one of the most important wholesale districts of the city and its work will be followed by the commercial interests of the city. The petition is now in the process of being signed by the tenants, property owners and residents of the district.

Realty Clearing House.

The Realty Clearing House of New York, Inc., was organized and incorporated last week under the laws of the State of New York, with an initial capitalization of \$25,000. The officers are Frederick L. Hurt, president, and George Sickels Fulton, secretary and treasurer, and it is intended to embrace an organization of several hundred real estate agents and brokers throughout Greater New York and the metropolitan district. The offices will be located for the present in the Aeolian Hall Building, 33 West 42d street.

The purpose of the corporation is as indicated by its name, to provide a clearing house for real estate agents and brokers' listings, leads, information and exchange propositions; to establish substantially organized co-operation between its associates, and to facilitate the consummation of transactions in which property is involved outside of the zones covered by each associate office, as well as the securing of reliable information necessary to the handling of such transactions; to enable the associates to turn many of their leads, inquiries and listings into cash commissions.

For a New Versailles.

For the establishment of an American Versailles, a syndicate of prominent artists, architects, and painters have purchased various properties, comprising about 187 acres, fronting on Manhasset Bay, near Port Washington, L. I., about five miles beyond the city line. The men creating this project include Thomas Hastings, of Carrere & Hastings, who is drawing plans for the buildings and gardens that will surround them. Owen Brainard, of the same firm, has charge of all the engineering work. Frederick MacMonnies, Paul Bartlett, and Robert Aitken will create the three largest fountains. They will also act as a committee in control of the sculptural features. J. Alden Weir, president of the National Academy of Design, Edwin Blashfield, Frank V. du Mond, Maxfield Parrish, and Jules Guerin will have charge of mural and interior decorations.

Plans and pictures of the scheme are on exhibition at the National Academy of Design, 215 West 57th street. Penrhyn Stanlaws is president of the organization and Walter Russell the director-general.

The properties secured for the syndicate by Horace G. Knowles, and title to which will be conveyed in the near future, are: The Martin W. Littleton estate on Manhasset Bay, consisting of about ten acres, with bungalow, garage and stables, the Carlton M. Prankard estate, consisting of nine acres, a twenty-two-room house, and gardener's cot-

tage, the Lea Laquer property, of sixty-seven acres of upland and about four acres, at Manhasset Bay, the Mary A. Moffet property, consisting of about fourteen acres, one hundred and sixty plots for the Port Washington Estates. William H. Evans's two plots on Davis road, consisting of about one-half acre each, also Burges Johnson's new fifteen-room house on Davis road. For Alfred J. Menten, a plot, 100x150, and for Carlton M. Prankard, a plot, 100x177.

The new Versailles will cost about \$30,000,000, according to the estimates of the projectors. The land on which the new Versailles is to be built slopes gently upward from the Sound to a plateau about 150 feet above the water. The main building will be erected on the summit of this elevation, the highest portion of the grounds. It will not be a copy of the Chateau de Versailles in France, but an American adaptation of it.

\$32,000 Sale at Malba.

The Malba Estates Corporation, associated with Realty Trust, has sold a \$32,000 Colonial residence at Malba-on-the-Sound to a prominent member of the New York Yacht Club. At the same time plans were completed for another residence on Malba drive, overlooking Long Island Sound. Construction on this new dwelling, which is also for a prominent yachtsman, will begin at once, making four new residences for Malba this month. The tendency of this restricted waterfront community to become a center of interest to yachtsmen and motor boat owners is further emphasized in the announcement in that the Malba Field Club has changed its name to the Malba Field & Marine Club. A large sum of money is being expended on a new pier, now nearly completed, and the Merritt Company is constructing a large float with a gangway to the dock.

PRIVATE REALTY SALES.

RADING was heavier this week than last week and concerned itself in a great measure with properties of lesser importance. Several large transactions were closed, notably on Park avenue, one of which will result in the addition of another tall apartment house to the rapidly increasing number of structures of this character on that thoroughfare. On the West Side, near Times Square, an old time Astor estate holding was sold outright, a rather unusual event in view of the fact that the Astors in previous generations have made it a custom not to dispose of their real estate.

One reason which may be advanced in explanation of the recent trend of the market may be the interest manifested in the auction room. Although this particular time of the year has in the past been characterized by considerable activity in this branch of the market, yet the present season bids fair to set a new record for the volume of auction room business concerning itself with voluntary offerings.

The spring "lot sale" season was inaugurated on Tuesday, by Joseph P. Day at his new stand in the Brooklyn Real Estate Exchange Sales Room, 189 Montague street. He disposed of eighty-one lots, in sixty-five parcels, for the executors of the estate of Henry M. Geschmidt for a total of \$48,950. Complete details including the location of each parcel, the name of the buyer and the price will be found in the Second Section of this issue.

The coming week in the auction market is destined to be one of the most active of the year. Several large Bronx and suburban lot sales and special sales days are scheduled and it is expected that large sums of capital from small investors will be released into real estate. Joseph P. Day will offer this afternoon on the premises 105 Bronx lots, located on Bronxwood and Paulding avenues, 230th, 231st and 232nd streets. Bryan L. Kennelly will auction 116 villa plots and 100 desirable building lots at

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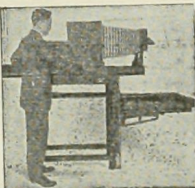
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ments.

Westminster Park, White Plains. This sale will also take place on the premises.

On Tuesday, May 23, Mr. Day will conduct another of his special sales days and will offer a number of valuable estate holdings in the Vesey Street Exchange Sales Room. The properties consist of dwellings, apartment and tenement houses and unimproved land in various sections and also the Garrick theatre in West 35th street. On Thursday, May 25, the same auctioneer will sell for the account of the Bond & Mortgage Guarantee Company 35 separate parcels of real estate in Manhattan and the Bronx which that company has from time to time accumulated at foreclosure in order to protect its interests. The properties are widely scattered and of an unusually diversified character. This sale is arousing especial interest because it evidences the endorsement by a most conservative institution, of the auction room as a medium for the sale of real property in the present market.

Bryan L. Kennelly has scheduled for voluntary sale on Wednesday the large plot at 215-223 West 42nd street, through to 228-232 West 43d street, which makes a building site available for immediate improvement. Mr. Kennelly will also offer on the same day the six-story elevator apartment house at the southwest corner of Morningside avenue and 122nd street.

L. J. Phillips & Company will offer on Tuesday to close an estate, the four-story building at 305 West 125th street on a plot 30 x 99.11. The property has been in the same ownership for a great many years and the sale has been brought about by the desire of several of the heirs to liquidate.

The total number of sales reported and not recorded in Manhattan this week was 43, as against 39 last week and 19 a year ago.

The number of sales south of 59th street was 16, as compared with 11 last week and 7 a year ago.

The sales north of 59th street aggregated 27, as compared with 28 last week and 12 a year ago.

From the Bronx 16 sales at private contract were reported, as against 10 last week and 15 a year ago.

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

New Park Avenue Apartments.

Samuel Borchardt has purchased, through Pease & Elliman, from the estate of Joseph Geissenheimer, 815 and 817 Park avenue; from Bella Hauser, 819 Park avenue, three five-story apartment houses with stores; also for the estate of A. C. Bostwick, the three-story stable at 110 East 75th street. These combined properties form a plot at the southeast corner of Park avenue and 75th street with a frontage of 72.2 feet on the avenue and 100 feet in the street, with a 25 x 25 foot "L" in the rear. At the expiration of present leases, Mr. Borchardt contemplates the erection of a twelve-story apartment house to be ready for occupancy in the fall of 1917. Henry S. Mansfield, represented the purchaser as attorney. Pease & Elliman have been appointed renting agents for the new building.

Park Avenue Investment Purchase.

Leo B., Arthur S. and Monroe C. Gutman, have sold through Pease & Elliman the three five-story flats at the 82nd street, known as 948-954 Park avenue southwest corner of Park avenue and nue and 72 East 82nd street, forming a plot 100 x 100. The buildings will be modernized and it is understood that the purchaser will hold the property for investment. The corner has been held at \$375,000.

Vincent Astor Sells.

Vincent Astor has sold to Henry Claman the five three-story houses forming a plot with a 100 foot frontage at 339-347 West 45th street. The deal was negotiated by Harris & Vaughan. Title was taken on Monday for a consideration of \$20,000 above a mortgage of \$75,-

000. The transaction is an interesting one because there are few if any instances within recent years where any of the Astor holdings have been sold outright, although Vincent Astor has figured within the last year or two in trades, as the result of which old time Astor properties have passed into new ownerships. In the present deal the purchaser will build on the 45th street site a six-story apartment house from plans by Gronenberg & Leuchttag.

Buys \$500,000 Residence.

John W. Herbert has sold, through William B. May & Company, the five-story marble front residence, at 835 Fifth avenue, on a lot 25 x 125. The house is considered one of the best examples of present day private house construction in the city, and has been held at \$500,000. The house is under lease to Frederick Lewisohn who has been occupying it since last October, and current reports credited him with being the purchaser. Neighboring residences include those of Frank Gould, William Guggenheim, Isadore Wormser and Caroline S. Wilson.

Buys Carnegie Hill Corner.

Mutual Life Insurance Company has sold through Duff & Conger, to a syndicate of investors represented by the Cross & Brown Company, the Queenston, a seven-story apartment house, at the southwest corner of Madison avenue and 96th street. The property covers a plot fronting 145 feet in the street and 100 feet on Madison avenue, and has a gross rental of about \$39,000. The Mutual Life Insurance Company acquired it about five years ago in a foreclosure proceeding, for \$368,000.

Big Bronx-Suburban Deal.

The Mott Haven Realty Company has sold 870 to 892 Intervale avenue, two five-story apartment houses, comprising the block front between Fox and Beck streets, a plot 230x100x50x irregular, together with the adjoining five-story apartment at 957 Kelly street, on plot 87.6x100. In part payment the Mott Haven Company is understood to have taken suburban properties, the deal involving properties with a combined valuation approximating \$400,000.

New Branch for Provident Loan.

The Provident Loan Society of New York has purchased from the Parr Estate, the one-story building at the southwest corner of Eighth avenue and 127th street on a plot 49.11 x 91 x 100 with an interior gore lot measuring 33.6 on its south line, by 86.1 x 79.3, the apex abutting the rear of the corner plot. On this site the society, which does a pawn-broking business, will build a banking structure to be used as another branch. The brokers were L. J. Philips & Company.

Buys Harlem Block Front.

Sol Bloom has purchased from the Sutton estate the six five-story apartment houses at 2321-2333 Seventh avenue, occupying the entire block front on the east side of the avenue from 136th to 137th streets. The two corner houses each occupy a lot 23.11 x 100 and the inside houses are built on a plot 38 x 100 each. The brokers were Hall J. How & Company. The houses were built about thirty years ago by Oscar Hammerstein, who sold them to James F. Sutton in June, 1890.

Buys for Apartment Project.

The Barney Estates Corporation sold through the Ruland & Whiting Company the five private houses at 105-113 West 55th street, forming a plot 83x100, on which the purchaser plans to build a nine-story high-class apartment house.

Sale and Resale in 96th Street.

Francis K. Pendleton sold to the New York Title Insurance Company, the vacant plot with a frontage of 47 feet in the south side of East 96th street, 228 ft. east of Fifth avenue adjoining the "Queenston" apartment house also sold this week. The westerly 23.6 feet of the plot were resold to Robert L. Livingston,

who will build a residence for his own occupancy. The brokers were Pease & Ellman.

Manhattan—South of 59th St.

BANK ST.—Duross Co. sold to the Fleischmann Co., the yeast manufacturers, for G. Schirmer, music publishers, the fireproof reinforced concrete 4-sty building 69-71 Bank st, size 50x116x irreg., near Abingdon sq. It was held at \$90,000 and was sold for all cash. The Schirmer firm erected the building nine years ago, but recently moved to the new plant in Long Island City. The Fleischmann Co. purchased the present building for a department of their business now located at 600 West 34th st, from which it has been required to remove on account of the N. Y. C. R. R. West Side improvements.

BROOME ST.—Charles Buermann & Co. sold for George V. Brower 15 Broome st, a 4-sty building, on plot 26x75, to J. Myer.

GREENWICH ST.—Cruikshank Co. sold for Mrs. Theresa R. Irving 315 Greenwich st, a 5-sty business building, on lot 17.1x71x irreg., at the corner of Reade st.

MITCHELL PL.—The estate of Peter McCormick has sold to a client of Gettner, Simon & Asher, attorneys, the two 3-sty houses at 12 and 13 Mitchell pl, each on lot 18x80.10. Daniel Casey was the broker. The property had been owned by the selling family for more than half a century.

10TH ST.—J. Irving Walsh has sold for Edith A. Adams the 3-sty dwelling at 39 West 10th st, on plot 24.6x103.3, to Oliver H. Sawyer, who will remodel the house for his own occupancy.

18TH ST.—H. J. Hoffman sold 213 East 18th st, a 3-sty dwelling, on lot 23x92, Stuyvesant leasehold, to the Macy Construction Co., which gave in exchange 972 Beck st, a 5-sty flat, on plot 55x100.

24TH ST.—The Superior Contracting Co. has purchased from Lewine & Kempner, the three old dwellings, at 315-319 West 24th st, on plot 54x98.9. It is reported that a 6-sty apartment house will be erected on the site.

28TH ST.—Robert P. Green has purchased through Ames & Co. 226 West 28th st, a 5-sty tenement, with a 1-sty building in the rear, on lot 24.6x98.9.

47TH ST.—John J. Hoeckh (Inc.) sold for Ludwig Schueler, the 3-sty dwelling at 459 West 47th st, on lot 20x100.5.

50TH ST.—Negotiations are reported pending for the sale of Thomas E. Greacen's property at 6 West 50th st, a 4-sty dwelling, on lot 25x100.5, Columbia College leasehold.

51ST ST.—Pease & Elliman and DeBlois & Eldridge sold for Henry Walters, 13 West 51st st, a 4-sty dwelling on lot 25x100.5. The property was held at \$80,000.

54TH ST.—Douglas Robinson, Charles S. Brown Co. sold for Dr. Austin F. Riggs, of Stockbridge, Mass., 133 East 54th st, a 4-sty dwelling, on lot 22.6x100.5.

54TH ST.—Ambrose F. Becker is reported to have sold the 4-sty dwelling at 34 West 51st st, 21x100.5, a Columbia College leasehold.

BOWERY.—Jacob Finkelstein & Son sold for the Lincoln Trust Co. to Joseph Wittman and Jacob Margolis, 207 Bowery, a 4-sty building on plot 27x100. The property will be occupied by the purchasers for their business, store and office fixtures and furniture. The house was formerly the Timothy D Sull/van Association club house.

Manhattan—North of 59th St.

61ST ST.—Joseph P. Day sold for Alfred G. Milbank 45 East 61st st, a 4-sty residence, with a 3-sty extension, on lot 18.10x100, to Samuel Norris of Bristol, R. I.

80TH ST.—Douglas L. Elliman & Co. sold for Mrs. J. E. Hoffman 59 East 80th st, a 4-sty dwelling, on lot 20x102.2. The adjoining house, No. 61, was recently sold to A. W. Ferguson.

82D ST.—Houghton Company sold for Charles M. Voorhees, as executor of the estate of Eliza Van Namee, the 4-sty dwelling 110 West 82d st, on lot 17x102.2, to Matthew J. Ward.

99TH ST.—Pease & Elliman sold for the Bloomingdale Day Nursery 154 West 99th st, which it has owned and occupied since 1903, to Elizabeth L. Murray. The property was given in part payment for the 4-sty house at 62 West 97th st, to which location the nursery will be moved.

105TH ST.—John R. Davidson sold for Anna Schwarz the 3-sty dwelling 43 West 105th st, on lot 17x70, to Susan E. Layton.

109TH ST.—Wm. S. Baker sold for the T. & S. Realty Co. to Jessie Laroch 305 East 109th st, a 6-sty tenement and stores, on plot 28.6x100.

121ST ST.—Derschuch & Co. sold for Ella S. Chase 72 East 121st st, a 5-sty double flat, 25x100.11.

129TH ST.—Charles Edelson has sold for Henry I. Kels 107 West 129th st, a 5-sty flat, on lot 25x99.11.

130TH ST.—The Benenson Realty Co. sold to Anna Weidersih, 214 West 130th st, a 3-sty dwelling, 19x100. The buyer gave in exchange 423 Brook av, a 5-sty tenement, 25x90.

131ST ST.—Frederick Zittel & Sons have sold for the Dayton Improvement Co. to L. H. Sanford 222-226 West 131st st, three 3-sty dwellings, on plot 45x99.11.

139TH ST.—J. Romaine Brown bought, through James E. Barry of the Knap & Wasson Co., the six 3-sty dwellings, at 311-321 West 139th st, on plot 102x99.11. Mr. Brown owns seven private houses abutting in West 140th st.

153D ST.—Edward J. Thompson has sold for the Lawyers' Mortgage Co. to ex-Judge Francis S. McAvoy, for occupancy, 461 West 153d st, a 3-sty dwelling, on lot 19x99.11.

160TH ST.—The Kinsh Engineering Co., A. W. King, president, purchased from the Union Dime Savings Bank the plot 100x100 in the south side of 160th st, 244 ft. east of River-side drive, for improvement with two 5-sty apartment houses.

181ST ST.—Benjamin S. Moss, who recently bought the thirteen Beekman estate lots at Broadway, 181st st and Bennett av, has added to the site by the purchase from the Robert Gordon Realty Co. of an adjoining plot 30x200, running through from Broadway to Bennett av. J. J. Keit was the broker in the deal. With this purchase Mr. Moss controls a plot fronting 185 ft. on Broadway, 200 ft. on Bennett av and 201 ft. on 181st st. The site will be improved with a theatre and taxpayer from plans by Thomas W. Lamb.

188TH ST.—Norman Denzer sold for George H. Montrose the plot, 175x95, in the south side of 188th st, comprising the block front between Amsterdam and Audubon avs with the exception of the corners. The purchaser is the newly-

formed Charlemont Building Company, Charles Brogan, president, which plans to erect on the site two 5-sty apartments.

AMSTERDAM AV.—Harry Sugarman has sold for Rae Sklower 1443 Amsterdam av, a 5-sty flat with stores, on lot 27.1x100, to William J. Roome, president of the Excelsior Bank, who gave in part payment the stucco house at the corner of Sycamore and Willow avs at North Plainfield, N. J. Ennis & Sinnott have bought the New Jersey property from Mrs. Sklower.

AUDUBON AV.—Henry Morgenthau Co. sold to the Emil Holding Co., Harry Turek, president, the plot 50x90, at the corner of Audubon av and Croton st. In exchange the purchaser gave 2574-2576 8th av. Nathan Wilson was the broker.

Bronx.

KINGSBRIDGE RD.—McLernon Brothers have sold for Thomas H. Thorn to the Winat Realty Co., the small triangular block, 67.4x76.4x64.7,

The Queensboro Corporation

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For Sale and To Lease

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

WANTS AND OFFERS

TWENTY years active Manhattan realty experience, all branches; age 42; now head of established concern, but details too great for one man. Complete plant and very valuable records. Expert on values and appraising, and in the organization and direction of selling and leasing forces. Wide acquaintance, excellent clientele. Member Real Estate Board. Consider position as office manager, supervision capacity or in appraising branch or consultant and confidential relation to large corporation having loaning or realty interests. Box 93, Record and Guide.

SUPERINTENDENT of construction and buildings wanted. Must be reliable, of good record and experience in apartment-house construction. An investment of \$3,000 necessary as security; give references. Box 88, Record and Guide.

A THOROUGHLY competent, experienced realty man, accurate knowledge values, sales, leasing and management; seeks opening with brokerage house of high standing, estate or realty department of corporations; integrity and conscientious effort assured. Address SERVICE, Box 83, Record and Guide.

YOUNG MAN, 22, desires position with Real Estate house; two years' experience; is well educated and can furnish reference as to character and ability. Address Box 85, Record and Guide.

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BUSINESS MAN, many years active real estate and secretarial experience, seeks responsible position with busy realty owner desiring relief from all care and detail; high credentials. Box 87, Record and Guide.

WANTED—Record and Guide Quarterly for 1914 and 1915, if reasonable. Kindly reply, stating price to Box 94, Record and Guide.

WANTED—Atlas for Second Ward, Queens Borough; state condition and price. SHEA & MCCOY, 67 Broadway, Elmhurst, L. I. Tel. 2615 Newtown.

WANTED renting man familiar with business leasing in either uptown or downtown districts; commission basis only; very good leads furnished. Box 70, Record and Guide.

FOR SALE OR TO LEASE

CRAFTSMAN 7 ROOM HOUSE, main avenue, Ridgewood, N. J. Key at 284 E. Ridgewood Ave. (next door).

FOR SALE. Modern 11 room house, garage, lot 50x100, 19 Irvington Place, near E. 17th St., Flatbush, N. Y. Owner on premises.

TWO CHOICE LOTS, 1 block from subway station, opposite park and boulevard, 219th St.; cheap. Inquire 3833 Carpenter Ave.

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

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

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LONG BEACH—BARGAIN. 100-foot plot on Broadway. **MOCK, 200 West 101st St.**

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FIVE-ROOM HOUSE, with back addition on plot 180x256; no post card. **BOX 144, Center Moriches, L. I.**

BUILDERS ATTENTION! For sale, several choice lots, free and clear, at Twelfth Ave., near Fort Hamilton Subway station, Brooklyn. **BOX 91, Record and Guide.**

DESIRABLE Three-story brownstone dwelling, unincumbered, to exchange for small suburban business property or dwelling. **BOX 86, Record and Guide.**

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

A FARM, 124 ACRES, FOR SALE at Port Jefferson, L. I.; high hilltop; beautiful views. **SCHENCK BROS., Owners,** Great Neck, Long Island, N. Y.

FIVE LOTS, near Cypress Ave. subway station, 137th St., Southern Boulevard. Apply **HEBERD, 141 South 10th Ave.,** Mount Vernon, New York.

10-ROOM HOUSE. Bath, gas, electricity, hot water heat; large lot; near station, West Shore; 14 miles; easy terms. **H. T. DAY, Haworth, N. J.**

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SHREWSBURY RIVER water front, close to Rumson Road, near Seabright, 1½ acre lot; high class surroundings. Address **E. W. DENTON, Goshen, N. Y.**

PLOT 225 FEET FRONTAGE, block from Van Cortlandt Trolley line. Street fully improved, \$27,000. Rapidly developing section Yonkers. **MULLIGAN, 38 Park Row.**

WANTED. A two-family house in the Bronx or Heights, in exchange for a Larchmont Dwelling free and clear. **CUTNER & LIPSET, 1181 Broadway.**

YONKERS PROPERTY FOR SALE. Large plot of ground suitable for manufacturing purposes or a large garage; very easy terms. Address. **E. M. TICE, Cheshire, Conn.**

10-ROOM COUNTRY HOME; acre garden; Sullivan Co. section; low price. **W. BONESTEEL, 2818 Clarendon Road,** Brooklyn.

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A GENTLEMAN'S FIVE ACRE PLACE with a 10-room house, with all improvements, on Washington Ave., Bergenfields, N. J.; 10 minutes from West Shore Station; large barns and all kinds of fruit trees; price \$7,500; 1/2 cash.

P. BIEGE, Ridgefield, N. J.

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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.

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3-story brick, no basement, 10 large rooms and bath; finely decorated and in A1 condition; price \$6,000; bargain; new carpets for halls, stairs and parlor included; can be seen by appointment, or would consider an exchange for a seven-room cottage in Flatbush. Want additional cash. Owner.

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to buy a choice property in Belleville, N. J.; house of 11 rooms, 2 baths, conservatory, furnace; fruit trees in bearing, &c.; located on Washington Ave., 339; there is no more desirable property on the avenue; fine neighborhood and best surroundings; can be inspected every day between 1 and 5 P.M. For full particulars address

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Property 200x175, facing three streets; heavy mill construction buildings, 45,000 square feet of floor space; ample land for improvements; near water front, Owners,

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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.

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ANNUITY, Box 45, Record & Guide.

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bounded by Kingsbridge rd, University av and the easterly line of the old Croton aqueduct.

TIFFANY ST.—The Henry Morgenthau Co. sold through Louis Siegel, 936 Tiffany st, a 4-sty apartment, on plot 35x110.

175TH ST.—Eugene J. Busher has sold for the Lawyers Title & Trust Co. the plot in the southeast side of East 175th st, 95 ft. east of Marion av, 105x145x119 rear, to the Middleborough Realty Co., Herman Tuckman, president, which will erect two 5-sty apartment houses.

140TH ST.—Kurz & Uren (Inc.) have sold for a client, a vacant plot of land, 100x100, in the north side of 140th st, 200 ft. east of St. Anns av, to the Ensign Improvement Co., which will be improved with two 5-sty new-law houses.

158TH ST.—Kurz & Uren (Inc.) sold for Thomas Mulligan to Lena Chatelson the northwest corner of 158th st and Forest av, "Forest Hall," a 7-sty elevator apartment house, on plot 98x100.

165TH ST.—Kurz & Uren (Inc.) have sold for Mrs. Amanda F. Buttner 236 East 165th st, a 5-sty apartment house with four families on a floor, on plot 45x90.

181ST ST.—Smith & Phelps sold the 5-sty apartment, on plot 50x100, at 747 East 181st st, for the Teller Construction Co., to Mrs. Mary Lippiner, who gave in exchange 377 East 155th st, a 2-sty dwelling, 25x100.

ANTHONY AV.—J. Zellner has sold the 3-sty house at 1727 Anthony av.

BELMONT AV.—The Cross Construction Co., Sonn Brothers, sold to Jacob Theiss through the Knap & Wasson Co., the new 5-sty apartment house at the southwest corner of Belmont av and 180th st, on plot 50x100. In part payment the buyer gave the southwest corner of Franklin av and 166th st, a plot 120x109xirreg.

BRYANT AV.—John A. Steinmetz sold for Albert E. Hemp to Charles F. Arcieri 1554 Bryant av, a 3-sty dwelling, 20x100.

GLEASON AV.—The Smada Realty Co., William W. Adams, president, sold to Charles Rosa the 2-sty dwelling, plot 78x92, at the northeast corner of Gleason and Olmstead avs.

MT. VERNON AV.—Nehring Bros. have sold for Bruce Ismay of San Francisco the triangular corner plot on Mount Vernon and Kepler av and 239th st, opposite Van Cortlandt Park, measuring 40x100xirreg.

APARTMENT HOUSE FOR SALE.

Five-year-old Apartment, 20 families, five story, situated on Washington Heights, fully tenanted; monthly rental, \$700; first mortgage, three years, \$50,000; second mortgage, two years, \$10,000; will sell for \$10,000 cash, as present owner took property as security and does not wish to hold same. If interested address

SMITH, Box 98, Record and Guide.

A FINE OLD COLONIAL HOUSE,

large grounds, set to shrubs and hardy flowers. Grove of elm and maple trees, with about ten acres of land. A farm set to fruit, several thousand pear, apple, cherry and peach trees—would be sold with the house if desired. A delightful building site overlooking the Hudson is part of this place. Large frontage on State road. Fifteen minutes from Newburgh.

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BOX 99, Record and Guide.

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Brooklyn.
 BERGEN ST., ETC.—S. E. Green & Co. have sold the 16-fam. apartment at 1057 Bergen st for Mrs. E. Krambach; an 8-fam. apartment at 317 3d st for Louisa Johnson; a 2-fam. house at 317 East 4th st for T. Pramuk; 2-fam. frame houses at 1261 and 1263 68th st for Mary Ferris, and 10 lots in West st, about 100 ft. from Av A, for T. Pramuk.

DECATUR ST., ETC.—Richard Goodwin sold 974 Decatur st, a 3-fam. flat, for Remig estate; 706 Decatur st, a 2-fam. dwelling, for Mr. Buck; 460 Marion st, a 2-fam. house, to J. Palmer; 1061 Jefferson av, a 3-fam. house, for Hugo Koch to Mr. Schweitzer; 1036 Jefferson av, a 2-fam. dwelling, for Mrs. Hasweiler to I. Goldberg; 1029 Madison st, a 1-fam. dwelling, to W. Gerken; and northwest corner of Knickerbocker av and Covert st, 100x90, vacant, for Mrs. T. J. Sellow.

DEGRAW ST.—Joseph C. Bonadonna sold for George Silbernagel the 3-sty dwelling at 704 Degraw st.

MONROE ST.—Henry P. Cain sold for Amy B. Colegate the 2-sty dwelling at 568 Monroe st.

48TH ST.—I. Salzberg sold for Jeannette Lipschitz to Sarah Umans a 3-sty, 2-fam. cottage, on plot 40x100, on the southwesterly side of 48th st, 140 ft. from 15th av.

50TH ST.—I. Salzberg sold for J. H. Connelly to M. Seid a 3-sty cottage, on plot 60x100, in the course of construction in the northwesterly side of 50th st, 80 ft. from 16th av.

77TH ST., ETC.—L. F. Brauns resold for James Larkin the 3-sty building 471 77th st, on plot 40x100; also for Ludwig Brauns the lot, 20x100, in the south side of 59th st, 246 ft. west of Fort Hamilton Parkway.

80TH ST., ETC.—Samuel Galitzka Co. sold for Simon Abels to Hyman Horowitz the plot, 70x100, in the south side of 80th st, 90 ft. west of 5th av; a lot 20x100 on the west side of 5th av, between 79th and 80th sts, and a lot 20x100 in the south side of 79th st, 100 ft. west of 5th av.

83D ST.—Tonys & Ketcham have sold for Herman H. Lucke the 2-sty house on the south side of 83d st, 100 ft. west of 4th av.

BROADWAY.—Mrs. Helen Malone sold the five 4-sty buildings, 100x80, on the north side of Broadway, between Gates av and Palmetto st, to the Ridgewood Park Realty Co., which gave in exchange six farms, comprising about 535 acres, near Westbury, L. I., including the David Cowan, Ebenezer Williams, R. W. Stoothoff, Solomon Jackson, Thomas H. Bacon and Henry Kuhl farms on the Jericho turnpike, and the Brush Hollow rd. Nathan Stern was broker.

CLARKSON AV.—Frank A. Seaver & Co. have sold two lots at the corner of Clarkson av and East 55th st for A. Whiteford.

LEFFERTS AV., ETC.—Arthur T. Weygandt sold 188 Lefferts av, a dwelling, for Patrick H. McCaffrey; 1084 Carroll st, a dwelling, for John Kilcourse; with P. Haskell, exchanged 195 Penn st, a dwelling, for 1242 Carroll st, a dwelling, and resold 195 Penn st for the Thompson Realty Co.

5TH AV.—The 190th Street Holding Co., Heyman Horowitz, president, resold through the Samuel Galitzka Co., to Levine Brothers, the plot 20x200 in 5th av, connecting with a plot 75x200, extending from 79th to 80th st, Bay Ridge, which is to be improved with a theatre, seating 2,000, from plans by Thomas W. Lamb. The operation will represent an investment of about \$100,000.

20TH AV., ETC.—O. E. Larson sold for Edgar Mead 8661 20th av, Bensonhurst, a 2-fam. cottage; for March Realty Co. southeast corner of 7th av and 56th st, 2-sty and store building; also 2-fam. house at 712 56th st; for Louis Holm 251 86th st, a 2-fam. house; for B. Goldensohn 5718 5th av, 2-sty building; for Gustave Johnson a 2-fam. building at 1737 79th st; for G. Bennicke 2 lots, 40x100, on Brooklyn av, near Av I; for Emma Olsen a lot, 20x150, on 38th st, between 12th and 13th avs; and for Chester Realty Co. a 2-fam. house at 835 55th st.

GRANDVIEW AV.—R. A. Schlesing sold the house at 463 Grandview av for Charles Uzmann to Andrew Issovitz.

Queens.
 BAYSIDE.—Henry Brady and Bramwell Davis sold for the estate of Thomas L. Hamilton the plot, 100x100, at the corner of Warburton av and 8th st.

Richmond.
 GREAT KILLS.—Cornelius G. Kolff has sold lots 12 and 13 at Hillcrest Park, Great Kills, Staten Island, to Mrs. S. A. White; lots 22-23-24-25-34 and 35 to a client, who will erect three bungalows for speculation on the said property.

GREAT KILLS.—Cornelius G. Kolff has sold at Hillcrest Park lots 49 and 50 to F. J. Black, who will immediately improve with a bungalow.

WEST NEW BRIGHTON.—Cornelius G. Kolff sold for Frank J. Nettleton to Charles Thompson a plot 70x150 on the west side of Oakland av, on which he contemplates the erection of a private dwelling.

Nearby Cities.
 NEWARK, N. J.—Feist & Feist sold for St. Luke's M. E. Church to Mary C. Helens the 1-fam. house 11 Murray st; also for Mary C. McDonald the 1-fam. house 131 Plane st to Lydia Van Benschoten.

Rural and Suburban.
 LOCUST VALLEY, L. I.—Burton Thompson & Co. (Inc.) sold for F. A. Horsey to Dr. Stuart L. Craig a piece of woodland containing 6 acres opposite the grounds of the Piping Rock Club. The same brokers sold the residence of A. E. Dubey, near the Nassau Country Club, to Wilbur L. Bell, of New York, for about \$30,000.

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LEASES.

Rumor of Big Project.

According to a report which was current this week, a new corporation known as the Vanderbilt Avenue Realty Corporation, in which Dr. Charles V. Paterno, C. Augustus Meier, and Arthur T. Brown, are interested, has leased from the New York Central Railroad what will be the entire square block bounded by 47th and 48th streets, Vanderbilt and Madison avenues, when Vanderbilt avenue is extended from 45th to 50th streets. It is reported that the lease has been taken for twenty-one years with a privilege of two renewals, and that the lessee will erect a tall apartment house to occupy the entire plot. No definite information could be obtained regarding the rumored deal.

Rents 17 Months in Advance.

W. C. Dickerman, vice-president of the American Car & Foundry Company, has leased through Douglas L. Elliman & Company, from Klein & Jackson, an apartment of fourteen rooms and five baths to occupy the entire twelfth floor of the building to be erected at the northeast corner of Madison avenue and 72nd street. The closing of this lease may constitute a new record in advance renting, as the demolition of the two houses on the site has not begun. As the lease does not take effect until October 1, 1917, it has been made seventeen months in advance.

Manhattan.

LEON S. ALTMAYER has leased the ground floor at 206-208 East 56th st to the Indep. Casing Co.

AMES & CO. have leased for the Sampeck Realty Co. to Max Sulken the parlor store at 132 West 34th st for ladies' dresses and furs; for F. H. Hussey to the Panama Hat Co. the parlor store at 163 West 34th st; for Wm. H. Hussey to Joseph Grieco, barber, the store and basement at 459 7th av; for John H. Henshaw to M. Gagliardi the store and basement at 689 3d av for a barber shop; for James Bailey to S. Nadan the store and basement at 237 East 103d st; and also for H. L. and C. M. Curry to Miss Helen Allen the 4-sty dwelling at 323 West 33d st.

WILLIAM S. ANDERSON CO. rented the dwelling 1068 Lexington av for Dr. A. Lukens to the German Hospital and Dispensary.

WILLIAM H. ARCHIBALD has rented for Robert A. B. Dayton the two 4-sty dwellings 342 and 344 West 23d st to the Co-Operative Home for Women for five years from October 1, 1916, at an aggregate rental of about \$16,500.

FIRM OF LEONARD J. CARPENTER and Pease & Elliman rented the dwelling at 68 East 83d st to the Rev. Bartholomew Lefkovic.

CARSTEIN & LINNEKIN have leased the 4th loft at 19 West 20th st to Hill & Encherman; space at 320 5th av to the Levin & Levin Co. and Harry W. Hughson; at 347 5th av to John De Coursy, Walter T. Duub, Eugene A. Ohmer and Henry A. Tenny; also the dwelling 439 Lexington av to Mrs. Margaret Nathanson.

CROSS & BROWN CO. has leased at 304 Madison av space on the 2d floor to Universal Advertising & Publishing Co., Sylvester Sullivan and Theodore P. Anderson; on the 15th floor to Herbert E. Davidson; on the 8th floor at 220 5th av to Warren P. Keck; on the 9th floor to Trochman & Shenker; on the 11th floor to Lee Rosett; westerly part of store at 238-40 West 56th st to Robert Lurie & Co.; easterly part of store to Warren A. Rodgers; an entire floor at 1140 Broadway to A. J. Cazelar; space on the 12th floor 30 East 42d st to Greenwald & Pollak; on the 5th floor at 1416 Broadway to John H. McIvor; and on the 6th floor at 1133 Broadway to J. E. King; store, basement and sub-basement at 89 Reade st to Kirschner Shoe Co.; the entire building at 118 West Broadway for C. B. Wood; the 1st loft at 107 Duane st to Phillips & Gallagher; and the 2d loft at 68 Murray st for the Farmers Loan & Trust Co. to the Boston Water Purifier Co.

DUROSS CO. leased the 4-sty house 460 West 22d st for Henry L. Marks to Mrs. Kasper; the 4-sty house 318 West 14th st for the Equitable Trust Co. to Mary E. Hughes; the 3-sty house 135 West 15th st for Douglas Robinson, Charles S. Brown Co. to Mary Thurlow; for Charles E. Manierre the 3-sty house 26 Grove st to Frank E. Fite; for Mr. Haviland the 3-sty house 447 West 34th st to Elizabeth Pyne.

DUROSS CO. leased the store 797 Greenwich st to the California Essence Distilling Works; the store 799 Greenwich st to J. M. Thompson Co.; the 2d loft to Seligman Bros.; 3d loft to Samuel Welsler, and the 4th loft to The Royalton Co.

DOUGLAS L. ELLIMAN & CO. have leased a large duplex apartment at 830 Park av for Frederick Johnson, president, to Mrs. Joseph B. MacDonald; also from the plans in the new building under construction at 106 East 85th st to Mrs. Edward La Montagne; from the plans in the new building under construction at 156 East 79th st, which has just been sold, for Julius Tishman & Sons to J. W. DuB. Gould; at 19 East 57th st for Eugene Kimball

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to Mrs. Mable E. Fortier; at 108 East 82d st for Samuel A. Herzog to Mrs. Austin Huntington; in conjunction with Payson McL. Merrill Co., at 930 Park av to Robert L. Huntzinger; and renewed the lease of a large apartment at 830 Park av to Mrs. Alfred H. Mittendorf.

DOUGLAS L. ELLIMAN & CO. have leased from the plans an apartment at 1000 Park av for Bing & Bing to James M. Pratt, vice-president of the Guaranty Trust Co.; also, in conjunction with Douglas Robinson, Charles S. Brown Co., an apartment at 108 East 82d st for Samuel A. Herzog to Guy P. Estes; and also at 103 East 86th st to Brice A. Frey; leases of apartments at 830 Park av to F. E. Kessinger; at 103 East 86th st to Charles Eastman and David Kass; and an entire floor at 635 Park av to Samuel D. Brewster; and for the estate of Mrs. Prescott Hall Butler 125 East 38th st, a 5-sty house at the northwest corner of Lexington av, on a lot 20x80, to Mrs. Harlan Cleveland.

HORACE S. ELY & CO. leased for David B. Ogden the dwelling at 14 East 10th st.

EWING, BACON & HENRY have leased to Schwarzenbach, Huber & Co. the store and basement in the building being erected by the Hasco Building Co. at 44-50 East 32d st, which will give the lessee one of the largest silk show rooms in the city.

B. FLANAGAN & SON have rented the dwelling at 126 West 78th st for D. W. Childress to Mrs. S. Rives.

FREDERICK FOX & CO. have leased for the Improved New York Properties Corp'n the corner store and basement at the southeast corner of Broadway and 80th st to the May Art Galley & Auction Rooms, Inc., for a long term.

GOODALE, PERRY & DWIGHT have leased the 9th floor at 131-3 East 23d st to Joseph Lopez; also space on the 7th floor in the Pasavant Bldg., Broadway and 30th st, for a long term to the Kent Paper Co.; and the Broadway end of the 5th floor in the Victoria Bldg. to Bact & Lee DeBoer.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased for Walter F. Kingsland, of Paris, the store and basement at 197 East 76th st to James Campbell.

HERBERT HECHT & CO. have leased to Farrell Bros. for the Houghton Company, agents, for five years the store at 2656 Broadway.

HERBERT HECHT & CO. have leased for J. Felsenstein to R. Messe the store and basement at 55 West 38th st.

M. & L. HESS (INC.) and Homer Foot, Jr., leased for the estate of Joseph Milbank the 15th floor at 334 4th av at an aggregate rental of \$50,000 to the Northwestern Knitting Co. of Minneapolis and the Vassar Swiss Underwear Co. of Chicago, both are controlled by the same interests, for a salesroom and distributing warehouse.

M. & L. HESS (INC.) have leased the 5th floor at 45-7 East 20th st to Max Roth, men's neckwear; also the 6th floor at 31-3 East 10th st to Adolph Hertz Co.

M. & L. HESS (INC.) have leased for the Pacific Realty Co. the pent house at 12-14 West 32d st for five years to the Jones Rook Co. for a commercial photographic studio.

HOUGHTON COMPANY has leased the 5-sty dwelling 300 West 97th st for Adele Dowe to Edgar H. and Mary C. Corey.

HOUGHTON COMPANY has leased for the 230 West 70th St. Co. an apartment at 236 West 70th st to Eleanor P. Ray.

JOHN J. KAVANAGH leased for the Justa Realty Co. the 4-sty residence 52 East 77th st to H. Rawlins Baker; also the 4-sty house at 123 East 72d st for Miss C. McKenna to S. C. Vanderpoel and apartments at 1061 Madison av to M. Olmstead and at 931 Madison av to M. Wunder.

WILLIAM B. MAY & CO. have made the following rentals of private houses: 110 East 61st st to G. M. P. Murphy; 7 East 84th st to W. B. Duryea; 43 West 50th st to Joseph Biaster; 7 East 62d st to Charles H. Keep; 18 East 94th st to William C. Demarest; 50 West 48th st to Dr. George L. Broadhead; 17 East 61st st to Jerome H. Hananer; 41 East 71st st to John H. Morrice.

WILLIAM B. MAY & CO. have rented 16 East 76th st to F. T. Bedford; 129 East 73d st to E. Mortimer Ward; 38 East 39th st to Walter S. Gurnee; 72 East 55th st to Joseph Faure; 46 West 48th st to Dr. George W. Vandegrift; 166 East 71st st to Marvyn Scudder; a loft at 605 Madison av to Fitzpatrick, importer; and a store at 708 Madison av to Bliss Bros.

LEONARD MORGAN CO. leased for George A. Vreeland the house at 231 West 36th st to Alice Pyne.

JOHN J. MEENAN leased for Hugh Dougherty the 4th loft at 136 West 42d st to the White Star Specialties (Inc.).

CHARLES F. NOYES CO. has leased the store and basement 736 Broadway for A. L. Werner & Co. to Littman & Pikelny for ten years at an aggregate rental of about \$50,000; space at 124 Front st for Max Marx to Peyton Hunt Co.; and at 160 Broadway for the Lawyers Title & Trust Co. to the Consolidated Petroleum Co.

CHARLES F. NOYES CO. has leased a floor at 344-346 East 32d st for the Franbro Realty Co. to George E. Boll for five years; and has subleased space on the 3d floor of the Schieren Building for Brett & Goode Co. to John H. Smith and Higgins & Golmer.

PEASE & ELLIMAN have leased for Haliburton Fales the 4-sty house at 104 East 73d st to Walter Wood Parsons; for Bing & Bing to Mrs. S. H. Rosenberg an apartment in the house under construction at the southwest corner of Park av and 63d st; for Samuel A. Herzog an apartment in the house in course of construction at the southwest corner of Park av and 58th st to Mrs. Grace A. B. Moss; and for

Julius Tishman & Sons an apartment in the house they are building in the south side of 79th st, near Lexington av, to Ernst R. Tiefenthal.

PEASE & ELLIMAN have leased apartments at 565 Park av to Miss Marianne Schurtz; at 1190 Madison av to Miss Marjorie I. Hewitt; at 411 West 114th st to Charles Armstrong; in conjunction with Clark & Co., at 146 East 49th st to Mrs. Edna T. Slayback; at 565 Park av to Robert H. de Greff; and at 829 Park av, through Ruland & Whiting Co. to Mrs. Walter Brown; also for Burton S. Castles, who was represented by Tucker, Speyers & Co., a loft at 39 and 41 West 38th st to the Stone & Eddy Co., dental supplies.

PEASE & ELLIMAN have renewed for Judson S. Todd the lease of the furnished 6-sty residence at 23 East 73d st, held by Mary Brugiere; also leased the parlor floor at 22 West 47th st for Miss Mary J. Piper, to whom they leased the entire building for Gustav and Hugo Blumenthal. The tenant is M. C. Rock, a tailor.

PEASE & ELLIMAN have leased for Louis Haight and others the 4-sty dwelling at 43 East 80th st. The tenant is Miss Elinor Comstock, who took through the same brokers, about a year ago, the adjoining dwelling, on the northeast corner of 80th st and Madison av for the Comstock School of Music.

LEWIS B. PRESTON (INC.) leased a store at the northwest corner of Broadway and 92d st to the Western Union Telegraph Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented a store at 45 William st to the Globe Indemnity Co.

WILLIAM J. ROOME & CO. have renewed the lease for Dr. Pearce Bailey of the house 45 West 53d st to F. Kingsbury Bull.

SHAW & CO. have leased for Peter J. Devine the 3-sty dwelling 344 West 123d st to Nellie Fitzgerald.

MALCOLM E. SMITH & CO. leased at 131 East 66th st a large duplex apartment and two small apartments, consisting of fourteen rooms and four baths, to J. Chauncey McKeever.

SENIOR & STOUT (INC.) leased for M. E. Haskell the dwellings at 217 West 131st st; 223 West 131st st for M. E. Holmes; 153 West 54th st for M. E. Logue, and 257 West 85th st for S. Rodriguez.

VAN NORDEN & WILSON have rented space at 189 Broadway to Miss H. V. Dunn, Edward Van Orden, Charles V. Bacon, Bernhard Voight, Tiger Shirt Makers, Ignace Landy, Bergen & Lindeman (Inc.) and Joseph F. A. O'Donnell and Edward J. Thompson; also apartments at 36 West 35th st to Miss Rose Albers; and at 521 West 182d st to Matthew Mooney.

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CHARLES B. VAN VALEN leased the top loft at 71 John st to Stephen Arata, Charles Jackson and Florence Mahoney; space at 51 Maiden la to Victor E. Benz, and offices at 648 Broadway to S. Weinstein.

A. WEINING leased the buildings at 717 7th av, 25x79, adjoining the southeast corner of 48th st, to the Silver Lunch Co. for 21 years at an aggregate rental of about \$200,000. The lessee will erect a 6-sty building, and will occupy the ground floor. Harold Davis, of the New York-Real Estate Co., was the broker.

WM. A. WHITE & SONS have rented for Simon M. Rosenblatt the entire building at 246-247 South st, through to 483-485 Cedar st, containing about 40,000 sq. ft. of space to the Harris Warehouses (Inc.); also for Horace S. Ely & Co. the building at 205 South st to the Textile Paper Co.

WM. A. WHITE & SONS have rented for Frederick W. Maute the store and basement at 612 9th av to the Reliable Grocery Co.

WHITE-GOODMAN leased the 2d loft at 117 Spring st to Sol Bergfeld; also the 2d loft at 142 Duane st to the Chicago Fuse Mfg. Co.; and at 71 Warren st 2d loft to S. Nasovitz.

Bronx.

GEORGE BOCKHAUS CO. leased to Whitehorn Brothers the southeast corner of 149th st and Girard av for five years; also the Consolidated Telegraph and Electrical Subway Co. the 1-sty frame building, 150x200, at Harlem River and 149th st; to Henry Wagner for the Bryce estate the plot, 147x200, on Mott av, 100 ft. north of 146th st, for a storage yard; and to the Architects Co., of New York, the 1st floor at 102 East 126th st.

Brooklyn.

BULKLEY & HORTON CO. have leased the following 3-sty dwellings: at 125 Willoughby av to Mrs. Scholes; at 694 Sterling pl to John Ertolacchi, and at 1412 Pacific st to Edith Hollenbach for 3 years.

E. T. NEWMAN has leased dwellings at 573 5th st to A. L. Hogan; 608 3d st to William Derrenbacher; 620 3d st to M. Crosthwaite; 666 10th st to M. A. Miller; 670 10th st to L. Stutt; 369 1st st to F. Bowne; 449 3d st to M. Philson; 408 4th st to M. Probst; 431A 5th st to F. P. Mooney; 443 5th st to Lieut. Holtje; 370 6th st to Mrs. A. Oxley; 465 4th st to E. M. Francis; 568 5th st to B. Voigt; 567 8th st to Mrs. Coleman; 24 Fiske pl to Dr. Aldridge, and 183 8th av to Frank Noonan.

CHARLES E. RICKERSON rented 3-sty dwellings for Louis Bonert at 489 2d st; also for Robert Henke at 100 Park pl.

REAL ESTATE NOTES.

SNOWBER & SMITH, for twenty years at Broadway and 78th st, have moved their offices to 900 7th av, at the corner of 57th st.

LEWIS M. NORWOOD is associated with Ogden & Clarkson Corporation, in charge of its mortgage loan department.

VAN NORDEN & WILSON have been appointed agents for the loft building at 30 West 32d st.

CROSS & BROWN CO. has been appointed managing agent of the 12-sty building 16-18 East 40th st and 13 East 39th st; also as rental agent for 604 West 47th st.

WM. D. BLOODGOOD & CO. have been appointed agents for Academy Court, a 5-sty apartment house at 557-559 Academy st, Astoria, L. I.

LEON S. ALTMAYER has placed a second mortgage of \$15,000 on the 12-sty building 318-326 West 39th st and on the adjoining 4-sty building at Nos. 338-342.

TORRENS TITLE INSURANCE CO. has been incorporated, which will act as an examiner of titles and make mortgage loans on Torrens' certificates issued by the State.

MCDOWELL & McMAHON have been appointed agents for the "Middleton," at the southeast corner of St. Nicholas av and 189th st; also for 101 Audubon av and 2483 and 2489 Tiebout av.

A. L. & S. WOLFSON were the brokers in the resale of the two houses, on plot 35x80, at the northeast corner of Edgcombe av and 139th st, for the Southside Construction Co. to Emma Isenberg. Title passed on Wednesday.

BRONX BOARD OF TRADE will hold its Members Council luncheon at Ebling's Casino, 156th st and St. Anns av, on Tuesday, May 23d, at twelve o'clock. Major-General Leonard Wood will talk on "Preparedness and the Red Cross."

STEPHEN L. SELDEN has resigned as vice-president of J. G. White & Co., and has resumed the practice of the law. He has associated himself with Hardie B. Walmsley and Francis L. Kohlman, heretofore the firm of Walmsley & Kohlman. The new firm will practice under the name of Selden, Walmsley & Kohlman, with offices at 61 Broadway.

OBITUARY.

ANDREW J. FOREN, in the real estate business in Brooklyn, died on Tuesday, in the Brooklyn Hospital, aged seventy-five. His residence was at 96 Schermerhorn st. For thirty years he was identified with the Church of the Pilgrims and as a teacher in the old Mission Sunday school. He was a member of the Congregational Club and of the Board of Managers of the Brooklyn Association for Improving the Condition of the Poor for twenty-six years. He leaves one daughter.

AUGUSTUS WHITE, retired member of Wm. A. White & Sons, of 46 Cedar st, died on Thursday, at the home of his daughter, Mrs. Walter B. Simpson, in East Orange, N. J. Mr. White was seventy-three years old and served

in the civil war with the 23d Regiment, Brooklyn volunteers. He was active in affairs of the Park Presbyterian Church, Manhattan, and, later, when a resident of Brooklyn, was prominent in the Central Congregational Church there. His widow and daughter survive him.

REAL ESTATE STATISTICS

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

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

MANHATTAN. Conveyances.

Table with columns for 1916 (May 12 to 18) and 1915 (May 14 to 20). Rows include Total No., Assessed value, No. with consideration, Consideration, Assessed value, and Amount.

Mortgages.

Table with columns for 1916 (May 12 to 18) and 1915 (May 14 to 20). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with columns for 1916 (May 12 to 18) and 1915 (May 14 to 20). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1916 (May 13 to 19) and 1915 (May 15 to 21). Rows include New buildings, Cost, and Alterations.

Table with columns for Jan. 1 to May 19 and Jan. 1 to May 21. Rows include New buildings, Cost, and Alterations.

BRONX. Conveyances.

Table with columns for 1916 (May 12 to 18) and 1915 (May 14 to 20). Rows include Total No., No. with consideration, Consideration, Jan. 1 to May 18, and Jan. 1 to May 20.

Mortgages.

Table with columns for 1916 (May 12 to 18) and 1915 (May 14 to 20). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with columns for 1916 (Jan. 1 to May 18) and 1915 (Jan. 1 to May 20). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1916 (May 12 to 18) and 1915 (May 14 to 20). Rows include New buildings, Cost, Alterations, Jan. 1 to May 18, and Jan. 1 to May 20.

BROOKLYN. Conveyances.

Table with columns for 1916 (May 11 to 17) and 1915 (May 13 to 19). Rows include Total No., No. with consideration, Consideration, Jan. 1 to May 17, and Jan. 1 to May 19.

Mortgages.

Table with columns for 1916 (May 11 to 17) and 1915 (May 13 to 19). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Building Permits.

Table with columns for 1916 (May 12 to 18) and 1915 (May 14 to 20). Rows include New buildings, Cost, and Alterations.

QUEENS. Building Permits.

Table with columns for 1916 (May 12 to 18) and 1915 (May 14 to 20). Rows include New buildings, Cost, Alterations, Jan. 1 to May 18, and Jan. 1 to May 20.

RICHMOND. Building Permits.

Table with columns for 1916 (May 12 to 18) and 1915 (May 14 to 20). Rows include New buildings, Cost, Alterations, Jan. 1 to May 18, and Jan. 1 to May 20.



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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

WHEN analyzing the status and trend of affairs in the building material market one should not forget that it is a market which is convalescing after years of depression. Some of the mechanical trades are very busy, and are using a large amount of material of the basic order, especially in the outer boroughs and suburbs. On the other hand, some shops and yards, more particularly some in the central sections, find little to do in their respective lines as yet. It all depends upon the location of the business and its nature. Brooklyn, the Bronx and Queens are extremely busy with small residential construction.

Manhattan, in contrast, builds in large units, and mainly with fireproof materials. It is of all the large centers of the country among the least active at the present juncture. Comparatively few unfinished contracts came over from last year, and consequently nearly every operation, whose plans are now in hand, is in the incipient stage. It will, therefore, be well along in the summer, if not in the fall, before every division in the building-trade profession is moving.

Scarcely a day passes, however, but new building plans of note are announced. Among the week's news is the report that if a deal now on between the New York Central Railroad Company and Dr. Charles V. Paterno and associates goes through, a twelve-story apartment house, covering a full block, will be built on Vanderbilt and Madison avenues, 47th and 48th street. Sites have been purchased for two large apartment houses on Park avenue (one to have seventeen stories) and one on Riverside Drive.

In brief, the new projects in the central borough are numerous. Among the work actually in hand, the alterations, repairs and renovating, in both small and large items, bulk large, and for a number of trades this class of work makes up for big contract work. An unusual amount of concrete construction is going on. The Lehigh Valley cement mills shipped more material last month than in any previous April in years. The lack of chemical importations is interfering with some lines of mechanics, as, for example, composition roofing. Labor troubles are mostly over, and in consequence, building costs have been jacked up a little higher.

The freight traffic is still a problem.

Brick.—On account of the protracted rains the demand for brick was much less than it would have been otherwise. At the same time the arrivals in the wholesale market were larger than they would have been if the weather had not interfered with manufacturing and left more men available for loading purposes at the works.

Under these circumstances demand and supply were fairly balanced, so far as the week's total account was concerned, but prices advanced last Saturday under a shortened supply caused by strikes at the works, and have been maintained firmly at the higher levels since. The advance was from \$7.75 to \$8, for the most part of the North River supply, but \$8.25 was paid in some instances for special quality.

While some manufacturers are contending with strikes, others are trying to make headway with insufficient help. The strikes are now confined to the Dutchess Junction section. Two firms have acceded to the strikers' demands.

Thirty-seven cargoes arrived during the week, of which Brooklyn took 21, Manhattan only 5, and the Bronx 1. The week's sales left only 2 barges in the market on Friday morning.

Consignees fail to take away their stuff promptly. Because they have ordered more than they need for present use they are letting it accumulate on the railroads. Ninety per cent. of the tugs that were tied up are again running, and substantially normal conditions prevail again in harbor towing.

Regarding the strikes in mechanical trades the most serious effects have passed. Only a minority of men are still out in the carpenter, architectural iron and painting trades, when mere numbers are considered. The men's demands for higher wages have mostly been yielded. Secretary Neal of the District Council of Greater New York and vicinity of the United Brotherhood of Carpenters and Joiners stated yesterday that about 800 firms or individual employers had signed agreements, and that about 14,000 men altogether were actually at work. Only about 3,500 or 4,000 struck in the first instance. Probably less than 2,000 men are still on strike. The unemployment among the housesmiths, bronze metal and metal trim workers is also only partial. The principal association of employers have offered concessions, but have not yielded the full demands. The fact of the matter is, as President Steckenreiter says, there is so little work to be done that many employers would not care if the strikers remained out for several months.

In the painting and decorating trades two-thirds of the members of the unions are now working, though some of the principal employers are still holding out.

The Legislature has after many years amended the Lien Law in the way that the building material interests have desired, and the Governor has signed the bill. It gives materialmen and sub-contractors a priority over general creditors for the material, money or labor they have advanced, and provides a workable method whereby any building operation which gets into difficulties can by the co-operation of 75 per cent. in amount of mechanics' lien creditors be completed without interference from other liens.

Generally speaking there has been a halt in the rise of commodity prices. Bradstreet's May 1 index number shows a 1 per cent. recession. It is conceded that some building projects have been put off against the time when lower prices may appear, and that considerable buying has been deprived.

SUMMARY.—Official transactions in the wholesale market for North River brick, for the week ending Friday A. M., May 19:

Condition of market, firm; demand good. Prices, \$7.75@8.00 (in cargo lots to dealers, alongside wharf, N. Y.). Number of cargoes sold, 37. Distribution: Manhattan, 5; Brooklyn, 21; Bronx, 1; New Jersey, 7; Flushing, 1; Astoria, 1; Yonkers, 1. Cargoes left over Friday A. M., 2.

Coal.—The anthracite coal operators have announced a new schedule of rates to retail dealers, which shows an advance of 10 cents a ton on buckwheat, 25 cents on pea, 25 cents on chestnut, 30 on stove, and 30 on egg. The schedule came through the Philadelphia & Reading Iron Company. Exactly what the price to householders will be is not yet known, but ultimately about 50 cents a ton, it is believed. The new rates are: Egg, \$5.85 a ton; stove, \$6.10; chestnut, \$6.20; pea, \$4.20; and buckwheat, \$2.90. A reduction of forty cents a ton will be allowed on these prices during May. This reduction will be decreased ten cents a month until September, when the full rate will prevail.

Second Hand Material.—Brick, iron and timber are the three items in the list of second-hand materials which are in greatest demand. At the office of the Rhenfrank Housewrecking Co. it was

said they were having this spring a good demand for everything they had, but especially for the items named. For brick they were getting \$5.25 for a load of 1,500 clean brick from truckmen, who were adding delivery charges that were making the price on the job \$8 in cases.

Structural iron was nominally priced at 3 cents a pound, but builders would pay more for special material adapted to their needs. Heavy timber for subway work, and also for house shoring, was in great demand. Demolitions were not numerous enough to supply the demand.

At Byron W. Green Jr. Co.'s it was said that iron and timber were in greatest demand. This firm does not handle brick.

Paints and Oils.—The strikes have had a marked effect on consuming demand for many of the paintmaking materials. And the weather has not been altogether favorable. Some prices are firm and others are easier. Leading producers of zinc oxide have put out a higher schedule of quotations. Some prepared paints have advanced 10 cents a gallon within the fortnight. Dry colors are unsettled.

The position of white lead has been strong, owing to the sold-up condition of the market. The lowest price quoted on dry white lead is 8¾ cents, but this is given only to the largest buyers. The price on 100 to 500 pound kegs is 10½ cents a pound.

Trading in linseed oil is quiet. Prices are a little easier. For oil in carload lots on spot 76 cents is the present quotation to the largest dealers. On five and ten barrel lots 78 cents is quoted. The lowest price of the year was reached in the market for turpentine about the first of May. It is now selling in moderate wholesale quantities for 43 cents a gallon. Reports on shellac are bullish.

Structural Steel.—While there is much present work in hand, it is noticed that fabricators are less certain of the future and are busy canvassing for contracts. Considerable buying is being deferred, especially for speculative construction. Buying for railroad and industrial plant extensions continues large.

The Public Service Commission will take bids on June 5 for 90,000 tons of structural steel. Heretofore the commission has allowed the contractors to buy the steel. Levering & Garrigues will furnish 3,000 tons of structural shapes for a steel mill at Nicetown, Pa.

Bids from fabricators have been invited for furnishing the steel for the New York Central hotel at 42d street and Lexington avenue, which will require over 15,000 tons. It is to be called the "Terminal Hotel." The general contract has not yet been signed.

An unusual number of contracts are pending. An addition to the Schermerhorn building at 95 Broadway, requiring 250 tons, is up for figures. Another hotel is projected, this one at 131 East 58th street, for Bernard Turtel. A pier shed for the American Mfg. Co., at the foot of Noble street, Brooklyn, a factory building for Frederick Ayer of Boston at 14th street and Ely avenue, Long Island City, an apartment house for Marcus Brown at Broadway and 91st street, and another for Anthony Compagna on West End avenue at 93rd street, are some of the new buildings being figured.

Plain material is quoted at 2.769 cents to 3.169 cents, New York, depending on delivery, for mill shipments. Out of store, New York, 3.25 cents to 3.50 cents.

Window Glass.—Manufacturers have made no change in prices or discounts. At a meeting of jobbers quotations were confirmed. The market is firm here and throughout the country. Stocks are not large and manufacturers are sold ahead.

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 @ \$8.00
 Raritan common 8.00 @ 8.25
 Second hand common, per load
 of 1,500 @ 5.25
 Front or face, in car lots.....20.00 @ 36.00
 Paving brick24.00 @

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$1.67 @
 Over 30 days.....@ \$1.72
 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 GermanNo Quotation
 Dyckerhoff GermanNo Quotation

CRUSHED STONE (500 cu. yds. lots f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in.....\$0.90 @
 Trap rock, ¾ in..... 1.00 @
 Bluestone flagging, per sq. ft. .17 @ \$0.18
 Bluestone curbing, 5x16..... .40 @

GRAVEL (500 cu. yd. lots f. o. b. alongside 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, per gallon.....\$0.76 @ \$0.78
 City boiled77 @ .79
 Five-gallon cans90 @

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)..... .07½
 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 @

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 yards, per gallon... \$0.43 @ 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

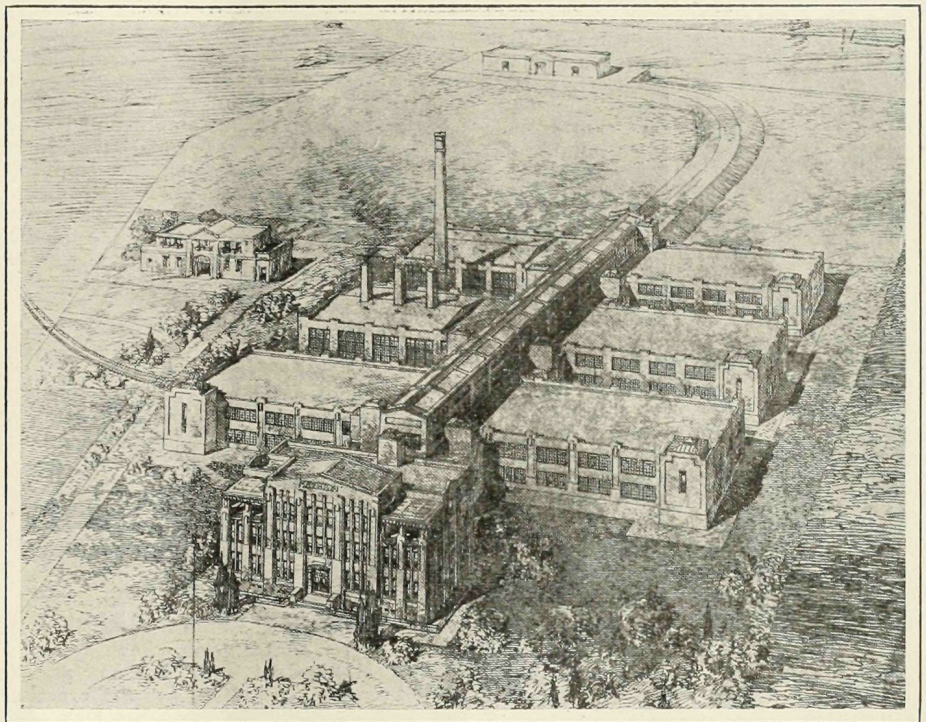
**NATHAN MANUFACTURING COMPANY
 TO ERECT PLANT AT FLUSHING**

Concern Owns Thirteen Acre Tract—Operation Will Involve Approximately \$500,000

ACTIVE construction work has been started at Flushing, L. I., for the new plant for the Nathan Manufacturing Company, maker of locomotive injectors and fittings. This operation which will be located on a tract containing approximately thirteen acres will cost in the neighborhood of \$500,000, not including the cost of the land. The plans and specifications have been prepared by Eugene Schoen, architect and engineer, and the construction of the operation is proceeding under a general contract awarded to Rheinstein & Haas, Inc., 101 Park avenue, Manhattan.

natural light will be obtained at all hours of the day as there will be a space 40 feet in width between the laterals. These units have been generously supplied with windows of large dimensions. Additional natural light is secured through the skylight over the craneway.

The tract on which this plant is being erected is of a marshy nature and has made it necessary to erect all of the structures on a foundation composed of wood piles. After the work of construction is entirely completed this land will be filled in and the balance of the tract will be parked and extensively planted with shrubs and evergreens, making it



Rheinstein & Haas, Inc., Builders. Eugene Schoen, Architect.
 NEW PLANT FOR THE NATHAN MANUFACTURING COMPANY.

The operation consists of a group of nine reinforced concrete buildings, of various heights. The administration building at the head of the main group is a structure 112 x 50 feet, containing numerous offices and salesrooms, a dining room for the employees and officials, recreation rooms, etc. The employees' dining room occupies the entire top floor of this building and opens on a roof garden at either end. The six buildings located in the rear of the administration building house respectively the power plant, foundry shops, stock rooms, etc., and are each two stories in height, 60 x 150 feet. These buildings are connected by a central unit, or craneway, which is 26 feet in width and 311 feet long. The raw materials are deposited at the craneway by the railroad which enters between two of the buildings on the left, or from the docks and warehouses located at the extreme rear of the property. Once in the craneway the material is distributed by the crane from building to building, or from floor to floor as required. The idea of a central artery, with laterals on either side, is carried out in an original manner and is expected to make for the highest efficiency in the handling of heavy material and the close co-ordination of the various branches of the factory.

The six small extensions located in the courts formed by the laterals in the craneway, contain locker rooms, rest rooms, toilets and stairways. The structure located at some distance from the main body of the plant is designed for use as a garage to house the auto trucks used by the company.

A view of the entire plant will be obtained from the administration building, through the craneway. The best of

one of the showplaces of its kind. The contractors expect to have these buildings completed and ready for operation in about six months, which will be very quick time particularly in view of the difficulty in connection with the foundations.

Welfare work among the employees of this plant is intended to have a large place in its operation. The concern recognizes that the best work is possible only when the employees are satisfied and comfortable and in their plans have included a number of innovations designed to increase the efficiency of the factory hands. The free space will probably be utilized for the construction of a baseball field and tennis courts until such time as the growth of the plant requires the ground for the erection of additional buildings.

Contract for Electric Light and Power.

A contract has recently been obtained by the Edison Electric Illuminating Co., of Brooklyn, to supply the electric energy for the lighting and power required to operate the new factory building now nearing completion in Brooklyn for the American Tobacco Co. This structure is located at the corner of Nostrand and Park avenues and was planned by Francisco & Jacobus, engineers and architects, 200 Fifth avenue, Manhattan.

The original plans for the building included the installation of a private plant consisting of a battery of five 250 h. p. boilers and three 300 h. p. engines operating three 225 k. w. generators to supply the current for lighting and power. This scheme has now been abandoned and the Edison Electric Illuminating Co. will install motors and supply current to

the extent of approximately 750 h. p., the current characteristics being 2 phase, 25 cycle, 220 volts for power and 110 volts for lighting purposes.

The American Tobacco Co. has been operating its present factory on Wythe avenue exclusively from the service supply of the Edison Company for the last three years, and after careful comparisons of cost between generating current and purchasing it, has decided on the outside service for the new structure.

BUILDING SITUATION.

Spring Boom Somewhat Delayed By Several Influencing Factors.

As indicated by the preliminary report on April building (ninety cities reporting) made by Bradstreet's a week ago, the gains shown in that month were only moderate, and there is evidence that high prices, delayed deliveries, scarcity of some materials, uneasy labor and a rather backward season have tended to discourage or at least delay the boom which some observers thought was in sight this spring. Certain it is that April building, while it showed a moderate gain (15.5 per cent.) over April a year ago, exhibited a notable decrease from some other active years, and the same is true of the four months' figures, as the following table shows:

	April.	Four months.
1916.....	\$88,111,138	\$281,800,658
1915.....	76,230,555	239,746,026
1914.....	84,565,850	272,482,842
1913.....	97,405,899	299,094,515
1912.....	103,189,722	283,785,886
1911.....	83,339,805	255,208,120
1910.....	94,369,714	277,968,000
1909.....	87,483,935	281,308,000

April building at 149 cities aggregated \$88,111,138, a gain of 15.5 per cent. over last year and 4.2 per cent. over April, 1914, but a decrease of 9.2 per cent. from April, 1913, and of about 14 per cent. from April, 1912, and also below 1910. For four months building expenditures aggregated \$281,800,658, a gain of 17.6 per cent. over 1915, but below the totals recorded in either 1913 or 1912.

The record of building expenditures at leading American cities reporting monthly, quarterly and yearly from January, 1914, down to and including April, 1916, shows the ebb and flow in the building industry in the past twenty-eight months, as follows:

	1915.		1914.		Change per cent.
	Values	Permits	Values	Permits	
Jan., 155 cities..	\$45,764,309	\$49,944,341	D 8.3		
Feb., 155 cities..	45,769,864	52,177,227	D 12.2		
Mar., 155 cities..	75,250,465	85,795,424	D 12.2		
First quarter..	\$166,784,638	\$187,916,992	D 11.2		
April, 155 cities..	\$79,469,221	\$84,565,850	D 6.0		
May, 155 cities..	85,513,438	85,212,713	I 3.3		
June, 155 cities..	67,542,904	86,458,820	D 21.8		
Second quarter..	\$232,525,563	\$256,237,383	D 9.2		
Six months..	\$399,310,201	\$444,154,375	D 10.0		
July, 155 cities..	\$71,569,657	\$83,640,692	D 14.4		
Aug., 155 cities..	71,803,460	63,448,824	I 13.1		
Sept., 155 cities..	69,777,282	53,443,480	I 30.5		
Third quarter..	\$213,150,399	\$200,532,996	I 6.2		
Nine months..	\$612,460,600	\$644,687,371	D 5.0		
Oct., 155 cities..	\$70,254,657	\$52,535,818	I 33.7		
Nov., 156 cities..	71,210,294	45,080,438	I 57.9		
Dec., 156 cities..	67,892,361	41,788,286	I 62.4		
Fourth quarter..	\$209,357,312	\$139,404,542	I 50.1		
Twelve months..	\$821,817,912	\$784,091,913	I 4.8		
	1916.		1915.		Change per cent.
	No. of permits	Values	No. of permits	Values	
Jan., 156 cities..	21	\$55,545,958	20	\$46,040,876	I 20.6
Feb., 154 cities..	29	53,872,639	29	44,479,105	I 21.1
Mar., 154 cities..	84	270,923	72	995,490	I 15.4
First quarter..	134	\$193,689,520	121	\$163,515,471	I 18.4
April, 149 cities..	149	\$88,111,138	126	\$76,230,555	I 15.5

The summary of permits and values for April compares with the same month of 1915 as follows:

	No. of permits	No. of values	Compared with last year.	
			Permits.	Values.
New Eng.	21	2,014	\$6,740,512	I 11.1 I 4.0
Middle.	29	7,354	30,917,890	D 3.0 I 10.6
Western	21	7,237	14,764,570	I 15.4 I 14.0
Northwest ..	18	3,885	19,281,317	I 3.8 I 40.7
Southwest ..	14	1,930	3,227,187	D 22.1 D 10.0
Southern ...	25	3,190	5,868,849	I 5.1 I 18.2
Far-western.	21	4,645	7,310,833	I 6.3 I 10.5
Total	149	30,255	\$88,111,138	I 2.8 I 15.5
Canada	11	1,205	2,250,473	D 30.2 D 20.9

April permits, numbering 30,255, show a gain of 2.8 per cent. over April a year ago, while values show an increase of 15.5 per cent., and the greater relative gain in values may be regarded as indicating that much small building has been discouraged as the result of the causes set forth above. Permits in the middle states and southwest, it will be seen, show decreases, while values show gains in every group but the southwest.

Leading cities showing decreases in building from April a year ago are: New York, 5.6 per cent.; Bridgeport, 56.7 per cent.; Buffalo, 32.5 per cent.; Cleveland, 14.6 per cent.; Detroit, 11 per cent.; Milwaukee, 10 per cent., and Los Angeles, 18 per cent. Large cities showing gains are: Chicago, 66.7 per cent.; Minneapolis, 55.5 per cent.; Philadelphia, 80.5 per cent.; Hartford, 87.4 per cent.; Pittsburgh, 28.3 per cent.; Kansas City, 8.3 per cent.; Washington, 15.8 per cent., and San Francisco, 36.5 per cent.

Tenement House Law Amended.

The attention of architects, builders and others interested in tenement property is hereby called to the fact that the Tenement House Department is now empowered to issue foundation permits before the approval of the complete plans for the erection of a tenement house. Section 120 of the Tenement House Law has just been amended granting the Department this power by the addition of the following clause in said section:

"Nothing contained in this section shall prevent the department charged with the enforcement of this chapter from issuing a permit for the erection of the cellar walls of a tenement house, provided plans have been filed in the said department for the erection of such walls and have been found to conform to law, but no work shall be done above the first tier of beams under any such permit."

Contract for Large Oil Plant.

A general contract has been awarded to the H. D. Best Company, 52 Vanderbilt avenue, Manhattan, for the erection of a group of buildings on the Delaware River at Lincoln Park, N. J., for the Vacuum Oil Co., 61 Broadway. The construction of this plant will involve the buildings of piers and bulkheads, warehouses, factory buildings, steel tanks, machine shop, foundry, power house, pumping station and several brick smoke stacks. The structures will be of various heights and dimensions, constructed of brick and reinforced concrete. The plans for this operation were prepared by E. V. Van Leuven, engineer for the owner, and the work of construction will be under the direction of R. W. Everett, manufacturing manager. The cost of the project is estimated at approximately \$2,000,000.

Plans for Service and Loft Building.

The Underwood Typewriter Co., 30 Vesey street, has retained McKenzie, Voorhees & Gmelin, architects, 1123 Broadway, to prepare the plans and specifications for the twelve-story service and loft building which the concern proposes to erect at the southeast corner of Vesey and Greenwich streets. The structure will occupy a plot 84x129 feet, and will be constructed of brick, limestone and terra cotta. The Tide-Water Building Co., 16 East 33d street, will have charge of the erection of this project under a general contract. Particulars of this operation were announced in a recent issue of the Record and Guide.

Turner Co. Obtains Large Contract.

A general contract has been awarded to the Turner Construction Co., 11 Broadway, Manhattan, for the erection of a reinforced concrete railroad terminal warehouse, irregular in shape, containing 504,000 square feet of floor space, at Cleveland, Ohio. The building will be ten stories in height and will cost about \$1,250,000. The owner of this opera-

tion is the Ninth Street Terminal Warehouse Co., and the architects and engineers are A. M. Allen & Co., of Cleveland, Ohio.

PERSONAL AND TRADE NOTES.

Detroit Roofing Tile Co. has moved its office from 200 Fifth avenue to 103 Park avenue.

H. T. Blanchard, architect, has moved his offices from 15 East 40th street to 597 Fifth avenue.

Lawrence F. Peck, architect, has moved his offices from 15 East 40th street to 597 Fifth avenue.

Amco Glazed Block Co. has recently moved its office from 347 Fifth avenue to 405 Lexington avenue.

Herbert C. Keith, consulting engineer, has moved his office from 116 Nassau street to 154 Nassau street.

George J. Casazza, architect, has recently opened an office for the practice of his profession at 1133 Broadway.

Mulry Contracting Co., general contracting, has moved its offices from 7 West 42d street to 10 Perry street.

Roger H. Bullard, architect, formerly located at 331 Madison avenue, has moved his offices to 15 East 40th street.

MacArthur Concrete Pile & Foundation Co. has moved its offices from 11 Pine street to the Equitable Building, 120 Broadway.

Cohen Brothers, metal ceilings, have moved their shop and offices from 410 West 42d street to larger quarters at 312 West 42d street.

Jared S. La Dow, architect, has moved his offices from the Hinckley Building, 45 Market street, to the Taylor Building, 35 Market street, Poughkeepsie, N. Y.

Carl de Lion, architect, formerly connected with the office of Slee & Bryson, has opened an office for the practice of his profession at 200 Montague street, Brooklyn.

Ring, Cleaves & Graham, architects, have moved their offices into larger quarters at 280 Broad street, Elizabeth, N. J., where the firm will occupy the third floor.

E. H. Lyall, architect, has moved his offices from 334 Fifth avenue to 347 Fifth avenue, taking part of the office now occupied by F. P. Kelly and Hobart A. Walker.

J. Bank & Brother, cabinet makers, have moved from 675 First avenue to larger quarters at 510 East 72d street, where they have better facilities for their increasing business.

Jacob S. Langthorn, formerly division engineer for the Board of Water Supply of the City of New York, was recently appointed deputy water commissioner of the Borough of Brooklyn.

J. M. Currin, architect, has recently opened an office for the general practice of his profession in the Mutual Building, Richmond, Va. Mr. Currin is a graduate of the University of Pennsylvania.

E. V. Warren, architect, of Brooklyn, and C. W. Niehaus, sculptor, of New Rochelle, N. Y., have been selected to design the monument to the memory of Francis Scott Key, to be erected at Baltimore, Md.

Charles A. Carr, architect for the Bankers' Realty Investment Co., 706 Commerce Building, Kansas City, Mo., desires catalogs and samples from manufacturers and jobbers interested in the building trades.

Percy H. Wilson, formerly secretary for the Association of American Portland Cement Manufacturers, has opened an office for the practice of his profession as a consulting engineer at 1232 Land Title Building, Philadelphia, Pa.

Farber & Markwitz, architects, 189 Montague street, Brooklyn, have recently dissolved partnership. Mr. Farber will conduct his practice at 1715 Park place, and Mr. Markwitz will maintain his office at his former address.

NO ARCHITECTS SELECTED.

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

MASPETH, L. I.—The Robinson Clay Products Co., M. W. Marcus in charge, Fuller Building, N. Y. City, contemplates the erection of a 1-sty warehouse, 100x150 ft, with stable and garage, on Flushing av, architect for which has not been selected nor details decided.

PERTH AMBOY, N. J.—The First Baptist Church of Perth Amboy, Rev. Wm. Bawden, 135 Gordon st, pastor, contemplates the erection of a new church building. No site selected. No architect selected.

ELMIRA, N. Y.—The Elmira Water, Light & Railroad Co., F. H. Hill, manager, contemplates the erection of an artificial gas plant to cost approximately \$250,000. Engineer not selected.

EAST ORANGE, N. J.—The Ferry Methodist Church, Wm. M. Nesbit, pastor, Warren P. Easton, 249 Midland av, chairman building committee, contemplates the erection of a new church to seat approximately 500 and to cost about \$25,000. No site or architect selected.

VERONA, N. J.—The Borough of Verona, W. P. Rich, 56 S. Prospect st, pres. of the Board of Library Trustees, contemplates the erection of a 1-sty brick and stone library building, to cost approximately \$11,000. No architect selected.

ILION, N. Y.—Ilion Council, Knights of Columbus, is receiving tentative sketches for a 2-sty brick lodge building in West st, to cost approximately \$12,000.

PLANS FIGURING.**DWELLINGS.**

NEWARK, N. J.—R. Bottelli, 207 Market st, is taking estimates on separate contracts to close May 20th, for a 2½-sty frame and stucco residence, 37x36 ft, at 808 South 10th st, for Abraham Fishman, 32 Spring st, Newark, owner. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

PLAINFIELD, N. J.—Estimates are being taken on general contract to close May 23 for a 1-sty brick and steel factory building, 60x200 ft, for Niles, Bement, Pond Co., 111 Broadway, Manhattan, owner, from plans by Harris & Richards, Drexel Building, Philadelphia, Pa., architects. Cost, \$25,000.

MUNICIPAL.

NORTH ARLINGTON, N. J.—The Borough Council of North Arlington, Wm. Brandenburg, Mayor, is taking estimates in general contract to close 8 p. m., June 6, for a 2-sty brick municipal building, 40x55 ft, containing fire headquarters, council room and recorder's office, on Ridge av, from plans by J. W. Baker, 111 North Graw st, Harrison, N. J. Cost, about \$8,000.

SCHOOLS AND COLLEGES.

PAWLING, N. Y.—The Board of Education of Pawling, N. Y., B. F. Burr, president, is taking estimates on general contract to close 10 a. m., May 22, for a 2-sty brick and stone public school, 58x91 ft, containing 8 class-rooms and auditorium, from plans by Alfred L. Hopkins, 101 Park av, Manhattan. Cost, \$35,000.

WEST NEW YORK, N. J.—The Board of Education of West New York, J. Stiltz, president, is taking estimates on general contract to close 8 p. m., May 24, for a 1-sty brick auditorium, 70x120 ft, seating approximately 1,200, at Public School No. 6, Broadway, 18th to 19th sts, from plans by Gregory B. Webb, 104 West 42d st, Manhattan, and Arthur L. Dore, 560 Bergenline av, West New York, N. J., associate architects. Cost, about \$30,000.

NEW BRUNSWICK, N. J.—Alex. Merchant, 363 George st, N. B., is taking estimates on general contract to close May 24 for a 2-sty brick and limestone church and Sunday school, 58x130 ft, for St. John's German Reformed Church, Rev. O. B. Moor, pastor. Cost, about \$50,000.

STABLES AND GARAGES.

BRONX.—Albert E. Davis, 258 East 138th st, architect, is taking estimates on general contract to close May 21 for a 4 and 5-sty brick and reinforced concrete automobile storage warehouse, 71x135 ft, at the northwest corner of 134th st and 3d av, for the Metropolitan Roofing Metal Co., 203 East 135th st, owner. Cost, about \$60,000.

MISCELLANEOUS.

BRONXVILLE, N. Y.—New York Central & Hudson River R. R. Co., 70 East

45th st, is taking estimates on general contract to close May 29 for a 1-sty hollow tile and stucco passenger station, 30x93 ft, plans for which were prepared privately.

CONTEMPLATED CONSTRUCTION.**Manhattan.****APARTMENTS, FLATS & TENEMENTS.**

SULLIVAN ST.—George J. Casazza, 1133 Broadway, has completed plans for a 6-sty brick tenement, 48x87 ft, at 120-122 Sullivan st, for Victor and Louis Casazza, 190 Prince st, owners. Cost, \$50,000.

WEST END AV.—Anthony Campagna Const. Co., 601 West 115th st, contemplates the erection of a 14-sty brick limestone and terra cotta apartment house on plot 100x129 ft, at the northeast cor of West End av and 93rd st. Details and name of architect will be available later.

BROADWAY.—Marcus Brown, 740 West End av, contemplates the erection of a brick and limestone apartment house on

plot 93x162 ft, at the northeast cor of Broadway and 91st st. Architect's name will be announced later.

86TH ST.—Schwarz & Gross, 347 5th av, are preparing plans for a 14-sty brick apartment, 63x83 ft, at 64-66 West 86th st, 171 ft west of Park av, for Samuel A. Herzog, 299 Madison av, owner and builder. Cost, about \$275,000.

ST. NICHOLAS AV.—Irving Margon, 370 East 149th st, is preparing plans for the erection of two apartment houses, to occupy the block front on St. Nicholas av, between Wadsworth and Fairview avs. Details and name of owner will be announced later.

CROTON ST.—Geo. F. Pelham, Inc., 30 East 42d st, has been selected to prepare plans for a 6-sty brick and limestone apartment, 50x120 ft, at the corner of Croton st and Audubon av, for The Enwil Holding Co., Harry Turek, president, 505 5th av, owner and builder. Details later.

160TH ST.—Irving Margon, 370 East 149th st, has completed plans for two 5-sty brick apartments in 160th st, between Ft. Washington av and Riverside dr, for

Park Avenue Interests Contract for Edison Service

The 630 Park Avenue Company, Incorporated, has arranged for Edison Supply for its 12-story apartment house going up on the 66th Street corner. The big building, covering a lot 100x100, will use 4000 lights and 100 horse-power. Demonstrated economy and the perfect dependability of Central Station current were deciding factors in determining the electrical supply of this property

No street of late years has testified for Edison Service more strongly than Park Avenue. The direct result of electrical advance, this rejuvenated avenue, north of the railroad development, has relied upon Edison Service for light and power for motors. The 66th Street contract is in natural sequence and shows again the inseparable relation between real estate progress and the Central Station

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Irving Place and 15th Street

Telephone: Stuyvesant 5600



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W. J. Rapp, Sec. & Treas.

CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York

Schlesinger & King, 1679 Carter av, owners and builders.

RIVERSIDE DR.—Samuel Katz, 405 Lexington av, has completed plans for a 6-sty brick and limestone apartment, 54x144 ft, on Riverside dr, 288 ft west of 158th st, for the Gustavus Const. Co., Gustave Schneider, pres., owner and builder, care architect. Cost, \$55,000.

DWELLINGS.

80TH ST.—Harry Allen Jacobs, 320 5th av, is preparing plans for extensive alterations to the 4-sty brick and stone residence, 23x102 ft, at 48 East 80th st, for James H. Leopold, 7 Wall st, owner.

79TH ST.—McKim, Mead & White, 101 Park av, are preparing plans for a 5-sty brick and limestone residence, 38x95 ft, at 13-15 East 79th st, for Thomas Newbold, 289 Madison av, owner. Details will be announced later.

57TH ST.—T. Markoe Robertson, 331 Madison av, has completed plans for alterations and additions to the 4-sty brick and stone residence, 27x100 ft, at 20 East 57th st, for Mrs. Edwin K. Scheffel, owner, on premises. Cost, about \$20,000.

HOSPITALS AND ASYLUMS.

29TH ST.—The Municipal Art Commission has approved plans prepared by McKim, Mead & White, 101 Park av, for pavilions F and G, 6 and 8 stories, 175x183 ft, to be erected at 29th st, 1st av and East River, by the City of New York, Bellevue and Allied Hospitals, 26th st and 1st av. Cost, approximately \$800,000.

SCHOOLS AND COLLEGES.

101ST ST.—E. H. Janes, 124 West 45th st, has been retained to prepare plans for a 6-sty brick and limestone annex to medical college at 19 West 101st st, northeast corner of Manhattan av, for the New York Medical College and Hospital for Women. Details will be announced later.

STORES, OFFICES AND LOFTS.

42D ST.—Harry Leslie Walker, 103 Park av, has completed plans for a 6-sty brick and limestone store and office building, 22x96 ft, at 22 East 42d st, for the Deance Mfg. Co., 22 East 41st st, owner. Alex. Brociner, 104 West 42d st, consulting engineer. Cost, \$60,000.

BROADWAY.—H. C. Severance & Wm. H. Van Alen, 4 West 37th st, have completed plans for a 3-sty brick store and office building, 15x28 ft, at the corner of 129th st and Broadway, for owner, c/o Johnston & Messler, 256 Broadway. Cost, about \$6,000.

FRANKFORT ST.—Timmis & Chapman 315 5th av, are preparing plans for a brick and steel and reinforced concrete loft building, 16 stories high, 112x42x60 ft, at the northeast corner of Frankfort and Rose sts, for John V. Black, 200 William st, owner. Lessee, the Black Lithographic Co., 204 William st. Cost, about \$225,000.

7TH AV.—Silver Lunch Co., 903 8th av, contemplates the erection of a 6-sty brick and stone store and loft building, 25x79 ft, at 717 7th av. Details and name of architect will be announced later.

THEATRES.

8TH AV.—Eisendrath & Horwitz, 500 5th av, are preparing plans for a 1-sty brick terra cotta theatre, 51x150 ft, on 8th av, 39 ft north of 40th st, for Athie and Geo. Rudd, 20 West 73d st, owners. Details later.

Bronx.

APARTMENTS, FLATS & TENEMENTS
PRESTON AV.—M. W. Del Gaudio, 401 East Tremont av, has completed plans for a 5-sty brick and limestone apartment, 40 x84 ft, at the southeast corner of Preston av and Minerva pl, for the Preston Building Co., August Bush, president, 2763 Webster av, owner and builder. Cost, \$20,000.

171ST ST.—C. B. Meyers, 1 Union sq, has completed plans for a 5-sty brick and limestone apartment, 72x88 ft, in the south side of 171st st, 95 ft east of Washington av, for E. Lapin, 661 Tinton av, owner and builder. Cost, \$65,000.

ANTHONY AV.—Charles Schaefer, Jr., 401 East Tremont av, is preparing plans for two 5-sty brick apartments, 49x88 ft, on the east side of Anthony av, 78 ft east of 173d st, for the Steenson Realty Co., S. F. Schaefer, president, 2284 Beaumont av, owner and builder. Total cost, \$100,000.

140TH ST.—The Ensign Improvement Co., 391 East 149th st, have purchased property in the north side of 140th st, 200 ft east of St. Anns av, and contemplates the erection of two 5-sty apartment houses with stores, about 50x85 ft each. Name of architect will be announced later.

STABLES AND GARAGES.

CITY ISLAND.—H. C. Severance and Wm. H. Van Alen, 4 West 37th st, are preparing plans for a 2-sty brick and rein-

forced concrete garage and boat house, 48 x60 ft, for Dr. James Bishop, owner, c/o architect. Cost, about \$20,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
63D ST.—Charles L. Calhoun, 560 West 163d st, N. Y. C., is preparing plans for six 3-sty brick apartments in 63d st, near 12th av, for P. Devanport, 36 Willoughby st, Brooklyn, owner and builder. Cost, \$50,000.

43D ST.—Cantor & Dorfman, 373 Fulton st, are preparing plans for a 4-sty brick and limestone apartment, 60x85 ft, in the south side of 43d st, 120 ft east of 8th av, for the Finnish Co-Operative Home Association, owner and builder, c/o architects. Cost, \$50,000.

SACKMAN ST.—Morris Rothstein, 601 Sutter av, has completed plans for a 3-sty brick store and tenement, 25x70 ft, at the southeast corner of Sackman st and Lott av, for Berford Bros., 682 Williams av, owners and builders. Cost, \$7,500.

43D ST.—M. J. Harrison, 63 Park Row, Manhattan, has completed plans for a 3-sty apartment, 31x25 ft, with stores, at the northeast cor of 43d st and 3d av, for Wm. Smith, 785 Hewitt pl, N. Y. C., owner and builder. Cost, \$5,000.

CHURCHES.

ESSEX ST.—N. Serracino, 1170 Broadway, Manhattan, is preparing sketches for a 1½-sty brick church seating approximately 700, at the corner of Essex st and Atlantic av, for St. Rita's R. C. Church, Rev. Father Simonetti, pastor. Details will be available later.

GREENWOOD AV.—F. J. Schwarz, Colt Building, Paterson, N. J., is preparing plans for a 1½-sty brick and terra cotta church, 46x86 ft, seating approximately 400, on Greenwood av, for the P. E. Church of the Holy Apostles, Rev. Geo. F. Banbach, 291 Sherman st, rector. Cost, \$30,000.

DWELLINGS.

AV M.—Foster & Kaiser, 1 West 34th st, Manhattan, have completed plans for a 2½-sty frame dwelling, 22x36 ft, on the north side of Av M, 71 ft east of 24th st, for Wm. Bordfeld, East 24th st and Av N, owner and builder. Cost, \$5,000.

KINGS HIGHWAY.—F. W. Eisenla, 186 Remsen st, has completed plans for four 3-sty brick dwellings with stores, 20x44 ft, on the south side of Kings Highway, east of West 10th st, for the B. W. P. Realty Co., 5107 New Utrecht av, owner and builder. Cost, \$18,000.

KINGS HIGHWAY.—F. W. Eisenla, 186 Remsen st, has completed plans for a 3-sty brick store and dwelling, 20x60 ft, at the southeast corner of Kings Highway and West 10th st, for the B. W. P. Realty Co., 5107 New Utrecht av, owner and builder. Cost, \$5,000.

69TH ST.—Chas. Olsen, 1782 69th st, is preparing plans for two 2-sty brick dwellings, 20x55 ft, in the south side of 69th st, 155 ft east of 18th av, for owner, to be announced later. Cost, \$4,000 each.

74TH ST.—A. G. Carlson, 226 Henry st, has completed plans for five 2-sty brick dwellings, 20x60 ft, in the north side of 74th st, 236 ft west of 5th av, for Boyd H. Wood, 416 74th st, owner and builder. Total cost, \$25,000.

76TH ST.—Slee & Bryson, 154 Montague st, are preparing plans for four 2-sty brick dwellings, 18x36 ft, in the north side of 76th st, west of 3d av, for Albert Janson, 218 76th st, owner and builder. Cost, \$5,500 each.

AV R.—B. F. Hudson, 319 9th st, has completed plans for seven 2-sty frame dwellings, 17x42 ft, at the northeast corner of Av R and East 14th st, for the De Forest Realty Co., 1812 Coney Island av, owner and builder. Cost, \$3,000 each.

CHURCH AV.—W. T. McCarthy, 15 Court st, has completed plans for seven 3-sty brick dwellings, with stores, 18x60 ft, on the south side of Church av, 111 ft east of 18th st, for the O. A. Holding Co., 300 Montague st, owner and builder. Total cost, \$48,000.

BRADFORD ST.—Wm. C. Winters, 106 Van Sicklen av, is preparing plans for a 2-sty brick store and dwelling, 20x42 ft, at the southeast corner of Bradford st and Jamaica av, for Frank Rickers, 148 Sunny-side av, owner and builder. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

KRAMER ST.—Thomas Bennett, 303 52d st, is preparing plans for a 1-sty brick and concrete storage building, 100x100 ft, at the northeast corner of Kramer and Court sts, for David Sammon, 245 Bush st, owner. Frank Walsh, 374 Hamilton av, general contractor. Cost, \$10,000.

RICHARDS ST.—W. J. Conway, 400 Union st, is preparing plans for a 2-sty brick factory building, 40x100 ft, with 1-

sty extension, 50x60 ft, at the northeast cor of Richards and Belevan sts, for the Atlantic Smelting & Refining Works, 749 Hicks st, owner. Cost, \$25,000.

DEGRAW ST.—F. H. Quinby, 99 Nassau st, Manhattan, has completed plans for a 2 and 4-sty factory addition in Degraw st for Edw. B. Jordan & Co., 127 Degraw st, owners. Cost, about \$60,000.

HOSPITALS AND ASYLUMS.

92D ST.—Crow, Lewis & Wickenhofer, 200 5th av, Manhattan, are preparing tentative plans for a brick hospital building at the northwest corner of 92d st and 7th av for the Bay Ridge Hospital, 60th st and 2d av, Edw. W. DeKnight, president. Cost, \$150,000. Details will be available later.

SCHOOLS AND COLLEGES.

COURT ST.—Wm. J. Ryan, 162 Ryerson st, has completed plans for a 3-sty brick parochial school at the northeast corner of Court and Nelson sts for St. Mary's R. C. Church, Rev. Father Corrigan, pastor. Cost, about \$30,000.

STABLES AND GARAGES.

84TH ST.—A. G. Carlson, 226 Henry st, has completed plans for a 2-sty brick garage, 19x60 ft, in the north side of 84th st, 133 ft east of 4th av, for the Johnson Construction Co., John Johnson, president, 73d st and 10th av, owner and builder. Cost, \$5,000.

EUCLID AV.—John Infanger, 158 Atlantic av, Jamaica, L. I., has completed plans for a 1-sty brick garage, 16x50x18 ft, on the east side of Euclid av, 381 ft south of Atlantic av, for Richard Hinch, 253 Euclid av, owner. Cost, \$3,000.

MISCELLANEOUS.

9TH ST.—Henry Bacon, 101 Park av, has completed plans for a monument of granite and bronze to be erected at the 9th st entrance to Prospect Park. Daniel Chester French, 125 West 11th st, Manhattan, sculptor. Cost, \$35,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

QUEENS, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, has completed plans for nine 3-sty brick tenements, 28x68 ft, at the northwest cor of Schley st and Central av, for Henry W. Meyer, Ridgewood, L. I., owner and builder. Total cost, \$18,000.

QUEENS, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, has completed plans for eight 3-sty brick tenements, 28 x68 ft, at the southwest cor of Schley and Edsall av, for Henry W. Meyer, Ridgewood, L. I., owner and builder. Total cost, \$8,000.

RIDGEWOOD, L. I.—Cantor & Dorfman, 373 Fulton st, Brooklyn, are preparing plans for a 3-sty brick apartment, 20x55 ft, and five stores, at the southwest corner of Forest and Butland avs, for the Grand Building Corp, Louis Gold, president, 44 Court st, Brooklyn, owner and builder.

LONG ISLAND CITY.—F. Chmelik, 796 2d av, L. I. City, is preparing plans for three 4-sty brick apartments, 25x77 ft, on the south side of Broadway, 63 ft west of Crescent st, for Cole Bros. Realty Co., Inc., 143 Lexington av, Manhattan, owner and builder. Total cost, \$30,000.

ASTORIA, L. I.—Edward Hahn, Bridge Plaza, L. I. City, has completed plans for a 4-sty brick apartment, 50x90 ft, on the west side of 3d av, 100 ft north of Jamaica av, for Frank Zvanovec, 70 Wilson av, L. I. City, owner and builder. Cost, \$80,000.

DWELLINGS.

GLENDALE, L. I.—William Von Felde, Metropolitan av, Middle Village, has completed plans for a 2-sty frame dwelling, 20x55 ft, in Delia st, 230 ft south of Central av, for William Beers, 53 Glasser st, Glendale, owner. Cost, \$4,500.

FLUSHING, L. I.—R. G. Ecob, 299 Madison av, Manhattan, is preparing plans for a 2½-sty frame dwelling, 25x36 ft, on Ziegler av, for Thomas Smith, owner, c/o architect.

OZONE PARK, L. I.—Morris Perlstein, Middle Village, L. I., has completed plans for a 3-sty brick store and dwelling, 20x 52 ft, at the southeast corner of Herald and Jerome avs for the Earle Const. Co., Jacob Karlander, president, 6 Hinman st, Middle Village, L. I., owner and builder. Cost, \$5,500.

RIDGEWOOD, L. I.—J. F. D. Beball, 10 North Washington st, Jamaica, Long Isl- and, has completed plans for twenty-four 2-sty brick dwellings, 20x52 ft, in the east side of Rene pl, 84 ft south of Metro- politan av, for the Beball Const. Co., 10 North Washington st, Jamaica, L. I., own- er and builder. Total cost, \$120,000.

JAMAICA, L. I.—J. E. D. Beball, 10 North Washington st, Jamaica, has com- pleted plans for 2 2-sty frame stores and dwellings, 20x75 ft, in the north side of

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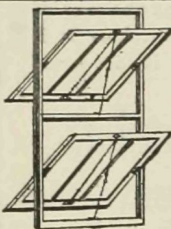
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State st, 75 ft west of Prospect st, for the Loewer Realty Co., 542 West 42d st, Manhattan, owner and builder. Cost, \$4,000.

RIDGEWOOD, L. I.—J. F. D. Beball, 10 North Washington st, Jamaica, has completed plans for three 2-sty brick dwellings, 20x52 ft, on the west side of Grandview av, 95 ft west of Rene pl, for the Beball Realty Const. Co., 10 North Washington st, Jamaica, L. I., owner and builder. Total cost, \$15,000.

EVERGREEN, L. I.—Otto Thomas, 354 Fulton st, Jamaica, L. I., has completed plans for a 2-sty brick residence, storage shed and stable, 25x100 ft, in the south side of George st, 150 ft west of Wyckoff av, for John Rollender, 328 Center st, owner and builder. Cost, \$5,000.

OZONE PARK, L. I.—Morris Perlstein, 57 Fulton av, Middle Village, L. I., has completed plans for a 2-sty brick store and dwelling, 20x52 ft, at the southeast corner of Herald and Jerome avs, for the Earl Const. Co., 6 Hinman st, Middle Village, L. I., owner and builder. Cost, \$4,500.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2½-sty brick dwelling, 27x34 ft, in the north side of Groton st, 88 ft east of Groton la, for the Sage Foundation Homes Co., Forest Hills, L. I., owner and builder.

FACTORIES AND WAREHOUSES.

GLENDALE, L. I.—Henry Holder, Jr., 242 Franklin av, Brooklyn, has completed plans for a 1-sty brick factory building, 153x87 ft, at the southwest corner of Clinton and Railroad avs, for William Grelich, 54 Garden st, Brooklyn, owner. Cost, \$15,000.

STABLES AND GARAGES.

CORONA, L. I.—Edward Hahn, Bridge Plaza, Long Island City, is preparing plans for alterations and additions to the 1-sty brick and concrete garage, 35x110 ft, at the corner of Jackson av and 50th st, for the Jackson Garage, owner, on premises. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Cantor & Dorfman, 3737 Fulton st, Brooklyn, have completed plans for a 1-sty brick store, 75x84 ft, on the east side of Steinway av, 595 ft north of Broadway, for the 20th Av Realty Co., 44 Court st, Brooklyn, owner and builder. Cost, \$3,000.

Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—John P. From, Charles av, Port Richmond, has completed plans for a 2½-sty frame dwelling, 22x45 ft, on the east side of Becker av, 350 ft south of Palmer st, for H. Schiffman, Decker av, owner. I. Molinoff, 1944 Richmond Ter, Port Richmond, general contractor. Cost, \$4,000.

Nassau.

DWELLINGS.

LOCUST VALLEY, L. I.—Guy Lowell, 225 5th av, Manhattan, has completed plans for a 2½-sty frame residence, 50x175 ft, stable and garage, in the Piping Rock section of Locust Valley, for Paul Cravath, owner, c/o architect. Details will be announced later.

GLEN HEAD, L. I.—F. J. Sterner, 154 East 63d st, Manhattan, is preparing plans for alterations and additions to the 2½-sty frame residence for Sidney Fish, owner, 60 Wall st, Manhattan. Details later.

ROCKVILLE CENTER, L. I.—Plans will be prepared privately for five 2½-sty reinforced concrete dwellings, 26x40 ft, on Lake View av, near Village av, for F. F. Wilson, Jr., 63 Hempstead av, owner and builder. Total cost, \$30,000.

BALDWIN, L. I.—The Baldwin Harbor Realty Co., 243 West 34th st, Manhattan, contemplates the erection of about 75 bungalows and dwellings, arranging in cost from \$2,500 to \$5,000 each, at Baldwin, L. I., Beechurst, L. I., and Floral Park, plans for which will be prepared privately.

BELLAIRE, L. I.—George A. Elliott, Walton st, Jamaica, L. I., has completed plans for a 2½-sty frame dwelling, 20x47 ft, at the southeast corner of Maryland av and Hollis av, for Mrs. Grace R. Stewart, Bellaire Gardens, owner. Cost, \$5,000.

HEMPSTEAD, L. I.—Plans will be prepared privately for four 2½-sty frame dwellings, 28x34 ft, for Stephen A. Bedell, West Hempstead, L. I., owner and builder. Total cost, \$14,000.

BROOKVILLE, L. I.—Horace Trumbauer, Land Title Building, Philadelphia, Pa., is preparing revised plans for a 2½-sty brick residence, 60x100 ft, with garage, for J. J. Dows, 45 Wall st, owner. Cost, \$30,000.

SCHOOLS AND COLLEGES.

BETHPAGE, L. I.—I. B. Baylis, Hempstead, L. I., has completed plans for a two-room brick school for the Board of Education of the town of Oyster Bay. Cost, \$8,000.

THEATRES.

ROCKVILLE CENTRE, L. I.—Clement B. Brun, 405 Lexington av, Manhattan, has completed plans for a 2-sty brick and concrete moving picture theatre, 45x144 ft, seating 1,200, at Village av and Front st, for Lawson & Bauer, owners. Thomas F. O'Connor, Atlantic av, Lynbrook, L. I., lessee. Cost, \$20,000.

MISCELLANEOUS.

GREAT NECK, L. I.—Henry Otis Chapman, 334 5th av, Manhattan, is preparing sketches for a 1-sty greenhouse at Great Neck, L. I., for Henri Bendel, 10 West 57th st, Manhattan, owner.

Suffolk.

DWELLINGS.

BELLEPORT, L. I.—R. G. Ecob, 299 Madison av, Manhattan, is preparing plans for a 2½-sty frame dwelling, 42x26 ft, with wing 13x27 ft, for Miss Caroline Ten Eyck, owner, c/o architect.

Westchester.

CHURCHES.

MT. VERNON, N. Y.—James Hopkins, 95 Clark st, Brooklyn, has completed plans for a 1½-sty brick church and Sunday school seating approximately 300, at Columbus and Beekman avs, for the Vernon Heights Congregational Church, Rev. Chas. R. Seymour, pastor. Cost, about \$30,000.

DWELLINGS.

WHITE PLAINS, N. Y.—Russel D. Swartwout, Realty Building, is preparing plans for alterations and additions to the 2½-sty frame dwelling at 20 Greenwich av, for Frederick Tench, c/o Terry & Tench Co., Grand Central Terminal Building, Manhattan.

MT. VERNON, N. Y.—Anton Pirner, 2069 Westchester av, N. Y. City, has completed plans for two 2½-sty dwellings, 22x55 ft, in Millington st, east of Nuber av, for Rachel A. Roberts, owner, c/o architect. B. Malone, S. 1st av, Mt. Vernon, general contractor. Cost, \$7,000 each.

PURCHASE, N. Y.—Louis M. Petry, Depot sq, White Plains, is preparing sketches for a 2½-sty frame and stucco residence, 120x40 ft, and 2-sty frame and stucco garage, for Walter Pforzheimer, 25 Broad st, Manhattan, owner. Details will be announced later.

PEEKSKILL, N. Y.—R. G. Swartwout, Realty Building, White Plains, is preparing plans for a 2½-sty frame dwelling, 26x38 ft, for John Towart, c/o Peekskill National Bank, Peekskill, N. Y. Cost, \$5,000.

BRONXVILLE, N. Y.—Harold Englebrecht, 8 Center av, New Rochelle, has recently purchased property at Sagamore, Bronxville, N. Y., and contemplates the erection of a 2½-sty residence. Details and name of architect will be available later.

WESTCHESTER COUNTY.—Caretto, Forster & King, 30 East 42d st, Manhattan, are the architects for a 2½-sty hollow tile and stucco residence, 50x70 ft, with garage to cost approximately \$17,000. Exact location and name of owner will be announced later.

VALHALLA, N. Y.—W. S. Phillips, 103 Park av, Manhattan, is preparing plans for a 2½-sty dwelling. Details and name of owner will be announced later.

SCARSDALE, N. Y.—Plans have been prepared privately for a 2-sty hollow tile and stucco store and dwelling, 25x80 ft, in the Post rd, for D. W. Holler, Post rd, owner. Cost, approximately \$10,000.

BRONXVILLE, N. Y.—Jardine, Hill & Murdock, 3 West 29th st, Manhattan, have completed plans for six 2½-sty brick, frame and stucco dwellings, in Sagamore st, for the Sagamore Development Co., Leonard Kebler, president, Swain st, Bronxville, N. Y., owner.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 2½-sty frame and shingle dwelling, 24x32 ft, at 43 Oakwood st, for A. R. Conklin, White Plains, owner and builder. Cost, \$4,500.

SCARSDALE, N. Y.—E. R. Mixer, 239 West 39th st, Manhattan, has purchased property at Greenacre, Scarsdale, and contemplates the erection of a 2½-sty dwelling and garage to cost approximately \$14,000. Details and name of architect will be announced later.

PELHAM MANOR, N. Y.—W. H. Orchard, 9 East 40th st, Manhattan, has been retained to prepare plans for a 2½-sty residence at the northwest corner of Witherbee and Monterey avs, for owner,

c/o Van Norden & Wilson, 1 West 34th st, Manhattan. Details undecided.

MAMARONECK, N. Y.—Lawrence L. Barnard, 48 Lawton st, New Rochelle, N. Y., has been selected to prepare plans for a 2½-sty residence, garage and outbuildings at Orienta Point, for Dr. J. Lowe Young, 576 5th av, Manhattan. Details will be available later.

NORTH CASTLE, N. Y.—Carrere & Hastings and T. T. Blake, associate architects, 52 Vanderbilt av, Manhattan, are preparing plans for a 2½-sty field stone residence, 100x30 ft, and garage, for Wm. C. Squier, 2d, Greenwich, Conn.

FACTORIES AND WAREHOUSES.

PEEKSKILL, N. Y.—H. L. Quick, 18 South Broadway, Yonkers, has completed plans for a 1 and 3-sty reinforced concrete factory addition, containing approximately 40,000 sq ft, at Peekskill, N. Y., for the Standard Oil Cloth Co., 320 Bway, Manhattan. Cost, \$50,000.

MUNICIPAL.

MT. PLEASANT, N. Y.—Walker & Gillette, 128 East 37th st, Manhattan, are preparing plans for a brick and limestone arms house, 400x100 ft, at East View, Town of Mt. Pleasant, for the Board of Supervisors of Westchester County. Cost, approximately \$500,000.

SCHOOLS AND COLLEGES.

MAMARONECK, N. Y.—A. G. C. Fletcher, 103 Park av, Manhattan, has completed plans for a 1-sty addition to the brick school, 106x75 ft, containing six rooms and seating 270, on Mamaroneck av, for the Board of Education of Mamaroneck. Cost, \$25,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
WEEHAWKEN, N. J.—Nathan Welitoff, 222 Washington st, Newark, N. J., has completed plans for five 3-sty brick apartments, 38x52 ft each, at 7-17 Oak st, for William Zerman and Joseph Rubsie, 1 Lincoln pl, owners and builders. Total cost, \$50,000.

WOODCLIFF, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 3-sty brick flat, 30x54 ft, with two stores, at the southeast corner of Broadway and 30th st, for the Grandt Const. Co., Samuel Rubine, president, 131 Grant av, Jersey City, owner and builder. Cost, \$9,000.

KEARNY, N. J.—Alfred Peter, 238 Washington st, is preparing plans for a 3-sty frame flat, 22x58 ft, at the cor of Roll and Maple sts, for B. Waeschle, 103 Niagara st, owner and builder. Cost, \$5,500.

CHURCHES.

PASSAIC, N. J.—Mason R. Strong, 7 Wall st, Manhattan, is preparing plans for a 2-sty brick and stone Sunday school and chapel, 60x75 ft, seating approximately 400, at the corner of Hamilton and Jefferson sts, for the North Reformed Church, Rev. W. G. Brown, pastor. Cost, about \$35,000.

WEST NEW YORK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, is preparing plans for a 2-sty brick synagogue and school, 42x90 ft, seating approximately 400, for the West New York Hebrew Institute, Samuel Weiner, 537 Bergen Line av, president Building Committee. Cost, \$10,000.

NEWARK, N. J.—William J. Fitzsimons, 207 Marke st, is preparing preliminary plans for a 1½-sty brick and limestone church, 80x120 ft, seating 1,000, at the corner of Warwick and Adams sts, for the Holy Trinity Lithuanian R. C. Church, owner. Cost, about \$60,000.

DWELLINGS.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, is preparing plans for a 2½-sty tile and stucco dwelling in the Latham Tract, for Louis Wolfson, 338 George st, owner. Cost, approximately \$8,000.

ROCHELLE PARK.—Herman Fritz, 237 Main av, Passaic, N. J., has completed plans for a 2½-sty frame dwelling at Rochelle Park for Thomas H. Ein, owner and builder.

HUDSON HEIGHTS, N. J.—Edward Manahan, 954 Bergen Line av, Woodcliff, N. J., has completed plans for a 2½-sty brick dwelling, 25x34 ft, for owner to be announced later. Cost, \$7,000.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, is preparing plans for three 2½-sty frame dwellings, 24x52 ft each, at Scander st and Jersey av, for Joseph Cornet, 76 George st, Roselle, N. J.

NEWARK, N. J.—F. H. Koenigsberger, 665 Broad st, is preparing plans for a 2½-sty tile and stucco residence, 42x31 ft, with garage, 21x23 ft, at corner of Highland and 2d avs, for Mr. Kahlins, owner, c/o architect. Cost, about \$12,000.

RED BANK, N. J.—Archibald MacKellar, Peck Building, Red Bank, N. J., has completed plans for a 1½-sty tile and stucco parish house, 40x75 ft, in West Front st, for Trinity Church, Rev. Robt. MacKellar, pastor. Cost, \$8,000.

MAYWOOD, N. J.—E. Fairchild, 244 5th av, Manhattan, is preparing plans for a 1½-sty frame bungalow for George K. Fowler, owner, c/o architect. Cost, about \$5,000.

MAPLEWOOD, N. J.—W. J. Fitzsimons, 207 Market st, Newark, has completed plans for four 2½-sty frame and stucco dwellings, 32x26 ft, in Yale st near Harvard av, for W. W. Trimpi, 262 Lafayette st, Newark, N. J. Cost, \$4,000 each.

NEWARK, N. J.—Alfred Peter, 238 Washington st, has completed plans for alterations and additions to 2½-sty dwelling at 105 Johnson av, for N. Augenblick, owner, on premises. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—G. A. Flagg, Spingarn Building, Jersey City, is preparing

plans for a 2-sty brick and reinforced concrete factory addition, 50x140 ft, on Tonelle av, for the Brunswick Laundry Co., 71 Germania av, owner. Cost, \$25,000.

NEWARK, N. J.—M. B. Silberstein, 121 Springfield av, has completed plans for a 2-sty brick warehouse, 25x70 ft, at 194 Livingston st, for Samuel Hirsch, 191 Livingston st, owner. Cost, \$5,000.

NEW BRUNSWICK, N. J.—Westinghouse, Church, Kerr & Co., 37 Wall st, Manhattan, are preparing plans for the erection of a factory at New Brunswick, N. J., for the Simplex Auto Co., Inc, Jersey av, owner. Details will be announced later.

HOBOKEN, N. J.—Max Byer, Second National Bank Building, has completed plans for a 2-sty brick warehouse, 50x90 ft, at 15th and Adams sts, for Travers & Co., owners, on premises. Cost, \$25,000.

NEWARK, N. J.—W. Frank Bowers, 44 Harrison st, East Orange, N. J., has completed plans for a brick factory addition



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PROPOSALS

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

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 15, 1916.—Sealed proposals will be opened in this office at 3 p. m., June 22, 1916, for the construction complete of the United States post office at Minden, La. Drawings and specifications may be obtained from the custodian of site at Minden, La., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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in Hamburg pl for Louis Sacks' Foundry, owner, on premises. Cost, \$10,000.

ATHENIA, N. J.—H. L. Quick, 18 South Broadway, Yonkers, N. Y., is preparing plans for a 3-sty reinforced concrete factory building for the Standard Oil Cloth Co., Inc., H. M. Garlick, president, 320 Broadway, Manhattan, owner.

HALLS AND CLUBS.

PARLIN, N. J.—Foundations have been started for a 2-sty brick and frame clubhouse, 100x125 ft, for the Union Powder Works, Parlin, N. J. Private plans. Marcus S. Wright, South River, N. J., mason Gorman & Dolan, Sayreville, N. J., carpenters. Cost, \$50,000.

HOMES AND ASYLUMS.

OCEAN GROVE, N. J.—H. B. Seymour, 624 McClellan av, Long Branch, N. J., is preparing plans for a 3-sty brick and limestone home for the aged, 60x80 ft, at 63 Clark st, for the Methodist Episcopal Home for the Aged, Mrs. J. H. Parker, president, 24 East 62d st, Manhattan. Cost, \$30,000.

MUNICIPAL

PLAINFIELD, N. J.—Peck & Bottomley, 597 5th av, Manhattan, have been selected to prepare the plans for the City Hall to be erected at the corner of 6th st and Watchung av, for the Common Council of Plainfield, Leighton Calkins, Mayor. Details will be announced later.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, is preparing plans for a 2-sty brick workhouse, 40x90 ft, with wing 114x34 ft, for the Board of Chosen Freeholders of Middlesex County, A. W. Bissett, clerk. Cost, \$50,000.

SCHOOLS AND COLLEGES.

BAYONNE, N. J.—Fagan & Briscoe, 95 River st, Hoboken, are preparing plans for a 3-sty brick and terra cotta addition to high school, 175x120 ft, containing 48 new class-rooms and seating approximately 1,900, for the Board of Education of Bayonne, N. J. Cost, approximately \$260,000.

PATERSON, N. J.—Bruce P. Kitchell, 207 Market st, Newark, has completed revised plans for a 2-sty brick parochial school, 84x64x100 ft, containing nine classrooms and auditorium seating 700, in River st, for the Church of Our Lady of Lourdes. Cost, about \$38,000.

ISELIN, N. J.—Jensen & Brooks, 196 Smith st, Perth Amboy, N. J., are preparing plans for a 2-sty brick and terra cotta public school, 38x66 ft, at Iselin, N. J., for the Board of Education of Woodbridge Township, Howard A. Tappen, president. Cost, \$20,000.

IRVINGTON, N. J.—J. B. Allen, 1091 Sandford av, Irvington, will prepare plans and specifications for alterations and addition containing four class rooms, to the high school on Madison av for the Board of Education of Irvington, N. J. Cost, \$35,000.

BUTLER, N. J.—Oakley Homan, 6 Park av, Paterson, N. J., has been retained to prepare plans for a 4-room brick addition to the high school for the Board of Education of Butler, N. J., John Bergen, president. Cost, \$18,000.

WHITEHOUSE STATION, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, N. J., has been selected to prepare plans for a 2-sty brick school containing 4 classrooms and auditorium seating 160, for the Board of Education of Readington Township, Dr. F. L. Johnson, president. Cost, about \$20,000.

PERTH AMBOY, N. J.—Plans have been prepared privately for a 1-sty brick and terra cotta vocational school, 40x120 ft,

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containing four class rooms, on Bertrand av, for the Mathol Investment Co., 216 Kearny av, Perth Amboy, owner. Smith & Ostergaard, Fords, N. J., general contractor. Cost, \$10,000.

WEST ORANGE, N. J.—Dillon, McLellan & Bealle, 3 West 29th st, Manhattan, have been retained to prepare plans for the 3-sty brick school at Eagle Rock av and Valley Way, for the Board of Education of the Town of West Orange, P. H. Farr, president. Cost, \$50,000.

NEWTON, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, are preparing plans for a 3-sty brick school for the Board of Education of Newton, N. J., Harvey S. Hopkins, president. Details later. Cost, \$75,000.

NORTH BERGEN, N. J.—Hensel & Weir, 809 Savage st, West Hoboken, have been selected to prepare plans for a 2-sty brick public school, containing 12 class rooms, for the Board of Education of the Township of North Bergen, N. J., Owen Smith, pres. Details available later. Cost, \$60,000.

WEST HOBOKEN, N. J.—Hansel & Weir, 809 Savage st, West Hoboken, are preparing plans for alterations to the parochial school, lyceum and chapel at the northwest corner of High st and Clinton av, for St. Michaels Monastery Church, Rev. Father Casimir Taylor, pastor. Cost, \$250,000.

NORTH BERGEN, N. J.—Hensel & Weir, 809 Savage st, have been retained to prepare plans for public school No. 6, containing 12 class rooms, on the Paterson Plank Rd, for the Board of Education of the Township of North Bergen, Owen Smith, pres. Cost, approximately \$60,000.

STABLES AND GARAGES.

NEWARK, N. J.—M. B. Silberstein, 121 Springfield av, has completed plans for a 1-sty brick and concrete block garage and shop, 75x95 ft, at 90-94 Somerset st, for Galinken Bros., owners on premises. Cost, \$9,000.

ELIZABETH, N. J.—J. D. Beatty, 15 North Reid st, is preparing plans for a 1-sty hollow tile and stucco garage, 40x100 ft, with extension, 40x40 ft, in East Jersey st, for William Lauree, 91 Marshall st, owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.
NEWARK, N. J.—William E. Lehman, 738 Broad st, has completed revised plans for a 3-sty brick and limestone store and loft building, 44x173 ft, at 595-599 Broad st, for the Fairchild Baldwin Co., Firemen's Bldg., Newark, owner. Cost, \$40,000.

STORES, OFFICES AND LOFTS.
PERTH AMBOY, N. J.—Holmes & Winslow, 103 Park av, Manhattan, are preparing sketches for a 3-sty brick and terra cotta bank, store and office building, 90x100 ft, at the northeast corner of Smith and Maple sts, for the Perth Amboy Savings Inst., owner. Cost, \$100,000. Details later.

RIDGEWOOD, N. J.—H. E. Padden, 120 Bway, Manhattan, is preparing plans for a 2-sty brick and limestone store and office building, 50x60 ft, at the corner of Station Plaza and Franklin av, for George Corsa, 6 Corsa Terrace, Ridgewood, owner. Cost, \$20,000.

THEATRES.

LONG BRANCH, N. J.—Thomas W. Lamb, 644 8th av, Manhattan, has been selected to prepare plans for a brick and stone moving picture theatre and stores on plot 100x124 ft, for Henry and Walter Rosenberg, Broadway, Long Branch, N. J. Details later.

HACKENSACK, N. J.—Coleman Gray, 236 Moore st, Hackensack, is revising plans for a 2-sty and balcony brick and reinforced concrete theatre, 55x120 ft,

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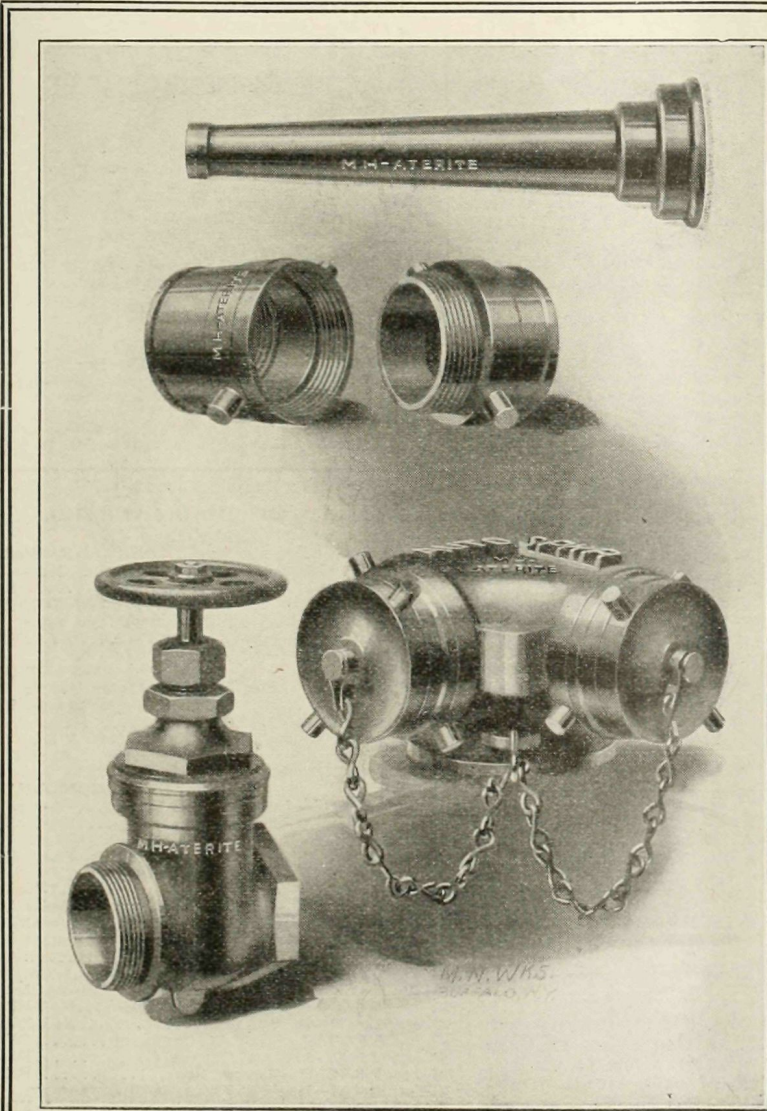
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seating 1,100, at 150 Main st, for R. R. Deckert, 60 Atlantic st, Hackensack, N. J., owner. Cost, about \$40,000.

Other Cities.

DWELLINGS.

GREENWICH, CONN.—Walter H. Jackson, 320 5th av, Manhattan, has completed plans for a 2½-sty hollow tile and stucco residence, 65x90 ft, for D. A. Calhoun, Calhoun dr, Greenwich, owner and builder. Cost, \$40,000.

GREENWICH, CONN.—Hunt & Hunt, 28 East 21st st, Manhattan, will prepare plans for a 2½-sty field stone residence, garage and gardener's cottage for Herbert S. Collins, 375 Park av, Manhattan, owner. Cost, about \$125,000.

HOTELS.

STAMFORD, CONN.—Cohn Bros., 363 Stone av, Brooklyn, have completed plans for a 5-sty brick hotel, 50x102 ft, at the corner of South and Willow sts, for A. & S. Cohen, 56 South st, Stamford, owners and builders. Cost, \$50,000.

SCHOOLS AND COLLEGES.

ALLEGHANY, N. Y.—Mowbray & Uf-finger, 56 Liberty st, Manhattan, are preparing preliminary sketches for a college building, gymnasium and power plant for St. Bonaventure's College, Rev. Father Fidelis, in charge. Cost, approximately \$860,000.

MINEVILLE, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, have been retained to prepare plans for a 2-sty brick school containing eight class rooms for the Board of Education of Mineville, N. Y. John Chapel, clerk. Cost \$4,000.

STABLES AND GARAGES.

GREENWICH, CONN.—W. S. Wetmore, Depot sq, Portchester, N. Y., has completed plans for a 2-sty brick garage and sales room, 60x50 ft, for Enders & Abrams, 87½ Greenwich av, owners.

STORES, OFFICES AND LOFTS.

SCHENECTADY, N. Y.—Plans will be prepared privately for a 3-sty brick and reinforced concrete department store, 49x 350 ft, at 428-430 State st, for the Carl Co., Chas. W. Carl, pres., owner. Cost, about \$100,000.

THEATRES.

BINGHAMTON, N. Y.—L. H. Lempert & Son, Rochester, N. Y., have prepared tentative sketches for a 4-sty brick theatre and office building, 63x218 ft, seating approximately 1,800, at 27 Chenango st, for Ned Kornblite, 171 Chapin st, Binghamton, N. Y. Cost, \$150,000.

CONTRACTS AWARDED.

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

BANKS.

GREAT NECK, L. I.—Gardner C. De Graff, Ivy st, Oyster Bay, L. I., has the general contract for a 1-sty brick and marble bank and office building, 30x60 ft, in Middle Neck rd, for the Bank of Great Neck, L. I., from plans by D'Oench & Yost, 105 West 40th st, Manhattan, architects. Cost, \$30,000.

GREENWICH, CONN.—C. T. Wills, Inc., 286 5th av, Manhattan, has the general contract for a brick and limestone bank building on Greenwich av, for the Greenwich Trust Co., from plans by Alfred C. Bossom, 366 5th av, Manhattan, architect.

DWELLINGS.

MANHATTAN.—Thomas T. Hopper, Inc., 1328 Broadway, has the general contract for alterations and additions to the 5-sty brick and limestone residence, 20x75 ft, at 53 East 75th st, for Mrs. Henry T. Dortic, owner, from plans by Lewis Colt Albro, 2 West 47th st, architect. Cost, about \$27,000.

SOUTH ORANGE, N. J.—M. T. Burnett, 360 Halstead st, East Orange, has the general contract for a 2½-sty frame and brick veneer residence, 32x45 ft, with wing 18x20 ft, at the southwest corner of Charlton and Turrell avs, for Harvey I. Underhill, 448 West 37th st, Manhattan, owner, from plans by Harde & Hasselmann, 56 West 45th st, Manhattan. Cost, \$13,000.

LARCHMONT, N. Y.—Samuel A. Thomas, Palmer av, has the general contract for a 2½-sty frame and stucco residence, 65 x40 ft, with garage, at Larchmont Woods, for Dr. Oscar Carrabine, 542 5th av, Manhattan, from plans by the Craftsman Inc., 6 East 39th st, Manhattan. Cost, \$12,000.

YONKERS, N. Y.—John Borup, Inc., Craft av, Bronxville, has the general contract for a 2½-sty frame and stucco residence, 40x65 ft, at Cedar Knolls, for W. V. Lifsey, 1216 Broadway, Manhattan, from plans by Harry Leslie Walker, 103 Park av, Manhattan.

FACTORIES AND WAREHOUSES.

BRONX.—Rime Building Co., 509 Willis av, has the general contract for a 1-sty brick ice-house, 104x48 ft, and 1-sty engine house, 47x27 ft, at 228th st, east of Bronxwood av, for the Williamsbridge Hygienic Ice Co., from plans by W. Weigand, 45 West 34th st, architect. Cost, \$15,000.

NEWARK, N. J.—Edward M. Waldron, Inc., 207 Market st, has the general contract for a leather manufacturing plant, including a group of buildings of various sizes on Frelinghuysen av, for the General Leather Co., c/o E. S. Ward & Co., from plans by F. A. Phelps, 920 Union building, architect. Cost, \$175,000.

PERTH AMBOY, N. J.—Lewis P. Fluhrer Co., 220 West 42d st, Manhattan, has the general contract for a 3-sty brick and reinforced concrete factory addition, 153x 34 ft, at the corner of Buckingham av and High st, for the Perth Amboy Chemical Works, plans for which were prepared privately.

NEW BRUNSWICK, N. J.—Turner Const. Co., 11 Broadway, Manhattan, has the general contract for a manufacturing plant for the Newkraft Mfg. Co., on premises, from plans by Ballinger & Perrot, 1328 Broadway, Manhattan, architects.

HOSPITALS.

BRONX.—John J. Hearn Const. Co., 69 West 45th st, has the general contract for a 3-sty brick and terra cotta hospital and garage, 75x100 ft, on the east side of Intervale av, 195 ft north of 165th st, for the Bronx Maternity Hospital, Inc., from plans by B. H. and C. N. Whinston, 3d av and 148th st, architects. Cost, about \$70,000.

STABLES AND GARAGES.

MANHATTAN.—William Flanagan, 114 East 28th st, has the general contract for a 2-sty brick and limestone storage and automobile service station, 50x100 ft, at 243-245 West 60th st, 175 ft east of West End av, for Richard Carvel, 605 West 137th st, owner. Private plans. Cost, \$28,000.

MANHATTAN.—Niemann & Luth, Inc., 33 West 42d st, have the general contract for alterations of the 2-sty brick stable, 27x110 ft, into a garage, at 308 East 35th st, for John Gallagher, owner, from plans by Frank E. Vitolo, 16 East 23d st, architect. Cost, \$10,000.

BROOKLYN.—Frank Berlenbach, 36 Suydam st, has the general contract for alterations and extensions to the 1-sty brick stable and garage, 20x90 ft, on the west side of Classon av, 147 ft south of Myrtle av, for the M. H. Renken Dairy Co., 131 Emerson pl, owner, from plans by Koch & Wagner, 26 Court st, architects. Cost, \$8,000.

BROOKLYN.—William Kennedy Const Co., 215 Montague st, has the general contract for a 1-sty brick garage, 94x100 ft, in the west side of Raymond st, 217 ft north of De Kalb av, for A. I. Namm & Son, 494 Fulton st, from plans by John A. Gorman, 902 Brooklyn av, architect. Cost, \$13,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Robert S. Pollock Co., 118 East 28th st, has the general contract for a 2-sty brick restaurant building, 22x 98 ft, at 47 East 29th st, for Mrs. Caroline M. Todd, from plans by Gross & Kleinberger, Bible House, architects. Cost, \$12,000.

MANHATTAN.—Eastern Const. Co., 110 West 40th st, has the general contract for alterations to the 6-sty store and loft building at 395 Broadway for A. M. Bush, owner, on premises.

MANHATTAN.—Wm. Crawford, 5 East 42d st, has the general contract for alterations to the 10-sty store and loft building, 18x50 ft, at the northwest corner of Fulton and Greenwich sts, for John Glackner, 194 Greenwich st, owner, from plans by Maynicke & Franke, 25 East 26th st, architects. Cost, \$25,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

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.

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.

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.

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- *A.....Interior Alarm System, DL.....Locked Doors, EI.....Electrical Equipment, Ex.....Exits, FA.....Fire Appliances, Miscellaneous, FD.....Fire Drills, FE.....Fire Escapes, *FP.....Fireproofing, RE.....Fireproof Receptacles, GC.....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, *FHSy.....Approved Filtering and Distilling Systems, *OS.....Oil Separator, RO.....Reduce Quantities, *StSys.....Storage System.

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FHSy—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 May 13.

MANHATTAN ORDERS SERVED.

- Amsterdam av, 66—Reid-King & Co, D&R-FP-FA-NoS
Attorney st, 147-9—Helen Abendschein, Central Valley, N. Y., D&R-FP-FA-NoS
Av D, 79—Joseph Shusterman, FA-NoS-D&R
Broadway, 311—L C Smith & Bros Typewriting Co., FA
Broadway, 1700—Nat'l Auto Repair Co., WSS-FP-O
Broadway, 1920—Allen-Westcott Motor Car Co, Rec-NoS-FA-D&R
Canal st, 440—Henry Thau, Rec-FA
Centre st, 168—Joe's Electric Plating Wks, Rec(R)
Cherry st, 170—Samuel B Kassman, RQ-NoS-FA
Cherry st, 277—Lebax Stable (Inc), FA-NoS
Cherry st, 380—M Adirim, FA-NoS
Clarkson st, 66-72—Wm E Aitken, 351 West, D&R-FA-NoS
Coenties slip, 27—Warren Lubricant Co, FP(R)-NoS
Division st, 239—Jack Kasten, D&R-NoS-FA
2 st, 196-8 E—A Goldberg, RQ-NoS-FA-GE-FP
12 st, 652 E—Baldwin Stanbach, Pocontico Hills, N. Y., A
13 st, 724-6 E—N Y Mutual Gas Light Co, 142 E 15, NoS-FA-Rec
19 st, 424 E—General Carbonic Co., NoS-FP
20 st, 402 E—K Wigonia, NoS-RQ
55 st, 418-20 E—Chas W Cavanagh, CF
66 st, 118 E—Armory Garage Co., FA
83 st, 168-72 E—Brown Bros., FE
107 st, 409 E—Louis Berman, 1072 Bryant av, A-FD
115 st, 23 E—Public Storage Warehouse, Inc, NoS-FA-Rec-WSS

116 st, 179-85 E—S Charles Welsh, 217 Bway. A
 5 av, 373—Joseph Fahys, 54 Maiden la,
 A-FD-Stp(R)
 1 av, 1210—Propper & Schulhof, 1158 1 av,
 NoS-Rec
 1 st, 86—Rivington Neighborhood Ass'n,
 FP-FE(R)-WSS-D&R-O-ExS-Ex
 Av D, 149-151—Bryson Day Nursery.....A
 Blackwell's Is City Hosp, Male Dormitory—
 City of N Y, Dept of Char, Municipal Bldg,
 Stp(R)
 Broadway, 637—Robt W Goelet, 9 W 17.....GE
 Canal st, 246-250—Cons Gas Co, 130 E 15.....GE
 44 st, 319-321 E—Eva Kern, 206 W 92.....A
 57 st, 153 E—Marcus M Marks, Pres Bor
 Man, Municipal Bldg.....Ex-FP-FA
 121 st, 180 E—City of N Y, Municipal Bldg,
 Ex-Rec-FA-FP
 121 st, 180 E—Cons Gas Co, 130 E 15.....GE
 4 av, 439—Henry T Smith, 58 E 64,
 FE-WSS-FP-Ex(R)
 Greenwich st, 66—Kaliel W Saydah, 85
 Washington.....A
 Mercer st, 206-8—Robt W Goelet, 9 W 17,
 Spr(R)-FP-WSS(R)
 Mercer st, 198-204—David Metzger,
 WSS(R)-FP
 Nassau st, 154—Tribune Ass'n.....Spr
 3 av, 2251-57—Andrew Davey, 350 Greenwich
 D&R
 3 av, 2291—Wendolin J Nauss et al, 17 E 94,
 Rub
 Varick st, 111-5—Harry E McClure.....A
 Vestry st, 35—Cons Gas Co, 130 E 15.....GE
 Worth st, 114-6—Cons Gas Co, 130 E 15.....GE
 26 st, 130 W—Edgar Holding Co, 31 Union sq,
 A-FD
 27 st, 40-2 W—Cleveland Holding Co, 100
 Bway.....Spr
 54 st, 314-6 W—Marcus M Marks, Pres Bor
 Man, Municipal Bldg.....Rub-Ex-FP-FA
 116 st, 31 E—Suydenham Hospital.....A
 118 st, 232 E—Payne Estate (Inc), 98 Park
 av.....FP(R)-WSS(R)
 1 av, 2132—Joseph Rossano.....FE(R)
 Wooster st, 77-81—Jacob Lorillard Est, 128
 Bway.....A-FD
 92 st, 50 W—Annie Davis, 168 E 93.....FE-FP-DC
 4 av, 65-9—Met Life Ins Co, 1 Madison av.....A
 4 av, 439—Consol Gas Co, 130 E 15.....GE
 4 av, 441—A Marie Schwab, 18 E 60,
 FP-FE-WSS
 Fulton st, 233—Thos R McNeil, 199 Wash-
 ington.....FP
 Lewis st, 67—Isador Taub, 566 3 av, Bklyn.....A
 McDougal st, 140—Joe De Nuca.....FP-GE-WSS
 Madison av, 287-9—Hyman Gross.....NoS-FA-Rec
 Madison Square Garden, Madison av, 26 &
 27 sts—Motion Picture Bd of Trade, 18
 E 41.....FP
 Nassau st, 115—Knell Mfg Co.D&R-FA-NoS-Rec
 Pine st, 76½—Phenol Products Co, 225 5 av,
 CF-FA-FP-NoS
 Pitt st, 53—Nathan Garfield, 63 Park Row,
 WSS-GE
 Rivington st, 34—Rose J Wilkes.....El-FP
 3 av, 1837—Morris Gewirtz.....WSS
 University pl, 124—Emmelin C Baxter, 333
 W 86.....WSS(R)
 W Broadway, 484—C R Ruegger.NoS-GE-D&R
 13 st, 42-50 W—F J Newcomb Mfg Co.....Rec
 17 st, 249-255 W—Gimbel Bros, Bway & 33.NoS
 17 st, 249-255 W—J B Greenhut Co, 6 av
 & 18.....FP-WSS(R)
 19 st, 143-9 W—N Y Button Works.D&R-CF-FP
 45 st, 141-5 W—Wm Crawford, 11 W 19.....El-FA
 11 av, 46-47 sts—D Auerbach & Sons.....FP(R)
 47 st, 315-7 W—Bryant Auto Painting Co,
 NoS-Rec
 47 st, 315-7 W—Geo English.....El-NoS-Rec
 50 st, 507-13 W—Directors Inv Co, 231 Av
 C, Bayonne, N J.....A
 54 st, 128 W—Corvan Co, 124 W 54.....NoS-Rec
 54 st, 314-6 W—Consol Gas Co, 130 E 15.....GE
 62 st, 8 W—Universal Shock Eliminator, Inc,
 Rec-FA-NoS
 72 st, 176 W—Mary C Brown, 236 W 70.FE-FP
 Bleeker st, 27-31—Est Conrad Stein, 1775
 Bway.....FD
 Broadway, 577-9—Clara S Nottbeck, c M A
 Wilkes, 440 Madison av.....FD
 Broadway, 1849—Mary B Averill, Lake Ma-
 hopac, N Y.....DL
 Broome st, 469-71—Progress Belt Mfg Co,
 Rec-El
 Broome st, 469-71—B & W Waist Co.....Rec-El
 Broome st, 469-71—Marcus Singer.....GE
 Cedar st, 157—Euphemia S Coffin, 34 Pine,
 FP(R)-WSS(R)
 Cedar st, 157—Quickanshur Water Purifying
 Co.....FA-Rec
 Cedar st, 157—John P McWalters, 30 Church,
 Rec-FA
 Clarkson st, 75—Michael Regan, 354 West.....A
 Dutch st, 12—August Zahn,
 Ex(R)-FP-WSS(R)-DC-Rub
 4 st, 405-11 E—Clinton S Harris, 150 Nassau,
 Stp(R)
 10 st, 428-30 E—Wm P Youngs, 1 av & 35.....FD
 14 st, 231 E—Italian Coat & Shirtmakers'
 Union (Inc).....ExS-FA
 14 st, 231 E—Puglisi & Carbone.....ExS-FA-Rec
 14 st, 231 E—Ordini Figli Italia.....ExS-FA
 21 st, 33-9 E—Est Geo D Wick, c Roosevelt &
 Kobbe, 44 Wall.....Spr-WSS-FP-Stp(R)
 58 st, 5 E—Savoy Hotel Co, 787 5 av.....TD
 108 st, 120-30 E—Angelo Arrucci.....D&R
 115 st, 331 E—John Clements.....FP-GE
 1 av, 1108-14—Susan F Buse et al, 35 Aca-
 demy, L I City.....FD-A
 Forsyth st, 87—Weinstock & Schreck.....GE-FP
 Franklin st, 48—Garcia, Pando & Co.....GE
 Franklin st, 48—Strong Machinery Sup Co,
 GE-Rec-D&R-FP
 Hudson st, 513—Whiteside Mill,
 DC-FE(R)-D&R-FP
 Lafayette st, 312-4—Havemeyer Real Est Co,
 76 Cortlandt.....FD
 Ludlow st, 19—Samuel Weissberg, 40 Lee av,
 Bklyn.....FD-A
 Macdougall st, 20—Mrs Arthur M Dodge.....A
 Mercer st, 198-208—Louis Metzger & Co, 57
 W 38.....El-Rec-GE-FA(R)-Rub
 Mercer st, 198-208—Louis Schwarzbart, 637
 Bway.....Rub-Rec
 Murray st, 9-15—Franklin Bldg Co, 54 Wall.FD
 Nassau st, 154—Monolith Realty Co, 45 W 34,
 Spr

2 av, 35-7—Geo F Johnson, 230 5 av,
 FE-ExS-FP-FA
 Spring st, 67-73—John W Aitken, 28 W 54.....FD
 St Marks pl, 38—Everard Roberts, 100 Pier-
 report, Bklyn.....DC
 3 av, 2291—Nat Satrianno.....ExS-O
 3 av, 2315-7—Julia Elkus, c Jas S, 170 Bway,
 ExS(R)-WSS(R)-FP-FE(R)-DC
 Thompson st, 147—Rev A Silvoni.....A
 Waverly pl, 147-53—Standard Scientific Co.....DC
 West st, 102—Emma Raub, 775 West End av.A
 West Broadway, 25—American Lithographic
 Co, 52 E 19.....Spr(R)
 West Broadway, 347—Dry Goods Refolding
 Co.....Rec
 Willet st, 58—Helman L Stern, Columbia,
 Conn.....DC-D&R
 17 st, 237 W—Susquehanna Silk Mills, 18 W
 18.....FD
 19 st, 57-61 W—Est John Jacob Astor, 23 W
 26.....FD
 20 st, 129-33 W—Est Wm A Hall, 124 Broad,
 FD
 21 st, 31-3 W—Holland Holding Co, 18 E 41,
 FD
 22 st, 20-6 W—Est John H Taylor.....FD
 22 st, 56-8 W—Est Mary A Chisolm, care Geo
 E, 84 William.....FD
 27 st, 28-32 W—Sperry Realty Co, 2 W 45.....FD
 44 st, 123-9 W—Daniel J Willer.....FP-FA
 45 st, 457-63 W—Wessell, Nickel & Gross
 (Inc).....FD
 52 st, 556-8 W—Robt Wick.....Rec-GE
 Broadway, 3581—Edw Morrison, care A M
 Ulman, 830 Park av.....FP
 Catherine Slip, 22-6—Mrs John E Parsons, 30
 E 36.....A
 Cooper sq, 16-26—Browning King & Co.Stp(R)
 8 av, 183-5—Laura M Moore, 960 Park av,
 WSS(R)-FP-FE-GE-DC
 4 av, 441—Consol Gas Co, 130 E 15.....GE
 Lexington av, 861-3—Dr Teofilo Parodi, 127
 E 60.....A
 3 av, 286—Minnie A Fletcher, Grand, New-
 burgh, N Y.....DC
 Wooster st, 77-81—Douglas Robinson, 128
 Bway.....WSS
 25 st, 18-20 W—Grace D Litchfield, care E H,
 44 Wall.....A
 Maiden la, 81—Chas Pfizer & Co.....CF

BRONX ORDERS SERVED.

Crescent av, 661—Solomon Tubin, 1966 West-
 chester av.....FA-El-FP-DC
 134 st, 285 E—Fischer-Collins Stevodinger Co,
 FA-Rub-NoS
 135 st, 749 E—Mansfield Piano Co.....FA(R)
 148 st, 279-81 E—B Schacht,
 CF-NoS-StSys-RQ-D&R-FA
 156 st, 907 E—Isaac Farber.....D&R
 Fox st, 1105-7—Simpson Garage (Inc),
 CF-FP-NoS-Rec-D&R
 Longfellow av & Aldus st—Wm Simpson.....D&R
 181 st, 1014 E—Douglas Mathewson, pres of
 8th Dist Prison & Court, Bor of Bronx,
 Tremont & 3 av.....WSS(R)-Ex-FA-Rub-Rec

BROOKLYN ORDERS SERVED.

Atlantic av, 1255—Louis F Hewlett.....Rec-CF-FP
 Bushwick av, 8—Scheler & Finkernagel.....D&R
 Blake av, 706—M Weiner.....D&R
 Fremem st, 26—Elizabeth Meyer.....NoS-FA-Rec
 Bristol st, 131—Harry Silverstein,
 NoS-FA-Rec-El(R)
 Belmont av, 161—E Thaller.....D&R
 Columbia Heights, 58-60—Berger & Wirth, Inc,
 SA
 College pl, 23—Jas H Sheridan.NoS-Rec-FA-FP
 Central av, 484—M Robinson.....D&R-Rec
 Coney Island av, 632—Seklir & Light,
 D&R-El(R)-Rec
 Cook st, 77—D Peltz.....D&R
 Carroll st, 1102—Hugh Dillon.....NoS-FA-Rec
 DeKalb av, 1020—A Levy.....D&R
 35 st, 88—Englander Spring Bed Co.....FA
 8 av & 18 st—Maltine Co.....A-FD-SA
 7 st, 463 E—John Meierhoff.....FA-NoS
 Essex st, 89—Wilhelmina Budd,
 FA-NoS-Rec-D&R
 16 st, 610 E—Johnson & Woodworth.....Rec
 Eastern Pkway, 1174—Harry Kaufman..FA-Rec
 East N Y av, 1451—Interboro Oil Co,
 FA-Rec-D&R
 Fulton st, 2838—Rosen & Mogilefsky,
 FA-NoS-Rec
 51 st, nr 2 av—J P Duffy Co.....D&R-Rec-CF
 45 st, 1241—Robert M Halpern,
 D&R-FA-Rec-NoS
 56 st, 1228—Henry McElwee.....Rec-D&R&El(R)
 Ft Hamilton pkway, 2909—Fredk F Bowen..RQ
 Grand av, 37—A Cuneo & Co, 778 Manhattan
 av.....FA-Rec-FP
 Graham av, 31-3—J Berliner Co.....RQ
 Gates av, 998-1002—Borden's Farm Products
 Division, 108 Hudson, Man.....CF
 Hawthorne st, 151—Geo Simrell.....NoS-FA-Rec
 Halsey st, 634—A H Greer.....NoS-FA-Rec
 Havemeyer st, 132—Harral Soap Co,
 FA-SA-Rec-D&R
 Hart st, 567—Jacob Willman, 1052 Bway,
 FA-Rec-D&R&El(R)
 Henry st, 504—John Esposito.....Rec
 Henry st, 527—Edw H Scally.....Rec
 King st, 103—Joseph Redmond..FA-Rec-FP-NoS
 Lenox rd, 272—E V Alford,
 FA-Rec-NoS-Rub-D&R-El(R)
 Linwood st, 559—D Behrn & Co.....NoS-FA-Rec
 Lewis av, 329—S C Robins.....Rec
 Liberty av, 769—Giuseppe Ditta.....Rec
 Middagh st, R of 24—F A & L J Thompson,
 FA-Rec-D&R-El(R)
 Marcy av, 419-27—Grinden Art Metal Co..D&R
 Madison st, 684-6—Jos L Gale, 779 Lincoln,
 NoS-Rec-FA-WSS-FP
 Meeker av, 148—Samuel Salonsky.....D&R
 Nostrand av, 849—Transit Development Co, 85
 Clinton av.....CF
 Ocean pkway, 293—Geo F Etzel.....NoS-Rec
 Ocean pkway, 136—R J Donovan,
 FA-Rec-D&R-El(R)&D&R
 Ocean pkway, 440—S Raymond.....NoS-FA-Rec
 Pacific st, 702—Nathan Strauss (Inc), 619
 Pacific NoS-FA-Rec-D&R-El(R);-RUB-GE(R)
 Richards st, 154—Philip Leonard,
 NoS-FA-Rec-WSS-FP
 Reid av, 362-70—Peelle Co.....FA
 Sumner av, 182—A Scholemon.....Rec

Sanford st, 158-68—C & E Chapel Freres & Cie
 FA
 Sackett st, 654-6—Jas H Dykeman (Inc), 298
 Nevins.....FA-Rec-El(R)-Rub
 Skillman st, 162—Torrens-Petri Baking Co,
 347 Classon av.....D&R&El(R)
 Sutter av, 971—Mayer Margulies.....D&R
 Shore rd, 1789—Sidney E Hamm,
 CF-StSys(R)-WSS-FP
 Stagg st, 175-9—H & H Reiners,
 NoS-FP-D&R-El(R)
 St Nicholas & Gates av—Wm C Edwards, Jr.,
 424 Herald av.....Rec
 Throop av, 210—L Ushkow.....FP
 38 st, 1433-59—Joseph Gaydica.....FA
 3 av, 743-7—Donigan & Nielson Inc..FD-A-SA
 39 st, 148—Oliver M Burton Co.....FP-D&R
 Union st, 787—Wm H Waite.....NoS-Rec-FA
 Kent av, 81—Baker & Gilbert.....FA-Rec
 Union st, 128—Frank D Angelo..FA-D&R-Misc
 Union av, 45—Abraham Strauss.....FP
 Van Buren st, 331—Joseph A Reiss.....FP(R)
 Vernon av, 277-99—Ferdinand Munch Brewery,
 CF
 Watkins st, 109—Louis A Levin, 2130 Bergen,
 NoS-FA-Rec
 Westminster rd, 80—Henry Rockmore.FA-El(R)
 Willoughby av, 1011—Wm J Auer.....FA-Rec
 Wythe av, 684—Benny Raizen.....Rec
 Atlantic av, 1517-27—Bklyn Union Gas Co, 176
 Remsen.....GE
 Atlantic av, 2963-71—Jacob Shuskin.....FP(R)
 Atlantic av, 2963-71—Pioneer Embroidery Wks,
 Rec
 Barbey st, 274—Morris Spar.....Rec
 Broadway, 174—Richard W Liptrott.....FD
 Broadway, 174—Joseph Schimatis..Rec-FP(R)
 Broadway, 174—Isaac Glasser.....Rec
 Elton st, 270—Philip Coppola.....FP
 Glenmore av, 443—Kaplan & Hurwitz,
 Rec-FP(R)
 Graham av, 20—David Tucker.....DC
 Green av, 242-8—Mastrick Eyre & Co.....FD
 Halsey st, 1154—Chas Dietrick.....Rub
 Halsey st, 1159-5th German Presbyterian
 Ch.....DC
 Halsey st, 1166—L Rubson.....Rec-Rub
 Halsey st, 1170—Koehler Est.....Rub
 Halsey st, 1173—Wm Koehler.....Rub
 Halsey st, 1180—Wm Blanthorn.....Rub
 Halsey st, 1185—Ella Henderson.....Rub
 Halsey st, 1189—John A Tennant.....Rub
 Halsey st, 1190—Krueger Est.....Rub
 Halsey st, 1193—Wm Hurst.....Rub
 Halsey st, 1202—Geo Sucher, 85 Johnson av.Rub
 Hamburg av, 516—Chas Horstman.....DC
 Hamburg av, 520—Jas Carney.....Rub
 Hamburg av, 526—Frank Naddy.....Rub
 Hamburg av, 530—Wm Markin.....Rub
 Kent av, 272-4—Bklyn Union Gas Co, 176
 Remsen.....GE
 Lafayette av, 830—Mutual Hospital.....TD-GE
 Lorimer st, 261-73—New York Hat Co.....Rec
 Lorimer st, 261-73—Samilon Bros.....Rec
 Lorimer st, 261-73—Bklyn Union Gas Co, 176
 Remsen.....GE
 Main st, Empire store No. 3—Arbuckle Bros,
 ft Jay st.....FP
 1 st, 58-60 N—United China & Dec Co,
 Rec-GE-FA
 Pitkin av, 2147—Julius Clements.....Rec-GE
 Pitkin av, 2147—G & L Middy Blouse Co...FA
 Pitkin av, 2347—Morris Miller & Olshinsky,
 FP(R)-GE-Rec
 Rodney st, 233—Anna E Knorr.....FA
 Rodney st, 233—Bklyn Union Gas Co, 176
 Remsen.....GE
 N W cor South & Dean sts—Stein & Ellentuch
 Rec-GE
 Stockton st, 38-40—Henry Gershyn,
 GE-Rub-DC-FA
 Wierfield st, 92—Jos Munterfring.....DC-Rub
 Lorimer st, 261-73—Schindels Est,
 FP(R)-WSS(R)
 McKibbin st, rear, 164—Samuel Lynn..WSS(R)
 McKibbin st, rear, 164—Louis Solkowitz,
 WSS(R)
 McKibbin st, rear, 164—Geo De Santo..WSS(R)
 McKibbin st, rear, 164—Lyon & Lopidus,
 WSS(R)
 Pennsylvania av, 249-51—Dr Chas Fisher, 318
 Penn av.....WSS(R)
 St Marks av, 1298—Rev Chas E McDonnell...A
 Kent av, 625-9—Binney, Godfrey & Co,
 WSS(R)-FP(R)-FA-FP
 Kent av, 625-9—Bud Paper Box Co,
 Rec-FA-El(R)
 Water st, 215-35—Kirkman & Son.....A-FD
 Ovington av, 437—Bay Ridge Sanitarium.....A

QUEENS ORDERS SERVED.

Roker av (Astoria)—Astoria Veneer Mills....A
 Anabel & Meadow sts (L I C)—Brett Litho-
 graphing Co.....NoS-FA-Rec
 Fulton st, 454 (Jamaica)—Jamaica Auto Ga-
 rage.....FA-CF-FP-SA
 Jamaica av, 4224 (R H)—Thos Napier, Wood-
 haven, L I.....NoS-FA-Rec
 Summerfield st, 2304 (Ridgewood)—Wm D
 Hohenstein, 2305 Decatur.....NoS-FA-Rec
 Briggs av, 923 (Mo Pk)—Rev Patrick J Fahey,
 Tel-D&R-Ex(R)-FA-A-ExS
 Broadway, bet Cornage & Clark avs (Far
 Rockway)—Rev Herbert F Farrell,
 FP-O-FA-DL-Tel-ExS-Ex(R)-GE
 E s Carter av, 200 s Grand st (Elmhurst)—
 Rev Anthony Mitkowski..GE-O-FA-Tel-FP(R)
 N s Catalph av (Ridgewood)—Rev Nicholas
 Wagner.Ex(R)-Rub-D&R-O-A-Tel-ExS-FP-GE
 W s Chester av (Belle Harbor)—Rev Thos J
 McMullay..Tel-A-D&R-FA-Rec-FP-ExS-Ex(R)
 Convent la, nr Prospect st (Jamaica)—Rev
 Philip T Brady, 42 Washington, Ex(R)-O-D&R-
 GE-FP-ExS-GE-WSS(R)-FE(R)-D&R-Rub-Tel
 Crescent st, 194 (L I C)—Rev Jos P McGinley,
 123 Academy, Rub-DL-FP(R)-FA(R)-Tel-D&
 R-ExS-Ex(R)-GE
 E s 13 av, nr Grand av (L I C)—Rev Peter
 Henn, 515 Grand av,
 Tel-ExS-D&R-O-Ex(R)-FA
 S s 5 st, 120-4 (L I C)—Rev John Cherry,
 Rec-DL-ExS-D&R-O-Rub-A-Tel-ExS-FP(R).
 GE-WSS(R)-Ex(R)
 15 st, 418-20 (Col Pt)—Rev Ambrose Schumach,
 D&R-Rub-GE-FA(R)-A-Tel-Ex(R)-ExS-O
 Flushing av, 64 (L I C)—Rev Chas Gibney,
 WSS-D&R-Rub-A-Tel-Ex(R)-ExS-FP

W s 48 st (Corona)—Rev Jas Higgins,
FP-Tel-Rub-D&R-O-FA-ExS
Madison av, 31-3 (Winfield)—Rev John F
NaabD&R-A-Tel-ExS
Madison st, 41-7 (Flushing)—Rev Eugene
Donnelly, 2148 62Ex(R)-Tel-FP-ExS-FA
Myrtle av, 2496-8 (Glendale)—Rev Frank P
Siegelack ..Tel-D&R-Rub-FA-A-O-Ex(R)-FP-
ExS-GE-WSS
Nwc Onderdonk av & Stanhope st—Rev John
Hauptmann,
Ex(R)-D&R-O-Rub-FA-Tel-FP-ExS-GE

W s Oxford av, s Jerome av (Ozone Pk)—St
Mary, Gate of Heaven School,
D&R-Tel-FP-GE-ExS-O
Pullis av (Middle Village)—Rev John Copp,
ExS-Tel-DL-D&R-FA-Rub-FP(R)-Ex(R)-O
Rockaway rd, n Pacific st (Jamaica)—Rev
Emil Steuski,
ExS-FP-D&R-FA-A-Tel-O-Ex(R)
Shelton av, 209-15—Rev John Scheffel,
FP-FA-D&R-O-Rec(R)-Rel-ExS-GE
11 av, 130 s (Whitestone)—Rev Thos O'Brien,
FA-WSS-FP

3 st (Woodhaven)—Rev Gustave Baer,
ExS-FP-DL-Rub-Tel-O-GE-WSS-FA
W s Ward st or Beach 98 st, nr blvd (L I C)
—Geo AllenA
Sunswick st, 81-3 (L I C)—Touroff & Karp,
IncA

RICHMOND ORDERS SERVED.

Swc Franklin av & 4 st (N B)—Thos Carney,
FP
Lafayette av, 97 (N B)—Anzelino Billotti...DC

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. Cort-
landt 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 ave-
nue. 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.
MANAGING REALTY CORP., 97 Varick St.
Tel. Spring 3187.

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. Mur-
ray Hill 1467.
McCARTHY, JOHN A., 149th St. and Harlem
River, Bronx. Tel. Melrose 4530.
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 accu-
rate 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 Broad-
way. 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. Te
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.

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.
GRANT CONTRACTING CO., 7 E 42d St. Tel.
Murray Hill 4897.
PARKER CO., JOHN H., 315 4th avenue. Tel.
Gramercy 6317.
YONKESE, JOSEPH G., 16 Broome St. Tel. Or-
chard 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.

EMPIRE CITY-GERARD CO., Greenpoint ave-
nue, 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.
SEDGWICK MACHINE CO., INC., 128 Liberty
St. Tel. Rector 2463.

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 St., Brooklyn. Tel.
Main 8000.
MAINTENANCE CO.—Sub-metering of current,
Billing, Testing and Checking of meters, 417-
421 Canal St. Tel. Spring 9670.
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.

MAINTENANCE CO., 417-421 Canal St. Tel.
Spring 9670.
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 War-
ren St. Tel. Cortlandt 1362.

Elevator Fire Doors—Safety Appliances.
PEELLE CO., THE, Stewart Ave. and Harrison
Pl., Brooklyn. Tel. Stagg 366.

**Elevator Signals and Mechanical Indi-
cators.**

ELEVATOR SIGNAL CO., 116 West St. Tel.
Cortlandt 5377.

Elevators—Hand Power.

SEDGWICK MACHINE CO., INC., 128 Liberty
St. Tel. Rector 2463.

Elevators (Passenger and Freight).

G. E. ENGINEERING CO., 417-421 Canal St.
Tel. Spring 9670.
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.
WHEELER-McDOWELL ELEVATOR CO., 97
Varick St. Tel. Spring 6085.

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 ave-
nue. 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 Lib-
erty 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.

Interior Decorator.

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

Interior Woodwork.

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

Iron Grille Work.

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