

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 27, 1916

CAUSE AND EFFECT IN APARTMENT HOUSE CONSTRUCTION IN NEW YORK CITY

By REGINALD PELHAM BOLTON

Author of "Building for Profit"—"Power for Profit"

PART TWO.

THERE are several very practical questions that present themselves upon an examination of the statistics and facts of tenement house construction. How many apartments are required to be provided each year? Whence comes the supply of direct occupants? What are the controlling factors, personal and financial, that make the demand and affect the success of apartment house buildings?

If we had answers ready for such inquiries, the path of the investor, the builder and the owner of real estate would be much clearer and less bounded by precipices of failure than is the case at present.

The statistics of the Tenement House Department shed at least some light on the subject. As the list of new construction is examined, the inquiring mind cannot avoid asking just how and why these ventures were undertaken—with what security of facts and definite circumstances the enormous investments were made.

What Influences Builder?

How is it that, with a light heart, the builder risks huge sums of money in a fixed construction of a certain class or type in a certain locality? In any other line of business the investor would seek some determination of the actual demand for his production.

The average manufacturer can more-over remove his goods to suit his market; he can, if a certain locality fails to respond to his proposals, try another with his wares. He can perhaps create by advertising an artificial demand by stimulating people's ideas of what they think they ought to possess, or suggest things they may not need at all, but would like to own. But no such latitude is possible with the builder of apartment property. The location is fixed in advance; neither it nor the building can be altered in that respect. The building is planned before a tenant is found, and if the plan is unfortunately conceived, the tenants may not materialize, or may only be secured by "concessions" with which we have been for the past ten years only too familiar. These concessions are the equivalent of forced sales at a loss, of excessive discounts and preferential rates in other lines of trade.

"Follow Your Leader."

The manufacturer and dealer in habitable space therefore operates under conditions of liability not prevalent in other trades, and requiring a peculiar degree of sound information upon all the facts and elements affecting his business. But so far as one can see by general observation nothing of the kind is done in this direction. Builder B follows the lead of Builder A. Builder A may have built for any one of a number of reasons, even because he was forced to do so against his will and judgment. Builder A's speculation may, in itself, be lucky in meeting a particular demand for space, and if his were the only venture of its kind, it might pull through successfully. But Builder B is becoming a blind follower of the blind, has nothing solid to go upon but is taking a blind chance in a blind pool.

And for the fact that there is, somewhere in the growth of the city's inhabitants, a certain sure and increasing demand for habitable space, the blunders of design and locality could have met only with disaster. But somehow or other, the intense pressure of population forces people into accepting residence in spaces they do not want and of design they do not like, and in localities they object to. So that a sort of fetish has been created, in which the builder can place faith, to the effect that do what you may and build what you like, tenants will be found in the end. Usually this desirable end comes only after a trying period of vacancies and concessions.

Building Erratic.

Thus, it is not surprising to find in the statistics of the Department evidence that the construction of apartments in New York has proceeded in a very erratic manner, unrelated to any ascertainable facts, and evidently lacking a systematic method of determination. The addition of new buildings has varied very widely, both as to character, design, location and quantity. Taking the last point first, we find the construction of new buildings has provided the following number of separate apartments during the past ten years, in the whole city:

1906, 54,884, the highest annual rate; 1907, 45,800, followed by 1908, 20,384, the lowest annual rate, and 1909, 21,941, at practically the same figure; 1910, 32,113, a sudden increase of 50 per cent.; 1911, 32,673, almost the same rate, followed by 1912, 26,763, a drop of 20 per cent. in a year, and 1913, 28,038, about the same, followed by 1914, 20,576, the lowest annual rate again, and 1915, 23,617, a 15 per cent. rise.

Why the Variation?

The yearly average over these ten years was 30,678, while the average for the past five years is but 26,333. Why should the rate of increase vary in this way?

The rate of increase of the population between 1910 to 1915 has averaged 97,400 persons per annum. As it may be assumed that about 86 per cent. of the total population are apartment dwellers, it would seem that there has been an available increase of occupants for apartment houses of about 83,700 persons a year, who at the average rate of 4.5 per apartment could be accommodated in less than 20,000 new apartments per year. Therefore, the supply of new apartments in 1906-1907 and in 1910-1911 was largely in excess of the visible source of demand, and the result of that over-production is shown by the sharp fall of annual output, in the years succeeding those periods. Of course, the supply of the new apartments was somewhat offset by the removal of old buildings, but an examination of this feature, merely increases the irregularities.

The average effect during the past five years is that only about 19,000 apartments were added to the total. As stated at the average occupancy of 4.5 persons per apartment, a supply of 19,000 apartments a year would parallel the growth of population. But the rate of production has varied annually from 15,000 to 21,000, showing lack of any co-ordination of these facts.

SUMMARY OF APARTMENT CONSTRUCTION AND INVESTMENTS IN CITY 1902—1915.

Year	Tenements	Apartments	Rooms	Estimated Cost
1902	102	1,642	7,706	\$3,401,700
1903	503	6,734	35,700	14,213,400
1904	950	14,289	63,400	29,726,770
1905	2,221	32,387	142,515	63,158,400
1906	3,774	54,884	221,600	103,236,400
1907	3,471	45,800	196,100	89,743,900
1908	1,430	20,384	97,933	48,771,700
1909	1,676	21,941	104,382	49,077,400
1910	2,698	32,113	147,569	86,341,750
1911	2,934	32,673	141,859	82,159,150
1912	1,885	26,763	113,152	63,134,215
1913	1,794	28,038	119,891	70,008,940
1914	1,242	20,576	87,327	48,406,300
1915	1,365	23,617	96,514	49,372,300

Upon consideration of the figures, it also becomes evident that mere increase of the number of the population does not in itself constitute the cause for additional housing spaces. That increase consists largely of infants. The increase is actually the result of the excess of births, of immigrant settlers and the arrival of new resident families, over and above those removing and lost by deaths. As the deaths are about 75,000 a year, the gross annual excess of the three classes named is about 172,000 souls, a number which, if they were all in the form of separate families, would just fill the accommodation afforded by the average annual number of 30,000 apartments which have been constructed during the past ten years.

But since these additions to the population do not account for the circumstances it is evident that closer examination of the details is required to ascertain the true source and rate of demand.

Increase of Population.

Eliminating the infant increase, the supply of new tenements must come from the adult settlers, or from the expansion of existing families by marriages. Families are constantly arriving and taking up their abode in the city, but on the other hand, the sad experience of property owners establishes the probability that quite as many leave New York for residence in the suburbs or elsewhere. On the other hand, a large proportion of the tenants of newly constructed apartments are evidently newly married couples, who must find, if they remain in the city, a new home. They not only choose a home but they select a new location for it. But here again we are confronted with an unexpected feature in that the annual supply of such couples is much greater than the net number of apartments provided, as shown in the following comparative table:

Year	Marriages	Apt's lost by changes or demolition	Net apt's added
1912	58,444	11,437	15,326
1913	58,990	6,481	21,557
1914	60,986	3,480	17,096
1915	59,646	1,968	21,649
Averages,	59,500	5,841	18,900

This indicates a large excess supply of new home-seekers which should constitute a demand far in excess of the past prevailing supply of apartments, if there were no modifying circumstances. But it must be assumed that the marriages are not wholly those of present or prospective residents in the city of New York. If, as seems to be probably the case, less than one-half settled in the city as residents, about 30,000 couples would require to be provided with homes.

About 86 per cent. of this number would still afford excess over the supply of apartments, but for the simultaneous withdrawal of other families by removal to suburban places, a process which is continuously in progress.

From these considerations, it would appear that a certain supply of new adult residents, or residential families, plus the supply of resident newly married couples, constitutes the source of demand for new apartment spaces. If, therefore, some statistics were made available upon the extent of these two elements, we should have a dependable means of deciding just what demand for space the city should provide. All we can say under the existing situation is that in course of ten years of hardship and uncertainty, the construction of about 30,000 apartment spaces per year has gradually been absorbed, from which it seems probable that about 40 per cent. of the newly-married couples have settled within New York City, that about 5,000 families a year have been driven out of old buildings by their demolition or alteration to business purposes, and have been compelled to move to other localities, while new residents have come in sufficient numbers to afford the rest of the necessary occupants.

If the official records of deaths and marriages were extended so as to include information upon the location and the class of the home occupied by the deceased or projected by the officially-united, we might have a fair index of the probable demand for apartments, at all times, which would make possible a regulation of the extent of new construction and the avoidance of over-building. From existing circumstances it would seem that any present access over a net increase of about 20,000 apartments a year, will result in vacancies which will bring about a lessened construction in years following. This is shown by the excessive construction in 1906 and 1907, followed by greatly reduced output for the two succeeding years, and the more moderate overproduction in 1910-1911 which was also followed by a great decrease in 1914 to the low point of 1908. These ups and downs are attributable no doubt in part to waves of speculation, to opening of new locations, to easy money periods, but mainly to lack of determination of cause and effect, to a blind dependence on hope, and guesses on probabilities. If builders could regulate their operations, and lenders could systematize the extent of loans, we would probably have a supply of buildings always meeting the supply of tenants, and the operation of apartment buildings would not have to vacillate between periods of full tenancy and periods of semi-vacancy.

It would be extremely desirable also if a record could be established of the occupants of apartments and the places to which tenants go on leaving a certain building, and from whence they come on occupying new premises. Any landlord can collect such facts and could contribute them to some central statistical agency. With such statistics in hand, the vicissitudes of building operation would be largely eliminated, and the values of such investments stabilized, with results of enormous and far-reaching benefit to real estate and to the city.

The statistical statements of the Tenement House Department afford data on the character of apartment construction as regards the accommodation afforded, by which some light is thrown upon the character and extent of space for which the greatest demand appears to exist. This in turn may indicate the prevalence of a certain class of tenancy, and a glance at the following table immediately demonstrates that it is the small family which constitutes the prevailing demand, if the builders of 1915 have rightly judged the situation.

The four-room space is by far the largest form constructed last year, the total being nearly 50 per cent. of the whole. Next in favor is the three-room apartment which is 25 per cent., while the five room has fallen to 19½ per cent.

In Manhattan, the tendency is more pronounced, for while the four-room type is 35 per cent. of the whole, the three-room is 27 per cent., and in the Bronx the three-room is 30 per cent., while in Brooklyn it is only 21 per cent. of the

smaller number of rooms, especially in Brooklyn and the Bronx. Even in Queens the rate of production of five-room apartments is nearly stationary, while the three-room space shows a lively increase.

Each of the three chief boroughs shows in the four years that the largest kind of construction was the four-room flat or typical one-couple-and-child accommodation, but that there is a strong tendency in Manhattan and the Bronx

Summary of Apartments in New Buildings Constructed in the City During Four Years.

No. of Rooms per Apt.	Manhattan						Bronx							
	1	2	3	4	5	6	1	2	3	4	5	6		
1912	69	598	1,876	1,780	1,133	602	16	66	2,320	4,797	2,053	323		
1913	1	294	1,283	2,154	1,219	727	5	46	2,766	5,258	2,392	260		
1914	10	130	652	1,268	980	529	6	32	1,742	2,840	860	106		
1915	17	184	1,306	1,681	1,681	817	6	62	2,239	3,494	1,262	154		
Totals	97	1,206	5,117	6,883	5,013	2,675	33	206	9,067	16,389	6,567	833		
			Brooklyn						Queens					
1912	6	179	1,032	4,554	2,006	443	9	162	118	414	976	160		
1913	8	119	1,030	4,836	2,254	350	4	39	255	784	904	72		
1914	11	91	1,485	4,903	1,909	177	3	30	258	589	1,038	251		
1915	4	66	2,058	5,696	1,399	152	1	8	381	489	1,106	160		
Totals	29	455	5,605	19,989	7,568	1,122	17	239	1,012	2,276	4,024	643		

year's construction. In the Queens the conditions are reversed. The five-room flat is more than 50 per cent. of all built, but the three and four-room spaces still compose about 40 per cent.

The comparative figures of construction for the several boroughs extending over the past four years, as shown in table No. 2, indicate clearly how the demand has generally tended towards the

towards the same class of tenant contenting themselves with three rooms, while a not inconsiderable number of persons are willing to make themselves comfortable in two.

The personal, practical and financial reasons for this development are of sufficient interest to be dealt with in a separate succeeding article.
(To be continued.)

AMENDMENTS TO COMPENSATION LAW

Summary Prepared By Deputy Commissioner Williamson Reviews Principal Features

FOLLOWING is a summary prepared by Deputy Commissioner William C. Archer of the Bureau of Compensation in the State Labor Department, and printed in the May bulletin, of amendments to the Compensation Law as made by the Legislature

"Manufacture," "construction," "operation" and "installation" shall include "repair," "demolition" and "alteration."

Besides this definition the groups were amended generally to include the word "repair."

The following distinct employments were added: Machine wrecking; road building; curb and sidewalk construction and repair; street cleaning; ashes, garbage or snow removal; operation of waterworks; bark mills; lumber yards; manufacture of barrels, kegs, vats and tubs; cork cutting; wooden articles; oil and gas wells; manufacture of asbestos; stone crushing and grinding; machine shops, including repairs; janitor service; window cleaning; heating and lighting; manufacture of screws, jewelry, gold, silver and plated ware, articles of bone, ivory and shell; blacksmiths; horseshoers; ice harvesting; ice storage; ice distribution; bottling; manufacture of all inks; sewerage disposal plants; storage of all kinds and storage for hire; meat markets; manufacture of gelatine, paste or wax; furriers; manufacture of dairy products; manufacture of articles from textiles or fabrics; engraving; manufacture of moving picture machines and films; public garages, livery, boarding or sale stables; movers of all kinds; papering; picture hanging; glazing; construction of all structures; salvage of buildings or contents; sanitary lighting installation and repair; junk dealers.

In addition to the foregoing amendments of the various groups a new group was added as follows: "Any employment enumerated in the groups and carried on by the State or the municipal

corporation or other subdivision thereof, notwithstanding the definition of the term 'employment' in subdivision 5 of section 3 of this chapter." The definition referred to limited the employment to trades, businesses or occupations carried on for pecuniary gain. This limitation is now removed.

The law was also amended so that employments not named as "hazardous" may by a joint election of employer and employees be brought under the Compensation Law, such election on the part of the employer to be made by posting notices about the place of employment. The employees' election follows automatically the employer's election unless the employee gives notice in writing to his employer that he elects not to be subject to the provisions of this law, and files copy of such notice with the commission.

Another amendment brings under the law all the employees of an employer whose principal business is named as one of the hazardous employments. Thus a doubtful point is cleared up.

Stepchildren are included as dependent children.

The liability of an employer under the Compensation Law is exclusive and in place of any other liability whatsoever, except where the employer is in default of compliance with the requirements of the law to secure compensation according to one of the methods named.

The loss of use of thumb, finger, toe or phalange shall be regarded as the loss of such. The commission has been making awards on such a basis.

Compensation heretofore has been for disability or death, but the law is now amended allowing compensation for serious facial or head disfigurement, the amount to be paid according to the discretion of the commission, and limited to a maximum of \$3,500.

Compensation for temporary partial disability, except in the specific schedule of injuries, may not exceed when combined with the deceased earnings of an employee the amount of wages he was receiving prior to the injury. In this respect the maximum compensation of \$3,500 remains.

The law is amended to give employees who have already lost a hand, arm, leg,
(Continued on page 811.)

Suites in New Buildings Constructed in the City in 1915.

Rooms per apartment	Manhattan	Bronx	Brooklyn	Queens	Totals
1 room	17	6	4	1	28
2 rooms	184	62	66	8	320
3 rooms	1,306	2,239	2,058	381	5,984
4 rooms	1,681	3,494	5,696	489	11,360
5 rooms	817	1,262	1,399	1,106	4,584
6 rooms	321	154	152	160	787
7 rooms and over	487	54	41	2	554

SUMMARY OF REAL ESTATE LAWS OF 1916

Good Results Obtained by the Real Estate Board of New York—Joint Committee Analyzed Measures

By RICHARD O. CHITTICK
Executive Secretary, Real Estate Board of New York

REAL ESTATE did not gain all it sought from the 1916 Legislature, and some of its temporary gains were lost through veto by the Governor. Several of the bills which were considered detrimental to real estate were passed by the Legislature and received executive sanction against the protest of real estate owners. All things considered, the net results might have been much worse.

The Real Estate Board of New York took a keen and practical interest in the work of the Legislature. Having formulated and published, in advance of the session, a definite program, it followed it as nearly as was practicable.

Joint Committee Formed.

To facilitate the work, it placed the care of its legislative affairs in the hands of a special joint committee, selected from the Committee on Legislation and Taxation and the Committee on Real Estate Laws, the membership being as follows: David A. Clarkson, Robert E. Dowling, Stanley M. Isaacs, John P. Leo and Carlisle Norwood, from the Legislation and Taxation Committee; Henry R. Chittick, William B. Ellison, Samuel P. Goldman, from the Real Estate Laws Committee; and Laurence McGuire, George W. Olvany, William J. Tully, B. E. Martin and Harry Percy David. Samuel P. Goldman was chairman of this special committee.

This committee made no pretense of acting upon the approximately three thousand bills turned out by the legislative grist mill. Having satisfied itself that certain bills were not within the scope of its work, it confined its attention to those that were.

Results Summarized.

It took action on 203 bills affecting real estate directly or involving expenditure of money to be directly or indirectly reflected in local taxation. Of the bills acted on, the committee approved 95 and disapproved 108. The results may be summarized as follows:

Number of bills approved which became law	26
Number of bills approved which died in committee	57
Number of bills passed only in one house	7
Number of bills passed Legislature, but vetoed by the Mayor	3
Number of bills passed Legislature, but vetoed by the Governor	2
Total bills approved	95
Number of bills opposed which became law	19
Number of bills opposed which were defeated	89
Total bills disapproved	108
Total bills acted on	203

The work in relation to these bills was not confined, of course, to action by the committee.

The introducers of the bills and the proper committees in both houses were informed of the board's attitude and urged to take action in accordance with the reason assigned. The Mayor and the Governor were urged by resolution or by appearance at hearings to veto or approve these measures, as the case might be, in the interests of the taxpayers.

Bills Now Laws.

Of the bills which the board approved, and which became law, the following are the more important:

Building Inspection.—Senate Int. 878, Lockwood; Assembly Int. 1118, Ellenbogen, Chapter 503 of the Laws of 1916, explained recently in the Record and Guide. Existing rules of the Industrial Board continue in force until rescinded. The provisions relating to the Board of Standards and Appeals went into effect on May 10; other provisions take effect on October 1. The Fire Commissioner has been asked by the Real Estate Board to call a conference to create a better understanding of the new conditions,

Torrens Amendments.—Senate Int. 1154, Judiciary Committee; Assembly Int. 1494, General Laws Committee, Chapter 547 of the Laws of 1916. This provides for a thorough examination of title by an official examiner and a court proceeding to establish the validity of title. Title so settled cannot be assailed and needs no guarantee. The assurance fund is to compensate those who may be injured in this procedure, but awards are limited to the amount in the assurance fund.

Fire Alarm Signals and Drills.—Assembly Int. 720, Marsh, Chapter 466 of the Laws of 1916. This renders unnecessary interior fire alarm signals and fire drills in buildings having approved automatic sprinklers provided with two adequate sources of water supply.

Fireproof Windows.—Senate Int. 511, Spring, Assembly Int. 622, Talmage, Chapter 62 of the Laws of 1916. This permits the use of plate glass for fireproof windows where they are in certain relation to adjoining buildings and courts.

Building Districts.—Senate Int. 1124, Cromwell, Chapter 497 of the Laws of 1916. The bill gives the Board of Estimate power to regulate the height and bulk of buildings and to establish building zones; but, if twenty per cent. of owners of frontage to be changed, or of the frontage immediately in the rear thereof, or directly opposite, protest, the unanimous vote of the board is required.

Liens Become Charge.—Senate Int. 589, Mills; Assembly 769, Ellenbogen, Chapter 17 of the Laws of 1916. This bill amends the Charter by providing that all taxes shall be and become liens on real estate affected thereby, and shall be construed as and deemed to be charges thereon on the days when they become due and payable, and not earlier, and shall remain such liens until paid.

Court House Board.—Senate Int. 591, Brown; Assembly Int. 788, Maier, Chapter 511 of the Laws of 1916. This bill gives the Board of Estimate control over expenditures of the Court House Board.

Public Service Commission.—Senate Int. 603, Brown; Assembly Int. 780, Maier, Chapter 572 of the Laws of 1916. This bill makes the administrative expenses of the Public Service Commission, First District, a State charge, thereby relieving the city of such expenses.

Sheriff's Compensation.—Senate Int. 593, Brown; Assembly Int. 117, Ellenbogen, Chapter 525 of the Laws of 1916. This bill provides that the Sheriff of New York County, after 1917, shall not receive fees in addition to his salary.

Bills Opposed.

Of bills opposed by the board, but which are now law, the following are the most important:

Water Metering and Charges.—Senate Int. 1125, Cromwell; Assembly Int. 1393, Brennan, Chapter 602 of the Laws of 1916. This, in the words of one who has studied the bill carefully, permits the Water Commissioner, but with the approval of the Board of Aldermen, "to meter anything anywhere and to fix the rates." The Commissioner of Water Supply, Gas and Electricity has been requested to take this matter up in conference with the Real Estate Board and others before new rules are submitted to the Board of Aldermen.

Pay-As-You-Go Policy.—Senate Int. 598, Brown; Assembly Int. 781, Maier, Chapter 615 of the Laws of 1916. This enacts into law the policy adopted by the Board of Estimate on September 11, 1914, providing that the cost of non-self-supporting public improvements be carried in the budget, one-quarter in 1916, one-half in 1917, three-quarters in 1918, and all in 1919 and thereafter, except the cost of certain specified undertakings.

Plant and Structures.—Senate Int. 1144, Brown, Chapter 528 of the Laws of 1916. This abolishes the Bridge Department, but creates a Department of Plant and Structures, to have jurisdiction over repairs and maintenance of structures and equipment of the various departments, and including bridges, and transfers the Commissioner of Bridges to be commissioner of the new department.

Tapping City's Water Supply.—Senate Int. 122, Slater; Assembly Int. 114, Coffey, Chapter 601 of the Laws of 1916. This permits Westchester County to tap the Catskill water supply and to use the water under regulations similar to those in New York City.

Street Stands.—Senate Int. 100, Sullivan; Assembly Int. 67, Goodman, Chapter 592 of the Laws of 1916. This extends the list of articles that may be sold on stands within street lines to include candy, cigars and cigarettes.

Workmen's Compensation.—Senate Int. 1035; Assembly Int. 1370, Special Committee on Labor Legislation, Chapter 622 of the Laws of 1916. This amends the Workmen's Compensation Law by adding various employments to the groups termed "hazardous," re-defines an employee, limits liability of an employer to the provisions in Section 10 and makes new provisions relative to the State Insurance Fund.

Tenement Act Amended.

The following is an important bill which, until signed by the Governor on April 26, escaped careful scrutiny for the reason that it was thought to be only a detail of the Building Districts and Restrictions plan:

Tenement House Act.—Senate Int. 1249, Simpson, Chapter 319 of the Laws of 1916. This amends the Tenement House Act so as to prohibit the procedure with work above the first tier beams on a cellar wall permit. It also provides that: "Wherever the provisions of any local ordinance or regulation impose requirements for lower height of building or a less percentage of lot that may be occupied, or require wider or larger courts or deeper yards, the provisions of such local ordinance or regulation shall govern. Where, however, the provisions of this chapter impose requirements for lower height of building or a less percentage of lot that may be occupied or require wider or larger courts or deeper yards than are required by such local ordinance or regulation, the provisions of this chapter shall govern." This brings the Tenement House Law into conflict with the Building Code in the requirements for courts, etc.

The bill amending the Labor Law generally, favorable action upon which was urged continuously by the Real Estate Board, was vetoed by the Governor. This bill was introduced by the Special Legislative Committee to Investigate Labor Legislation. It would have modified the definition of a factory and in other ways provided reasonable modifications of existing factory regulations.

These bills are on file at the Real Estate Board or may be obtained from local firms dealing in law books or on application to the Secretary of State, Albany, N. Y. Chapter numbers should be quoted.

Spring Tennis Tournament.

The Real Estate Board of New York held its spring tennis tournament May 22 and 25 at the Harlem Tennis Club courts. The score ran: In Class A—Semi-finals, B. M. Phillips defeated Stanley M. Isaacs, 6-4, 6-2; Fox defeated Root, 6-0, 6-4. In Class B—Finals, Thurman Lee defeated Leroy Coventry, 7-5, 6-2.

PROBABLE CHANGES IN MANHATTAN USE MAP

Commission on Building Districts and Restrictions Amends Its Tentative Use Map Recently Submitted

THE Commission on Building Districts and Restrictions has decided to make various changes in its tentative Use Map of Manhattan, submitted to the Board of Estimate and Apportionment on March 10. The changes that will probably be incorporated in the final map are as follows:

Below 14th Street.

Downtown Financial District.—From industry to business: Battery place, State street, Broadway to Reade street; Whitehall street, north of Front street; New street, Exchange place, Exchange alley; Broad street, north of Beaver street; Nassau street, south of Liberty street; William street, between Beaver and Liberty streets; Wall street; Pine and Cedar streets, west of William street; Liberty street, between Broadway and Nassau street; Beaver street, between Broadway and Broad street; Park Row, south of Duane street; Center street, south of Duane street; Bridge and Pearl streets, between State and Whitehall streets.

East Side, Below 14th Street.

From industry to business: Henry, Madison and Monroe streets, between Catherine and Market streets, and also between Rutgers and Pike streets; Delancey, Broome and Grand streets, between the Bowery and Essex street.

From business to industry: Allen street, from Delancey to East Houston street.

From business to residence: East Broadway, between Clinton and Montgomery streets; Henry street, between Gouverneur and Montgomery streets; East Houston and 2d streets, between Pitt and Sheriff streets; Sheriff and Willett streets, between Stanton and East Houston streets; 4th and 7th streets, between Avenues C and D; Avenue B, between 7th and 10th streets; 8th street, between First and Second avenues; 10th and 12th streets, between Second and Third avenues.

From industry to residence: Oliver street, between Henry and Madison streets; Henry street, between Oliver and Catherine streets.

Greenwich Village.

From industry to business: Thompson and Sullivan streets, between Spring and 3d streets; McDougal street, between Spring and Prince streets; Prince, Houston and Bleecker streets, between McDougal and Thompson streets; Vandam street, between Varick and McDougal streets; 13th street, south side, between Fifth and Sixth avenues.

From business to industry: West 3d street, between McDougal street and Sixth avenue; Charlton, King and West Houston streets, between Varick and Hudson streets; Varick street and Seventh avenue extension, between Charlton and West 11th streets; 13th street, north side, between Sixth and Seventh avenues; 14th street, between Seventh and Eighth avenues; 14th street, between Eighth and Ninth avenues; Fifth avenue, between 12th and 23d streets.

From business to residence: Waverly place, between Christopher street and Sixth avenue; Gay street.

From residence to business: West 4th street, between McDougal street and Sixth avenue; Barrow street, between Hudson street and Seventh avenue; Grove street, between Hudson and Bedford streets; West 8th street, between Fifth and Sixth avenues; Charles street, between West 4th street and Seventh avenue.

14th to 59th Street.

Chelsea.—From business to industry: 15th and 16th streets, between Eighth and Ninth avenues; Eighth avenue, east side, between 14th and 30th streets; Eighth avenue, between 30th and 31st streets; 31st street, between Eighth and Ninth avenues.

From industry to business: Ninth avenue, between 23d and 27th streets.

From industry to residence: 24th street, between Ninth and Tenth avenues.

Union Square, Madison Square and Pennsylvania Station.—From business to industry: Fifth avenue, between 12th and 23d streets; Broadway, between 17th and 23d streets.

From industry to business: 23d, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32d and 33d streets, between Fourth and Sixth avenues; 31st, 32d and 33d streets, between Sixth and Eighth avenues; 34th street, between Seventh and Eighth avenues.

Stuyvesant Square.—From business to residence: Second avenue, between 14th and 18th streets; 18th street, between First and Third avenues; 19th street, between First and Second avenues.

Gramercy Park.—From business to residence: Gramercy Park West; Gramercy Park East; 19th street, between Third avenue and Irving place; 20th and 21st streets, between Third and Fourth avenues.

From business to industry: 24th street, between Second and Lexington avenues.

Murray Hill.—From residence to business: Madison avenue, west side, between 35th and 40th streets; 40th street, between Park and Madison avenues.

From business to industry: 37th, 38th, 39th, 40th and 41st streets, between Second and Third avenues.

42d to 59th Street.

From business to industry: 42d and 45th streets, between Ninth and Tenth avenues; Tenth avenue, between 42d and 46th streets; Tenth avenue, west side, between 46th and 52d streets; 43d, 44th, 45th, 46th, 47th and 51st streets, between Second and Third avenues.

From business to residence: 57th street, between Lexington and Madison avenues; 58th street, between Park and Madison avenues.

From industry to business: 41st, 42d and 43d streets, between First and Second avenues; 51st street, between East River and First avenue; 52d street, between Ninth and Tenth avenues.

From industry to residence: Beekman place; 50th street, between Beekman place and First avenue.

From residence to business: 55th and 56th streets, between Eighth and Ninth avenues; 48th, 49th, 50th and 51st streets, between Fifth and Sixth avenues; 48th, 49th, 50th, 52d, 54th, 55th and 56th streets, between Third and Lexington avenues.

West Side, 59th to 110th Street.

From industry to business: 61st, 62d and 63d streets, between Amsterdam and Tenth avenues.

From industry to residence: 70th and 71st streets, west of Tenth avenue.

From business to industry: 83d, 89th and 107th streets, between Columbus and Amsterdam avenues.

From business to residence: 96th street, between Columbus and Amsterdam avenues.

From residence to industry: 101st street, between Broadway and Amsterdam avenue; 108th street, between Columbus and Amsterdam avenues.

From residence to business: 97th and 98th streets, between Columbus and Amsterdam avenues; 100th street, between Broadway and Amsterdam avenue.

East Side, 59th to 110th Street.

From residence to industry: 73d street, between Third and Lexington avenues; 102d street, between Madison and Fifth avenues.

From residence to business: 85th and 87th streets, between Third and Lexington avenues; 76th street, east of Avenue A; 84th street, east of Avenue B.

From business to industry: 83d street, east of Avenue B.

110th to 155th Street.

From industry to business: 127th, 130th, 131st, 132d, 133d and 134th streets, west of Riverside Drive.

From business to residence: Seventh avenue, between 110th and 115th streets; 124th street, between Madison and Lenox avenues; 155th street, between Broadway and Amsterdam avenue.

From business to industry: 120th street, between Third and Lexington avenues.

From residence to business: 131st street, between Lenox and Seventh avenues; 132d street, between Fifth and Seventh avenues; 133d street, between Fifth and Eighth avenues.

North of 155th Street.

Washington Heights.—From business to residence: 155th street, between Amsterdam avenue and Broadway; 157th and 158th streets, between Riverside Drive and Broadway; 159th and 160th streets, between Broadway and Fort Washington avenue; 165th street, between Broadway and Riverside Drive; Audubon avenue, between 168th and 178th streets, and between 181st and 182d streets; Wadsworth avenue, between 173d and 175th streets, and 180th and 182d streets; 180th and 182d streets, between Amsterdam avenue and Broadway; Hudson River bulkhead line, north of 161st street.

Inwood.—From industry to business: Tenth avenue, between 204th and 205th streets; Harlem River bulkhead line, between Prescott and 213th streets.

From industry to residence: 204th and 205th streets, between Ninth and Tenth avenues.

From business to residence: 208th, 209th, 210th, 211th, 212th, 213th and 214th streets, between Ninth and Tenth avenues.

Zoning the Bronx for "Home Defense."

"The plans of the Commission on Building Districts and Restrictions for restricting the height, area and use of buildings are rapidly coming to a head," said George B. Ford, Consultant to the Commission, at the monthly meeting of the Taxpayers' Alliance.

"The Commission has just finished a series of eighteen public hearings which have been very well attended and has held innumerable conferences with the various organizations and groups throughout the city, and everywhere there has been a most hearty approval of the general principle of the plans. The Commission has earnestly requested suggestions for improving the plans because they realize the responsibility of the work and the enormous effect it is going to have on the future growth of the city and so they believe it their duty to get all the best advice possible in order to make the plans as nearly right as they can be made.

"Hundreds of suggestions for changes have been made, but the interesting part of it is that the great majority of these suggestions have been in the way of tightening up the restrictions rather than otherwise. There has been a very general and insistent demand that the height of buildings, particularly in the more outlying districts, be kept down still lower and that the sizes of yards and courts be increased. In compliance with that demand some of the following changes are being suggested:

"In the matter of height it is suggested that the area north of 170th street and west of Webster avenue be put in the one and one-quarter-times district, instead of the one and one-half-times district. One and one-quarter times would mean that a building on a 60-foot street could go up to 75 feet in height or 6 or 7 stories, and on a 100-foot street it could go up to 125 feet in height and, of course, still higher with set-backs. The district where the

(Continued on page 795.)

LEGAL NOTES AFFECTING REALTY

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

Effect of Tenant's Bankruptcy.

RENT is a sum stipulated to be paid for the use and enjoyment of land, the occupation of the land being the consideration for the rent. Nothing but a surrender, a release, a waiver, or an eviction can in whole or in part absolve a tenant from the obligation of his covenant to pay rent, although a release may be implied from the conduct of the parties, and where a lessor has consented to a change in the tenancy and received rent from the new tenant, he cannot afterwards charge the original tenant for rent accruing subsequent to such change. Where the tenant abandons the premises, and the landlord, without protest, enters and resumes possession, such act will generally be construed as constituting a surrender by implication of law. An abandonment will always be found where the circumstances disclosed are such as would justify the landlord taking immediate possession of the premises upon the tenant's relinquishment of them. Any amount which may have been due for rent of premises used by a bankrupt tenant, as well as any periodical payments reserved in a lease which may have accrued at the time of filing the petition in bankruptcy are, of course, claims presentable and allowable against the estate. They are so presentable and allowable because they are definite and fixed liabilities owing at the time of the commencement of the bankruptcy proceedings. Where

a receiver or trustee in bankruptcy actually occupies the leased premises, rent for such occupancy and use is payable by the receiver, and will be considered a preferred claim in favor of the landlord, not because of any reservation of rent mentioned in the lease, but because the use of the premises was considered necessary to the preservation of the estate, and the amount paid by the receiver or trustee for such occupancy will be allowed as part of the cost of administration. Rent on a lease for years, unaccrued at the time of adjudication, cannot be proved as a claim in bankruptcy.

Building Line Restrictions.

Injunction was sought of violation of a restriction against the erection of buildings "nearer than 35 feet to the front or west line of said premises, bay windows, porches and steps excepted." The building in course of erection was an apartment building, and a foundation or basement, with windows in the walls, had been built of the same material as the rest of the main part of the building, and extending about 10 feet east of the building line. The purpose of this so-called foundation for porches appeared to be to enlarge the area of the apartments of the first story or so-called basement, and the whole plan of the building indicated that this was the clear purpose, though this foundation also served as a support for the porches of the three upper stories. The question was whether this basement, including the entrance or vestibule it supported,

came within the exception of "porches." While some lexicographers state that a porch is an entrance or appendage to a building and may be inclosed or uninclosed, and sometimes it is spoken of as an entrance or vestibule, the popular understanding of a porch, especially as used and applied in this country, is that it is a veranda, portico or open passageway, or open appendage attached to the inclosed part of the building. The so-called porch may sometimes be inclosed, yet if, from all the evidence, it appears that the projection is a part of the main building, even though it is called a porch, it will be considered a violation of the building restrictions such as that quoted. No part of the main mass of a building, the Illinois Supreme Court holds, *Brandenburg vs. Lajer*, 112 N. E. 321, may be properly called a porch. That Court has held that swell fronts or bay windows which extend over the established building line, and which run up the whole height of the building from the basement to the roof, and are on a continuous foundation with the building, are substantial parts of the building. The projection here in question enlarged the area of the basement, and while the room so made by it might be called a basement room, it, as well as the entrance way or vestibule, was an integral part of the building. The front walls were continuous from the basement up, extending practically a full story in height. It was held the projection did not come within the exception, and was a violation of the restriction.

Breach of Contract to Sell.

Ordinarily the measure of damages for the breach by the vendor of a contract to convey land, if the market value exceeds the contract price, is the difference between them. The parties may, however, *Nostdal vs. Morehart*, Minnesota Supreme Court, 157 N. W. 584, fix by their contract a different measure of liability. They may stipulate that in case title cannot be made good the contract shall be inoperative and only the consideration paid recovered. Such a provision means that, if the title to which the vendor can convey to the purchaser cannot be made good, the agreement is to be at an end as to both parties. This remedy when so fixed is exclusive, and either party has a right to invoke it.

Merchantable Title.

The California Supreme Court, *Allen vs. Chatfield*, 156 Pac. 47, holds that, under a contract of sale whereby the vendor was to have one year to make a good and merchantable title and until a final judgment could be obtained in a pending suit, the purchaser was not required to be satisfied with the vendor's assurance that the option under which the plaintiff in the pending suit claimed the right to purchase had expired. He was entitled to a conclusive adjudication that that claim had expired or to some act of that party which would estop him from asserting that claim.

Defective Title.

Where the vendor is guilty of no fraud, but has no title, and the contract is incapable of performance, the Iowa Supreme Court, *White vs. Harvey*, 157 N. W. 152, holds that the vendee is entitled to the return of the purchase price with interest, and also to be reimbursed for improvements, and this is the extent of his remedy.

Specific Performance.

The buyers of land assigned their rights to parties who agreed to build on it, as security for their performance of the conditions of the buyers' contract to repurchase the lot with the building erected. The building was not erected according to contract, the builders departing greatly from the specifications, the deviations being practically irremediable. The buyers not being entitled to specific performance because the contract could not be consummated in one transaction, it was held, *Crane vs. Roach* (Cal.) 156 Pac. 375, that a decree that the builders keep the house and lot and pay the buyers the amount of their outlay, plus the enhanced value of the lot, was fair and equitable.

MANHATTAN USE MAP.

(Continued from page 794.)

factories begin are coming in along the Harlem River will be left one and one-half times. East of the Bronx River and south of Pelham Bay Parkway everything that is not unrestricted in its use will be put in the one and one-quarter-times district, but the unrestricted portion will be left one and one-half times in order to accommodate a generous factory development. The same is true along Eastchester Creek. North of Pelham Bay Parkway, west of Williamsbridge Road and Bronxwood avenue and south of 233d street, it is suggested that the limit be raised to one and one-quarter-times the width of the street in order to take care of the development which is bound to take place along the White Plains avenue subway.

"On the area maps comparatively few suggestions for changes have been made except for certain minor changes in Riverdale and in City Island. The main changes have been made in the reduction of the number of 'A' districts, limiting them more to the waterfront and vicinity of railway freight yards.

"In the use districts it is suggested that the streets to the east of the Bronx River Parkway, which heretofore were shown as unrestricted, be made residential instead except for a few at the very northern part of the borough. It is suggested that Webster avenue be changed from unrestricted to business from 177th street north to the Yonkers line. It is also suggested that the streets between Webster avenue and Washington avenue from 177th street to 189th street, except for 180th street, be changed largely from unrestricted to residential use; Third avenue, from 170th street north, be changed from unrestricted to business; Crotona Parkway from 176th street to the Zoological Gardens be changed on the east side from business to residential.

"It is suggested that a small residential and business section be created in Hunt's Point district north of Randall avenue between Barretto street and Longfellow avenue inclusive; that almost all of Marble Hill be made strictly residential; the flats just north of Marble Hill, which are now shown as unrestricted, should be changed to residential except for a little section at the

northern end which would be made business. The section along the Putnam Railroad just east of Broadway and north of 233d street should be changed from unrestricted to business; that the section north of Bedford Boulevard and east of the Concourse, south of Mosholu Parkway be made all strictly residential and also be put in the 'E' class or detached house class. In addition to these there are many other minor changes that have been suggested.

"The Commission is also working out many detail changes in the height and area and the use resolutions to take care of special cases which have been brought to the attention of the Commission and they are also working out a machinery whereby the superintendent of buildings in the borough and the Board of Standards and Appeals may make certain allowances in exceptional cases.

"For changing these districts from time to time the Legislature passed and the Governor has just signed an amendment to the Charter of the City of New York which provides the following machinery for change:

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

"The object of this is to make it possible to change the district lines when it becomes obvious that the change should be made, but at the same time make it difficult, for it is evident that it should be difficult enough, so that the stability of property as an investment may be preserved, but at the same time it is also evident that from time to time changes will become necessary and the Board of Estimate should have the power to make such changes.

"The Commission is always glad to receive suggestions for the improvement of the maps, but they would like to receive them as soon as convenient because they are hoping to present their final report to the Board of Estimate

(Continued on page 812.)

BUILDING MANAGEMENT

"FIRST IMPRESSIONS" USUALLY GOVERNED BY APPEARANCE OF ENTRANCE HALLS

By WILLIAM G. AUGUST*

FAVORABLE first impressions are desirable and of much value in the management of practically all classes of property, but there is a greater need for a favorable first impression in the case of a high-class apartment house than in any other kind of structure, on account of its residential character. People usually take a greater amount of pride in their homes than they do in their places of business.

Of the many and varied duties and obligations incumbent upon the apartment house manager, there is therefore perhaps none so important as the creating of this desirable first impression.

That part of the building which is most apt to create a favorable or unfavorable impression is obviously the entrance. While it is self-evident that all sections of the building should contribute toward the making of desirable impressions, yet the primary consideration must concern itself with the possible influence of that particular part of the building which first attracts attention, or the entire effect is lost.

The entrance of the typical modern apartment house may be divided into sections, the vestibule, the main hall or entrance proper, and the reception room. Individually these divisions represent substantial units in the building; collectively, they constitute one of the most important elements in apartment house construction, and necessitate more than the average amount of attention from the manager.

Construction and Maintenance.

A discussion of the relative connection between the appearance of the entrance and the creating of good first impressions must resolve itself into a consideration of the entrance hall from two view points. One is the construction, which is beyond the control of the manager, in most cases, and the other is the maintenance which is directly in his charge. The construction of the average apartment house in the majority of cases is a finished product when the manager appears on the scene, since it is not very often that he acts in the capacity of advisor when the plan of the building is being laid out. Yet this situation is not as great a handicap from the building managers' standpoint as might seem evident on the surface, because the importance of the entrance hall and the obvious advantages of its attractiveness have long since been impressed upon builders and architects, especially in the construction of the modern tall multi-family house and special efforts are usually made to make this section of the building as desirable and pleasing as possible.

The particular attention, therefore, of the building manager should center upon its proper care and maintenance, because these factors and attractiveness are so closely related to each other that they often constitute the same thing. While the building manager cannot improve the appearance of the hall from a structural standpoint he has it within his power to make the plainest and simplest entrance attractive, should he maintain it in the fashion which would create the all important good first impression. Generally speaking, the care and maintenance of the entrance hall requires special attention from the point of view of service and cleaning.

The question of service may be considered first. In this connection the case may be cited of the Strathmore, a

Riverside Drive apartment house of modern construction which houses twenty-four families and where rentals range as high as \$3,500 a year. In this building there is a day and night shift of doormen and elevator operators. The doormen's duties include those with which we are all familiar, the opening and closing of hall doors, assisting tenants or their guests into their carriages or automobiles, and announcing visitors. The elevator man's work consists principally in the operation of his car, although he also assists the doorman when occasion demands it and when his own duties permit. Needless to say the personal appearance of these employees must be neat and pleasing and they must be alert, prompt and courteous. There is perhaps no better creator of a favorable first impression than the appearance of the boys on hall service. Their neatness and conduct adds to the general appearance of the entire entrance hall and tends toward the creating of the necessary impression.

Another Important Consideration.

The appearance of the building manager himself is another important consideration and one which is sometimes overlooked. All the good effects gained by admirable construction and perfect hall service may be rendered negligible if the manager himself does not come up to the standard. Considerable emphasis must be placed upon this purely personal element, in connection with the maintenance of the entrance hall because it is directly within the scope of the work of the building manager.

Outside of this hall service no other element tends towards a good impression than cleanliness, and this applies not only to the floors but also to the walls, ceilings and furniture. Each manager, of course, has his own ideas regarding the proper care of the building under his control, but regardless of method, it is a foregone conclusion that the entrance hall must be kept scrupulously clean. The most efficient manner of cleaning is what confronts the building manager.

Before entering into a discussion of this phase of the question it might be well to outline briefly the construction of the Strathmore, which may again be cited as a typical example of present day construction, in order that the relation might better be brought out between construction and first impressions. The vestibule and main hall are panelled in genuine Italian marble with a staircase and ballustrade to match. The floors consist of large marble slabs. The ceiling is beamed and ornamented in relief. The entire front of the vestibule is composed of large plate glass panels set in iron with large doors. The dividing wall between the vestibule and the hall proper is similarly treated with the addition of fashioned panels of hammered iron. The reception room walls are covered with tapestries of plain but tasteful design and these with the portieres are in harmony with the general color scheme. A very pleasing and desirable effect has been produced by the location of large mirrors at the back of the hall which reflect an excellent river view and give the hall the appearance of having an unusual depth. In its entirety the construction is most pleasing to the eye and goes a long way towards creating the required desirable impression.

So far as cleaning is concerned the entrance deserves special attention on account of its constant use. The entire entrance hall is thoroughly cleaned with mops every night and spots are cleaned up during the day as often as occasion warrants. The floors and stairs are

thoroughly scrubbed twice a week with a very simple compound of warm water and a good scrubbing powder. The glass is also cleaned regularly each night with a window cleaning compound. The rugs are cleaned at frequent intervals with a vacuum cleaner and are gone over with by a carpet sweeper several times each day when any dust or dirt appears. On stormy days a rubber runner should be used. The marble and walls are also washed down and cleaned as frequently as necessary with hot water and soap powder. The decorations, which include the furniture and hangings, are regularly dusted and are also freed from dirt by the vacuum cleaner at regular intervals.

The most desirable time for cleaning is usually late at night, preferably after 12 o'clock when there is little or no hall traffic and there is the least possible chance for annoyance or interference with the tenants.

There are a number of items of lesser importance which come up in connection with the proper maintenance of the entrance hall, each one of which may bear a direct relation toward giving favorable impressions. A combination of the aesthetic and practical is always desirable, as for instance in the case of the draperies in the reception room which are changed to suit the seasons of the year. Likewise the furniture in the reception room may be provided with slip covers during the summer months, a practical way of saving wear in addition to giving comfort to the occupants. This room has its particular function and is more than a mere matter of ornament. It should be laid out to resemble as much as possible a reception room in a private suite. The furnishings should be simple rather than lavish and the arrangement should be not so much a question of expense as of simple attractiveness.

The heavy glass doors from the vestibule into the main hall have been made more serviceable and incidentally more pleasing to the eye, by the addition of hammered iron grill work, which furnishes a unique decoration besides protecting the glass. The ceiling, which is beamed and moulded, is also painted and is kept in condition by dusting and periodical redecorating.

Lighting Arrangement.

Another element which may go a long way towards greatly improving the attractiveness of the entrance hall is the lighting equipment. Aside from the decorative features which may be added, there is much to be gained through the proper location of the lights and the resultant harmonious blend of colors. The appearance of the reception room may be greatly improved by the installation of a reading lamp of attractive design. There is no doubt but that the proper lighting effects can vastly improve even the plainest of interiors.

In summarizing briefly the entire subject it may be said that the value of an attractive entrance to an apartment house may be greatly enhanced by proper maintenance even if it is already a finished product, when it reaches the manager, and although he cannot structurally change the layout, he may by judicious and well planned management materially improve its general appearance. The importance of the first impression should not be underestimated, not only because it bears a direct relation to the tenants already occupying the building and who must be retained in this age of keen competition, but also because it must tend toward pleasing and attracting new tenants.

*Mr. August is resident manager of the Strathmore Apartment House, owned by the Morris Estate.

NEW AND USEFUL APPLIANCES

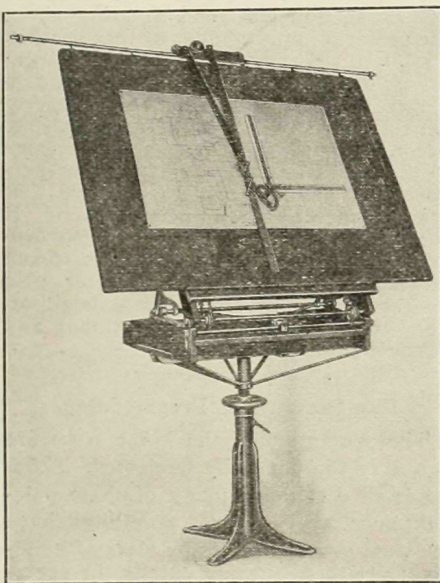
Novelties and New Applications of Familiar Devices,
of Aid to Architects, Builders and Building Managers

Described without regard to advertising consideration

An Adjustable Drawing Board.

NOTEWORTHY among recent developments in draughting room practice is the vertical adjustable drawing board to which a combination T-square and protractor may be applied. These drawing boards are designed to meet the demand for an inexpensive vertically inclined adjustable board suitable to the requirements of the modern draughting room. The complete outfit consists of a drawing board adjustable to any desired angle and slidable to or from the draughtsman, a cylindrical weight concealed behind the drawing board and used to counter-balance its weight in any position, a stationary base frame to which is hinged a swinging upper frame, a device for adjusting this frame to different angles, a horizontal board or leaf carrying a drawer, and an upright adjustable stand.

Many advantages are claimed for the use of this device. The manufacturer states that the drawing board is easily moved up or down to bring the drawing into a convenient position for the draughtsman, on a level with his eyes, whether sitting or standing. As the board



is evenly balanced, with just sufficient friction to hold it steadily in position, it is moved without noise or disturbance. One using this board need never twist or bend to reach any part of the surface of the board, nor need he strain his eyes to read the fine graduations on the scale.

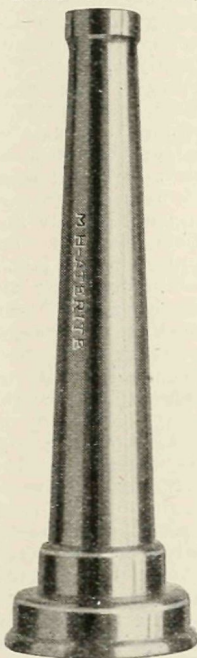
The supporting frame will accommodate drawing boards 24x36 up to 36x72 inches, and larger frames can be supplied where the use of boards larger than 36 inches in width is desired. The horizontal leaf provides a handy arrangement for the designer as it may be used for sketching, figuring or for reference drawings. This feature also provides a surface to deposit tools that would not lie on the vertical surface of the drawing board.

The floor stand is made of iron and steel and is heavy and strong to support the drawing board and its frame. A vertical adjustment of one foot is provided and provision is made for rotating the board through a complete circle. A simple locking device holds the board against rotation when in the desired position. The adjustable floor stand provides a means for raising or lowering the drawing board and its frame to any desired height to accommodate the stature of the draughtsman and to bring the board into a favorable light.

A New Metal for Couplings, Valves, Etc.

THERE has recently made its appearance an alloy which is used for couplings, valves, hose nozzles and Siamese connections which is claimed has all the advantages of and, in addition, the claim is made that it is non-corrosive, and worthless as scrap if stolen. The manufacturer states that the alloy is of the proper tensile strength, and complies with the requirements of the New York Fire Department, Board of Fire Underwriters and the New York Fire Insurance Exchange. Another feature of this material is the fact that its use effects a saving in the time of porters in a building, as no cleaning or polishing is necessary as is the case when nickel-plated bronze and brass fittings are used.

This metal is susceptible of being finished in three ways, satin, steel and silver. The satin finish is black and looks like cast iron, the steel finish has the appearance of burnished steel and the silver finish is highly polished and looks like fine nickel plating. The finish is not plated, however, so there is nothing to wear off and only infrequent cleaning is necessary.

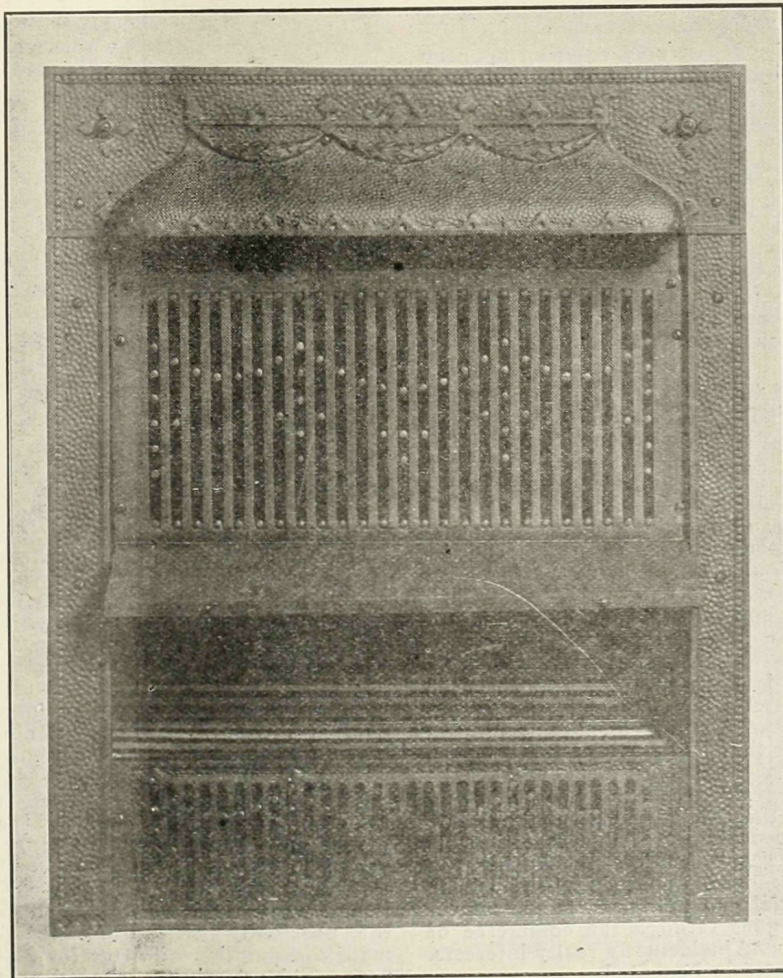


Wire-Fibrous Belting.

USERS of belting for the transmission of power have lately been introduced to a wire-fibrous belting that is said to have all of the necessary qualifications for belting to meet the most severe service tests. The belting is made of spun fibrous yarn which has an untwisted steel wire center. This yarn is again twisted into strands, which are in turn compactly woven into belting, impregnated with dressing, and stretched to the limit. This type of belting is said to possess great strength to which is added extreme flexibility. The belting is woven in such a manner that there is an equal strain on every part. Wire-fibrous belting will transmit three times as much horse power in proportion to the slip as the ordinary belt, according to the claim of the manufacturer. The further claim is made that the use of this type of belt is more economical while running, as all waste motion is eliminated, power is saved and coal bills reduced. The wire-fibrous belt is long lived, wearing twice as long as either leather or rubber belting.

New Reflector Gas Grate.

A REFLECTOR gas grate has recently been perfected and placed on the market which involves some features of an interesting nature. The grate heats by direct reflection and radiation as well as by the circulation of air in the back, which is said to increase the heat two-fold, allowing a greater economy of gas. In this grate the gas jets are located below the curved reflector plate and directly behind the lower hood. The upper reflector plate throws the heat down onto the lower one, which in turn throws it out into the room. The reflector plates are made of polished copper, which gives a cheerful glow to the light. The heat playing against the back of the grate, naturally heats the metal and the air which passes up behind this line carries all the heat given off here and throws it into the room at the top of the grate. The manufacturer states that by the use of this grate there is no odor from the gas, and that a complete combustion of the gas is maintained at all times, and as the device includes no mixer as a part of its burner it is free from the liability of lighting back.



REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

W. C. STUART, Vice-Pres't & General Manager

J. W. FRANK, Secretary & Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as
second-class matter."

Copyright, 1916, by The Record and Guide Co.

TABLE OF CONTENTS

(Section One)

	Page
Cause and Effect in Apartment House Construction in New York City; Reginald Pelham Bolton.....	791
Amendments to Compensation Law.....	792
Summary of Real Estate Laws of 1916; Richard O. Chittick.....	793
Probable Changes in Manhattan Use Map.....	794
Legal Notes Affecting Realty.....	795
Appearance of Entrance Halls; William G. August.....	796
Editorial.....	798
Query Department.....	799
New Headquarters for Bronx Y. M. H. A.....	811
Historical Realty Development; I. Newton Lewis.....	800
Building Material Market.....	810
Classified Buyers' Guide.....	822
Current Building Operations.....	810
Departmental Rulings.....	820
Leases.....	805
New and Useful Appliances.....	797
Personal and Trade Notes.....	814
Private Sales of the Week.....	801
Real Estate Notes.....	809
Statistical Table of the Week.....	809
Trade and Technical Society Events.....	820
Wholesale Material Prices.....	821

What do you think about the wisdom of turning the clock forward? A referendum which Borough President Marks has just taken among the civil service employees of the borough shows practically unanimous favor for the plan. He is now calling a conference of business men to consider its universal adoption in this city. The meeting will be held at his office next Monday afternoon at 3 o'clock. Chief among the reported advantages of the system is more daylight for evening hours at home. But how about railroad time-tables?

The city is not only entering upon an era of hotel construction but also an era of hotel living. The number of permanent guests in hotels has had a remarkable increase this winter. Hotel managers are saying that hotel life is appealing to city people of means more than ever before. Many families having residences in the country find it more agreeable to patronize hotels for the winter than live in dwellings or apartments as formerly. Restlessness, or the love of change, is a characteristic of New York business and social life.

The Industrial Commission continues to be prolific in legislation. It has just had the Workmen's Compensation Law amended according to its view of questions at issue, has just promulgated a new fire-alarm code, and is now at work upon a sanitary code, a dangerous machinery code and several other codes—all, no doubt, beneficial to workers, but carrying expense to owners. Some civil service departments have extraordinary legislative powers.

There is hope that the appropriation for deepening the channel to the Brooklyn navy yard, and incidentally removing the reefs that bar the way for deep-sea vessels to commercial piers, will yet be passed by Congress, the Senate having restored the item to the Rivers and Harbors bill. It is regrettable that there is not more appreciation at Washington of the need of preparedness, industrial, commercial and military. If the appropriation goes through the commerce of the port, and incidentally realty interests, will be greatly benefited.

On Metering the Water Supply.

Taxpayers did not expect they would be charged meter rates for water used for household purposes when they were asked to favor the large expenditure for the Catskill aqueduct. Yet the Cromwell bill, which has become a law with the Governor's signature appended, gives the Commissioner of Water Supply, Gas and Electricity discretionary power to install meters in residential, as well as business buildings, and it is his expressed intention to have them so installed in the course of time, provided the Board of Aldermen approves the regulations which the act authorizes the Commissioner to formulate.

The Commissioner is clothed by the new law with jurisdiction over the making as well as the enforcing of rules and regulations concerning "the furnishing and maintaining of the water supply, the fixing of uniform annual charges, meter rates and minimum charges for the supply of water by meter, annual service charges, and charges for meters and their connections, and for their setting, repair and maintenance." He is authorized to install meters at his discretion in "any or all lots, buildings and places connected with the public water supply," and not merely in places where water is furnished for business purposes, as under the old law.

This is large authority to take from the Board of Aldermen and put into the keeping of a department head without a saving clause binding him in any wise to consult public opinion in respect to his decrees; and in the opinion of the real estate bodies it is inimical to the interests of property owners, seeing that the statute, while conferring authority to meter apartment houses, puts no restraint upon tenants to prevent their wasting what owners must pay for. The only certain safeguard for property interests lies in the provision that the rules and regulations to be formulated by the Commissioner must meet with the approval of the Board of Aldermen, to which tribunal taxpayers will have recourse through public hearings, should the draft of the proposed regulations prove too drastic.

The present inclination of the department is understood to be, first, to have meters retained in all buildings where they now are; second, to meter the large modern apartment houses which are alleged not to be paying their just share of the cost of the water supply; third, to meter premises as a whole which are now paying both frontage and meter rates because of their being occupied in part for business and in part for residence; and finally, to meter all buildings hereafter erected.

The primal reason for changing the law and adopting the metering system as a general policy is, not that the water supply is insufficient, but that the revenues from it are. With the additional burden of the carrying charges on the Catskill investment about to be assumed, this municipal public service is facing a deficit, because the old frontage and fixture rates have become inapplicable and grossly discriminatory under modern conditions.

It was suggested as a reason for not changing the law that, under a classification of residential buildings, private dwellings and small multi-family houses now adequately taxed by the frontage rates, could be exempted from the obligation to meter; but the Corporation Counsel advised that the law as it stood gave no authority to classify residential premises, or make distinctions which would require a meter in one house and not in another.

In principle universal metering is an equitable method of apportioning the cost of the municipal water supply and curtailing waste. In practice it adds largely to the cost of the service; it puts the responsibility for waste in the case of buildings and apartments under lease where it does not belong—upon the owner; it raises the question of what is and what is not waste, and it creates the possibility of limiting the legitimate consumption of water for domestic use. Sub-metering, the department

claims, is the recourse of the landlord. It is also an endless source of trouble.

Still, until a general plan for the new system has been outlined, including a schedule of rates, a scheme for the purchase of meters, and a method of installing and repairing meters, it may be well to reserve judgment on details. With a liberal maximum allowance of water per family, and a minimum charge per meter for owners, to be paid whether or not the water be used, many of the fancied objections to metering residence property may disappear.

The Zoning Policy Popular.

The policy of the Commission on Building Districts and Restrictions which has governed the preparation of its rules and regulations seems to have won the good will of real estate interests in Brooklyn and their sincere cooperation. The generally expressed desire has been for stricter limitations than the commission has proposed, where any change at all has been suggested, except in three localities, where the restrictions on height will be reduced.

The policy which has developed this singular unanimity consists, first, of a determination not to impose unwelcome restrictions upon any locality; and, second, to advise freely and openly with district representatives upon the best form of restriction for the control of the development of private property. Generally, the petitions made by the citizens of each locality are being followed in revising the tentative report.

Manifestations of a marked desire are noted in Brooklyn for the extension of the "E," or detached private residence zones, from which apartment houses are practically excluded under the belief that the continuance of the present character of any section will tend to bring about the uniform improvement of that section. This is a reasonable expectation. Owners will not make elaborate improvements to private residential property which, without district restrictions, may become inappropriate and add no value to the land when required for other purposes. Whenever owners perceive that the character of a neighborhood is changing, they make no further improvements, and often permit premises to run down. Permanence of character also invites the improvement of a neighborhood with handsome institutional and public buildings.

Fire-Prevention Preparedness.

The protection of the home from fire is a duty too generally neglected. Thousands of dwellings, many of them palatial, burn every year. Dwellings have the least protection of any class of buildings; yet their burning entails the severest personal hardships, as most often they represent a large proportion of the family capital, or contain treasures which money cannot replace. Scarcely can one find a town, village or community within commuting distance of New York without the embers of somebody's home. Not only is it saddening to view them, but the long continuance of ruins in a neighborhood is a distinct detriment to adjacent property. Anyone who is about to build a dwelling in city or suburbs should peruse a treatise which Prof. Ira H. Woolson has written in response to many requests, on the subject of the construction and fire-prevention of dwelling houses. The work is an exceptional one, from which the layman can acquire a liberal education in house construction and the professional a good idea of modern standards.

The proportion of dwellings totally destroyed after once catching fire is high, because most often they burn freely, and are remote from efficient fire-fighting apparatus. Yet, with little or no additional cost, but with more thought and care, even frame houses can be so constructed that they will resist or delay the spread of flames until they can somehow be extinguished. It is Prof. Woolson's assurance that no one feature of house construction will contribute more

to its safety than fire-stops, and he urges that incombustible fire-stopping material be used wherever possible. The added cost will be slight. A well-built frame building, fully fire-stopped, is equal, in his opinion, to a masonry wall and interior wood construction, so far as pertains to resistance to an interior fire. But into every dwelling there should be incorporated three fundamental features, namely: (a) a proper protection of stairways and other vertical openings; (b) a second means of exit from upper stories; (c) a fire-resistive horizontal cut-off between the cellar or basement and the floor above, because the fires most dangerous to life start in the cellar, basement or first story.

Again, the three leading known causes of fire are defective chimneys and flues, sparks on roofs and the accidental ignition of highly inflammable oils, such as gasoline. Proper chimney construction is, therefore, the author warns, the one most important feature in reducing the chances of fire. To chimneys, flues, smokepipes and fireplaces he accordingly gives extended consideration.

It need not be said that the author prefers masonry to frame construction, and real fireproof construction first of all; but he recognizes the fact that few indeed are, or ever will be, the homes structurally incombustible, to say nothing of the contents, and that the greatest field of usefulness for the suggestions contained in the book is in connection with the vast number of unpretentious dwellings situated where there is but slight conformity under present conditions to the standards of safe construction. Some of the suggestions are suitable only for certain types of high-class buildings, but the majority are applicable to private dwellings of all grades.

Professor Woolson, the author, is the consulting engineer to the National Board of Fire Underwriters, to whom the public is indebted for this free contribution to the campaign of fire-prevention preparedness. The pamphlet is strictly educational in character, entirely practical and doubtless will be the means of preventing the utter destruction of many homes.

Criticism of the West Side Plans.

Editor of the RECORD AND GUIDE:

The tentative plan for the West Side improvements is a very much better plan than the 1913 one, which was so vigorously criticised by the various civic organizations. Indeed, in the report of the Committee on Port and Terminal Facilities, it is frankly recognized that these criticisms were sound and that they should be met.

I think the Committee on Port and Terminal Facilities has done a good piece of work so far, but I think that it is a mistake for the members of the committee to ignore the criticisms that are now directed at the proposals. There are several important features of the plan which, in my judgment, make it a disadvantageous agreement in its present form.

In the first place, I think the failure to take into account the franchise value of the new rights given to the railroad company is a mistake, particularly in view of the city's financial condition. The city insisted, in the case of the Pennsylvania Railroad and in the case of the New York Connecting Railways, upon a revaluation at stated periods in order that it might receive adequate return.

I think the criticisms made of the Manhattanville yard proposal have not been answered by the supplemental report of the Port and Terminal Facilities Committee. The opinion of Mr. Rice, the engineer formerly for the Rapid Transit Commission, that the yard can be covered at an expense of not more than one million dollars, seems to me to be worth while considering. The statement that the land at this time will not bear the weight of a roof seems to me to be unsupported by any impartial engineering opinion.

I think, also, that the failure to re-

quire that the structure through Riverside shall be in harmony with the topographical plans of the Park Department is a very serious defect.

The criticism with regard to the warehousing and terminal monopoly potential in the present plan has not been met, so far as I can see, by anything that the committee has said. It is true that it has reserved the right now to cross the railroad at, under and above grade, but it must reserve also the right to cross under and over the warehouses of the railroad company.

All of these criticisms will be dealt with in particularity in the brief now being prepared for the Citizens' Union, the City Club and other bodies interested. I shall be glad to send you a copy of this brief when it is ready, and trust that you will give it space.

JULIUS HENRY COHEN,
Chairman Transit Committee, Citizens' Union.

Antiquated Shipping Facilities.

Editor of the RECORD AND GUIDE:

There has been, and is, a demand for factory and mercantile housing in buildings with a spur or siding, so that goods may be received and delivered on the premises, doing away with the vexatious and costly delays and the enormous expense of drayage or trucking that now obtains.

Whether or not the city's bargain with the New York Central is a good one, I believe that the keeping on Manhattan Island of numerous manufacturing and mercantile concerns is of decided import to the welfare of the city; and this result will be accomplished by the improvement with modern buildings of the land adjacent to the Central's new route, into which buildings spurs will enter.

The Bush terminals and Long Island City have been stealing away tenants from Manhattan, many of whom would never have departed if the same freight facilities had existed in Manhattan. They have also gathered in newcomers entering the New York market, accustomed to loading and unloading freight in their own buildings at their home towns. Such newcomers marvel at the antiquated, expensive and slow method of shipping and receiving in New York.

This is about the only feature of the Central's plans of which I know anything, and I look forward to see a tremendous development of Greenwich Village and Chelsea.

WM. D. KILPATRICK.

Give It a Fair Trial.

Editor of the RECORD AND GUIDE:

I have read with interest Mr. Eaton's article in Record and Guide of May 20, and sincerely trust the new amendments to our Lien Law will accomplish all the sponsors look for; and, as the signature of Governor Whitman has made it effective from July 1, we can only watch for results by giving it a fair trial.

FRANCIS M. HOWLAND.

The Pay-as-You-Go Policy.

The pay-as-you-go bill which the Governor has signed, though he found no actual necessity for it, provides that the cost of non-revenue producing improvements shall be paid as follows:

"That during the year 1916 one-half of the cost thereof shall be paid by the issue of corporate stock maturing serially from one to fifteen years, and the remaining half shall be included in the budget; and that during the year 1917 one-quarter of the cost of such improvement shall be paid by the issue of corporate stock maturing serially from one to fifteen years and the remaining three-quarters shall be included in the budget, and that in the year 1918 and thereafter all of the cost of such improvements shall be provided for in the budget.

—The Borough of Queens is more than five times the size of the Borough of Manhattan.

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. Arrangements have 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. 72.—I sell a piece of property for A to B. Price and terms have been agreed upon. When the parties meet to sign the contract, A wants B to take a bargain and sale contract, and B insists on a warranty deed contract and will not buy without it. Nothing had been said in negotiations about the kind of contract. Have I not earned my commission as a broker, since A declines to give the kind of deed asked?
M. M.

Answer No. 72.—No. If the contract had been signed, the commission would have been earned. But the minds of the parties did not fully meet in agreement until the contract, with its various details, was signed. As it was not signed, no commission was earned.

Question No. 73.—What is the present status of the extension of the dual subway system, as applied to the North Shore of Long Island, to the city line? Have negotiations with the Long Island Railroad been completed and the necessary papers signed, or are negotiations still pending? If negotiations are completed, when will the extension be operated? Will the fare be five cents from the city line to Manhattan? Has any provision been made as to headway of trains and the running time?
C. A. W.

Answer No. 73.—Negotiations are still pending between the Transit Committee of the Board of Estimate, the Public Service Commission, and the Long Island Railroad. They may be settled on the basis either of lease or purchase of the Long Island Railroad tracks. No details of fares or schedules have consequently been arranged. The residents of the neighborhood have tentatively accepted a proposed 10c fare, beyond Main street and Bridge street, in Flushing.

Question No. 74.—In case of the foreclosure and sale of a mortgaged property has the owner still the right of redemption under the laws of this State, and for what length of time?
C. H.

Answer No. 74.—The owner has not the right to redeem. This assumes that the foreclosure proceeding was regularly conducted.

Question No. 75.—Landlord having provided a storeroom in the basement of our apartment house, I gave a trunkful of things into the keeping of the janitor, who has the key. Burglars break in and steal the contents of trunk. Should not the landlord reimburse me for the loss?
J. R.

Answer No. 75.—Has not the lease the usual provision covering this subject, absolving the landlord from responsibility? Read your lease and send landlord copy of the clause. If there is no such clause, the landlord is not liable unless you can prove him to have been negligent.

Question No. 76.—Has a tenant the right to withhold from his rent the amount of compensation claimed for damage to his household furnishings by the ceiling falling down?
H. S. T.

Answer No. 76.—No. If the landlord is liable, and only if, which may depend upon the terms of the lease, tenant would have to set up his claim either in a suit by the landlord for rent or an independent action by the tenant.

Question No. 77.—I lease an apartment, through an agent, to a party who afterwards proves objectionable. I have received the first month's rent from agent less his commission, but have since learned that he, himself, advanced the money for tenant. Second month's rent not yet due. As I wish to eject the tenant, what proceeding must I take?
D.

Answer No. 77.—Every properly drawn lease contains a clause covering such situation and enabling a landlord to get rid of a tenant. It depends entirely upon the facts which make the tenant objectionable as to what your remedy would be. Your merely thinking him objectionable would not be enough.

REAL ESTATE NEWS OF THE WEEK

Hotel Manhattan and Tiffany Studios Figure
in Transactions—Auction Market a Feature

CONSIDERABLE interest centered this week upon the numerous and varied properties offered at voluntary auction sale in Manhattan and the Bronx, and the unusual activity of this branch of the market was reflected in a somewhat lighter private sales business. Several large transactions were consummated in Manhattan, notably the sale of the Hotel Manhattan, in a deal that involved several millions of dollars, and also the sale of the Tiffany Studio property, two blocks to the north. Business in the main, however, concerned itself with small investment properties, well distributed throughout the city.

The week was probably the most active that the auction market has experienced this year, not only from the point of view of the number of parcels that were sold, but also on account of their varied character and their widely scattered location.

On Tuesday, Joseph P. Day disposed of a number of properties at another of his "special sales days." The buyers included: William Kehoe, who paid \$99,000 for the six-story loft building at 207-209 West 28th street; Elias Spingarn, who bought the dwelling at 44 West 90th street for \$19,500, and Josephine Kipp, who bid \$40,000 for 406 East 160th street, the Bronx. The Garrick Theatre, at 63-67 West 35th street, near Herald Square, which was offered at voluntary sale by the Harrington estate, was knocked down for \$224,000 to C. R. Bailey, representing parties in interest. The property is assessed by the city at \$270,000.

Another valuable property which was offered on Wednesday at the stand of Bryan L. Kennelly, and which was also bid in, was the large building plot available for improvement at 215-223 West 42d street and 228-232 West 43d street, which was knocked down to parties in interest for \$660,000. Another property belonging to the same interests, the

Sperry & Hutchinson Co., a six-story apartment house, at the southwest corner of Morningside Drive and 122d street, was also bid in, for \$162,500.

Last Saturday, Joseph P. Day sold, on the premises, 105 Bronx lots, for a total of \$82,000, or at an average of about \$781 a lot. The property is located along the line of the new White Plains avenue subway extension, on Paulding and Bronxwood avenues, and in 230th, 231st and 232d streets. One of the largest buyers at the sale was Henry Hunneke, Jr. His principal purchase included the entire block front on the west side of Paulding avenue, from 230th to 231st street. Complete details of this sale will be found in the Second Section of this issue of the Record and Guide.

The offering of thirty-five parcels of real estate by Joseph P. Day, Thursday, and consisting of properties acquired by the Bond & Mortgage Guarantee Company at foreclosure, attracted a large and representative crowd of bidders to the Vesey Street Exchange Sales Room. About one-third of the property was sold to various investors, for a total of \$198,425. Clarence H. Kelsey, president of the Title Guarantee & Trust Company, who represented the selling corporation at the sale, declared the result a success. He said, "We have sold our holdings for prices which, although low, are satisfactory to us, in view of the statement of our policy to liquidate holdings taken at foreclosure." Mr. Day stated that at the beginning of the sale he was not quite sure of what the outcome would be, on account of the unusual conditions of the seller in making only one bid publicly from the stand in order to protect its interests, but that as the sale progressed he realized that this situation in quite a few cases inspired confidence, and justified the wisdom of the company in adopting this means of disposing of its holdings.

HISTORICAL REALTY DEVELOPMENT

One Hundred Years Ago Government Faced
Problems Now Confronting New York City

By I. NEWTON LEWIS, of L. J. Phillips & Co.

WHEN Washington was inaugurated as our first President, the Continental Congress was assembled in New York City, to which he journeyed from his home in Mount Vernon.

As the necessity for a more central location of the seat of Government became apparent, Congress, under the VIII Section, Article I, of the Constitution was authorized to "exercise exclusive legislation and control over such a district, not exceeding ten miles square, as may by cession of particular states, and the acceptance by Congress, become the seat of Government of the United States."

The General Assembly of the State of Maryland on December 23, 1788, passed an act requiring the Representatives of the State, assembled at New York in March, 1789, to cede to the United States any district not exceeding ten miles square, which Congress might fix upon and accept for the seat of Government of the United States.

A similar act was passed by the Commonwealth of Virginia on December 3, 1789.

On July 16, 1790, after considerable discussion, Congress having selected a district ten miles square, being on both sides of the Potomac, an act was passed authorizing the President to appoint three Commissioners of Survey.

Maryland ceded sixty-four square miles on the north bank of the river and Virginia thirty-six square miles on the south bank. It was named the "Territory of Columbia." On January 24, 1791, the President issued a proclama-

tion directing Commissioners appointed by him under the act for "establishing the permanent seat of Government" to survey the territory so that a suitable spot could be selected on the northeastern side of the Potomac for the erection of suitable public buildings.

On December 13, 1791, the President presented to Congress the plan of the city of Washington and in February, 1793, the surveyors report and plat as arranged by the Commissioners of the district.

On January 8, 1796, President Washington in presenting to Congress a memorial of the Commissioners for establishing the temporary and permanent seat of Government said: "Since locating a district for the permanent seat of the Government, as heretofore announced to Congress, I have accepted the grants of money and land stated in the memorial."

"I have directed the buildings therein mentioned to be commenced on plans which I deemed consistent with the liberality of the grants and proper for the purposes intended."

* * * * *

"In a case new and arduous like the present, difficulties might naturally be expected. Some have occurred, but they are in a great degree surmounted and I have no doubt, if the remaining resources are properly cherished, so as to prevent the loss of property by hasty and numerous sales, that all the buildings required for the accommodation of the Government of the United States, may be completed without aid from the Federal Treasury. The subject is therefore

Cable Address Established 1794
Cruikshank, New York Incorporated 1903

Cruikshank Company

Successor to
E. A. Cruikshank & Co.

No. 141 Broadway

REAL ESTATE

Agents Appraisers Brokers

OFFICERS:

Warren Cruikshank, President

William L. DeBost, Vice-President

William B. Harding, Treas.

Russell V. Cruikshank, Sec'y

DIRECTORS:

E. A. Cruikshank Robert L. Gerry
Warren Cruikshank R. Horace Gallatin
William H. Porter William L. DeBost
William B. Harding

Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK

BROKERS, APPRAISERS, AGENTS

FIRM OF

LEONARD J. CARPENTER

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street

Entire Charge of Property

D. Y. Swainson A. H. Carpenter C. L. Carpenter

Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

The General Management
OF

Real Estate

37 LIBERTY STREET

Established 1890

JOHN P. KIRWAN & SONS

REAL ESTATE
AND
MORTGAGE LOANS

138 WEST 42nd STREET

ESTABLISHED 1867

RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 710 Madison Ave.
NEW YORK

Irving Ruland, Pres. Jas. S. Anderson, Vice-Pres.
Richard L. Beckwith, Secy. A. Rene Moen, Treas.

Edgar A. Manning Anton L. Trunk

MANNING & TRUNK

REAL ESTATE

489 Fifth Avenue, New York

Telephone 6834 Murray Hill

F. R. Wood, W. H. Dolson Co.

REAL ESTATE AND
MORTGAGE LOANS

MANAGERS OF ESTATES

Broadway, cor. 80th St. 140 Broadway

recommended to the consideration of Congress and the result will determine the measures which I shall cause to be pursued with respect to the property remaining unsold."

The following as published in the "Messages and Papers of the Presidents" from the archives in Washington, may be of interest, as it demonstrates that at even as early a period as this, there was the fear of "undigested offerings" with the possible injury that might result were the attempt made to "market the land."

In January, 1803, President Jefferson had this to say on the subject to Congress:

"The moneys now due, and soon to become due to the State of Maryland on the loan guaranteed by the United States, call for early attention. The lots in the city (Washington) which are chargeable with the payment of this money, are deemed not only equal to the indemnification of the public, but to insure a considerable surplus to the city, to be employed for its improvement, provided they are offered for sale only in sufficient numbers to meet the existing demand. The act of 1796 provided that they shall be positively sold in such numbers as shall be necessary for the punctual payment of loans. Nine thousand dollars of interest is overdue, and \$50,000, an additional loan, is reimbursable on November 1, next. These sums would require sales so far beyond the actual demand of the market that it is apprehended that the whole property may be thereby sacrificed, the public security destroyed and the residuary interest of the city entirely lost."

The following transmitted to Congress by Jefferson on January 24, 1803, is interesting in view of the above:

"I submit the report of the Superintendent of the City of Washington and by this you will perceive that the resale of lots prescribed by Congress, did not produce a sufficiency to pay the debt to Maryland, to which they are appropriated, and as it was evident that the sums necessary for the interest and instalments due to that state could not be produced by a sale of lots without an unwarrantable sacrifice of property, the deficiencies were of necessity drawn from the Treasury of the United States."

While more than a hundred years have passed since the original plan of Washington was presented to Congress, the growth of the city has been so rapid that, could those who were responsible for it have foreseen such conditions as are existent today, land adjacent to such buildings as the Treasury, State, Army and Navy and the Executive Mansion along Pennsylvania avenue, would have been reserved, so that the crowding of commercial structures into this district, detracting from the artistic environment of these important edifices would have been avoided. While it may be admitted that the policy of the Government at the time was wise, in disposing of land then thought to be superfluous, in the endeavor to build up the city, it is to be regretted that even the financial exigencies of the period, should have made it necessary to dispose of realty so necessary for the proper setting of these beautiful buildings.

In several cases it has also been necessary for the Government to re-purchase land at present-day prices, where needed for public improvements, in order to secure a sufficient plot, but in this respect the Government is doing what is being done by every municipality in the country where insufficient land was reserved for public purposes.

Improved Train Service.

The local train service on the New York Central, between the city line and Grand Central Terminal is to be improved at an early date. The Traffic and Waterways Bureau of the Bronx Board of Trade, of which Olin J. Stephens is chairman, had three conferences during the past month with officials of the railroad on the question of an increased number of trains as well as having them make additional stops. The conference culminated at the regular monthly meeting of the Board of Directors of the

board, when General Passenger Agent Loren F. Vosburgh and Superintendent Wilson, of the New York Central, had a final conference with officials of the board.

The question of a five-cent fare was not introduced, as the board does not consider the New York Central in any sense a rapid transit line, but as a suburban road, the discussion centering itself simply around the question of more trains.

After a lengthy discussion, the railroad's representatives agreed to put on seven additional trains between the Wakefield station and the Grand Central Terminal during the rush hours. The number of additional stops on present trains are 33, and number of stops on new trains 74, a total of 107 new stops. During the non-rush hours times of the day the length of times between trains has been cut from 52 minutes to 43.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 39, as against 43 last week and 27 a year ago.

The number of sales south of 59th street was 18, as compared with 16 last week and 12 a year ago.

The sales north of 59th street aggregated 21, as compared with 27 last week and 15 a year ago.

From the Bronx 8 sales at private contract were reported, as against 16 last week and 17 a year ago.

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

Hotel Manhattan Sold.

The Hotel Manhattan property, at Madison avenue and 42d street, has been sold by the heirs of the estate of J. J. Belden, of Syracuse, N. Y., to a buyer, reported to be August Heckscher. The deal was negotiated by Heckscher & De Saulles and the Douglas Robinson, Charles S. Brown Company. The hotel was erected in 1895, and is fifteen stories in height, occupying the entire block front on the west side of Madison avenue from 42d to 43d street, with an avenue frontage of 200.10 feet, and frontages, respectively, of 121 feet in 42d street and 117 feet in 43d street. In addition, the purchaser also acquired the two four-story buildings adjoining in East 43d street, at Nos. 16 to 18, on a plot 48x100.5. The entire property is under lease to the Hawks & Wetherbee Company, which operates the hotel. No definite plans have been announced regarding the future of the property. Mr. Heckscher is at present building a twenty-five-story office building at the opposite southeast corner. He has figured prominently within recent years as purchaser of several choice Manhattan parcels in the midtown section. It was reported that the price paid for the Hotel Manhattan was in the neighborhood of \$3,850,000.

Buyer for Tiffany Studios.

The Tiffany Studios, a seven-story building at the southeast corner of Madison avenue and 45th street, has been sold by the Tiffany Studio Corporation, Henry W. De Forest, president, to a buyer, reported to be August Heckscher, who is also credited with being the purchaser of the Hotel Manhattan. The studio building occupies a plot with a frontage of 125 feet in 45th street, with a similar frontage on Madison avenue, and an easterly line of 100.10 feet adjoining the new twenty-story office building known as the Vanderbilt Concourse. The property was at one time occupied by the Manhattan Athletic Club, and later by the Knickerbocker Athletic Club. The corner comprises one of the most valuable building sites in the Grand Central Terminal district. The opposite northwest corner is to be improved with a large building for the occupancy of Abercombe & Fitch, and diagonally opposite is the new ten-story building of Brook Brothers. The property was assessed by the city last year at \$1,000,000.

Business Established 1853

Horace S. Ely & Company

This company acts as agent for Trustees, Executors and Owners in taking entire charge of Real Estate. Makes appraisals. Acts as Broker in the sale and leasing of Real Estate.

**21 LIBERTY STREET
489 FIFTH AVENUE**

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS
BROKERS and APPRAISERS

45 William Street New York City

Management of Estates a Specialty
Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

JOHN C. R. ECKERSON

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

299 MADISON AVENUE, N. E. Cor. 41st St.
NEW YORK

E. DE FOREST SIMMONS

REAL ESTATE

Tel., 837-838 Plaza 31 WEST 58th STREET

Established 1887 Telephone Connection

CHAS. S. KOHLER

REAL ESTATE & INSURANCE
BROKER & MANAGER OF ESTATES

Main Office
901 Columbus Avenue—Corner 104th Street

Branch Office
1428 St. Nicholas Avenue—Near 181st Street
NEW YORK

FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

O. D. & H. V. DIKE

Midtown Business
Property

CANDLER BUILDING, 220 WEST 42D ST.

THOMAS J. O'REILLY

Real Estate Broker, Appraiser and Agent

BROADWAY AND 109th STREET

New York Representative of
Caughy, Hearn & Co., Baltimore and Washington

HAROLD W. BUCHANAN

Mortgage Loans and Real Estate

49 WALL STREET

PORTER & CO.

REAL ESTATE

George W. Short 159 W. 125th STREET
Charles F. Porter Telephone Connections**J. Edgar Leaycraft & Co.**Special Attention Given
To the Management of Estates
Rental and Sale of Property
Collection of Rents
Ground Rents, Interest, Etc.

30 EAST 42d ST., Cor. Madison Ave.

J. B. ENGLISH

Real Estate Broker

INSURANCE
ESTATES MANAGED
RENTS COLLECTED
HOUSES FOR SALE
AND TO LET1531-7 Broadway
N. W. Corner 45th St.
Astor Theatre Building
Phone: Bryant 4773**JAMES A. DOWD**Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, Above 49th Street

CARSTEIN & LINNEKIN

(Inc.)

REAL ESTATE

221 FOURTH AVE. 347 FIFTH AVENUE
Gramercy 2293—Phones—Murray Hill 523**CUTNER & LIPSET**

REAL ESTATE

1181 BROADWAY

South West Corner Twenty-eighth Street
Telephone—Mad. Sq. 9329

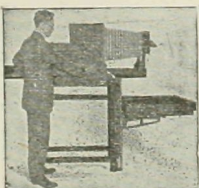
840 BROADWAY

This Company acts as agent for Trustees,
Executors and Owners in taking entire
charge of Real Estate**FRANCIS W. FORD'S SONS**

City Surveyors

Real Estate and Insurance

8-10 JAMES STREET, N. Y. C.

HOWARD H. FORD FREDERIC C FORD
WALTER H. FORD, C. E. HAROLD S. FORD**Langton Co.**PHOTO PRINTERS
Cort. 6221. 30 Church St.Direct copies of Blue
Prints, Pencil Drawings,
Tracings, Contracts and Legal Documents.**Interesting Series of Sales.**

The M. L. Realty Company sold the two six-story elevator apartment houses known as the "Dawson" and the "Morrison," occupying the entire block front on the east side of Audubon avenue from 172d to 173d street. This property was held at \$350,000. The buyer was the Maxlow Holding Corporation, Henry Brody, president, which resold the houses to the Foro Realty Corporation. This purchaser gave in exchange Manhattan property at 440 West 22d street, 471 West 22d street and 420-422 West 23d street, and also the Stoltz mansion at Washington, Pa., a suburb of Pittsburgh, now occupied by the president of the Washington and Jefferson College. The 22d and 23d street property was later resold to Frederick Brown. The various transactions involved more than \$1,000,000 and were all negotiated by Goodale, Perry & Dwight, Inc.

Buys Dyckman Block Fronts.

Frederick Brown has purchased from the Henry Morgenthau Company a large plot in the Dyckman section, having a Broadway frontage of 639 feet, comprising about three block fronts. The property is located on the west side of Broadway, beginning 103 feet north of 218th street, and extending to a point 74 feet south of Isham street. Both 219th and 220th streets will intersect the tract, when cut through. The plot is of irregular depth, averaging about 100 feet. The selling company held the land at \$200,000. In exchange, the purchaser gave the two five-story apartment houses, respectively at the southeast and northeast corners of Woodycrest avenue and 166th street, each on a plot 62x100. The entire deal involved about \$385,000 and was negotiated by Alexander Selkin and David Mintz.

Big Sale on University Heights.

Charles W. McDonald has purchased from the Christman estate, through H. A. Douglas & Company, the plot of fourteen lots in the north side of East 188th street, beginning 30 feet east of Webb avenue, with a frontage of 375 feet and an irregular depth ranging from 100 to 125 feet. The property faces Devoe Park and Fordham Road. The purchaser intends to remove the rock and resell to a builder.

Bank Buys Choice Corner.

The Dollar Savings Bank took title this week from Edith T. Lowander to the property at 2792-2794 Third avenue, at the northeast corner of 147th street, running through to Willis avenue, with a frontage of 55 feet on Third avenue, 116 feet in 147th street and 50 feet on Willis avenue. The property was recently acquired by Edith T. Lowander from the estate of Margaret C. Wotton, through the Cruikshank Company.

Buys \$170,000 Dwelling.

The Barney Estate Company sold through William B. May & Company the five-story residence at 7 East 89th street, 28 feet wide, which has been held at \$170,000. The purchaser, Louis M. Josephthal, will alter and occupy.

Manhattan—South of 59th St.

ALBANY ST.—Seamen's Bank For Savings sold 22 Albany st, a 3-sty loft building, on plot 18.8x58.

MORTON ST.—Trustees of the Metropolitan Temple sold, through the Duross Co., 43 Morton st, a 4-sty dwelling, on lot 23.6x100xirreg., formerly occupied as the parsonage of the Bedford Street Methodist Church.

UNIVERSITY PL.—Seamens' Bank for Savings sold 90-92 University pl, a 3-sty building on plot 38.4x58.6, to the newly formed 90 University Place Corporation.

VANDAM ST.—Pepe & Bro. have sold for Francis X. Brosnan, attorney, 22 Vandam st, on lot 23x107, improved with a 3-sty building, now leased to the City of New York and used for a tuberculosis clinic, to A. D. Juillard.

WOOSTER ST.—Wm. A. White & Sons have sold the 4-sty store building at 9 Wooster st, on a plot 21.4x100, to the Adams Express Co., which property adjoins theirs on the south. Daniel Birdsall & Co. represented the sellers. This is the second piece of property in Wooster st which Wm. A. White & Sons have sold within the last month.

20TH ST.—Worthington Whitehouse (Inc.) sold 458 West 20th st, a 3-sty dwelling, 25x92,

for James L. Barclay. This property has not changed ownership in more than 50 years, and has been occupied by the present tenant, Lisa Day Nursery (Inc.), for the last 20 years.

24TH ST.—Duross Co. sold for Angelino Sartirana, the 3-sty private house 428 West 24th st to Catherine Boyle. The house is one of the London Terrace row and is on a ground leasehold of the Moore estate.

26TH ST.—The Title Guarantee & Trust Co. sold the 4-sty tenement, 25x98.9, at 312 East 26th st to James J. Mooney, who recently bought 314 from the Hanford Realty Co. He owns 316 and 318, making a plot 100x08.9.

32D ST.—Thomas J. O'Reilly has sold for the Emigrant Industrial Savings Bank the building at 315 East 32d st to Patrick Toner, the contractor, who will demolish the house and erect a 2-sty brick stable.

36TH ST.—Mrs. Mary Raborg has sold 161 East 36th st, a 4-sty dwelling, on lot 20x100.

46TH ST.—Pease & Elliman sold for Richard Delafield to the Eaves Costume Co. the 2-sty building 112 West 46th st, on lot 20x100.5. The buyers occupy the adjoining house at No. 115.

49TH ST.—A. W. Miller & Co. sold for the Catherine MacSorley estate, 549 West 49th st, a 3-sty dwelling, on lot 25x100. This property has been occupied as a residence by members of the MacSorley family for 60 years.

51ST ST.—The estate of Lillian S. Gillespie is reported to have sold the 2-sty stable at 119 West 51st st, on lot 20x100.5.

6TH AV.—According to a rumor yesterday, George H. Kearney has sold the 5-sty building at the northeast corner of 6th av and 29th st, on lot 24.8x40.

Manhattan—North of 59th St.

70TH ST.—The estate of Walter W. Adams sold 106 East 70th st, a 5-sty dwelling, on lot 16x100.5.

73D ST.—The State Banking Department sold 503 East 73d st, a 6-sty tenement, plot 37.6x102.2.

74TH ST.—A new company headed by John Katzman bought from Carrie L. DeG. Hyatt, through M. Cohn & Co., 57 West 74th st, a 4-sty dwelling, on lot 20x102.8.

77TH ST.—Pease & Elliman sold for S. Harold Freeman, of Morristown, N. J., the 5-sty dwelling 12 East 77th st, on lot 25x102. In the same block are the homes of Seth M. Milliken, Mrs. Benjamin Knower, Charles H. Marshall and Edmund Q. Trowbridge.

101ST ST.—Chelsea Realty Co., a subsidiary of the New York Mortgage & Security Co., has sold the two 6-sty tenements, at 404-410 East 101st st.

104TH ST.—Slawson & Hobbs sold for Clara Brown 315 West 104th st, a 3-sty dwelling, on lot 20x100.8.

119TH ST.—Daniel H. Jackson resold through M. M. Hayward & Co. to Mrs. Jane Hooker 124 West 119th st, a 4-sty dwelling, 18x100. In part payment the seller took a 3-sty residence, 16 Hubert pl, Halcyon Park, New Rochelle, on a lot 80x114. Mr. Jackson bought the 119th st dwelling two weeks ago from Lydia P. Steel.

120TH ST.—Joseph P. Day sold for Theodore R. Shear to E. M. Sekunna 364 West 120th st, on lot 17x100.11.

131ST ST.—Shaw & Co. sold for the Montrose Realty Co. to L. Hurd Sanford, 121 West 131st st, a 3-sty dwelling, on lot 18x100.

141ST ST.—Kurz & Uren (Inc.) have sold for Delco Holding Co. a plot in the south side of West 141st st, 225 ft. east of Lenox av, having a frontage of 56 ft. by 75 ft. in rear, by 99.11 in depth.

154TH ST.—J. L. Tonnell bought from the estate of John N. Bull 417 West 154th st, a dwelling, on lot 21x99.11.

158TH ST.—Bloch Brothers sold 536-538 West 158th st, a 6-sty apartment house, on plot 50.3x99.11, to Sallie H. Walker, who gave in part payment a lot on Intervale av, near 165th st.

175TH ST.—Louis Becker Co. sold for the estate of Chauncey P. McKnight to Edward J. Beck, 526 West 175th st, a 3-sty dwelling, on lot 18x94.8.

AMSTERDAM AV.—Queens Park Realty Co., F. B. Ryan, president, sold to Frederick Brown the "Atlanta," a 6-sty apartment house, with eight stores, at the northwest corner of Amsterdam av and 178th st, on plot 100x100, held at \$200,000. In part payment Mr. Brown gave a residence at 15 Landscape av, Yonkers, on plot 14.3x102.8.

AUDUBON AV.—Frederick Brown has sold to the Sivad Holding Co., Frankel Bros., the 6-sty apartment house known as the Rockville, at the northeast corner of Audubon av and 177th st, fronting 107.11 ft. on the avenue and 100 on the street. The structure is arranged with seven apartments on a floor and was held at \$200,000.

CONVENT AV.—C. Mortimer Wilmerding sold to Eva Wardach, 339 Convent av, a 3-sty dwelling, on lot 20x100, at the southeast corner of 144th st.

CONVENT AV.—J. Romaine Brown has sold the 3-sty dwelling at 340 Convent av, on lot 24.11x94.5, at the northwest corner of 144th st.

PARK AV.—William B. May & Co. report the sale of the southeast corner of Park av and 65th st for J. N. Stearns. This is a modern 5-sty residence, and is opposite the Hoyt corner, which was sold last week to Gifford A. Cochran.

Bronx.

CHARLOTTE ST.—Cahn & Pittman sold for Frederick Brown, 1516 Charlotte st, a 5-sty apartment house, 50x100. The buyer gave in part payment 1504 Bushwick av, corner of Putnam av, Brooklyn, a 4-sty flat, 27x90.

ELM PL.—H. A. Douglas & Co. sold for J. J. O'Reilly, the 2½-sty residence at 2482 Elm pl, to W. H. Hancock, of Mt. Vernon.

MATILDA ST.—F. W. Eggert sold for Julius Lewine the 3-sty dwelling 4539 Matilda st.

141ST ST.—Harry H. Cohen and Ida Hillman have sold 615 East 141st st, a 5-sty flat, on plot 27x100.

154TH ST.—Cedar Construction Co. sold 307 East 154th st, a 6-sty apartment house, on plot 50x100.

179TH ST.—The J. W. Cornish Construction Co. has resold the 4-sty flat at 450 East 179th st, on plot 33x85, to Antonio Borelli. Brooker & Schneider were the brokers. This house and 2411 Bathgate av were taken in part payment by the Cornish company for the apartment house at 1892 Morris av, reported sold recently.

BATHGATE AV.—The J. W. Cornish Construction Co. resold, through Paul Bultman, 2411 Bathgate av, a 2-sty dwelling, on lot 20.1 x100.

WASHINGTON AV.—The Bond & Mortgage Guarantee Co. sold 1015 Washington av, a 2-sty dwelling, lot 25x97. The property was scheduled to be sold at auction Thursday by Joseph P. Day.

Brooklyn.

HULL ST.—Friday & Lehman sold 194 Hull st, for G. W. Enright; 1076 Hancock st for Francis M. Nekerman; 245 Ralph av for the New Departure Realty Co.; 40 Covert st for G. M. Jack, and 379 Bainbridge st for I. C. Kingsbury.

UNION ST.—Nicholson-Johnson Co. sold for H. L. C. Wenk, the 2-fam house, 1492 Union st.

EAST 22D ST.—McInerney-Klinck Realty Co. sold for Catherine E. Muth, the 1-fam. dwelling, in the west side of East 22d st (Elmore pl), 240 ft. north of Farragut rd, on plot 100x100.

BAY 50TH ST.—Realty Associates sold to Carolina Palmisino 126 Bay 50th st, a 2-sty dwelling, on lot 20x96, through A. Constantin.

66TH ST.—Pease & Elliman sold for the Mortgage Financing Co. to Morris Rothman the house at 1901 66th st, corner of 19th av.

68TH ST.—Frank H. Malone and H. O. Harris sold for the Owls Head Realty Co. the 2-fam. house 170 68th st and the 1-fam. house 168 68th st.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Simon Abels, the 2-sty building, on the west side of Flatbush av, 40 ft. north of Ditmas av, on lot 20x100.

SNYDER AV.—Albert Cory sold 5310 Snyder av, a 2-fam house.

2D AV.—Frank A. Seaver & Co. have sold five lots at the northeast corner of 2d av and 45th st for the McCormack estate to a Manhattan firm, which will erect a 5-sty factory building.

5TH AV.—Tutino & Cerny sold for Levy Brothers Realty Co., the 3-sty store and apartment building at the southwest corner of 5th and Ovington avs, on plot 35x80.

5TH AV.—L. F. Brauns sold for Simon Abels, the 2-sty building, on the west side of 5th av, 60 ft. south of 79th st.

Queens.

LONG ISLAND CITY.—Cross & Brown Co. has sold the entire block, 200x600, on Queens Blvd. Hill st, Rawson st and Nott av, immediately to the east of the Packard Auto Service Station, to M. C. Renshaw.

LONG ISLAND CITY.—Cross & Brown Co. has sold for John W. Rapp, the property on 3rd av to 2d av, near 5th st, to the International Chemical Co.; also for C. L. Wright, 30x100, at the southeast corner of Thompson av and VanDam st, to M. C. Renshaw.

Richmond.

PRINCES BAY AV.—J. Sterling Drake has sold for Emma C. Seguin to Henry A. Tabb, who resold to Johnston Brothers Realty Co. about 16 acres of land with street frontages on Princes Bay av, Holton, Herbert and Henry sts, of more than 1,900 ft, and a frontage on the right of way of the Staten Island Railroad of 190 ft, together with R. K. switch to the property. By this purchase the Johnston Brothers Realty Co. acquire an unbroken ownership from the railroad to tide water.

Nearby Cities.

NEWARK, N. J.—Feist & Feist have sold for the Newbold Realty Co., the dwelling at 47 North 10th st to Warren D. Ward.

NEWARK, N. J.—Joseph P. Day sold for the Newark Factory Sites, Inc., to the North American Copper Co., a large tract of land on the Newark meadows. The property has a frontage of 690 ft. on the Hackensack River, and extends back to Hackensack av, comprising more than 10 acres of land, and is a short distance from the tract purchased recently by the Ford Motor Co.

Rural and Suburban.

BRIARCLIFF MANOR, N. Y.—Fish & Marvin have sold to James W. Hibbard, for Edward C. Gude, his property on the Chappaqua rd. It consists of 25 acres, residence and outbuildings.

GREAT NECK, L. I.—Baker Crowell (Inc.) sold the residence of Frank E. Sweetser in the estates of Great Neck, located on north side of Magnolia dr, between Myrtle and Deepdale drs.

MT. VERNON, N. Y.—Duff & Brown Co. have sold to Charles Maguire, a 3-sty dwelling, on plot 150x100, at Oakmont.

SCARSDALE, N. Y.—Fish and Marvin have sold for the Lewinson estate a property comprising more than 20 acres, a large residence and numerous outbuildings. It is one of the finest and best-known country estates in the entire Scarsdale section, and was occupied as a country home by James Beals for a number of years. The property adjoins the Heathcote

The Queensboro Corporation

LOTS BRIDGE PLAZA LONG ISLAND CITY HOUSES
PLOTS ACREAGE Developers of FACTORY SITES

Queens Borough Real Estate

HALL-BERWIN
CORPORATION

Maintenance of Buildings by Contract
Operating Cost Guaranteed One Year in Advance
Estimates Furnished on Loft and Office Buildings
To Agents and Owners

Office 35-37 West 39th Street
Tel. 7895 Bryant

Warehouse 206 Centre Street
N. Y. City
Established 1863

LONG ISLAND CITY

is only five minutes from 42nd Street. There is a big demand for flats. Big factories there employ thousands, who have to live in Manhattan and Brooklyn, because there are no flats to be had in Long Island City near the places of work. We have some choice lots, near the factory center, which we will sell to builders at low prices and on good terms. We also have several plots adjoining the new Post Office site suitable for loft and factory buildings.

Everett Realty & Construction Co.
220 West Forty-second Street, New York City.

Real Estate Board of New York Incorporated 1908
Organized 1896

FRANK D. AMES Pres. BURTON J. BERRY Sec'y-Treas.

AMES & COMPANY
Real Estate Agents and Brokers
Telephone 3570 Madison Sq. 26 WEST 31st ST.

Joseph P. Day
Auctioneer
31 NASSAU STREET

A. V. AMY & CO.
REAL ESTATE AGENTS
BROKERS and APPRAISERS
Tel., 8147 Cathedral 7th AVE., Cor. 115th St.

Real Estate Experts
DUROSS
155 WEST 14TH ST.
Management—Sales—Collections
Mortgages—Appraisals—Insurance
Down Town Office, 156 Broadway

Established 1856
J. ROMAINE BROWN CO.
REAL ESTATE
299 Madison Avenue New York City
Telephone 1481 Murray Hill

AUSTIN FINEGAN
Real Estate—Insurance—Appraisals
35 NASSAU STREET. Tel. 1730 Cortlandt

A. M. CUDNER
REAL ESTATE CO.
Real Estate Brokers and Managers
254 WEST 23D STREET

KNAP and WASSON CO
SPECIALISTS IN
Washington Heights
Real Estate
Broadway at 181st Street
Broadway at 156th Street

J. CLARENCE DAVIES
BRONX BOROUGH
REAL ESTATE
149th STREET & THIRD AVENUE
Tel. Con. Branch Office, 32 NASSAU ST.
Member of Board of Brokers

OGDEN & CLARKSON
Corporation
Real Estate and Insurance
605 FIFTH AVENUE, above 48th Street

DE SELDING BROTHERS
Real Estate, Loans, Appraisals
128 BROADWAY

TUCKER, SPEYERS & CO.
Real Estate
435 FIFTH AVENUE, NEAR 39th STREET
Telephone, 2750 Murray Hill

JAMES N. WELLS' SONS
(James P. Eadie)
Real Estate and Insurance
Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone, 5266 Chelsea

Classified Advertisement Department

Wants and Offers

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

Price 15c Per Line.

Discounts for two, three and five insertions.

For Sale and To Lease

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

WANTS AND OFFERS

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.

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

REAL ESTATE Salesman, private house specialist Fifth Avenue section, proved experience necessary. Apply letter only. WM. E. MAY & CO., 717 Fifth Avenue.

DEVELOPERS of high-grade seashore bungalow property, fast growing section south side of Staten Island, want live-wire real estate man who can control five to ten thousand dollars to take interest and manage selling end. Property unsurpassed; high and dry; forty acres riparian rights; bathing beach. Unexcelled opportunity for man big enough to conceive possibilities and handle job. No triflers need apply. Box 110, Record and Guide.

WANTED—Broker, experienced in Apartment Leasing; familiar with East Side conditions; old established. Box 102, Record and Guide.

WANT man familiar with leasing houses and business buildings, west side, below 59th St.; liberal commission basis; good leads furnished. Box 108, Record & 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 corporation; integrity and conscientious effort assured. Address SERVICE, Box 83, Record and Guide.

CIVIL ENGINEER, 27, technical graduate, five years' experience, steel, reinforced concrete, highway construction, field and office, seeks position with contractor; good executive. Box 111, Record and Guide.

YOUNG MAN, 30, thorough knowledge of realty affairs, city and suburban; 10 years' experience; managing properties for receivers a specialty; wants connection with reputable firm. Address ABILITY, Box 109, Record and Guide.

WE ARE entirely out of New York Editions of Record and Guide of Sept. 6, 1913, Jan. 15 and May 20, 1916. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on June 3, 1916. Record and Guide Company, 119 West 40th Street.

FOR SALE OR TO LEASE

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

FOREST HILLS, L. I. Sage Foundation; desirable Plot, 50x107; part cash. Box 107, Record and Guide.

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

FLATBUSH ACREAGE. 13½ acres Clarendon rd, Schenectady av; ideal for development; price \$6,000 acre. RUCKERT, 45 Willoughby St., Brooklyn.

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

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

HOUSE, 11 ROOMS AND BATH. Plot 75x100 feet. Inquire **B. F. SIMONSON, East Rockaway, L. I.**

HUNTINGTON. 35 acres, bungalow, barn, large fruit trees; \$8,500. Box 113, Record & Guide.

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

PRETTY SUBURBAN RESIDENCE, Rahway, N. J., only 40 minutes on Pennsylvania Railroad; sacrifice at \$3,500. **OWNER, Box 30, Rahway, N. J.**

SACRIFICE Brooklyn free, clear Plot, 80x100, \$500 cash, \$10 per month, or exchange for bonds or stock. **BOX 101, Record and Guide.**

BROOKLYN HOUSE FOR SALE. Single flat brownstone; Stuyvesant Heights; will sell very cheap. **BOX 103, Record and Guide.**

THOUSAND ISLANDS. One small group and one large Island; would exchange for farm or cash; worth \$4,000. **BOX 104, Record and Guide.**

BRONX CORNER, new law tenement, 20 families, two stores; rent over \$4,200; equity \$9,000. Owner, **FRAZEE, 475 East 143d St.**

2-FAMILY DETACHED. Absolute bargain; 14 rooms, tiled baths, hardwood floors; easy terms. **967 E. 13th St., Ave. J., Brighton line.**

3-STORY AND BASEMENT HOUSE, 10 rooms and bath; perfect condition; convenient to train and subway; sell cheap. **253 East 122d St.**

TEN AND TWO FAMILY, cheap for cash, or exchange for cheap lot, Jerome or Webster av., 204th. **BUILDER, Box 92, Record and Guide.**

FOR SALE. Eight-room house, ¾-acre land. Apply to **E. BOWCOCK, P. O. Box 12, Toms River, N. J.**

ITALIAN SECTION, New Rochelle, ten lots, city improvements; sell cheap. **C. GROSS, Kinderhook, N. Y.**

TWO LOTS, beautiful location, restricted, 30 minutes to City Hall; sacrifice for immediate sale. **O., 1029 Sycamore St., Milwaukee, Wis.**

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

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

FLORAL PARK, L. I. Fine plot, 60x100, near station; sacrifice if sold quick. **REALTY CLEARING HOUSE OF N. Y., 33 West 42d St.**

GARDEN CITY, L. I. Choice 60x100 plot near Nassau Boulevard Station; a bargain; terms if desired. **REALTY CLEARING HOUSE OF N. Y., 33 West 42d St.**

FIVE LOTS in Hunts Point and Classon Point, some \$400. Must sell to close estate. Any reasonable offer accepted. **BIELFELD, 1460 Commonwealth Ave.**

SUBURBAN FARM, 52 acres, large house, lawns, shade, cow barn, horse barn, chicken house; orchard; excellent investment. **BOX 106, Record and Guide.**

FOR SALE. Beautiful house, 2 story and basement, brownstone; all improvements; A1 condition. Inquire **566 Willoughby Ave., Brooklyn.**

FOREST HILL'S GARDENS—A BARGAIN. New Sage House, brick Colonial, four baths; ¼ less than Sage's price; near station; also Plot. **BOX 96, Record and Guide.**

FOR SALE—MONTCLAIR, \$7,500. Desirable eight-room house; modern improvements; five minutes from station; plot 100x185. Address **BOX 75, Record and Guide.**

FOR SALE.

1-acre farm, 6-room dwelling and barn; on car line, near town; bargain. **NORTH & LANQUETTE, Wallingford, Conn.**

SIX EXCEPTIONAL BARGAINS. Farm, summer boarding house, cottage with 38 acres at lake, village home, bungalow site, poultry and fruit farm; main line Erie. **BOX 88, Shohola, Pa.**

FACTORY FOR SALE OR RENT (BRICK) Three story and basement, with boiler, engine, shafting, elevator, etc.; bargain. For particulars address **W. C. BAUMANN, Honesdale, Pa.**

SACRIFICE BEAUTIFUL \$10,000 HOUSE. All modern improvements, corner plot, 90x100, on water front, two blocks Merrick Road, adjoining golf links, (or would lease). **BOX 112, Record and Guide.**

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

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.**

FOR SALE. Beautiful 7-room house; all improvements; 30 miles out on main line L. I. R. R. Ten minutes' walk from station. **W. A. WESCHE, Owner, 224 Livingston St., Brooklyn, N. Y.**

A BEAUTIFUL NEW \$6,000 HOUSE for \$5,200 at Hempstead, on paved street, near station; mortgage \$3,200; open fireplace, gas and electric, parquet floor; brokers protected. **H. HALL, Builder, Floral Park.**

TO CLOSE ESTATE will sell 3-story brick flat, 9th St.; also 2-story basement frame, 13th St.; both near 4th Ave. subway and L cars; seen by appointment. **GOWEN, 81 Rogers Ave., Brooklyn.**

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

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

MODERN 10-ROOM HOUSE, all improvements; artesian water; barn; tennis court; high location; large grounds; extensive views; bearing fruit trees; station 10 minutes; 50 minutes Grand Central. **BOX 105, Valhalla, N. Y.**

\$3,500 BUYS 6 ACRES GROUND, one two-family house, one 7-room house, orchard 40 apple trees; on State road; fine place for chicken business; 5 minutes from station. **JAMES GREENLEAF, Otisville, N. Y.**

OWNERS of land or old buildings on West Side, convert them into GARAGES. They show greater returns. Tenants waiting with cash security. **M. M. HAYWARD & CO., 100th St. and Broadway.**

APARTMENT BARGAIN. Adjoining corner Broadway, near subway station, six story elevator Apartment; institution mortgage; equity \$50,000; consider free and clear Property, city or suburban, or smaller equities and cash; submit offers. **KICK & SHARROTT, 2605 Broadway (98th).**

AT RYE TERRACE,

Sound View Ave., near Boston Post road, 3 lots to a quick buyer; special price. Address **GEO. BIRCH, SR., Key Port, N. J.,** Box 8.

APARTMENT HOUSE

with stores and building in rear; can be used as a factory; large plot on Atlantic St., Stamford, Conn., paying 12% interest; can be increased; Al investment.

BOX 105, Record and Guide.

INSTITUTIONS TAKE NOTICE.

For Sale—Plot of land bounded by Marion Ave., 196th St. and Bainbridge Ave.; high elevation; accessible to transportation; easy terms.

ESTATE ELIZABETH C. BAILEY,
31 East 17th St.

VILLAGE FARM FOR SALE,

seven acres, fine set buildings, ideal for poultry; plenty fruit; three minutes to trolley, on State road; near summer resorts and markets.

Box 146, East Douglas, Mass.

ATTRACTIVE, MODERN HOME,

1 hour from Grand Central; 7 rooms and bath; large attic; has all improvements; hardwood trim; electric light; corner lot, 75x150; fine view; \$7,500.

R. R. BURRAGE, Pleasantville, N. Y.

EXCHANGE MY EQUITY

of \$30,000 in three five-story new law tenements, opposite Bronx Park; 54 families, 5 stores; will take, free and clear lots in part payment.

A. D'ANDREA, 1719 Garfield St., Bronx.

STUCCO HOUSE FOR SALE,

8 rooms, electricity, steam heat, hardwood floors; fully screened; shade trees; modern plumbing; two blocks from trolley, six minutes from railroad.

109 Oak Tree Place, Leonia, N. J.

OPPORTUNITY

for gentleman's Country Estate, near Mount Kisco; 45 acres, with buildings; bordering large lake; 3,000 ft. road frontage; most desirable private estate section within New York commutation.

HENRY BECKER, owner, Tuckahoe, N. Y.

TO LET,

At Flushing, L. I., a fully furnished House of 16 rooms; electric light; four bath rooms; well heated; with attractive grounds; references required. Address owner,

E. MACDONALD,
66 Jamaica Ave., Flushing, L. I.

A FORTUNE FOR SALE.

60 acres of land, for less than one-half of any other such property in the city; good buildings; fruit of all kinds; joining City Park, trolley cars, graded school, shade trees; on account of old age.

GEO. M. FARRINGTON, Burlington, Vt.

FOR SALE.

Building suitable for light manufacturing; 4 floors, engine and boiler; also store, with living apartments above; situated on D. L. & W. R. R., 60 miles from New York.

MARK KETCHAM, Port Murray, N. J.

BRONX AND PELHAM PARKWAY,

8-acre plot along Parkway, just east of Eastchester road; speculators' opportunity for big profit; sacrifice sale or exchange for income; want offer.

REALTY CLEARING HOUSE OF N. Y.,
33 West 42d St.

321-323 WEST BROADWAY.

39.2 x 100.

MAKE AN OFFER;

LEAVE CITY IN TWO WEEKS.

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

FOR RENT.

Ideal Country Place, consisting of large residence, 14 rooms, partially furnished; bath, electric light; gardener's cottage; large barn; 12 acres land; tennis court, fine lawns, fruit and shade trees; five miles north of Englewood; 50 minutes from city.

WILLIAM TATE, Closter, N. J. Tel. 66J.

ELEGANT COUNTRY PLACE,

on main Albany Post road, Hyde Park, Dutchess County, N. Y.; about two acres; fine 14-room mansion; barn, suitable for garage; outbuildings; fine lawn, fruit and shade trees, flower and vegetable garden; fine condition; may consider exchange for city property; photos in my office. For particulars and terms call any day.

GEORGE SWEPENHAUSER,
262 West 135th St.

HIGHLANDS, N. J.,

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

JOHN S. W. THOMPSON,

916 Essex Building, Newark, N. J.

BROKERS ATTENTION!**GOOD INCOME PROPERTY.**

Greenwich Village section, near 7th av. subway station, 6-sty new law building, all improvements; rent \$12,000 guaranteed; cash or part exchange; brokers protected.

Address Box 115, Record & Guide.

BEAUTIFUL PLACE,

modern house, fine outbuilding, greenhouse, all hot water heated, gas, electricity, city water; 1¼ acres. Tenafly, opposite Bronx. Cost \$18,500, values increased; sell very low.

Details Box 74, Santa Barbara, Cal.

WHITESTONE, LONG ISLAND.

Plot 10 avenue lots, fronting trolley; sacrifice for \$4,500; will pay big commission.

Address Avenue, Box 114, Record & Guide.

MARBLE MANSION

Adjacent to Isham Park and 215th St. Broadway subway station; contains 25 large rooms, 9 baths; conservatory, solarium and swimming pool; suitable residence, school, private hotel or restaurant.

MARBLE ARCH CO.,
216th St. and Broadway.

54 PUTNAM AVE., BROOKLYN,

3-story brick, no basement, 10 large rooms and bath; finely decorated and in Al 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.

MONEY-MAKING

Gentleman's Estate of 56½ acres. Location unsurpassed; modern home; fruits, grains, asparagus, potatoes, beside land in order for other crops; selling on account of other interests; buyer makes no mistake. **Box 72, Record and Guide.**

STATE OF MAINE TIMBER LAND.

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

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

WILL SACRIFICE BELOW VALUE.

Beautiful, modern Dwelling, half hour from New York, in New Jersey, consisting of 14 spacious rooms, with large glass covered conservatory; five baths, six lavatories; interior finish very handsome; large two story garage, with servants' living quarters on the property; beautiful lawns, trees and shrubbery; corner plot, about 14 lots, in best section of town; 10 minutes railroad station; terms arranged; a rare opportunity. Inquire

H. ASENDORF, 11 Broadway,
New York City.

A LIFETIME CHANCE.

Gentleman's Country Place to be sacrificed on account owner's impaired health; may be sold the whole or in three parcels; one parcel 21 acres, another 23 acres, with fine homestead, and the third parcel 6 acres; the property stands by itself and acreage is ripe for development; it is 17 miles from New York City; many trains daily and trolley line besides passes by. For particulars address

ANXIOUS, P. O. Box 1,932, New York City.

85-ACRE FARM FOR SALE,

9-roomed house, large piazza, newly painted; abundance spring water; large barn, tie up 15 head; brook watered pasture; cuts 15 tons hay; sugar orchard; lots of wood; fruit trees; 8 cord wood cut stove lengths; 5 rooms furnished, parlor, dining, 2 bedrooms, kitchen; for quick sale; 1 horse, 6 cows, 2 yearling heifers, 3 pigs, poultry, wagon, buggy, harnesses, farming tools, new separator; cream check every month; price \$1,800; \$600 down; balance easy payments; fine farm for summer boarders. Write for particulars.

MARY A. CONROY, South Londonderry, Vt.

LARGE WATER FRONT

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

JOSEPH T. MULLIGAN,

135 Broadway.

tract.—The purchaser is Max Goldsmith. The place was held at \$100,000.

SCARSDALE, N. Y.—Fish & Marvin have sold for the Mary G. Pinkney estate, Clarence H. Kelsey, administrator, a tract of land comprising about 14 acres, and being the last lands of the extensive Pinkney holdings in that section, to Charles M. Eaton, of Raymond, Pynchon & Co.

LEASES.**Bronx Industrial Activity.**

The Port Morris Industrial Terminal Company, which owns the entire block bounded by Locust avenue, East River, 139th and 140th streets, leased one building on this property with a floor space of 50,000 square feet to the Port Morris Chemical Works, at an aggregate rental of about \$180,000. Waterfront and railroad privileges are granted to the tenant. It is reported that the owners of this property are negotiating to lease to another tenant, and to erect for his use, a twelve-story structure on a plot 260x100, which would give a total floor area of about 300,000 square feet.

New East Side Movies.

A moving picture company has leased from Robert D. Green for twenty-one years, at an aggregate rental of about \$105,000, the property at 242-246 East

FOR SALE AT A BARGAIN,

10-room house, barn, garage, etc.; water, electric light, steam heat, about 4 acres level land, with numerous fruit and shade trees; only 3 blocks from station; surrounded by healthy pine trees; only 4 miles from salt water, 4 blocks to golf course, stores, churches, etc.; an ideal all-year or summer home for large family, within commuting distance.

C. L. COOK, Brentwood, L. I.

FOR SALE—MANUFACTURING PLANT,

one-story brick and cement construction; 18,000 sq. ft. floor space; steam heated; railroad siding, etc., with plenty of ground for enlarging same; in city of 60,000 population; labor easily secured; would be suitable for most any kind of manufacturing; would make a fine automobile or munition plant; can be bought reasonable. Address

E. C. BOECKEL,
832 East Market St., York, Pa.

CLARENDON SPRINGS, VT.

Large Brick Hotel of 50 rooms, with 3-story veranda on 3 sides; park in front; house in centre of acre of land ornamented with shade trees; fountain in centre; two other houses near main house, one of stone with 16 chambers; other of wood with 25 rooms; more or less furniture in all of them; spring that is noted for its purity and benefit in cutaneous diseases; large supply; new spring house and also good-sized bottling house; 12 acres.

BOX 99, Record and Guide.

44-ACRE IRRIGATED RANCH,

Rio Grande Valley, Texas, 3½ miles from Mercedes, Texas, on main road; R. F. D., telephone; sub-tropical climate; no winters; oil fields close by; raise oranges, lemons, grapefruit, all winter vegetables; alfalfa cut seven times a year; sugar cane, etc.; dry climate; no fevers; no incumbrances; taxes small; price \$8,000; want N. Y. real estate or clothing stock. Address

HOMER H. WICKES, 115 Bleecker St.,
Utica, N. Y.

FOR SALE**ON EASY TERMS****INDIAN POINT AND BUILDINGS**

Just across the little cove from the Mountain View House, at the outlet of Rangeley Lake, Maine, is fully furnished. Ice house filled. Boats, etc. The most desirable place on the shores of the lake. Three acres of land. For particulars address

F. C. FOWLER,

New London, Conn.

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

BROOKLYN'S OLDEST
Real Estate Office
 FIRM ESTABLISHED 1843
The Chauncey
Real Estate Co.
 187 MONTAGUE ST.
 BORO OF BROOKLYN, NEW YORK CITY
 Telephones, 4300, 4301, 4302 Main
Appraisers Auctioneers
 AGENTS AND GENERAL
Real Estate Brokers
 Members
 Brooklyn Board of Real Estate Brokers
 Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers
DAVID PORTER, Inc.
Real Estate Agents
Brokers, Appraisers
 APPRAISERS FOR
 The United States Government
 The State of New York
 The City of New York
 The Equitable Life Assurance Society
 The U. S. Title Guaranty Co.
215 MONTAGUE STREET
 Telephone, 828 Main **BROOKLYN, N. Y.**

Firm Established 1874
CORWITH BROS.
Greenpoint
Real Estate
FACTORY SITES
A SPECIALTY
 Mortgage Loans, Appraisals, Insurance
 Entire Management of Property
851 Manhattan Avenue, Brooklyn

C **BROOKLYN** **C**
ESTATE MANAGERS
 Members
 Brooklyn Board of Real Estate Brokers
 CHAS. L. GILBERT, Pres.
 ROBT. E. PATTERSON, Sec'y
NOAH CLARK, Inc.
Real Estate—Insurance
 Water Fronts, Factory Sites, Appraisals
 Main Office
837 Manhattan Avenue
 Branches
 545 Morgan Avenue 753 Nostrand Avenue
BROOKLYN, N. Y.

Member Allied Real Estate Interests
 Member Brooklyn Board of Real Estate Brokers
Money to Loan on First Mortgages
5%
Joseph T. McMahan
REAL ESTATE and
MORTGAGE LOANS
188 and 190 MONTAGUE STREET
BROOKLYN
 Telephone 834 Main
SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

25th street, and 429-431 Second avenue, consisting of five three-story tenements, forming an "L" around the southeast corner of Second avenue and 25th street, with a frontage of 58 feet in the street, 39.6 feet on the avenue and an average depth of 98.9 feet. It is understood that the lessees will build a moving picture theatre with a seating capacity of about 700. The brokers were Ames & Company, and Nelson, Lee & Green.

Cafe Takes More Space.

Alexander Behrends leased from Dr. E. W. Todd et al, through Albert B. Ashforth and M. & L. Hess, the house at 47 East 29th street, for eighteen years. This property will be improved with a two-story and basement new building, to be connected with the ground floor of 430 Fourth avenue, and used as additional quarters by the Silk Exchange Cafe, conducted by Mr. Behrends.

Lunch Company Takes Building.

The Silver Lunch Company has leased from the estate of Edward Smith, through A. W. Miller & Company, the six-story loft building at 510 West 53d street, to be used for a kitchen and bakery. This company has within the last month taken twenty-one-year leases on the buildings at 464 Eighth avenue and 717 Seventh avenue.

\$100,000 34th Street Store Rental.

The United Merchants Realty & Improvement Company has leased to Thomas Murray, through John J. Meehan, the store and basement at 28 West 34th street, at an aggregate rental of more than \$100,000.

Manhattan.

ALBERT B. ASHFORTH (INC.) has leased space in the Brokaw Building, Broadway and 42d st, to the Schulte Cigar Co. and Dr. J. C. Watson; at 105 West 40th st, space to Sangarsa Co.; also offices to the Justice Producing Co.; parlor floor for the Mutual Life Insurance Co.; at 11 West 30th st, to Mrs. J. M. McDowell; for William H. Ruland, the house at 40 West 36th st, to Lida de R. Parker, and the ground floor at 445 West 45th st, for George Vivian to Philip Lennon.

WM. D. BLOODGOOD & CO. (INC.) leased space at 320 5th av for Carstein & Linnekin, agents, to H. Schneider & Co., toilet articles.

VASA K. BRACHER has leased for A. L. Mordecai & Son an apartment at 119 West 71st st to H. T. Imbrie.

CROSS & BROWN CO. has leased at 8-10 West 13th st, the 3d loft to Joseph Rubin; at 78-80 Walker st, 1st loft to I Goldberg; at 124 Bleecker st, 1st loft to Goldstein Sons & Co.; at 591 Broadway, 4th loft to the Wizard Shirt Co.; at 1140 Broadway, space to Liggett & Myers Tobacco Co. and Joseph Sonneborn; store



Real Estate Brokers—Attention!

You are frequently at a loss to satisfy particular clients seeking high-class homes. We offer for your consideration beautiful

MALBA
ON THE SOUND

with actual waterfront, only 26 minutes from the Pennsylvania Station, Manhattan.

Malba is on the beautiful North Shore of Long Island, within the limits of New York City. Railroad Station on the property. Unsurpassed Auto Roads. All municipal improvements.

Brokers Protected

We will handle your clients if desired

Malba Estates Corporation

Associated with Realty Trust

217 Broadway, New York



ESTABLISHED 1879
William P. Rae Co.
 Woolworth Building | 180 Montague Street
 New York | Brooklyn, N. Y.
 Tel. Barclay 7451 | Tel. Main 4390
Real Estate
Auctioneers, Appraisers

Brokers, Attention!
 The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.
 We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.
 It will pay you to get in touch with us.
Realty Associates
 Capital and Surplus \$5,000,000
162 REMSEN ST. BROOKLYN
 Telephone 6480 Main

Member Brooklyn Board of Real Estate Brokers
BROOKLYN
REAL ESTATE
 EXPERT APPRAISER
S. WELSCH
207 MONTAGUE STREET
Brooklyn
 Tel. 2738-9 Main Branch, 177 Seventh Avenue

Telephone 661 Bedford Established 1890
 Member Brooklyn Board of Real Estate Brokers
CLARENCE B. SMITH
Real Estate Agent
Appraiser for
State of New York City of New York
Long Island Railroad
1424 FULTON STREET
AT BROOKLYN AVENUE
BROOKLYN, N. Y.

Member Brooklyn Board of Real Estate Brokers
JOHN E. HENRY, Jr.
REAL ESTATE
BOUGHT AND SOLD
Mortgages Secured Insurance
1251 BEDFORD AVENUE
Telephone 5500 Bedford BROOKLYN

Member Brooklyn Board of Real Estate Brokers
Frank A. Seaver & Co., Inc.
 Specializing in the Bay Ridge District
 Bush Terminal Factory Sites
6806 THIRD AVENUE
 Tel. 1474-5 Bay Ridge Brooklyn, N. Y.

and basement at 1764 Broadway to the Dayton Rubber Mfg. Co.; entire building at 604 West 47th st, to the Glidden Motor & Supply Co., and 3d floor at the northeast corner of Broadway and 62d st to S. Weisbader.

CROSS & BROWN CO. has completed the renting of the entire 6-sty building 649-55 Broadway, containing about 150,000 ft. This building was practically empty by the removal of James G. Johnson & Co., large millinery dealers, to 33d st. The property has been entirely remodeled and fully rented to millinery concerns and hat frame manufacturers.

CROSS & BROWN CO. has leased the 1st loft, 107 Duane st, to Phillips & Gallagher; 170 West Broadway, 2d loft, to the Pope Cut Glass Co.; 4th loft 901 Broadway, to the J. & K. Neckwear Co.; space at Barclay st to the Underwood Typewriter Co.; and at 484 Broadway, 2d loft, to P. Rosner & Bro., for the estate of W. W. Astor.

DUFF & BROWN CO. has leased, at 612 West 178th st, apartments to John Rathburn, Henry L. Nixon, George H. Lee, Harry Rosenstock, George W. Oliver, Spencer A. Magown, Frank W. Stanton, Jacques Romano, James Giggins, Israel Gittleson, George L. Calkins, T. E. Oliphant, George P. Burrows and Roy W. Hinds. This house was opened for rental on March 1, and out of 48 apartments, 36 have been leased.

DUROSS CO. have leased a store in the Herring Building, 14th st and 9th av, to Frederick Knippenberg; also for St. Joseph's Home the store 82-4 7th av to Peter Karavitis; for A. C. Bechstein the store 242 West 14th st to John S. Johnson; for Conron Bros. Co. the top loft of the Conron Building, southwest corner 14th st and 9th av, to Steinhart Bros. Co.

DUROSS CO. leased the 5-sty house, 139 West 14th st, for Jay & Candler to Armand F. Duncun.

DOUGLAS L. ELLIMAN & CO. leased for Jerome H. Remick & Co., the 5-sty building at 131 West 41st st, to the Washington Square Comedy Corporation.

DOUGLAS L. ELLIMAN & CO. have leased, from the plans, a large 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; at 103 East 86th st to Brice A. Frey; renewed the lease of a large apartment at 830 Park av, to F. E. Kessinger; at 103 East 86th st, to Charles Eastman and David Kass, and of an entire floor at 635 Park av to Samuel D. Brewster, and leased for the estate of Mrs. Prescott Hall Butler, 125 East 38th st, a 5-sty dwelling, at the northwest corner of Lexington av, to Mrs. Harlan Cleveland.

DOUGLAS L. ELLIMAN & CO. have leased an apartment of 14 rooms and 4 baths, comprising an entire floor, at 635 Park av, to Dean Sage; also at 565 Park av, for Pease & Elliman, agents, to Judge Daniel F. Murphy; at 129 East 82d st, for Bing & Bing, to Miss Marjorie L. Williams, at 122 East 82d st for David Dows to Mrs. Henry P. Toler, and renewel leases in the same building to Mrs. George Potts and Trenholm Marshall.

DOUGLAS L. ELLIMAN & CO. have leased store at 26 East 49th st to Mrs. Alice Rand, decorator and furnisher; a large aptmnt of 13 rooms and 4 baths in the new building under construction at 470 Park av to Henry F. Batterman; also an apartment at 103 East 86th st for the State Construction Co. to W. Sturgis Macomber.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment at 830 Park av for Frederick Johnson, president, to J. Howard Ardrey; also at 969 Park av for H. S. Duncombe to Miss Isabella M. Cammann, and at 570 Park av for Bing & Bing to Mrs Hubert Van Wagenen.

JOSEPH F. FEIST & CO. have leased the store at 763 10th av, for five years, for Louisa Muller to Muller & Bauer.

J. ARTHUR FISCHER has leased for Morton F. Weber, to David Bernstein, haberdasher, the store and basement at 757 7th av; to P. H. Senior, the garage at 382 St. Nicholas av, and for the Remainder Realty Co., the 4-sty building at 355 West 34th st, to Bessie Miller.

HARRY E. HAYES leased for the Ludin Realty Co. to Jonas & Naumburg the 6-sty building at 513 and 515 West 36th st.

M. M. HAYWARD & CO. have leased for the estate of Thomas E. Crimmins the store at 231 West 99th st, to H. Vakasian, upholsterer, and also for the same owners the store at 2618 Broadway, to G. & S. Walters, fruiterers.

HERBERT HECHT & CO. have leased for Marston & Co., as agents, 8,000 sq. ft. at 251-255 West 19th st, for 10 years, to the Modern Film Laboratory.

HERBERT HECHT & CO. have leased for the Stetson Shoe Co., to the Berry Syndicate, the store at 7 Cortlandt st.

HEIL & STERN have leased for the Wallack Construction Co., at 30-38 East 33d st, the 8th loft to Alfred Stern & Co.; at 15-17 East 32d st, the 3rd loft to the Julian Waist Co.; at 122-6 West 26th st, the 5th loft to Morris Lipsitz, and at 12-16 West 27th st, the 4th loft to Kamber Frank & Bregstein.

HEIL & STERN have leased for the Metropolitan Life Insurance Co., for a long term, the store and basement at 43-7 West 24th st, to the Defiance Button Machine Co. This completes the renting of the entire building.

M. & L. HESS (INC.) have leased the entire 4th floor at 41-51 East 11th st, containing 21,000 sq. ft., to Levy & Schilt. This tenant also has the 11th floor under lease and will occupy 42,000 sq. ft. in the building, which is now fully tenanted.

JULIA BEVERLEY HIGGINS has leased for five years, for John W. A. Davis, 135 East 65th st, with private garage adjoining, to Copley Amory of Boston, Mass.

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title and Trust Company

160 Broadway, Manhattan
381-383 East 149th Street
367 Fulton Street, Jamaica

188 Montague Street, Brooklyn
44 Court Street, Brooklyn
1354 Broadway, Brooklyn

Directory of Real Estate Brokers

MANHATTAN

Henry C. B. Stein

REAL ESTATE AGENT
BROKER, APPRAISER

242 East Houston Street

Tel. 1930 Orchard Near Avenue A

Entire charge taken of property
26 years' experience

S. DEWALLTEARSS

Auctioneer, Appraiser, Broker

REAL ESTATE—LOANS

135 BROADWAY, Telephone 355 Cortland

GEORGE V. McNALLY

Real Estate, Insurance, Mortgages

7 EAST 42d STREET

Telephone, Murray Hill 8154-8155

JOHN ARMSTRONG

Real Estate Agent and Broker

Tel. 211 Harlem. 1984 Third Ave., Cor. 109th St.

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser
402 West 51st STREET, Tel. 1970 Columbus
277 BROADWAY, Tel. Worth 590

GOODWIN & GOODWIN

Real Estate and Insurance

Management of Estates a Specialty
Lenox Ave., N. E. cor. 123d St. 148 W. 57th St.

BRYAN L. KENNELLY

Auctioneer, Real Estate and Loan Broker
156 BROADWAY Business Established 1847

THOS. F. McLAUGHLIN

Real Estate and Insurance

1238 THIRD AVE., NEAR 72d STREET

LOUIS V. O'DONOHUE

Real Estate

Tel. 3555 Bryant 25 WEST 42d STREET

Philip A. Payton, Jr., Company

Real Estate Agents and Brokers

New York's Pioneer Negro Real Estate Agents
Main Office: 67 WEST 134th STREET

SCHINDLER & LIEBLER

Real Estate and Insurance

Tel. 3436 Lenox. 1393 THIRD AVE., at 79th St.

BRONX

KURZ & UREN

INCORPORATED

REAL ESTATE AND MORTGAGE LOANS

370 East 149th Street

East of 3rd Ave.

Title Guarantee & Trust Co. Bldg.

A. G. BECHMANN

Real Estate and Insurance

Tel. 3975 Melrose. 1053 SO. BOULEVARD
One block from Simpson Street Subway Station

W. E. & W. I. BROWN, Inc.

Est. 1867

Real Estate Brokers and Appraisers

3428 THIRD AVENUE, bet. 166th and 167th Sts.

WILLIAM A. COKELEY

APPRAISER EXPERT TESTIMONY

1325 Fort Schuyler Road
180th Street and Morris Park Avenue, Bronx

O'HARA BROTHERS

Real Estate and Appraisers

BRONX PROPERTY

Tel. 615 Fordham WEBSTER AVE. & 200th St.

ULLMAN

Subway Station

36 Wmsbridge

Real Estate in All Branches

3221 White Plains Ave., at Burke St. (207th St.)

OPERATORS

ELIAS A. COHEN

Real Estate Operator

182 BROADWAY, Corner John Street

Telephone, 5005-5006 Cortlandt

FISHER LEWINE

IRVING I. LEWINE

Real Estate Operators

Telephone 980 Cort. 135 BROADWAY

WM. LUSTGARTEN & CO.

68 WILLIAM STREET

Real Estate Operators

Telephone, John 6120

HARRIS & MAURICE

MANDELBAUM

Real Estate Operators

Telephone 8155 Cort. 135 BROADWAY

LOWENFELD & PRAGER

Real Estate Operators

149 BROADWAY Tel. 7803 Cortlandt

HOUGHTON COMPANY has leased for Edna S. Latimer the 4-sty dwelling 53 West 90th st to L. B. Loomis.

HOUGHTON COMPANY has subleased for Eliza Nill the 4-sty dwelling 129 West 81st st to John A. Driscoll.

HUBERTH & HUBERTH have leased, in the American Circle Building, Columbus Circle, a store fronting on the corridor, known as 1832 Broadway and 5 Central Park West, to the Dows Soda Shop, Inc., controlled by Paul G. Grening, the caterer.

MANNING & TRUNK and Albert B. Ashforth (Inc.) leased to Lampart & Holt, Ltd., from the New York Life Insurance Co., the large southerly Broadway ground floor office formerly

occupied by the Empire Trust Co., at 42 Broadway.

SAMUEL H. MARTIN has leased the 4-sty dwelling, 125 West 67th st for Albert S. Mortimer to Agnes Kerwick, for three years.

MOORE & WYCKOFF leased apartments at 150 East 72d st to Herbert L. Mills and Samuel L. Fuller; at 123 East 53d st to Mrs. Katherine C. Faskally and Mrs. Laura B. Bell; at 115 East 53d st to Edwin A. Stillman and William A. Graham, completing the renting of this building from October 1 next.

MOORE & WYCKOFF have leased an apartment at 405 Park av to Gertrude S. Thomas for a long term.

NEHRING CO. has rented apartments to M. W. Rauch, at 558 West 164th st; to Mrs. A. Mahoney and Mrs. H. Browd, at 500 West 177th st; to Edward Risley, at 565 West 175th st; to H. Chandler and H. Demuth, at 82 Wadsworth av.

NEHRING CO. has rented apartments to B. Gerson, M. Carr and M. Lobel at 565 West 175th st; to Mrs. T. Crosby, at 571 West 175th st; to Mrs. M. Moser, at 579 West 177th st, and to B. F. Harburger, at 587 West 177th st.

OGDEN & CLARKSON CORPORATION have leased the store and basement at the southeast corner of Columbus Circle and 8th av, for Huberth & Huberth to Nat Lewis, haberdasher, now at 1580 Broadway.

THOMAS J. O'REILLY leased an apartment at 7-9 West 108th st to Charles E. Clark.

PEASE & ELLIMAN have leased to Dr. William Hirsh a special apartment at 590 West End av; also made the following renewals of apartment leases: At 829 Park av, to Joseph W. Welsh; at 565 Park av, to Dr. Henry K. Marks; at 575 Park av, to Mrs. Elizabeth B. Averill; at 56 West 58th st, to Owen Brainard; at 723 St. Nicholas av, to Charles G. Sweeney; in the "El Dorado," at Central Park West and 90th st, to Charles H. Delamater; in the south corner of Riverside dr and 102d st, to W. J. Wanamaker; at 565 Park av, to Kiliaen Van Rensselaer; at 535 Park av, to J. Terry West; in the "Schmerhorn," at the northwest corner of Madison av and 82d st, to Mrs. Cornelia D. Becker; at 178 East 70th st, to Charles C. Bauer; at 1190 Madison av, to Henry Newman, and at 133 West 11th st, to Mrs. F. L. Fleischer.

PEASE & ELLIMAN have leased for Bing & Bing an apartment at the southwest corner of Park av and 83d st to W. H. Stalker; and for the same owners an apartment in the house under construction at the southwest corner of Park av and 63d st to J. Gibson Maupin; for Charles Mayers, an apartment in the house he is building on the north side of 74th st, near Park av, to Ricardo de Acosta; for Moore & Wyckoff, as agents, an apartment at 123 East 53d st, to Caroline Schwefel Brown; through George R. Read & Co., have leased the parlor floor at 60 West 37th st to A. Freundlich; have subleased for William Gellatly his apartment in 993 Park av to Mrs. Kathryn Papesco; and, as agents, rented to Mrs. Annie Flynn the 4-sty dwelling at 348 West 29th st.

PEASE & ELLIMAN subleased for Mrs. Bradford Ellsworth an apartment at 122 East 82d st to R. H. Bateson, and have extended the lease to the same tenant for Samuel A. Herzog, the owner. They have also leased for Mr. Herzog apartments at 108 East 82d st to Dr. S. H. Geist; at 129 East 82d st for Bing & Bing an apartment to Spencer P. Shotter, and made the following renewals of apartment leases: at the northwest corner of 82d st and Madison av to Samuel Strauss; at the St. Urban at Central Park West and 89th st to Mrs. Rosalie Kaufman; at 535 Park av to Guy Richards McLane; at 1190 Madison av to Louis A. Mendelson; at the south corner of Riverside dr and 102d st to Joseph Migliore; at 103 East 75th st to Dr. Edward Cussler.

PEASE & ELLIMAN have leased for Miss Helen M. Post, who was represented by Gerard & Smyth as attorneys, the 3-sty dwelling at 156 East 74th st, to Dr. W. H. Rockwell, who was the tenant at 43 East 80th st, leased through the same brokers last week to the Comstock School of Music. The same brokers, as agents for Robert B. Suckley, have renewed the lease held

by the Comstock School of Music of the 4-sty house at the northeast corner of 80th st and Madison av, having also leased to the same tenant the adjoining house in the street.

PEASE & ELLIMAN have leased for W. I. Cox and others to Charles J. Berdell, Jr., the 4-sty dwelling, at 58 West 9th st; also an apartment of 9 rooms and 3 baths, for Edgar A. Levy in his house under construction, at the southwest corner of Park av and 81st st to Charles P. Spooner; and for Samuel A. Herzog, an apartment of 9 rooms and 3 baths, in the house which he is building at the southwest corner of 58th st and Park av, to Mrs. John Van Nostrand, of Brooklyn.

PEASE & ELLIMAN and Horace S. Ely & Co. have leased for the Spingler & Van Buren estates, a loft at 5-9 Union sq, 72 ft. wide, to the H. E. Verran Co., to whom the same brokers recently leased the entire 12-sty building at the northwest corner of Union sq, and 15th st.

PEASE & ELLIMAN have leased to the Schulte Cigar Co. for ten years the entire ground floor and basement at the northwest corner of 8th av and 53d st for a branch.

A. KANE CO. leased dwellings at 106 Edgecombe av for the Farmers' Loan & Trust Co.; at 316 West 140th st for J. Romaine Brown, and at 207 West 123d st, for the Lawyers' Mortgage Co.

GEO. R. READ & CO. have leased for the United States Trust Co. the 7th floor at 45 Wall st, to Hutchinson, Rivinus & Co. The same brokers have also leased offices on the 7th floor of the Adams Building, 61 Broadway, to F. J. Lisman & Co., and space on the 10th floor of the Equitable Building to Katz & Sommerich.

REAL ESTATE MANAGEMENT CO. leased for Wells & Snedecker the dwelling at 120 West 98th st, to J. Bush.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased to the Schulte Cigar Co. for the Interborough Rapid Transit Subway Construction Co., the entire ground floor in the new building at 146 East 42d st, adjoining the main passenger entrance to the Steinway Tunnel to Long Island. Alterations will be made and the Schulte Company will occupy the corner portion of the premises. Negotiations are now pending to lease to a restaurant corporation the remaining space.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased an apartment at 555 Park av to Miss Helen C. Butler; also at 570 Park av to J. B. Van Wirt at 106 East 85th st to Mrs. Marcella O'Connell; at 960 Park av to Edward S. Hagar, and at 120 East 31st st to R. Lawrence Smith.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased an apartment of 20 rooms and 7 baths in the building to be erected at 630 Park av, to Mrs. M. Burnes, and a large apartment at 998 5th av to William Addison Wheelock.

SCHULTE CIGAR CO. have leased, through the office of Albert B. Ashforth, from Brokaw Brothers, in the new Brokaw Building, at 1457 Broadway, a large space in the main hallway arcade and upon completion of improvements will open a branch.

SPEAR & CO. have rented for Lee Holstein the 3d loft at 130-132 West 25th st to the L. & A. Cloak Co.; for De Selding Bros., the 3d loft at 237 Lafayette st to Martin Bavaschi; for Emma G. Badgeley the 6th and 7th lofts at 6-8 West 18th st to the Little Goddess Dress and J. Scheinberg; for the Leona Holding Corp., space at 106 East 19th st to Schiller & Cohen and Star Regal Embroidery Co.

STEPHEN H. TYNG, JR., & CO. have leased for the Douglas Robinson, Charles S. Brown Co., the store at 73 5th av, to the P. R. Mitchell Co., for a long term. The lessees are large manufacturers and importers of pillows, bedding, etc., and have been located at 36 East 20th st for the past ten years.

UNITED STATES REALTY CO. has leased the top floor at 28 West 34th st, to the Berlitz School of Languages. This completes the renting of the building.

GAINES, VAN NOSTRAND & MORRISON (INC.), in conjunction with Stephen H. Tyng, Jr., & Co., leased the 11th floor in the Tingle Building, 118-20 East 25th st, to the Stanley Supply Co. This completes the rental of the building.

CHARLES B. VAN VALEN leased offices at 95 William st to B. Charles Canet; space in the Jewellers' Court Building to Pollak & Michales, and at 50 John st to the Gaydoul Gold Pen Co.

CHARLES B. WALKER has leased for the estate of John R. Graham a loft at 206-208 Canal st to the Fritsch Thermometer Co.; at 210-212 Canal st, a loft to the Etna Mfg. Co.; for Edward E. Dessar, a loft at 394 Canal st to Arthur Aldridge; space in 176-178 Centre st to Kirchenblatt & Co.; and in conjunction with the Charles F. Noyes Co., the 7th floor of 197 201 Grand st for E. E. Lorrillard to Ernest Tillman.

J. IRVING WALSH leased for the estate of Mary A. Chisholm the dwelling at 20 West 8th st.

WHITE-GOODMAN leased the 3d loft at 78 Greene st to N. Applebaum; 2d loft at 128 East 16th to the American Novelty Works, and the 1st loft at 870 Broadway to Peter Latour.

WM. A. WHITE & SONS have leased space at 411-413 5th av to Albert Hochheimer & Co.; a loft at 203-210 Wooster st to Glassheim Brothers, Inc.; at 153-155 Hudson st to Bennett Day & Co.; at 148-150 Greene st a loft to Castle Waist & Garment Co.; offices at 21-23 Maiden la to Abraham M. VanPragg, and at 41 West 21st st to Morris J. Cohen & Bach Cloak & Suit Co.

RULAND & WHITING CO. has leased for Ottinger & Bro. and I. S. & M. S. Korn the store and basement at 1454 Broadway for ten years to the New York Telephone Co.; also leased for Pease & Elliman an apartment at 829 Park av to Mrs. K. L. Brown; and at 101

GEO. J. RYAN

Queens Borough
Real Estate

AGENT
BROKER
APPRAISER

Member Real Estate Board of New York

46 Jackson Ave., Long Island City
Telephone, Hunters Point 3451-2

Nathan L. Ottinger

HAS REMOVED HIS
MID-TOWN OFFICE TO

148 WEST 57TH ST.

Between 6th and 7th Aves.

WHERE HE WILL CONTINUE TO DO A
GENERAL BUSINESS IN MANHATTAN
REAL ESTATE

SPECIALIZING
In 57th Street and
Columbus Circle Section

PHONE 6095 CIRCLE

TO THE

Heart of Leisureland

where woods are cool, streams alluring, vacations ideal. Between New York City (with Albany the gateway) and

Lake George
The Adirondacks
Lake Champlain
The North and West

The logical route is
"The Luxurious Way"

Largest and most magnificent river
steamships in the world.

Daily Service

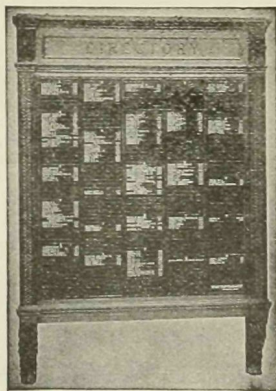
Send for free copy of Beautiful "Searchlight Magazine"

Hudson Navigation Company

Pier 32, North River

New York

"The Searchlight Route"



Willson's Building Directory

The only system that is kept alphabetically accurate and up-to-date in every particular. Letters uniform, correctly spaced and every name on alignment.

The best service for your building—large or small.

See owners, agents or managers now using our system.

Catalogue and full particulars on application.

The Tablet & Ticket Company

381-383 Broadway, New York

CHICAGO

SAN FRANCISCO

FIRE ESCAPES

Erected and Repaired to meet all requirements of The Department of State Labor
FACTORY VIOLATIONS REMOVED

GRAND CENTRAL IRON WORKS

L. B. GESCHEIDT, Proprietor
Phone, Plaza 3583

212 EAST 52nd STREET, N. Y.

REPAIRS

East 74th st to Mrs. Lillian Wardlow; and for the City Land Improvement Co. at 155 East 72d st to Mrs. Nathalie DuVivier.

F. R. WOOD, W. H. DOLSON CO. rented apartments at 225 West 86th st to George Washington Heller, Gustav Lurie, Louis Lorne Edgar, Harry Glemby and Philip Glemby; at 264 Riverside Drive, to Samuel A. Tolman, and Hattie B. Di Moise; at 10 West 61st st, to Effie P. Alsop; at 170 West 75th st to Mrs. Florence V. Galvin, and at 106 Central Park West, to Mrs. Ethel Friedenwald.

F. R. WOOD, W. H. DOLSON CO., have leased the following apartments: At 961 St. Nicholas av, to Rachel Lederer; at 660 St. Nicholas av, to Cecelia L. Lally; at 432-4 West 204th st, to Roy Everett, Joseph Moscatelli, August Neives and Robert H. McCarthey; at 436-8 West 204th st, to Janet Stewart and Edgar Malet; and has been appointed agents for: 630-6 West 172nd st; 823 West End av; 961 St. Nicholas av, and 5-7 West 91st st.

F. R. WOOD, W. H. DOLSON CO. leased, to the Federal Cloak & Suit Co., a loft at 29 West 19th st; also an office to the Sellquick Specialty Co., at 280 Madison av.

CAMMANN, VOORHEES & FLOYD have leased the building 14 Coenties slip to the Distributing Corp.

Brooklyn.

ALFRED J. ROWANTREE has leased for Bennett de Beixdon et al the store and basement at 1377 Broadway to Sears & Co., merchant tailors, for a long term; and has leased for the estate of Thomas Rosecrans, Marie Rosecrans, guardian, the store and basement at 166 Flatbush av to the Gates Co., merchant tailors.

Queens.

HUBERTH & HUBERTH have leased the small store at 1834 Broadway to the Rogers Motors Corp., agents for the Davis and Herff-Brooks Motor Cars.

LEWIS H. MAY CO. has leased for the estate of Edward Connolly to Saul Singer and Seel Singer two Italian villas to be constructed on three acres of ground each, located at Cedarhurst av and Broadway, Cedarhurst, L. I. The improvements will include the houses, garages, tennis courts and sunken Italian gardens. The premises are leased for five years at a total rental of about \$30,000. This property is surrounded by the large estates of I. D. Levy, E. J. Wile and Katherine J. White.

LEWIS H. MAY CO. Rockaway Park Office (Inc.) has leased the following cottages at Rockaway Park: for J. H. Holler on S. 8th av to G. Selner; for Bertha Agethan on Columbus av to A. W. Hertzberg; and at Belle Harbor for John H. Rader on Orienta av to Joseph Mandel, and for Geo. Chesebro on N. Suffolk av to A. Lassner.

LEWIS H. MAY CO. leased cottages at Cedarhurst, L. I., for Cornelia A. Smith, in Prospect st, to F. Hofheimer, and at Lawrence, L. I., for Mrs. Blanche T. Prince, on Central av, to E. Goldberg.

LEWIS H. MAY CO. leased cottages at Arverne, L. I., for Max Kramer, on Summerfield av, to M. A. Cohen; for Mrs. N. Trainor, on North Wave Crest av, to M. Weinsier; for Charles Adler, on N. Vernam av to C. J. Daly.

REAL ESTATE NOTES.

EUGENE J. BUSHAR has been appointed agent for 2773-2775 3d av, Bronx.

NEW YORK TITLE INSURANCE CO. has made a loan of \$25,000 to Mrs. Frankie Johnson Roe on 102 East 36th st.

J. IRVING WALSH has been appointed agent by David and Harry Lippman for 58-60 West 8th st.

NEHRING CO. has been appointed agent for the "Switzerland," at the northeast corner of Riverside dr and 151st st.

THOMAS J. O'REILLY has been appointed agent by the Emigrant Industrial Savings Bank, for 19 West 124th st.

WM. A. WHITE & SONS have been appointed agent for 7-9 Water st, 18 East 11th st, 148-150 Greene st, 119-123 West 22d st and 122-126 West 23d st.

VASA K. BRACHER has obtained a mortgage of \$35,000 at 5 per cent. from the Union Dime Savings Bank on the Hotel New York at 22 West 60th st.

FREDERICK M. HILTON, of Wm. A. White & Sons, has been elected a director of the Wall St. Exchange Building Association, which owns the 25-story office building at 43-9 Exchange pl.

NEW YORK TITLE INSURANCE CO. has made a loan of \$105,000 on 240-46 West 43d st, belonging to the Sheldna Realty Co. This property is directly opposite the New York Times Annex.

CROSS & BROWN CO. was the broker in the sale to the Nathan Manufacturing Co. for the receiver of the Concrete Products Co. of 15 acres at Flushing, with about 600 ft. frontage on Flushing Creek, for improvement with a large factory. The details of this project were published in last week's Record and Guide.

WILLIAM J. SMITH has severed his connection with the firm of Pitzer & Smith Co. of the Longacre Building, and has opened offices in the new Brokaw Building, 1457 Broadway, where he will transact a general real estate and insurance business, specializing in theatre properties.

CHARLES F. NOYES CO. has made its sixth annual co-operative distribution to its employees. The Noyes Co. was one of the first

in New York to put its business on a purely co-operative basis. Every employee, from office boy to president, shares in the profits of the business. The company reports a greater business for the year ending April 30, 1916, than ever before, 620 transactions being closed during the year, and the agency business of the company increased by 259 new accounts. The agency department has had a greater growth than any other department of the business. Officers elected for the ensuing year were Charles F. Noyes, president; Frederick B. Lewis, vice president, and Fisher P. Weaver, secretary. The directors of the company include the officers, William B. Falconer, Joseph D. Cornan and Edwin C. Benedict. The business of the Charles F. Noyes Co. was established in 1898.

OBITUARY.

FRANK J. GRAVES, real estate man associated with the Fifth Av. Realty Co. in Bay Ridge, died last Saturday at his home, 453 62d st, Brooklyn, aged thirty-eight. He was a member of the West End Board of Trade and the Owl's Head Club. His widow, two sons and a daughter survive him.

JACOB V. D. WYCKOFF, real estate broker, who has numbered among his clients many prominent New Yorkers, died on Sunday night, of a complication of diseases. He was seventy-two years old and a son of the late Jacob V. D. Wyckoff, of Brooklyn, one of the organizers of the Seventh Regiment, and Eliza J. Low, of Baltimore, whose father was once Governor of Maryland. He was a descendant of the old Dutch Wyckoff family which settled on Long Island more than 200 years ago. Forty years ago Mr. Wyckoff organized in Brooklyn the real estate firm of Wyckoff & James, and later opened an office in Manhattan. He leaves three children, Miss Isabella Wyckoff, William H. Wyckoff and Frederick A. Wyckoff.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

Mortgages.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

Mortgages.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, Unusual rates, Amount, and Interest not given.

Mortgage Extensions.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include New buildings, Cost, and Alterations.

Mortgage Extensions.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include New buildings, Cost, and Alterations.

Building Permits.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include New buildings, Cost, and Alterations.

Building Permits.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include New buildings, Cost, and Alterations.

Building Permits.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include New buildings, Cost, and Alterations.

BRONX.

Conveyances.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include Total No., No. with consideration, Consideration, Total No., No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, Unusual rates, Amount, and Interest not given.

Mortgage Extensions.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Mortgage Extensions.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Mortgage Extensions.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include New buildings, Cost, and Alterations.

BROOKLYN.

Conveyances.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 24). Rows include Total No., No. with consideration, Consideration, Total No., No. with consideration, and Consideration.

Mortgages.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 24). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, Unusual rates, Amount, and Interest not given.

Mortgage Extensions.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 24). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 24). Rows include New buildings, Cost, and Alterations.

QUEENS.

Building Permits.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include New buildings, Cost, and Alterations.

Building Permits.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include New buildings, Cost, and Alterations.

Building Permits.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include New buildings, Cost, and Alterations.

Building Permits.

Table with 3 columns: 1916, 1915, and 1915 (Jan. 1 to May 25). Rows include New buildings, Cost, and Alterations.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

WITH all the quietness that characterized the material markets generally this week, there was yet a substantial current of new business to supplement back orders still on the books, though less by contrast with the preceding superabundant quantity. In some lines, as iron and steel, hardware, lumber, paints and oils there was an appreciable falling off in new orders for building construction. Cold, rainy weather, strikes and high prices each had something to do with it.

Reports to the Record and Guide from all parts of the metropolitan district announce about the same number of new projects as for some weeks past, but fewer awards of contracts. Taking New York City alone, it is estimated from these reports that seventy-five to one hundred contracts of importance are being held up, mostly on account of the alleged high costs. This means that in all probability the jobs will be refigured, and cuttings and substitutions of materials made in order to bring the cost of construction within the limit that the owners have set.

It is prophesied that a great deal of used material will go into these buildings when their construction is eventually started. The remarkable extent to which material that has once seen service is being utilized over again is an outstanding feature of the present market. For example, little or no new lumber is being used for scaffolding. Little or no new material is being used in subway work for bridging or decking the surface of streets. Such an insatiable demand is there for second-hand materials that dealers are scrutinizing building reports with more than ordinary vigilance to discover in the prospective demolitions opportunities for purchasing saleable material. It is well known that the supply of brick, timber and structural steel, from demolitions, is inadequate for present demand.

The difficulty of securing raw and

semi-finished materials in those lines which have been short seems to be getting worse, as, for instance, in brass, copper and tin products, iron bars, rods and sheets, among metals. Jobbers of hardware are shipping goods out of their warehouses about as fast as they arrive. In the line of wire products there is no let up; even wire nails will yet go to \$3 to jobbers at mill, it is said. The quotations on linseed oil have had a decided recession, reflecting weather and labor conditions.

No change in the labor situation is reported. The firms in connection with the Building Trades Employers' Association having carpenters, painters and housemiths on strike, are unyielding beyond the point of the concessions offered by them recently, and refused by the men. Copies of an open letter from the boss painters were circulated among real estate owners, managers and operators this week asking for support in their fight, and not to press painting and decorating contractors to complete work which can be held in abeyance "until the union leaders have been brought to such terms as are reasonable and fair."

The need for workers in construction lines, especially on public works, continues to increase. There is a great demand at all the offices of the State Bureau of Employment throughout the whole State for day laborers, especially for Russian, Polish and Italian laborers to do heavy work in brickyards, and for excavating and handling freight.

Unmistakably there is a growing discussion over costs. Wages have advanced in many instances, and in other instances the refusal of advances has caused strikes, which represent one cause of the shortened demand for material from builders. The railroads continue as large buyers of certain kinds of structural material. On the whole, the outlook of the building material market is somewhat confused by numerous cross currents, but the underlying conditions are decidedly favorable.

Brick.—Rainy weather interfered with the use and demand for brick during the first part of the week, but the requirement was good during the remaining working days. Prices advanced in the wholesale market for cargo lots beyond last week's level, \$8 being easily obtained, and in some instances \$8.25 for special grades.

Forty-seven cargoes arrived, of which Manhattan borough took 13, as compared with 5 the week before. The Brooklyn demand fell off, but the Bronx took more than in the previous week.

Labor strikes have ended at the works but there continues to be a shortage of labor which interferes with production and shipping.

SUMMARY.—Official transactions in the wholesale market for North River brick, for the week ending Friday A. M., May 26:

Condition of market, firm; demand, good. Prices, \$8.00@8.25. Number of cargoes sold, 47. Distribution: Manhattan, 13; Brooklyn, 17; Bronx, 8; New Jersey, 6; Flushing Bay, 2; Astoria, 1. Left over Friday A. M., 10.

Linseed Oil.—Linseed oil quotations in this section have declined rapidly of late. Leading crushers were this week quoting carload lots at 70 cents a gallon to dealers, under a markedly lessened demand, and 72 cents a gallon for 5 barrels.

Lumber.—The current requirement for material at the yards is not wholly satisfactory, owing to three principal reasons, namely, adverse weather conditions, postponement of operations and labor strikes. Deliveries to the factories are in fair volume and a large amount of timber is going into the subways. The suburbs are less active than it was ex-

pected they would be, high prices of material and labor being the stated reasons.

The wholesale trade reports a less active business, as buyers are not inclined to place orders at present prices except when prompt deliveries can be assured. Quotations on spruce lumber are not appreciably changed. Eastern spruce lath is in fair supply and brings from dealers \$4.10 to \$4.20 by vessel, and \$4.40 by car. Hemlock from Pennsylvania continues on the \$24 base price. North Carolina pine is selling for less than the top prices of two months ago. Long leaf yellow pine continues firm and active in nearly all timber sizes, but as there has been some pressure to move flooring and boards, these items have had a recession. Quotations on Western and Canadian white pine are holding firm, but actual movement is restricted by the freight congestion. Among the hardwoods, mahogany, plain oak, birch and maple are in strongest demand, at full figures.

Sheet Metal.—New orders for sheet steel are only fairly heavy, most of the trade being covered through second and third quarters. Most Pittsburgh mills are holding No. 28 black sheets at 3c. minimum. Nos. 9 and 10 blue annealed sheets, 3c to 3.25c., the lower price being for delivery at convenience of mill, in carload lots, f. o. b. mill, Pittsburgh. No. 28 Bessemer black sheets are quoted at 2.90c. to 3c., and open-hearth, 3c. to 3.10c.; No. 28 galvanized Bessemer stock, 5c. to 5.10c., and open-hearth, 5.10c. to 5.15c., some mills quoting even higher prices. Nos. 22 and 24 black plate, tin

mill sizes, H. R. and A., 2.70c.; Nos. 25, 26 and 27, 2.75c.; No. 28, 2.85c. Bronze sheet, \$41. Sheet zinc, \$25.50. Lead sheets, \$10.

M. F. Westergren, 213-31 East 144th street, is finishing up a contract for furnishing bronze and copper covered fire-proof doors and windows for the Astor Court apartment house at Broadway and 89th street; also a contract for roofing and sheet metal work at Rockefeller Institute; also a contract for roofing and sheet metal work at the Astor House Building, Broadway and Vesey street.

Structural Steel.—Producers are no longer getting the large premiums of a few weeks ago. A somewhat general disinclination among speculative builders to make contracts for structural steel at the present level of prices is reflected in a quiet market. Incoming orders are running close to shipments, with the railroads as the heaviest buyers. Industrial construction in city and adjacent territory continues active.

Copper.—As a result of the war demand for copper, wire prices have increased about 60 per cent. over last year, the present base price of bare copper wire being about 32 cents per pound, as compared with about 20 cents a pound a year ago, and that of weatherproof wire about 31 cents, as compared with 19 cents a year ago. Copper sheets have been advanced to \$37.50 for hot rolled, and \$38.50 for cold rolled.

The Rise in Metals.—Among the metal materials and commodities used in building construction or equipment which have had large advances of late are: Structural steel (including premiums paid for better than ordinary deliveries), 140 per cent.; steel castings, 80 per cent.; brass castings, 85 per cent.; copper goods, 82 per cent.; boiler tubes, 100 per cent.; galvanized iron, 89 per cent.; sheet iron, 100 per cent.; galvanized pipe, 89 per cent.; rivets, 96 per cent.; wire rope, 95 per cent.; brass, copper and steel tubing, 86 per cent.; copper and brass wire, 93 per cent.

Stone.—The stone trades are gradually increasing their activities, with prospects of a busy fall and winter. Large contracts are, however, still the exception in all departments. James Gillies & Sons have the contract for cutting and setting the interior sandstone and exterior limestone for the Kahn mansion at Woodbury, L. I. The Tompkins-Kiel Co. is furnishing the rough sandstone. Delano & Aldrich are the architects. The limestone for the Guggenheim residence at Yonkers, 5,000 cubic feet, is being furnished by the Tompkins-Kiel Co. Bostwick & Leavitt are the architects.

The following marble firms have sublet space from P. M. & W. Schlichter, marble dealers, lessees of part of the block at 36th street, East River and First avenue: Peterson Marble Co., Peter Theis Marble Co., Eschmann Marble Co., and A. Sanelli Marble Co.

Rivets.—The new demand is heavy, and makers are sold up for three or four months. Prices are certain to go higher presently. For the time being buttonhead structural rivets, half inch and larger, are quoted at \$3.75 in carload lots f. o. b. Pittsburgh, with a discount for cash, per 100 lb. base.

Tin Plate.—Another advance in the price of tin plate is expected. The mills are deluged with orders. The minimum base price is now \$5.50 per box.

Materials in Aqueduct Construction.—Among the materials used in the construction of the Catskill water supply system were 6,607,000 barrels of cement, 27,000 tons of cast iron, 32,000 tons of steel and 3,000,000 pounds of bronze and brass.

CURRENT WHOLESALE PRICES.

NEW HEADQUARTERS IN THE BRONX FOR Y. M. H. A. TO COST \$100,000

Site for Operation Not Yet Selected— Modern Equipment To Be Supplied

CONSIDERED as a unit, the construction work now under way or projected by philanthropic, religious and educational institutions constitutes a considerable and important part of the building operations in the five boroughs of the city.

come virtually an out-door swimming pool. The plans are being made so that the main roof of the building may be utilized in summer as tennis and handball courts, and it is the intention to flood this roof in the winter for the purpose of using it as a skating rink.

According to the present plans the auditorium will be particularly spacious and with the auxiliary rooms it will be possible to seat approximately seven hundred persons in comfort.

The design chosen for the building is in the style of the Italian Renaissance, and the facades will be built of face

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.:

Table listing prices for North River common, Raritan common, and Second hand common, per load of 1,500.

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

Table listing prices for Domestic Portland, Spot, and Over 30 days.

Rosendale, natural, net, to dealers, wood or duck bags 1.00@

Alsen's German, No Quotation

Dyckerhoff German, No Quotation

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

Table listing prices for Trap rock, Bluestone flagging, and Bluestone curbing.

GRAVEL (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

Table listing prices for 1 1/2 in., 3/4 in., Paving gravel, and P. S. C. gravel.

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

Table listing prices for Exterior and Interior hollow tiles in various sizes.

LINSEED OIL—

Table listing prices for City Raw and City boiled oil.

LUMBER (Wholesale prices, N. Y.):

Table listing prices for Yellow pine, Heart face siding, Flooring, Hemlock, Spruce, and Lath.

PLASTER—(Basic prices to dealers at yard, Manhattan):

Table listing prices for Masons' finishing, Mill base, Dry Mortar, Blocks, Boards, and SAND.

SLATE (Per Square, N. Y.):

Table listing prices for Penn, Bangor ribbon, Munson, Maine, No. 1, No. 2, No. 1 red, Unfading green, Genuine Bangor, Pen Argyle, and Vermont, sea green.

STRUCTURAL STEEL (Plain material at tidewater):

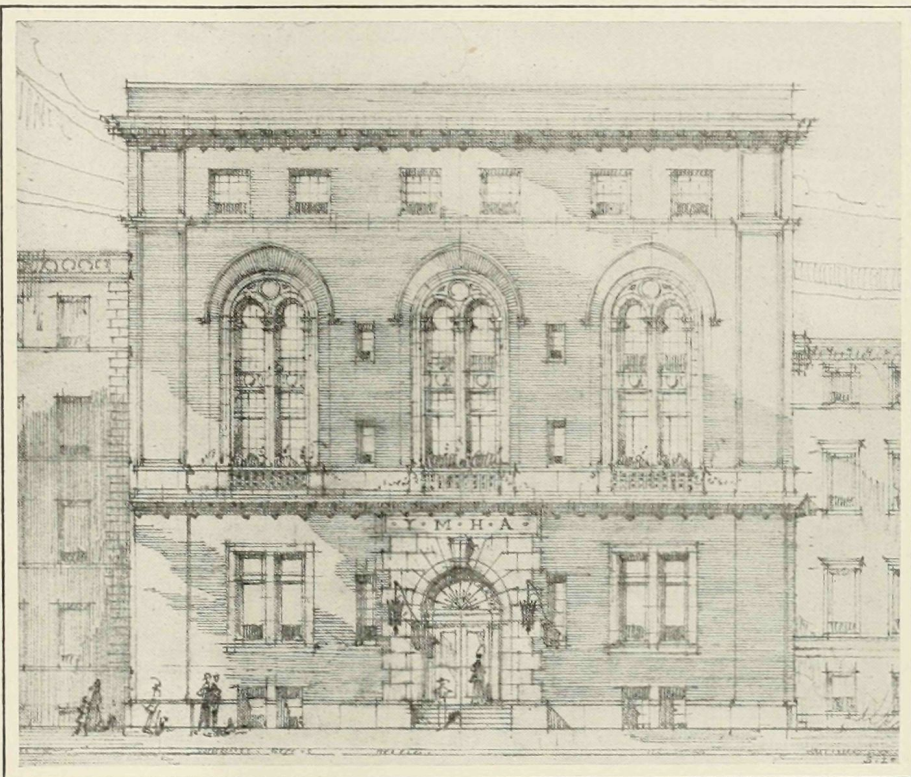
Table listing prices for Beams, Angles, Zees and tees, and Steel bars.

TURPENTINE:

Table listing prices for Spot, in yards, per gallon.

WHITE LEAD (dry and in oil):

Table listing prices for 100-lb. keg, 25 and 50-lb. kegs, 12 1/2-lb. keg, and 1 to 5-lb. cans.



Louis Allen Abramson, Architect. PROPOSED BUILDING FOR BRONX Y. M. H. A.

latter classification is the building for which the plans and specifications are now being prepared by Louis Allen Abramson, architect, 220 Fifth avenue, and which will become the new headquarters of the Young Men's Hebrew Association of the Bronx.

brick with trimmings of Indiana limestone and terra cotta. The front will be surmounted by a copper cornice of excellent design, touched up in gold and color.

COMPENSATION LAW. (Continued from page 792.)

foot or eye, for the loss of another such member a total disability award, and this in addition to the specific schedule award for the loss of the member.

The plans call for a structure four stories in height, with a basement and a two-story gymnasium extension. The space in the main building will be devoted to the departments usually found in a project of this character, and will include social, educational, religious and physical training rooms.

The commission in its discretion may appoint a guardian for the purpose of receiving compensation of a minor child.

Among the interesting features of this structure will be the arrangement for opening the entire roof of the gymnasium so that during the heated months the room may be used as an open-air athletic field or for open-air lectures and educational motion pictures.

If there be no surviving wife or dependent husband or child under the age of 18 years, then the amount payable to the parent or grandparent at the time of the injury is increased to 25 per cent. of wages to be paid during dependency.

Alien beneficiaries are limited to surviving wife and children, or if there be no surviving wife and children then to surviving father or mother or grandfather or grandmother who have been actually dependent in whole or in part.

The law was also amended with respect to practice on appeal: An appeal may be taken to the Court of Appeals in all cases where the decision of the Appellate Division is not unanimous, and by the

consent of the Appellate Division or of the judge of the Court of Appeals where the decision of the Appellate Division is unanimous.

In case of default by the employer in the payment of compensation, any party in interest may file with the county clerk for the county in which the injury occurred a certified copy of the decision of the commission awarding compensation or modifying it, and thereupon judgment must be entered in the Supreme Court by the judge of said county in conformity therewith. This makes collections of such awards possible without suit as heretofore.

If good cause is shown, the commission is given authority to revoke its consent to allow an employer to carry his own insurance.

Failure to secure payment of compensation under the amended law is made a misdemeanor.

These are the principal amendments of interest to the general reader.

Decision Not Final.

Referring to the recent decision of the Circuit Court of Appeals in the suit of Toch Brothers against Zibell, printed in the Oil, Paint and Drug Reporter, Kenyon & Kenyon, counsel for Toch Brothers, state that this decision is not a final determination of the rights of their clients under the Toch patent, and their clients now have under advisement the best course to pursue. They have the right to apply to the Supreme Court of the United States to have that court review the present decision, and they have the right to commence new suits against other users of the Toch invention, the present suit being only conclusive as to Zibell and not as to others.

According to counsel, the recent decision favors Toch Brothers on every point, except one. Its effect is to hold that the patent is for a new and meritorious invention. The court decided against Toch Brothers only on the ground that there had been one isolated public use of the invention early enough to invalidate the Toch patent. Toch Brothers are not satisfied that this decision correctly interprets the facts of the case and believe that a more complete showing of the actual facts in a suit against another party would result in a decision favorable to Toch Brothers.

BUILDING FOR THE GLOBE-WERNICKE CO

THE building operation at 451-453 Broadway, for the Globe-Wernicke Company is one of the interesting projects now pending on Broadway, in the Canal street section. The work involves the reconstruction of the existing structure from plans and specifications prepared by Starrett & Van Vleck, architects, 8 West 40th street, and is under the direct supervision of the architects. The construction work is being done by the Edward Corning Company, 52 Vanderbilt avenue, general contractor. The improvements are being made to meet the ideas of Lester S. Woodward, New York manager of the Globe-Wernicke Company. The new front of the structure has been planned in the Colonial style, and is being built of specially designed glazed terra cotta from curb to roof. Handsome display windows are being provided on the ground and second floors. The cost of this operation, together with the value of the property, represents an investment of approximately \$300,000. The work in connection with this project includes general alterations, the construction of new stairs, installation of new electric elevators, intercommunicating service system, and other devices for the efficient handling of the company's business. The building contains about 60,000 square feet of floor space, which will be exclusively devoted to salesroom purposes.

The structure is intended to be the New York headquarters of the Globe-Wernicke interests. This concern has recently opened branch offices in the Hudson Terminal Building, the Standard

MANHATTAN USE MAP.

(Continued from page 795.)

at an early date. It appreciates the spirit of co-operation that has been shown by the various organizations of The Bronx and by many public spirited individuals and particularly wishes to thank those who have helped so much with their suggestions and advice."

Staten Island Changes.

The Commission on Building Districts and Restrictions held a public hearing on its tentative plans for districting the Borough of Richmond and has considered the various changes which have been proposed. Many of these changes will probably be adopted and included in the revised plans to accompany the final report of the commission, which will be presented to the Board of Estimate and Apportionment within the next few weeks. Some of the changes in the Use Districts plans which will probably be approved are as follows:

Use District Plans.

The large undetermined area along the south shore has been considerably reduced by restricting against industry the portion known as South Beach and enlarging the residential area north of Old Town Road. Midland Beach, Woodland Beach and the territory back to South Side Boulevard, as well as a strip 1,000 feet wide on the south side of the boulevard between Oakwood and Nelson avenues, and the undetermined areas north of South Side Boulevard between New Dorp and Great Kills are changed from undetermined to business, that is, restricted against industry.

The undetermined area in the vicinity of Princes Bay has been narrowed by limiting it on the east by Seguin avenue north of South Side Boulevard and by a line 2,000 feet west of Huguenot avenue, south of the boulevard, and the business area has been correspondingly extended. The undetermined area between Woodvill avenue and Sprague avenue, more than about 1,200 feet from the shore, has also been restricted against industry, and a district at Totenville bounded by Arthur Kill, Amboy road, Sprague avenue, Clermont avenue, Carteret street and Southside Boulevard has been changed from business and undetermined to residential, with the exception of some business streets therein.

Industrial districts along the Staten Island Railway at Grant City and Oakwood have been reduced in length to correspond more nearly to probable requirements, and a small industrial district laid out at Great Kills, between Ocean View Cemetery, Amboy road and the Staten Island Railway.

Residential District.

The undetermined district north of Fort Wadsworth has been made residential, except near the foot of Cliff street where business is allowed.

The industrial district on the Staten Island Rapid Transit Railway at Belair road has been changed to business, and a business district between Van Duzer street and St. Paul's avenue extending north to Balsam street has been changed to residential. The industrial district at West New Brighton, bounded by Richmond Terrace, Brighton Boulevard, Stebbins avenue and Burger avenue, has been changed to residential, its present use, and the industrial district bounded by Castleton avenue, Clove road, Richmond terrace, Trinity place, Henderson avenue and Broadway has been changed to business.

A business district at Graniteville, between Richmond avenue and Northfield boulevard has been changed to industrial, and a number of streets and portions of some changed from business to residential, among which may be mentioned Hillside avenue, Richmond turnpike opposite Silver Lake Park, Forest avenue and Ridgewood place east and north of Castleton boulevard and Castleton avenue, Bard avenue, Corey avenue east of Sheffield street, Willow Brook road north of Richmond turnpike and Northfield boulevard between Morningstar road and Harbor road.

Height District Plan.

The changes in the height districts plan which will probably be approved are as follows: A one and one-half-times district which is principally in business and residential use districts, bounded approximately on the south by Forest avenue, Barrett Boulevard and Louis street; on the east by St. Paul's avenue, Richmond turnpike and Westervelt avenue; on the north by the industrial use area, and on the west by Van Pelt avenue, has been changed to a one and one-quarter-times district.

The one and one-half times height district east of Sprague avenue and Amboy road has been changed to a one-times district. The one and one-half-times district, bounded by Amboy road, Elliott avenue, Church street, Amboy road, Sprague avenue, Clermont avenue, Carteret street and Arthur Kill, has been changed to a one and one-quarter-times district, and the one and one-half-times district west of Rosebank avenue, between Simonson avenue and Young street, has been changed to a one-times district.

The greater portion of the industrial area on Arthur Kill and Fresh Kills has been changed from a one-times height district to a one and one-half-times height district to permit a more intensive development.

Area District Plan.

The changes in the area district plan which will probably be approved are as follows: The "A" area districts on the south shore have been reduced in size so that they now include the area between South Beach and Midland Beach east of Quincy avenue; the area at Princess Bay, south of Southside boulevard, between Princess Bay Light and a line of 2,000 feet south of Huguenot avenue, and the area between Arthur Kill and Princess Bay Light south of Clermont avenue and its extension east of Carteret street and south of Southside Boulevard, west of Carteret street. The "A" area at West New Brighton has been reduced between Bard avenue and Bemont avenue to the portion north of Richmond terrace.

The "B" district at New Brighton and Tompkinsville has been diminished in area by bounding it on the west by St. Paul avenue, Richmond turnpike, Westervelt avenue, Fifth street and Beechwood avenue, and at Clifton by bound-



Starrett & Van Vleck, Arch'ts.
Edward Corning Co., B'ldr.

Arcade, and the Craftsman Building, 6 East 39th street. In addition to these branch offices the Company is having altered, for its use, the modern warehouse at 138-140 Grand street, containing 50,000 square feet of floor space, owned by Vincent Astor. Charles F. Noyes Company and the Douglas Robinson, Charles S. Brown Company, sold 451-453 Broadway to the Globe-Wernicke Company; the Noyes Company represented the concern in all its branch leases throughout Greater New York.

ing it on the west by Young street and Rosebank avenue.

The "C" area districts at South Beach and Midland Beach have replaced "A" area districts as well as at Concord, along the line of the Staten Island Railway and at Tottenville between Southside boulevard and Clermont avenue.

The large "D" area district in the interior of the borough has been extended into districts formerly designated as "C" by carrying it north to Washington avenue, Cherry lane, Forest avenue and Barrett boulevard; east to Richmond turnpike, Rugby avenue, Clove road and Sand lane; south to "A" and "C" area districts, near the shore, between South Beach and New Dorp Beach, and to the shore from New Dorp south to Great Kills. The "D" area district has also been extended south to include all the district previously shown as "C" north of Ambov road and Sprague avenue. The "D" district has also been extended to include the area formerly "A," between Sprague avenue and Princess Bay Light, from Southside boulevard to about 1,000 feet south. It has also been carried 1,000 feet further west into the "A" district east of Princess Bay. "D" area districts have also supplanted "A" areas along the Staten Island Railway between Clove road at Grassmere and Annadale.

The "E" area district on Grymes Hill has been somewhat enlarged by extension on the west to Richmond turnpike and Rugby avenue, and on the east to Rosemont and Sunrise terraces. A new "E" area district has also been established in the residential area bounded by Richmond terrace, Bard avenue, Forest avenue and Bemont avenue.

These changes are similar in character to those proposed for the other outlying boroughs and evidence a desire for a greater protection of residential areas.

Contract for Church and Rectory.

Chris Schneider, 1251 DeKalb avenue, Brooklyn, has obtained the general contract for the construction of a church building and rectory for the Church of the Transfiguration, Rev. Father John F. Kodrovsky, pastor, 728 Driggs avenue. The plans and specifications for this work were prepared by Louis Allmendinger, architect, 20 Palmetto street, and the construction will proceed under his direct supervision. The church will occupy the southwest corner of North 12th street and Driggs avenue and will be one and one-half stories in height, 66x95 feet. The materials of construction are to be brick, with trimmings of terra cotta and stone. The rectory will be located at the northeast corner of North 12th street and Driggs avenue, and as planned will be two and one-half stories in height, 28x42 feet. The total cost of this operation will be approximately \$100,000.

Contemplated Factory in the Bronx.

The Port Morris Industrial Terminal Co., C. D. Jackson, president, 431 East 105th street, is considering the improvement of the property at 139th and 140th streets and the East River, by the erection of a brick and reinforced concrete factory building. This operation will be eight or ten stories in height, and will cover a plot approximately 100x260 feet. The structure will be rented wholly or in part and will be managed in a similar manner to the other large terminal plants in this city and Brooklyn. The project will represent an expenditure of approximately \$200,000, exclusive of the value of the land. The name of the architect and further details will be available later.

Property Acquired for Residence.

Robert L. Livingston, 44 Wall street, has recently purchased property in the south side of 96th street, 228 feet east of Fifth avenue, and contemplates the erection of a handsome five-story residence for his own occupancy. The building will probably be built of brick, with trimmings of limestone and terra cotta. The plot acquired measures 23x100 feet. The name of the architect and further details of this operation will be announced in a later issue.

New Residence for Prominent Architect.

General contractors are engaged in preparing their estimates for the construction of a private dwelling to be erected for John Russel Pope, architect, 527 Fifth avenue. The house will be located at 3 East 96th street. The plans for this residence call for a structure three stories in height, with basement, approximately 50x85 feet. The front will be of Indiana limestone, and the construction will be fireproof throughout. The estimates now being taken are for the construction of the shell of the building only; a separate contract will be awarded for the interior finish and decoration.

Schwartz & Gross to Plan Apartment.

Julius Tishman & Son, 18 East 41st street, have retained Schwartz & Gross, architects, 347 Fifth avenue, to prepare the plans for the apartment house which they intend to erect on the property re-

cently acquired at the northwest corner of Lexington avenue and 72d street. The proposed structure will be fourteen stories in height, and will occupy a plot 155x102 feet. The facades will be constructed of face brick, with trimmings of terra cotta and Indiana limestone. According to the present plans, a total of fifty-six families will be accommodated in this building. Further details of this project will be announced in a later issue of the Record and Guide.

Plans for Park Avenue Apartment.

J. E. R. Carpenter, architect, 681 Fifth avenue, has practically completed the plans for the seventeen-story multi-family house to be erected at the southwest corner of Park avenue and 62d street, on the site of the old Yosemite apartment. The owner of this project is the 550 Park Avenue Corporation, John H. Carpenter, president. The proposed apartment will occupy a plot

Now is The Season To Try Out Edison Service

The coming non-heating months are the time for apartment houses, hotels, and office and loft buildings, to test the claims of Central Station supply. Exhaust steam from the private plant must now go in the air unutilized. At the same time coal, with every other item of plant operation, has gone up 20 and 25 percent

Hotels especially should rid themselves of this burden in order to make the most of a promising tourist convention season. Money will come rolling in. Don't let it go rolling out in the proven extravagance of private plant maintenance

The New York Edison Company

At Your Service

General Offices

Irving Place and 15th Street

Telephone: Stuyvesant 5600



Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

INSURANCE

AND

BONDS

FOR

BUILDING OPERATIONS

Architects' Bldg 101 PARK AVE

Richey, Browne & Donald, Inc.

103 PARK AVE., NEW YORK
(Tel. 5128 Murray Hill)

Architectural Iron and Bronze

BROWNE WINDOW

Fire—Weather—Dust and Fool Proof

Works

2101 Flushing Ave., Maspeth, N. Y.
Tel. 3100 Williamsburgh

Telephone Orchard 6629

Joseph G. Donkese

Contractor of

Cement Sidewalks and Floor Constructions
16 BROOME STREET NEW YORK

Special Finished Floors	Entrance 20 Mangin Street
In Colored Cement, for	Cellar and Stable Floors
Theatres, Offices and Loft	Violations Removed
Buildings	Small Repairs

Jobbing a Specialty

RAPP CONSTRUCTION CO.

(Incorporated)

Fireproof Arches

301 E. 94th ST. Phone Lenox 6938
F. B. Rapp, Pres. J. F. Rapp, Vice-P W. J. Rapp, Sec. & Treas.

DENNIS G. BRUSSEL

ELECTRICAL WORKS

ENGINEERING and CONSTRUCTION

FOR LIGHT—HEAT—POWER

Office and Works Telephones
39-41 West 38th Street 189-190 Greeley
Interior Fire Alarm Systems Installed

116.8x90.5 feet, and, according to the architect's estimate, will cost in the neighborhood of \$600,000.

Building for Edison Illuminating Co.

Plans are being prepared privately for a modern fireproof office building to be erected at the southwest corner of Wiloughby avenue and Pearl street, Brooklyn, for the Edison Illuminating Co., 160 Pearl street, owner. The proposed structure will be eight stories in height and will occupy a plot 75x150 feet. The facades will be built of face brick, with trimmings of limestone and terra cotta. The cost of the operation is estimated at approximately \$200,000.

PERSONAL AND TRADE NOTES.

Joseph C. Imhoff, architect, is practicing his profession at 198 Broadway, Room 1002.

Eric Tidestrom, architect, has moved his offices from 198 Broadway to 133 East 16th street.

F. W. Chesebrough has been elected a director of the Chesebrough Building Company, 24 State street.

Virgil G. Bogue, consulting engineer, has moved his office from 15 William street to 26 Cortlandt street.

Gus Sandblom, Inc., contracting engineer, has moved his office from 30 East 42d street to 47 West 42d street.

E. A. Carpenter, general contractor, has recently moved his office from 120 West 32d street to 101 Park avenue.

Lewis Leining, Jr., architect, has recently moved his offices from 160 Fifth avenue to new quarters at 289 Fourth avenue.

Martin-Zimmermann Tile Co. has moved its office from 828 Broad street to the warehouse at 34 Hamburg place, Newark, N. J.

Deuth & Co., manufacturers and importers of electric light bulbs, will move their offices from 131 East 23d street to the Equitable Building, 120 Broadway.

C. W. Bergen, 30 Church street, has recently been appointed New York representative for the Coffin Valve Co., Boston, Mass., manufacturers of sluice and gate valves.

Hayden Company, furniture dealer and interior decorator, formerly located at 523 Fifth avenue, is now occupying its new building at the corner of Park avenue and 57th street.

Paul C. Egan, recently connected with the fixture department of the Macbeth-Evans Glass Co., has become associated with the New York office of the Jefferson Glass Co., 71 Murray street.

R. A. Smith, formerly assistant sales manager for the Schroeder Lamp Works, 200 Fifth avenue, has been appointed sales manager of the company, to succeed K. Kornbau, who has resigned.

Thomas Maddock's Sons Co., Trenton, N. J., has moved its New York office from 101 Park avenue to 30 East 42d street, where the quarters are much larger, and where an extensive showroom will be maintained.

J. E. R. Carpenter, architect, 681 Fifth avenue, announces that he has arranged to have Herbert E. Mitler associated with him in business. Mr. Mitler was formerly connected with the firm of Bing & Bing, 119 West 40th street.

NO ARCHITECTS SELECTED.

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

PATERSON, N. J.—The Industrial Paint Works, Robert Huff, Colt Building, contemplates the erection of a 3-sty brick factory, 60x104 ft, to cost approximately \$30,000. No site or architect selected.

UPPER MONTCLAIR, N. J.—The Upper Montclair Womans' Club, Mrs. Thomas Conyning, chairman building committee, contemplates the erection of a clubhouse

for which no details have been decided and no architect selected.

PORT JERVIS, N. Y.—The Board of Education of Port Jervis, P. J. Gandy, president, 14 Ball st, contemplates the erection of a high school building to cost approximately \$100,000. Details not decided and no architect selected.

GLEN FALLS, N. Y.—The First Presbyterian Church, W. A. Brown, chairman building committee, contemplates extensive alterations to the present church building for the erection of a new structure to cost approximately \$100,000. Details not decided. No architect selected.

PERTH AMBOY, N. J.—The Danish M. E. Church, Rev. Ole Nielson, pastor, 164 Jefferson st, contemplates the erection of a church at the corner of Cornell and Neville sts. No architect selected.

EAST ORANGE, N. J.—All Souls R. C. Church, Rev. Father John J. Murphy, 30 Rutledge av, has recently purchased property for the erection of a new church building. Details not decided. No architect selected.

ENDICOTT, N. Y.—The Methodist Society of Endicott, N. Y., John Chapham, chairman building committee, contemplates the erection of a 1½-sty brick and stone church to cost approximately \$60,000. No site selected. No architect selected.

ALBANY, N. Y.—The Board of Trustees of the Albany Law School, A. J. Parker, pres., contemplates the erection of a brick school building to cost between \$75,000 and \$100,000. No site selected. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J.—Harde & Hasselman, 56 West 45th st, Manhattan, are taking estimates on general contract to close May 31 for an 8-sty brick and limestone apartment house, 95x170 ft, at the corner of N. Arlington av and Summer st, for Saml. S. Traylor, 30 Church st, Manhattan, owner. Cost, about \$200,000.

CHURCHES.

NEW BRUNSWICK, N. J.—Alex. Merchant, 363 George st, architect, is taking estimates on general contract to close June 1 for a brick and limestone church, 54x100 ft, for St. John's German Reformed Church, O. B. Moore, 122 Hamilton st, pastor and chairman building committee.

DWELLINGS.

MT. VERNON, N. Y.—Walter A. Sickles, Post Office Building, Manhattan, architect, is taking estimates on general contract to close June 1 for a 2½-sty tapestry brick residence in Aubyn Manor, for Chas. A. Tier, 211 Primrose av, Mt. Vernon, owner.

PLAINFIELD, N. J.—Marsh & Gette, 46 Cedar st, Manhattan, are taking estimates on separate contracts for alterations and additions to the 2½-sty frame residence at 749 Belvidere av, for E. Thomas, owner, on premises. Cost, about \$18,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—William H. Henderson, Jr., Inc., 10 East 30th st, is figuring the general contract and desires estimates on all subs, for the brick storage building at 429-431 East 106th st, from plans by M. W. Del Gaudio, 401 East Tremont av, architect.

HALLS AND CLUBS.

MANHATTAN.—Delano & Aldrich, 4 East 39th st, architects, are taking estimates on general contract to close June 5 for a 6-sty brick and limestone settlement house, 75x80 ft, at 27-31 Barrow st, for the Co-Operative Social Society, 52 William st. Herbert Parsons, president building committee.

HOTELS.

BROOKLYN.—Wm. Higginson, 21 Park row, Manhattan, is taking estimates on general contract to close May 29 for alterations to the 9-sty hotel at 97 Columbia Heights, for the Hotel Margaret, on premises. Cost, \$10,000.

MUNICIPAL.

NEW BRUNSWICK, N. J.—The Board of Chosen Freeholders of Middlesex County, N. J., A. W. Bissett, clerk, are taking estimates on general contract to close 2 p. m., June 12, for a 2-sty brick and terra cotta jail, 80x142 ft, in Courthouse sq, from plans by Wm. H. Boylan, 390 George st, architect. Cost, about \$100,000.

MISCELLANEOUS.

BRONXVILLE, N. Y.—The New York Central & Hudson River R. R. Co., 70 East 45th st, Manhattan, is taking estimates on general contract to close May 29, for a 1-sty brick tile and stucco passenger

station, 30x93 ft, plans for which were prepared privately.

BRONX.—William H. Henderson, Jr., Inc., 10 East 30th st, is figuring the general contract and desires estimates on all subs for sub-station No. 45, at 2633 Jerome av, for the Interborough Rapid Transit Co.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
24TH ST.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 6-sty brick and limestone apartment, 54x87 ft, at 315-319 West 24th st, for the Superior Contracting Co., 117 West 114th st, owner and builder.

AUDUBON AV.—Sass & Springsteen, 32 Union sq, have completed plans for two 3-sty brick and limestone apartments, 65 x175 ft, at the northwest corner of Audubon av and 186th st, for the Manhattan Heights Improvement Co., Harry Goodstein, president, 135 Broadway, owner. Vito Contessa, 311 East 119th st, contractor for mason work.

140TH ST.—Sass & Springsteen, 32 Union sq, have completed plans for a 5-sty brick and limestone apartments, 50x87 ft, in the north side of West 140th st, 100 ft east of Broadway, for the Dayton Building Co., Inc., Harris Maran, president, 132 Nassau st, owner and builder. Cost, \$50,000.

ST. NICHOLAS AV.—Irving Margon, 372 East 149th st, has completed plans for two 6-sty brick and limestone apartments, on plot 175x102 ft, on the west side of St. Nicholas av, between Wadsworth and Fairview avs, for the Arden Const. Co., 3436 Broadway, owner and builder. Total cost, \$150,000.

WASHINGTON SQ.—Charles W. Buckingham, 307 5th av, is preparing plans for a 14-sty brick and terra cotta studio and apartment building, 71x154 ft, at the southeast corner of Washington sq and Thompson st, for the Washington Square Corp., c/o Carl J. Blenner, 58 West 57th st, owner. Frank Sutton, 80 Broadway, engineer for heating, electric and plumbing work. Cost, about \$750,000.

160TH ST.—Samuel Katz, 505 Lexington av, has completed plans for two 6-sty brick and limestone apartments, 50x100 ft each, in the south side of 160th st, 144 ft east of Riverside dr, for the Enwil Holding Co., Harrey Turek, president, 505 5th av, owner and builder. Total cost, \$100,000.

11TH ST.—Frank E. Vitolo, 16 East 23d st, has completed plans for a 6-sty brick apartment, 41x88 ft, in West 11th st, near 7th av, for the Fogliasso-Clement Building Co., 197 Bleecker st, owner and builder. Frank Snyder, 286 Av B, contractor for demolition. Cost, \$40,000.

BROADWAY.—Schwartz & Gross, 347 5th av, are preparing plans for a 13-sty brick and limestone apartment, 93x162 ft, at the northeast corner of Broadway and 91st, for Marcus Brown, 740 West End av, owner and builder.

55TH ST.—H. C. Mathews, University Club, 5th av and 54th st, has purchased property at 105-113 West 55th st, and contemplates the erection of a 9-sty brick and limestone apartment. Details and name of architect will be announced later.

150TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 5-sty brick apartments, 50x86 ft, in the north side of 150th st, 200 ft east of Broadway, for the Academy Const. Co., 147 East 125th st, owner and builder. Total cost, \$95,000.

96TH ST.—Plans have been prepared privately for remodeling the 7-sty brick and stone apartment, 100x145 ft, at 16 East 96th st, for a client of Cross & Brown Co., 18 East 41st st. J. O'Dell Whitenack, 231 West 18th st, general contractor.

BANKS.

8TH AV.—Renwick, Aspinwall & Tucker, 8 West 40th st, have been retained to prepare plans for a 1-sty brick and stone bank building, 50x100 ft, at the southwest corner of 8th av and 127th st, for the Provident Loan Society, J. Speyer, president, 346 4th av, owner. Details will be available later.

DWELLINGS.

50TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for alterations to two 5-sty brick and stone dwellings, 52x80 ft, at 4 and 6 West 50th st, for a company, c/o Abraham Sonkon, 56 Liberty st, owner. Total cost, \$50,000.

53D ST.—Taylor & Levi, 105 West 40th st, have completed plans for alterations



Listen!

We furnish Bonds of every nature, including Fidelity, Contract, Bail, Administrator's, Permit, Surety, Miscellaneous, etc.

WILLIAM T. RITCH
(Inc.)

INSURANCE SPECIALISTS

Builder's Exchange, 34 W. 33d Street

ATTENTION

Architects and Builders

The Building Code does not restrict the use of



**Natural Cement Mortar
In General Construction**

Dark Rosendale is renowned for high resistance to crushing loads.

Meets Standard Specifications.

The Perfect Cement for Brick Work

CAELMSEENT

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK

See Page 149 Sweet's Catalogue for particulars



Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co., 8 WEST 40th STREET
Phone, Bryant 5370

OTIS ELEVATORS

All Types for Passenger and Freight Service, including Geared and Gearless Traction, Push Button, Hydraulic, Belt and Hand Power.

Escalators, Gravity Conveyors and Incline Railways.

For full information and estimates address

OTIS ELEVATOR COMPANY

Eleventh Avenue and Twenty-sixth Street, NEW YORK

Offices in All Principal Cities of the World.

CHARLES BRADY COMPANY

NEW BUILDINGS **GENERAL CONTRACTORS**

ALTERATIONS 171 MADISON AVENUE

FIREPROOFING PHONE: MURRAY HILL 5486

POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

30 East 42nd Street NEW YORK
Telephone, M. H. 3338

KNOBURN

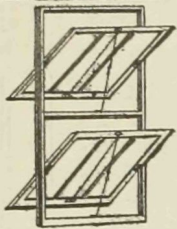
METAL DOORS
and WINDOWS

KALAMEIN WORK

Fire Doors in Copper
Bronze and Iron

Knoburn Company

359-365 14th St., Hoboken, N. J.
Phone Hoboken, 965



FIREPROOF WINDOWS

M. F. Westergren
Incorporated
213-231 East 144th St.
NEW YORK

Telephone (3291) Melrose
(3292)
(3293)

FIRE PREVENTION BUREAU AND
STATE LABOR LAW WINDOWS
Metal Covered Doors, Windows
and Mouldings
Standard Firedoors a Specialty

ECLIPSE Fireproof Sash
& Door Co.

273-277 RUSSELL STREET, BROOKLYN
Phone, Greenpoint 3162

We Specialize in Removing Fire Prevention
Bureau and State Labor Violations

Manufacturers of

Kalamein Doors, Windows, Interior
Trim and Standard Fire Doors
ALLIANCE Fireproof Door Co.

245 Java St., Brooklyn Phone, Greenpoint 1631



THE LAWRENCE CEMENT CO.
1 BROADWAY, NEW YORK

A. BATAILLE & CO.

MANUFACTURERS OF
Elevator Enclosures

Patent Folding Gates, Wire
and Grill Work, in Brass,
Bronze and Iron
Bank and Office Railings

587 Hudson St., New York
Rose Bldg., Cor. Bank St.

Tel. 891 Chelsea

WINE BOTTLE RACKS

"HAYES"

SKYLIGHTS
FIREPROOF WINDOWS
VENTILATORS
METAL LATH

GEORGE HAYES CO.

Office and Works: 71 Eighth Ave., N. Y. C.

and additions to the 4-sty brick dwelling at 48 East 52d st, for John E. Wayland, 165 Broadway, owner. Cost, about \$10,000.

57TH ST.—T. Markoe Robertson, 331 Madison av, has completed plans for alterations and additions to the 4-sty brick residence at 20 East 57th st, for Mrs. Edwin K. Scheffel, owner, on premises. Project consists of adding 2 stys to present structure, rear 2-sty addition, and general interior alterations. Cost, about \$20,000.

84TH ST.—McKim, Mead & White, 101 Park av, have completed plans for alterations to the 5-sty brick dwelling, 28x96 ft, at 16 East 84th st, for George Gordon King, owner, on premises. Cost, about \$4,000.

SCHOOLS AND COLLEGES.

20TH ST.—G. Richard Davis, 30 East 42d st, has been retained to prepare plans for a Post-Graduate School at 30 East 20th st, for the Post Graduate School and Hospital, owner, c/o architect. Details will be available later.

STABLES AND GARAGES.

VAN DAM ST.—A. D. Juilliard & Co., 70 Worth st, contemplates the erection of a brick garage, 23x107 ft, at 22 Van Dam st. Details and name of architect will be announced later.

STORES, OFFICES AND LOFTS.

GREENWICH ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, are preparing plans for a 12-sty brick and limestone loft and service building on plot 129x84 ft, at the southeast corner of Greenwich and Vesey sts, for A. N. Napier & Co., 16 East 33d st, owner; Underwood Typewriter, 30 Vesey st, lessee. Tide Water Building Co., 16 East 33d st, general contractor.

DIVISION ST.—Otto Reissmann, 147 4th av, has completed plans for alterations and additions to the 5-sty brick store, showroom and factory building, 44x77 ft, at 60 Division st, and 9-11 Bayard st, for Philip and Lewis Brenner, 60 Division st, owners. Cost, \$12,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
158TH ST.—Charles Schaefer Jr., 401 East Tremont av, has completed plans for a 5-sty brick apartment, 50x86 ft, in the south side of 158th st, 98 ft west of Courtlandt av, for the Cedar Const. Co., Joseph J. Leso, president, 1528 Southern blvd., owner and builder. Cost, \$50,000.

WEBSTER AV.—J. P. Boylan, 2526 Webster av, is preparing plans for two 5-sty brick apartments, 52x88 ft and 48x88 ft, on the east side of Webster av, 150 ft north of Devoe ter, for the Fanyer Building Co., 1044 East Tremont av, owner and builder. Total cost, \$82,000.

181ST ST.—M. W. Del Gaudio, 1910 Webster av, has completed plans for a 5-sty brick apartment, 70x90 ft, at the southeast corner of 181st st and Harrison av for the 181st St Building Corp., 401 East Tremont st, owner and builder. Cost, \$60,000.

175TH ST.—M. W. Del Gaudio, 1910 Webster av, has completed plans for two 5-sty apartments, 55x97 ft, in the south side of 175th st, 95 ft east of Marmion av, for owner and builder c/o architect. Total cost, \$100,000.

DAVIDSON AV.—J. M. Felson, 1133 Broadway, has completed plans for a 5-sty brick and terra cotta apartment, 50x100 ft, on the west side of Davidson av, 248 ft north of Fordham rd, for the Hopewell Bldg. Co., 1 East Fordham rd, owner and builder. Cost, about \$50,000.

175TH ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for the construction of two 5-sty brick apartments in the south side of 175th st, 95 ft east of Marion av, for the Middleboro Realty Co., Herman Cuckman, 1836 Wallace av, owner and builder. Details will be available later.

BANKS.

3D AV.—The Dollar Savings Bank, 2803 3d av, G. E. Edwards, president, has purchased property at 2792-2794 3d av, and 493-495 Willis av, and contemplates the erection of a bank building. Details and name of architect will be available later.

DWELLINGS.

AMUNDSON AV.—Carl P. Johnson, 30 East 42nd st, has completed plans for a 2½-sty frame dwelling, 20x28 ft, on the west side of Amundson av, 100 ft south of Strang av, for Albin Ekberg, 60 West 100th st, owner and builder. Cost, \$3,000.

STABLES AND GARAGES.

134TH ST.—John C. W. Ruhl, 3207 Hull av, has completed plans for alterations and additions to the 2-sty garage on the north side of 134th st, 206 ft east of Willis

av, for Pauline Georgeus, 383 East 134th st, owner. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

180TH ST.—M. W. Del Gaudio, 1910 Webster av, has completed plans for a 1-sty brick store, 21x50 ft, in the south side of 180th st, 90 ft north of Hughes av, for P. D'Auria, 5670 East 180th st, owner and builder. Cost, \$4,000.

3D AV.—Albert E. Davis, 258 East 138th st, is revising plans for a 1-sty brick and terra cotta store building, 120x79 ft, at the southwest corner of 3d av and 146th st, for the Reformed Protestant Dutch Church of Mott Haven, owner, c/o architect. Cost, \$20,000.

3D AV.—Fred Hammond, 3029 3d av, has completed plans for a 3-sty brick store and office building, 22x66 ft, on the west side of 3d av, 149 ft north of 166th st, for Andrew Vacarezza, 344 East 61st st, owner. Cost, about \$12,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

NOSTRAND AV.—Shampan & Shampan, 772 Broadway, have completed plans for four 5-sty apartment houses on plot 205x100 ft, at the southeast corner of Nostrand and Vernon avs, for the Salnow Realty Co., owner and builder. Cost, \$180,000.

56TH ST.—Fred F. French Co., 529 Cortlandt av, N. Y. City, has completed plans for a 4-sty brick tenement, 50x84 ft, in the north side of 56th st, 50 ft west of 7th av, for Therese Kollier, 27 Cedar st, Manhattan. Cost, about \$35,000.

COLUMBIA HEIGHTS.—Brook & Rosenberg, 350 Fulton st, have completed plans for a 3-sty brick flat on the west side of Columbia Heights, 75 ft south of Middagh st, for Jacob Stein, 44 Court st, owner and builder. Cost, \$8,000.

EASTERN PARKWAY.—Cohn Bros., 363 Stone av, are preparing sketches for two 4-sty brick and limestone apartments, 50x89 ft, on Eastern Parkway near Franklin av, for owner to be announced later. Cost, \$35,000 each.

AMBOY ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for alterations to the 4-sty brick apartment, 37x89 ft, in the east side of Amboy st, 92 ft south of Pitkin av, for the Spiner Const. Co., 1172 Eastern Pkwy, owner and builder. Cost, \$8,000.

CHURCHES.

KNICKERBOCKER AV.—David Scott, 44 Oxford st, Richmond Hill, L. I., is preparing plans for a brick and terra cotta church and parsonage, church 1-sty, 50x95 ft, seating approximately 400; parsonage 2-stys, 20x50, at the southwest corner of Knickerbocker av and Menahan st, for the Knickerbocker M. E. Church, Rev. John McNichol, pastor. Cost, about \$25,000.

DWELLINGS.

EAST 9TH ST.—W. H. Wirth, 358 17th st, has completed plans for two 2-sty frame dwellings, 17x47 ft, in the east side of East 9th st, 260 ft north of Av M, for A. W. Koestner, 201 Greenwood av, owner and builder. Total cost, \$5,600.

SNYDER AV.—R. T. Schnaefter, 1522 Flatbush av, have completed plans for a 2-sty brick dwelling, 18x52 ft, on the south side of Snyder av, 284 ft west of Prospect st, for James S. Carpenter, 616 Flatbush av, owner and builder. Cost, \$8,000.

49TH ST.—T. J. Wearsen, 159 Columbia st, West Brighton, S. I., has completed plans for six 2½-sty frame dwellings in the north side of 49th st, 100 ft west of 18th av, for the Covenant Realty Co., 250 Adams st, owner and builder. Cost, \$30,000.

HILL ST.—Laspia & Salvati, 525 Grand st, have completed plans for a 2-sty brick dwelling, 20x55 ft, in the north side of Hill st, 175 ft east of Crescent st, for John Banile, 1525 Fulton st, owner. Alex Banile, 22 Montana av, Union Course, L. I., general contractor. Cost, \$4,500.

70TH ST.—Charles Olsen, 1762 69th st, is preparing plans for a 2-sty brick dwelling, 20x50 ft, in the south side of 70th st, 300 ft east of 19th av, for owner and builder to be announced later. Cost, \$3,000.

78TH ST.—W. T. McCarthy, 16 Court st, has completed plans for two 2-sty frame dwellings, 18x40 ft, in the north side of 78th st, 100 ft east of 20th av, for the Special Const. and Contracting Co., 4824 New Utrecht av, owner and builder. Total cost, \$6,000.

82D ST.—F. W. Eisenla, 186 Remsen st, has completed plans for six 3-sty brick dwellings, 20x40 ft, at the southeast corner of 82d st and 3d av, for the Framan Building Co., John E. Sullivan, president, 7611 5th av, owner and builder. Total cost, \$27,000.

BUSHWICK AV.—E. J. Meisinger, 394 Graham av, has completed plans for alterations to the 3-sty brick and stone residence and garage at 978 Bushwick av, for Dr. C. W. Jansen, 949 Bushwick av, owner. Cost, \$3,000.

EXETER ST.—A. F. Cassidy Corp., 272 Beaumont st, has completed plans for a 2-sty brick dwelling, 27x45 ft, in the east side of Exeter st, 300 ft south of Oriental blvd, for Catherine Bunce, 246 Beaumont st, owner. Cost, \$6,500.

77TH ST.—W. T. McCarthy, 16 Court st, has completed plans for a 2-sty frame dwelling, 18x40 ft, in the south side of 87th st, 94 ft east of 20th av, for the Special Const. & Contracting Co., 4824 New Utrecht av, owner and builder. Cost, \$3,000.

20TH AV.—W. T. McCarthy, 16 Court st, Brooklyn, has completed plans for eight 2-sty frame dwellings, 18x40 ft, on the east side of 20th av, from 77th to 78th sts, for the Special Const. & Contracting Co., 4824 New Utrecht av, owner and builder. Total cost, \$24,000.

HOPKINSON AV.—F. J. Dassau, 1373 Broadway, has completed plans for a 3-sty brick dwelling, 20x55 ft, including 3 stores at the corner of Hopkinson av and McDonough st, for John Lyon, 1506 Broadway, owner and builder. Cost, \$8,000.

49TH ST.—T. J. Wearsen, 159 Columbia st, West Brighton, S. I., has completed plans for six 2½-sty frame dwellings in the north side of 49th st, 100 ft west of 18th av, for the Covenant Realty Co., 250 Adams st, owner and builder. Total cost, \$30,000.

NOSTRAND AV.—Cantor & Dorfman, 373 Fulton st, have completed plans for a dwelling and six stories on plot, 50x100 ft, at the northeast corner of Nostrand av and Ave D, for the Brooklyn Union Bldg. Co., Louis Gold, secty, 44 Court st, owner and builder. Cost, \$7,500.

10TH ST.—Slee & Bryson, 154 Montague st, have completed plans for a 2-sty frame dwelling, 18x39 ft, in the west side of East 10th st, 190 ft south of Av I, for the H. W. & A. M. Buckley Co., 965 East 9th st, owner and builder. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

19TH ST.—A. B. Hinsdale, 510 12th av, has completed plans for a 2-sty brick storage building, 25x85 ft, in the south side of 19th st, 150 ft west of 3d av, for Fred Pietbe, 656 3d av, owner. Cost, about \$12,000.

BERGEN ST.—Charles Olsen, 1762 69th st, is preparing plans for a 2-sty brick machine shop, 55x100 ft, in the north side of Bergen st, east of Vanderbilt av, for Peter Reiley, owner, on premises. Cost, \$6,000.

NORTH 11TH ST.—William Higginson, 13 Park row, Manhattan, has completed plans for a 1 and 6-sty reinforced concrete factory building, 100x100 ft, at the corner of North 11th and Berry sts, for McKesson & Robbins, 91 Fulton st, Manhattan, owner. Cost, \$90,000.

HOTELS.

OCEAN AV.—H. H. McKee, 2233 East 12th st, has completed plans for alterations and additions to the 3-sty frame hotel at the southeast corner of Ocean av and Neck rd for the Sheephead Bay Speedway Corp., Chas G. Fisher, president, 17 Battery pl, Manhattan, owner and builder. Cost, \$3,500.

THEATRES.

5TH AV.—Thomas W. Lamb, 644 8th av, Manhattan, has been retained to prepare plans for a brick and limestone theatre, on plot 75x200, seating about 2,000, on 5th av, between 79th and 80th sts, for the 190th St Holding Co., Hyman Horowitz, president, 47th st and 7th av, Manhattan, owner. Details will be available later.

SUTTER AV.—Cohn Bros., 353 Stone av, are preparing plans for a 1-sty brick moving picture theatre, 50x110 ft, at the corner of Sutter and Alabama avs, for owner and builder, c/o architect. Cost, about \$20,000.

MISCELLANEOUS.

MANHATTAN BEACH, L. I.—Charles S. Voorhees, 188 Montague st, will prepare plans for extensive alterations and additions to the bathing pavilion for Joseph P. Day, et al, 31 Nassau st, Manhattan. Details will be announced later.

Queens.

DWELLINGS.

JAMAICA, L. I.—H. L. Pinken, 1 Fulton st, Jamaica, has completed plans for four 2½-sty frame dwellings, 18x32 ft, at the northeast corner of Horton st and Columbia av for A. Brezinski, Jamaica, L. I., owner and builder. Total cost, \$12,000.

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, owner and builder. Cost, \$4,500.

CORONA, L. I.—A. De Blasi, 94 Jackson av, Corona, has completed plans for two 3-sty brick dwellings, with stores, 20x60 ft, at the southeast corner of 44th st and Jackson av, for Gandolfo Abbatte, 18 Sumner av, Brooklyn, owner and builder. Total cost, \$11,000.

ELMHURST, L. I.—F. K. Van Nostrand, 225 Madison av, Flushing, has completed plans for a 2½-sty frame dwelling, 20x42 ft, on the south side of Corona av, 280 ft west of Chicago av, for John Rooney, Elmhurst av, owner and builder. Cost, \$3,500.

HOLLIS, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, L. I., has completed plans for five 3-sty brick dwellings, with stores, 20x50 ft, at the northeast corner of Palating and Fulton sts, for Ignatz Wohl, 102 Union Hall st, Jamaica, L. I., owner and builder. Total cost, \$2,000.

EDGEWERE, L. I.—J. W. Smith, Far Rockaway, L. I., is preparing plans for six 2-sty frame dwellings on a plot 40x100 ft, on Edgemere Crest, for Albert Jaret, 376 Fulton st, Brooklyn, owner. Total cost, \$24,000.

BAYSIDE, L. I.—F. P. Platt, 1123 Broadway, Manhattan, has completed plans for a 2½-sty tile and stucco dwelling, 30x50 ft, on Belle av, for Matthew Rock, Lawrence blvd, Bayside, L. I., owner.

ELMHURST, L. I.—R. W. Johnson, 60 Hunt st, Corona, L. I., has completed plans for four 2½-sty frame dwellings, 20x38 ft, in the north side of Case st, 220 ft east of Van Dine st, for Thomas Daly, 12 39th st, Corona, L. I., owner and builder. Total cost, \$14,000.

NEPONSET, L. I.—Arnold Johnson, Neponset, L. I., has completed plans for a 1½-sty frame dwelling, 25x22 ft, on the east side of Seminole av, 220 ft south of Bayside dr, for Elizabeth Lovendge, Neponset, L. I., owner. Cost, \$3,500.

ELMHURST, L. I.—Cohn Bros., 361 Stone av, Brooklyn, have completed plans for two 3-sty brick dwellings with stores, 20x55 ft, on the north side of Woodside av, 40 ft west of Arlington av, for Jacob Rabinwitz, 361 Stone av, Brooklyn, owner and builder. Total cost, \$12,000.

WOODHAVEN, L. I.—H. T. Jeffrey, Butler Building, Jamaica, has completed plans for four 2-sty frame dwellings, 18x54 ft, on the north side of Ridgewood av, 40 ft east of Yarmouth st, for Sim & Greig, Union Course, L. I., owners and builders. Total cost, \$14,000.

JAMAICA, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, L. I., has completed plans for a 2½-sty frame dwelling, 40x45 ft, at the northeast cor of Flushing and Maxwell avs, for Samuel Epstein, Park and Locust avs, Jamaica South, L. I., owner and builder. Cost, \$10,000.

ST. ALBANS, L. I.—Lars Olsen, 425 Chauncey st, Brooklyn, has completed plans for a 2½-sty frame dwelling, 17x38 ft, on the south side of St. Marks av, 40 ft west of Remsen st, for T. Morton, St. Marks av, owner and builder. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Foster & Gade, 15 West 38th st, Manhattan, have been

retained to prepare plans for remodeling the 5-sty factory building at 317-335 Hamilton st, for the Loft Candy Co., Broome and Centre sts, Manhattan. Tenney & Ohmes, 101 Park av, Manhattan, steam engineers. Details later.

BARREN ISLAND, L. I.—Thomas F. White Co., 2 Rector st, Manhattan, M. J. White in charge, contemplates the reconstruction of the fertilizer factory at Barren Island which was recently destroyed by fire. Details of this operation will be available later.

LONG ISLAND CITY.—Louis Allmendinger, 20 Palmetto st, Brooklyn, is preparing plans for a 1-sty brick warehouse, 50x200 ft, at the cor of Forst and West Haywood sts, for Meurer Bros., 575 Flushing av, Brooklyn, owners. Cost, about \$7,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—Albert Kahn and Ernest Wilby, associate architects, 58 Lafayette blvd, Detroit, Mich., have plans in progress for an 8-sty brick and reinforced concrete addition to service station 70x227 ft, for the Packard Motor Car Co., Broadway and 61st st, Manhattan, owners.

Richmond.

HOSPITALS AND ASYLUMS.

SEA VIEW, S. I.—Renwick, Aspinwall & Tucker, 8 West 40th st, are preparing plans for twenty-one brick cottages and two community buildings for the Department of Public Charities, John A. Kingsbury, Commissioner, Municipal Building, Manhattan. Frank Sutton, 80 Broadway, Manhattan, engineer for heating, electric and plumbing work.

NEW BRIGHTON, S. I.—Delano & Aldrich, 4 East 39th st, Manhattan, have com-

**BERGER'S METAL
D & CEILINGS**

S. E. COR. 11th AVENUE AND 22d STREET
Telephone, 1409 Chelsea
402 East 152d Street
Telephone, 2853 Melrose

**BERGER'S METAL
LATH**

GEO. HARRISON JOHN F. MEYER

HARRISON & MEYER

**Artificial Stone
Pavements**

Centurian Building
Telephone
Madison Square 8718 1182 Broadway

CHRISTIAN VORNDRAN'S SONS, 412 East 147th St.
Tel. 456 Melrose

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing Promptly Attended To

P **FOTENHAUER—NESBIT COMPANY**
IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK,
GENUINE HARVARD BRICK,
GENUINE GREENDALE RUGS,
TEXTURE BRICK, PAVING BRICK, ETC.

St. James Building, 1133 Broadway, cor. 26th St.
Tel. 1152 and 1153 Madison Sq., NEW YORK

SAYRE & FISHER COMPANY WORKS: Sayreville, on Raritan River
Near South Amboy, N. J.

MANUFACTURERS OF **Fine Face Brick** (White) (Light and Dark) Buff, Ochre,
Red, Gray, Old Gold and
Pompeian (or Mottled), both Plain or Moulded.

ENAMELED AND PORCELAIN BRICK, several colors
HARD BUILDING BRICK Office, 261 BROADWAY, Cor. Warren Street,
HOLLOW AND FIRE BRICK Telephone, 6750 Barclay NEW YORK

pleted plans for a 2-sty concrete hospital, 25x25 ft, in the north side of Castleton av, 500 ft west of Pine st, for the S. R. Smith Infirmary, Castleton av, Thompsonville, S. I. Cost, \$10,000.

Nassau.

DWELLINGS.

WHEATLEY HILLS, L. I.—I. Townsend Burden, 290 Broadway, Manhattan, has recently purchased property in the Wheat-

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.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 20, 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 Rumford, Me. Drawings and specifications may be obtained from the custodian of site at Rumford, Me., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

NOTICE TO CONTRACTORS: Sealed proposals for heating work—power plant, heating system and equipment proposal No. 2 at Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2:30 o'clock P. M., on Wednesday, June 7, 1916, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect sealed and addressed and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of bid. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specification No. 2268. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y.; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated, May 19, 1916.

E. S. ELWOOD, Secretary,
State Hospital Commission.

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Plumbing and Drainage and Electric Work for Armory for Troop H, First Cavalry, N. G. N. Y., Rochester, N. Y., will be received by Col. Franklin W. Ward, Secretary, State Board of Armory Commissioners, 153 State St., Albany, N. Y., until 3 o'clock P. M., on Tuesday, June 27, 1916, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specifications Nos. 2396, 2413, 2414 and 2415. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Quarters of the Second Ambulance Co., State Armory, Main Street, Rochester, N. Y.; at the Armory of Troop H, First Cavalry, Exposition Park, Rochester, N. Y.; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and upon the deposit of a certified check in the sum of \$10.00 made payable to the State of New York for each set of plans and specifications, which check will be returned when plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: May 20, 1916.

ley Hills section between Roslyn and Brookville, and contemplates the erection of a 2½-sty residence and farm group. Details and name of architect will be available later.

LOCUST VALLEY, L. I.—Tooker & Marsh, 101 Park av, are revising plans for a 2½-sty brick and limestone residence, 40x110 ft, for A. D. Carver, 39 Water st, Manhattan, owner. Cost, about \$60,000.

GREAT NECK, L. I.—Richard A. Waller, 448 Central Park West, Manhattan, is preparing plans for a 2½-sty frame and stucco residence in Steamboat rd for W. F. Schlemmer, 129 4th av, Manhattan, owner. Cost, \$25,000.

STABLES AND GARAGES.

SYOSSET, L. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a 2½-sty brick garage and chauffeur's quarters, 60x40 ft, at Syosset, L. I., for Jas. A. Burden, owner, c/o architect. Details will be available later.

Suffolk.

DWELLINGS.

CENTERPORT, L. I.—Palmer, Hornbostle & Jones, 63 William st, Manhattan, are preparing plans for a 2½-sty reinforced concrete residence, 80x80 ft, and outbuildings, at Little Neck, Centerport, L. I., for John Stewart, 52 Vanderbilt av, Manhattan, owner. Details will be available later.

SHINNECOCK HILLS, L. I.—Grosvenor Atterbury, 20 West 43d st, Manhattan, has completed preliminary sketches for the construction of a large residence at Shinnecock Hills, L. I., for owner to be announced later.

Westchester.

APARTMENTS FLATS & TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, has completed plans for a 4-sty brick apartment, 33x70 ft, in Rollins st, for Josephine Hillenbrand, 89 Morris st, owner. Cost, \$16,000.

YONKERS, N. Y.—J. Wilford Kirst, Radford Building, has completed plans for two 4-sty brick apartments, 50x40 ft, at 8 Stone st, and 122 Saratoga av, for Van Ness Bros., 42 Warburton av, owners. Cost, \$15,000 each.

DWELLINGS.

BRONXVILLE, N. Y.—Jardine, Hill & Murdock, 3 West 29th st, Manhattan, have completed plans for five 2½-sty frame dwellings, 35x45 ft, in Sagamore st, for the Sagamore Development Co., Depot sq, Bronxville, owners. Cost, \$10,000.

MT. VERNON, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 21x29 ft, on South Columbus av, for John W. Weldon, 212 Washington st, owner. George Weldon, 141 Franklin av, general contractor. Cost, \$4,000.

YONKERS, N. Y.—G. Howard Chamberlain and Anton Schenbach, 18 South Broadway, have completed plans for alterations and additions to the 2½-sty frame dwelling at 346 Warburton av, for John Baruther, owner, on premises. Chaburn & Edwards, 14 Nepperhan st, general contractor. Cost, \$3,500.

YONKERS, N. Y.—S. W. Katz and I. G. Feiner, 505 5th av, Manhattan, are preparing revised plans for a 3-sty hollow tile and stucco dwelling, 36x37 ft, at Bettner pl and Valentine la, for N. Harris, owner, c/o architect. Cost, \$2,000.

HASTINGS, N. Y.—J. M. Baker, 9 Jackson av, L. I. City, is preparing plans for a 2½-sty frame and stucco dwelling, 25x35 ft, on Mt. Hope blvd, for owner to be announced later. Cost, \$5,000.

HALLS AND CLUBS.

PORTCHESTER, N. Y.—Frank A. Moore, 52 Vanderbilt av, Manhattan, is preparing plans for a 2½-sty frame golf clubhouse for the Blind Brook Country Club, Portchester, N. Y. Details will be available later.

STABLES AND GARAGES.

MT. KISCO, N. Y.—Kenneth Murchison, 101 Park av, will prepare plans for rebuilding the garage, barn and chauffeur's quarters recently destroyed by fire on the Guard Hill rd, for Thomas E. Kirby, 6 East 23d st, Manhattan. Details will be available later.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

SOUTH PLAINFIELD, N. J.—Fred Lancaster, First National Bank Building, Plainfield, is preparing plans for a 2-sty frame store and flat, 32x55 ft, on Lehigh av, for John Geary, Jr., owner. Cost, \$5,000.

NEWARK, N. J.—A. M. Kleeman, 741 Broad st, has completed plans for a 3-sty

frame flat, 22x54 ft, at 128 Watson av, for H. Lauterwasser, 144 Ridgewood av, Newark, owner and builder. Cost, \$6,500.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, N. J., has completed plans for a 3-sty brick apartment, 30x80 ft, at 161-163 Van Reipen av, for Louis Dorison, 115 Grant av, owner and builder. Cost, \$20,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 4-sty brick flat, 32x90 ft, at the northeast corner of De Kalb av and Weldon st, for David Newman, 281 Ocean av, Jersey City, owner and builder. Cost, \$20,000.

WEST NEW YORK, N. J.—A. Schule, 350 Av C, Bayonne, is preparing plans for a 4-sty brick apartment, 56x72 ft, at 324 26th st, for Hyman Pollack, owner and builder, c/o architect. Cost, \$15,000.

ELIZABETH, N. J.—Eugene F. Reilly, 63 West 34th st, Bayonne, has completed plans for a 3-sty frame flat, 22x66 ft, on the south side of McKinley av, 100 ft east of Bayway, for Norman K. Krinzman, 121 1st av, Elizabeth, N. J., owner. Weinstein Bros., 657 South Park st, Elizabeth, general contractor. Cost, \$6,000.

NEWARK, N. J.—E. V. Warren, Essex Bldg., has completed plans for a 4-sty brick and limestone apartment, 34x101 ft, in Walnut st, opposite Orchard, for the J. H. Mayzel Co., J. H. Mayzel, 187 1st st, Elizabeth, N. J., owner and builder. Cost, about \$50,000.

BAYONNE, N. J.—Eugene Reilly, 63 West 34th st, Bayonne, has completed plans for a 3-sty frame flat, 22x52 ft, at 241 Prospect av, for Jacob Tucker, Av A and West 27th st, Bayonne, owner and builder. Cost, about \$7,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, N. J., is preparing plans for a 4-sty brick and limestone apartment, 76x90 ft, at the northeast cor of Bergen and Virginia avs, for Mrs. Elinor B. Crichfield, 158 Belmont av, owner and builder. Cost, \$55,000.

BAYONNE, N. J.—Eugene Reilly, 63 West 34th st, has completed plans for a 3-sty frame flat, 25x52 ft, on Av E, between 17th and 18th sts, for Jacob Tucker, Av A and West 27th st, Bayonne, N. J., owner and builder. Cost, \$6,000.

JERSEY CITY, N. J.—William A. Tilton, 76 Montgomery st, has completed plans for a 3-sty brick, limestone and terra cotta apartment, with stores, 35x89 ft, on Westside av, near Duncan av, for S. Giordano, owner and builder, c/o architect. Cost, \$20,000.

DWELLINGS.

ELIZABETH, N. J.—W. E. Clum, 120 Broad st, has completed plans for a 2½-sty frame and stucco dwelling, 24x26 ft, at 844 Cross av, for Philip Cohen, 243 Elizabeth av, owner and builder. Cost, \$3,500.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, has completed plans for three 2½-sty frame dwellings, 20x44 ft, at 507-511 Maple av, for Louis Friedland, 903 Elizabeth av, owner. Samuel Binder, 627 3d av, Elizabeth, general contractor. Cost, \$3,500 each.

SHORT HILLS, N. J.—Patterson & Dula, 527 5th av, Manhattan, have completed plans for three 2½-sty frame dwellings, about 35x40 ft, for the Security Realty Co., Short Hills, N. J., owner and builder. Cost, \$8,000 to \$12,000 each.

DOVER, N. J.—Donato R. Rizzole, 238 Washington st, Newark, N. J., has completed plans for a 2½-sty frame dwelling, 23x48 ft, in Elizabeth st, for Ernest Tirella, Dover, N. J., owner. Cost, \$5,000.

HACKENSACK, N. J.—H. B. Crosby, First National Bank Building, Paterson, N. J., is preparing plans for a 2½-sty tile and stucco dwelling, 30x40 ft, with garage, 15x24 ft, for Mrs. Grace M. Drummond, 49 Clark st, Paterson, owner. Cost, \$6,000.

WESTFIELD, N. J.—Herman Fritz, 237 Main st, Passaic, N. J., has completed plans for a 2½-sty tile and stucco dwelling for the Interstate Developing Co., Westfield, N. J., owner and builder. Cost, \$10,000.

MONTCLAIR, N. J.—H. M. Fisher, 488 Bloomfield av, Montclair, has completed plans for a 2½-sty frame dwelling, 44x29 ft, on Montclair av near Beverly rd, for the William Realty Co., Montclair, owner and builder. Cost, \$6,000.

NORTH BERGEN, N. J.—W. R. Berries, Bway and 4th st, Union Hill, N. J., is preparing plans for a 2-sty brick dwelling, 22 x48 ft, in Main st, for B. Twillimann, 557 West 37th st, Manhattan, owner. Cost, \$5,000.

WEST NEW YORK, N. J.—William Mayer, Jr., 711 Bergentine av, is preparing

plans for a 2½-sty hollow tile and stucco dwelling, 36x36 ft, in 14th st, near Bergenline av, for J. J. Benson, M.D., owner, c/o architect. Cost, \$8,000.

IRVINGTON, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 1½-sty frame dwelling, 18x34 ft, on Madison av, for I. Green, 646 Springfield av, Newark, N. J., owner. Cost, \$3,000.

WEEHAWKEN, N. J.—Robt. Dixon, Jr., 546 Park av, is preparing plans for a 2½-sty brick dwelling, 26x68 ft, in 3d st, for Edward W. Burger, 708 Park av, Weehawken, owner.

FACTORIES AND WAREHOUSES.

PLAINFIELD, N. J.—Walter Scott & Co., Walter C. Scott, president, 418 East Front st, Plainfield, contemplates the erection of an addition to the plant on South av, between Richmond and Beckman sts, plans for which will be prepared privately. Details will be available later.

PLAINFIELD, N. J.—Plans have been prepared privately for a 1-sty brick manufacturing plant, 60x400 ft, and two smaller buildings, for J. E. Dunn, c/o Sargent Bros., Somerville, N. J., owner. American Motor Co., 140 Broadway, Manhattan, lessee. Owner builds. Cost, \$40,000.

WARNERS, N. J.—Plans are being prepared privately for a 1-sty brick and timber chemical building, 81x250 ft, near Tremley Point, for the Ammo-Phos Corp., 200 5th av, Manhattan, owner. Cost, \$30,000.

NEWARK, N. J.—Plans are being prepared privately for the erection of a brick and reinforced concrete copper refining plant between Hackensack av and the Hackensack River for the North American Copper Co., Harold Roberts, 52 Vanderbilt av, Manhattan, in charge. Project will include several buildings, the details of which will be announced later.

HALLS AND CLUBS.

FANWOOD, N. J.—Carl Anderson, Broad st, Westfield, N. J., has completed preliminary plans for alterations and additions to the Shackamaxon Country Club, consisting of two new wings, 40x60 ft each, and interior alterations and changes. Owner builds.

HOSPITALS & ASYLUMS.

NEWARK, N. J.—James E. Robinson, 274 South st, Newark, is preparing plans for a 2-sty brick and limestone day nursery, 40x60 ft, for the East Side Day Nursery, Mrs. George M. Bissell, 1090 Broad st, chairman. Architect builds.

MUNICIPAL.

WOODBURIDGE, N. J.—William H. Boylan, 390 George st, New Brunswick, has been retained to prepare plans for a town hall to cost approximately \$35,000 for the Township Committee of Woodbridge, N. J., Andrew Keyes, Clerk. Details later.

SCHOOLS AND COLLEGES.

MONTCLAIR, N. J.—Starrett & Van Vleck, 8 West 40th st, Manhattan, are preparing plans for two 2-sty brick additions to the public school on Cedar av for the Board of Education, Montclair, N. J. Runyon & Carey, 845 Broad st, Newark, engineers for steam heating, ventilating and electric work. Cost, \$175,000.

RIDGEWOOD, N. J.—Tracy & Swartwout, 244 5th av, Manhattan, are preparing plans for a 3-sty brick and limestone school with auditorium seating 1,200, in East Ridgewood rd, for the Board of Education of Ridgewood, N. J., Dr. H. S. Willard, president. Louis Eden, 1 Madison av, engineer for heating, ventilation and electric work. Cost, about \$225,000.

POMPTON LAKES, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, has completed plans for a 2-sty brick school containing 10 class-rooms, on Lenox av, for the Board of Education of Pompton Lakes, N. J. W. C. W. Durand, president. Cost, \$40,000.

HOBOKEN, N. J.—Fagan & Briscoe, 95 River st, are preparing plans for a brick public school (No. 3) for the Board of Education of Hoboken, N. J., Wm. A. Kerr, secretary. Details will be available later.

SECAUCUS, N. J.—Emil Guhl, 19 Charles st, Jersey City, is preparing plans for a 2-sty brick addition to P. S. No. 1, 50x80 ft, at 5th and Center sts, for the Board of Education of the Town of Secaucus, N. J., Andrew Hornung president. Project will contain class-rooms and auditorium seating approximately 300.

STABLES AND GARAGES.

NEW BRUNSWICK, N. J.—W. H. Conover, 114 Liberty st, Manhattan, is preparing plans for a 3-sty brick and reinforced concrete garage, 40x104 ft, at the corner of Albany st and Spring Alley, for E.

Mount, Englishtown, N. J., owner. Cost, \$15,000.

THEATRES.

SEASIDE HEIGHTS, N. J.—Plans have been prepared privately for a 1-sty brick theatre at Seaside Heights, N. J., for Edw. D. Hulse, c/o Mt. Holly Theatre, Mt. Holly, N. J., owner. Details later.

HACKENSACK, N. J.—Coleman Gray, 236 Moore st, Hackensack, 4s preparing revised plans for a 2-sty brick and reinforced concrete moving picture and vaudeville theatre, 55x120 ft, seating approximately 1,100, at 150 Main st, for R. R. Deckert, 60 Atlantic av, Hackensack. Cost, about \$40,000.

HOBOKEN, N. J.—E. C. Horn Sons, 1476 Bway, Manhattan, are preparing sketches for alterations and additions to the theatre in Washington st, bet 10th and 11th sts, for the Strand Theatre, M. Brennan, manager, Times Bldg., Manhattan, owner. Project consists of an addition and increasing the seating capacity from 1,000 to 2,000. Details available later.

BAYONNE, N. J.—Eugene Reilly, 63 West 34th st, Bayonne, N. J., has completed plans for a 1-sty brick moving picture theatre, 50x100 ft, seating 500, at the northeast cor of 47th st and Broadway, for Cohen & Crimsky, 1019 Bway, Bayonne, owner and builder. Cost, \$6,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

GARFIELD, N. J.—Louis Baker, Main st, Passaic, has the general contract for a 2-sty frame tenement and store, 22x79 ft, at 34 Belmont av, for Frank Bouse, 37 Belmont av, from plans by F. Pirrone, 104 Midland av, architect. Cost, \$7,000.

NEWARK, N. J.—Pellegrino Pellicchia, 21 Mt. Prospect av, Newark, N. J., has the general contract for a 3-sty brick store and apartment building, 25x78 ft, at 506 Central av, for Harry Sternberger, 507 Central av, owner, from plans by Nathan Harris, 21 S. Orange av, Newark. Cost, about \$16,000.

CHURCHES.

MANHASSET, L. I.—M. E. & M. J. Hamilton, Manhasset, L. I., has obtained the general contract for the construction of a 1-sty brick and stucco church, 50x115 ft, seating approximately 500, for St. Mary's R. C. Church, Rev. Father Wm Dwyer, pastor, from plans by Fred H. Briggs, Plandome, L. I., architect. Cost, \$25,000.

KEANSBURG, N. J.—Benj. W. Covert, Carr av, has the general contract, and Covert Bros., Keansburg, the mason work for the 1-sty tile and stucco church, 50x100 ft, at the corner of Carr av and Frances pl, for the R. C. Church, c/o Rev. Father John E. Murray, New Monmouth, N. J., from plans by William P. Enderbrock, Trenton, N. J., architect. Cost, \$18,000.

DWELLINGS.

MANHATTAN.—Richard Deeves & Son, 309 Broadway, has the general contract for alterations and additions to the 4-sty brick residence, 20x60 ft, at 48 East 73d st, for Ethel K. Anderton, 62 East 80th st, from plans by S. E. Gage, 28 East 49th st, architect. Cost, \$15,000.

GUTTENBERG, N. J.—Frank H. Kuluk, 309 Harrison pl, Union Hill, N. J., has the contract for a 1 and 2-sty brick residence and shop, 22x99 ft, on Madison av, for Paul Faurie, owner, from plans by Joseph Weber, Guttenberg, N. J., architect. Cost, \$6,000.

MAPLEWOOD, N. J.—H. Becker & Sons, 356 Prospect st, South Orange, N. J., have the general contract for a 2½-sty frame dwelling, 28x28 ft, in Tillon rd, for Andrew Scarlet, owner, c/o L. C. Main, 1 Mountain av, Maplewood, N. J., architect. Cost, \$60,000.

CHATHAM, N. J.—Warren Allabough, 11 Forest rd, Madison, N. J., has the general contract for a 2½-sty frame dwelling on Fairmount av, for George H. Hege-man, 104 Main st, Orange, N. J., from plans by Gregory B. Webb, 104 West 42d st, Manhattan, architect. Cost, \$6,500.

MONTCLAIR, N. J.—Tredennick Const. Co., 1123 Broadway, Manhattan, has the general contract for a 2½-sty brick and limestone residence, 35x114 ft, at the corner of Eagle Rock Way and Llewelyn Park for H. B. Scheiren, 30 Ferry st, Manhattan, from plans by Wallis & Goodwillie, 56 West 45th st, Manhattan, architects. Cost, \$60,000.

ISLIP, L. I.—Rogers & Elydenburgh, Carl av, Babylon, L. I., have the general contract for a 2½-sty hollow tile and brick residence for Harold Weeks, 64 Park av, Manhattan, owner, from plans by Grosvenor Atterbury, 20 West 43d st, Manhattan, architect. Cost, \$70,000.

PATERSON, N. J.—The Hughes Decorating & Furnishing Co., 121 Bway, Paterson, N. J., has the general contract for a 2½-sty brick hollow tile and stucco residence, 43x62 ft, with extension 20x20 ft, at the northeast cor of Broadway and Derron av, for Walter Banford, 93 Cliff st, Paterson, N. J., owner. Private plans. Cost, about \$30,000.

FACTORIES AND WAREHOUSES.

BRONX.—Jacob Zimmermann & Son, Inc., 18 East 41st st, have the general contract for a 2-sty brick and reinforced concrete laundry building, 81x51 ft, on the east side of Mott av, 125 ft east of

HOLLOW STEEL DOORS

Quality steel doors and trim at a little over half former prices; prices definitely published; definite standard sizes, styles, details and finishes; quick delivery.

Write for Handbook

The Solar Metal Products Co.
2nd Ave., Columbus, Ohio
1182 Broadway, N. Y. C.

ARTISTIC HIGH GRADE

METAL CEILINGS and Wall Decorations

IMMENSE STOCK CARRIED

We Sell Material to the Trade or Contract to Erect the Work, as desired.

We Consider it a Privilege to Estimate

Immediate Deliveries Guaranteed

The Brier Hill Steel Co., Inc., of N. Y.
521-523 West 23d Street, New York
Telephone 8020 Chelsea

THE NEW JERSEY TERRA COTTA CO.

K. MATHIASSEN, President
ARCHITECTURAL TERRA - COTTA
Tel. E903-4 Cort. Singer Bldg., 149 Broadway

HENRY MAURER & SON Manufacturer of Fireproof Building Materials OF EVERY DESCRIPTION

Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.
Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK

RONALD TAYLOR
Granolithic and Asphalt Pavements "TAYLORITE" FLOORING

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

TELEPHONE STAGG 3500

GLASS AND GLAZING HEADQUARTERS J. H. WERBELOVSKY

Glass for New Buildings and Alterations. Wired Glass. Colored and Fancy Glass. **GLASS FOR EVERY PURPOSE.** Beautify your Home, Library, Desk, Table, etc., by **GLASS TOPS FOR FURNITURE** "MIRRORS MADE TO ORDER OR RESILVERED." If you are Building or Altering your Store Front, ask about my new **METAL BAR FOR STORE FRONTS**, which is **STRONG, ORNAMENTAL AND LOW PRICED**
J. H. WERBELOVSKY, 86 Mezerole St., Brooklyn

153d st, for the Morgan Steam Laundry Co., from plans by F. A. Hale, architect.

JERSEY CITY, N. J.—Barzaghi-Vought Co., Inc., 299 Madison av, Manhattan, has the general contract for a 4-sty reinforced concrete factory building, 65x40 ft, on Gates av, for the Eagle Printing Co., 265 Gates av, owner, from plans by Herman Fougner, 110 West 40th st, Manhattan, architect. Cost, \$30,000.

NEWARK, N. J.—Becker Const. Co., 361 Grove st, has the general contract for a 2-sty brick laundry building, 68x137 ft, at 278-288 South 12th st, for the Columbia Steam Laundry Co., 129 Halsey st, from plans by D. C. Newman Collins, 29 Broadway, Manhattan. Cost, \$25,000.

PASSAIC, N. J.—J. J. O'Leary Co., 500 Bloomfield av, Passaic, has the general contract for a 3-sty brick storage building, 60x108 ft, in 8th st, for the Passaic Worsted Spinning Co., 9th st, owner. Private plans. Cost, \$21,000.

JERSEY CITY, N. J.—William Robertson, 15 Exchange Pl., Jersey City, has the general contract for the 4-sty brick factory addition, 20x60 ft, at Wayne and Monmouth sts, for the Joseph Dixon Crucible Co., Monmouth st, owner, from plans by Hugh Roberts, 1 Exchange Pl, architect. Cost, about \$18,000.

NORTH BERGEN, N. J.—J. J. O'Leary Co., 500 Bloomfield av, Passaic, N. J., has the general contract for the construction of a 4-sty brick factory, 60x100 ft, at Hudson Blvd. and 13th st, for the Hoboken Ribbon Co., 11th st, Hoboken, N. J., owner. William Strittmater, supt. for owner. F. J. Schwarz, Colt Bldg., Paterson, N. J., architect. Cost, \$35,000.

WEST NEW YORK, N. J.—J. E. Vroman Co., 140 4th st, Union Hill, N. J., has the general contract for a 1-sty brick addition to silk mill, 30x80 ft, in 23rd st, bet Hudson and Palisade avs, for the West New York Silk Mills, Rogers & Thompson, owners, plans for which were prepared privately. Cost, \$15,000.

HALLS AND CLUBS.

BROOKLYN.—Meyer & Sweeney, 384 Prone st, have the general contract for a 4-sty brick and limestone clubhouse, 40x100 ft, at the southwest corner of Bedford av and President st, for the Squadron C Cavalry Club, from plans by Lieut. Geo H. Schlesings, 138 St. Johns pl, Brooklyn, architect.

HOSPITALS AND ASYLUMS.

MT. VERNON, N. Y.—A. Barbaresi, East 4th st, Mt. Vernon, has the general contract for the 4-sty hollow tile and stucco nurses' home, 35x70 ft, containing 41 bedrooms, reception rooms and library, on North 7th st, for the Mt. Vernon Hospital, C. A. Steakman, pres., from plans by George M. Bartlett, 103 Park av, Manhattan, architect. Cost, about \$25,000.

VALLEY STREAM, L. I.—Cruikshank & Fraser, 103 Park av, Manhattan, have the general contract for a 2½-sty frame and stucco home for wayward girls for the Board of Managers of the Wayside Home, 356 Bridge st, Brooklyn, Mrs. Homer A. Latin, president, from plans by Ludlow & Peabody, 101 Park av, Manhattan, and C. E. Cutler, Westport, Conn., associate architects.

MUNICIPAL.

FREEHOLD, N. J.—George W. Henderson, Jr., Avon, N. J., has the general contract for an extension to the court-house in Main st for the Board of Chosen Freeholders of Monmouth County, from plans by Warren H. Conover, 114 Liberty st, Manhattan, architect. Cost, \$40,000.

SCHOOLS AND COLLEGES.

WASHINGTON, N. J.—S. W. Gardner Co., Belvidere, N. J., has the general contract; Fred P. Merkel, 533 Central av, Newark, heating and ventilating; Russell Cooke, Hackettstown, N. J., plumbing, and Paul W. Widenor, Belvidere, N. J., the electric work for the addition to the high school in Taylor st, from plans by Rasmussen & Wayland, 1133 Broadway, Manhattan, architects. Cost, \$43,000.

STABLES AND GARAGES.

MANHATTAN.—Joseph Burk, 170 East 92d st, has the general contract for a 2 and 4-sty brick garage, 100x98 ft, at 525-531 West 38th st, for the McDermott Dairy Co., 91 Manhattan st, owner, from plans by John W. Lawlor, 360 West 23d st, architect.

WESTHAMPTON BEACH, L. I.—Gould & Rogers, Westhampton Beach, L. I., have the general contract for a 2½-sty tile and stucco garage, 38x60 ft, for William C. Atwater, 1 Broadway, Manhattan, from plans by Leonard L. Bishop, architect, Westhampton Beach, L. I. Cost, \$9,000.

WOODBURY, L. I.—E. W. Howell, George st, Babylon, L. I., has the general contract for a 2½-sty brick tile and stucco garage and cottage at Woodbury, L. I., for T. L. Goodwin, 4 East 39th st, from plans by Delano & Aldrich and T. L. Goodwin, associate architects, 4 East 39th st, Manhattan. Cost, \$10,000.

KEARNY, N. J.—Arthur A. Sauer, 223 Chestnut st, has the general contract for a 1-sty brick and concrete garage, 47x80 ft, on Kearny av, near Pavonia av, for Thomas Lloyd, 407 Devon st, from plans by J. B. Warren, Essex Building, Newark, N. J., architect. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—David Morison, 119 West 33d st, has the general contract for alterations to the 10-sty brick store and loft building, 74x90 ft, at 327 East 29th st, for E. H. Van Ingen & Co., 160 5th av, from plans by David Scott, 119 West 33d st, architect. Cost, \$10,000.

MANHATTAN.—Lithic Const. Co., Inc., 103 Park av, has the general contract for alterations to the office building at 51 Broadway for the Wells-Fargo Co., 51 Broadway, owner, from plans by Geo. C. Butler, 62 West 45th st, architect. Cost, about \$8,000.

MANHATTAN (Sub).—Albert A. Volk Co., Inc., 56 Beaver st, has the wrecking contract for the office building and arcade, 75x200 ft, to be erected at 19-23 West 24th st, through to 18-22 West 25th st, for the Berkley Arcade Corp., c/o Lee & Fleischmann, 1182 Bway, from plans by Starrett & Van Fleck, 8 West 40th st, architects; Fred T. Ley & Co., 52 Vanderbilt av, general contractors. Cost, \$1,000,000.

BAYONNE, N. J.—John O. Devlin Const. Co., 233 Bway, Manhattan, has the general contract for a 1-sty brick office building, 30x75 ft, at the corner of Oak st and Ingham av, for the Bayonne Steel Castings Co., owner, from plans by Eugene Reilly, 63 West 34th st, Bayonne, architect. Cost, \$8,000.

NEWARK, N. J.—Essex Const. Co., 87 Academy st, has the general contract for a 2-sty brick office building, 70x40 ft, at Brown st and Lister av, for the Consolidated Color & Chemical Co., on premises, from plans by Hughes & Backoff, architects, Essex Building, Newark, N. J. Cost, \$22,000.

THEATRES.

MANHATTAN.—Lustbader Constn Co., 103 Park av, has the general contract for alterations and additions to the moving picture theatre at 112-114 Cannon st for M. Zimmerman, 318 East Houston st, owner, from plans by Louis Allen Abramson, 220 5th av, architect. Louis Schwartz, 257 2d st, lessee. Cost, \$10,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

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.

EIGHTH NATIONAL CONFERENCE on City Planning will be held at Cleveland, O., June 5-7, with headquarters at the Hotel Statler. Frederick Law Olmstead, Brookline, Mass., is the chairman of the Executive Committee of the conference, and Flavel Shurtleff, 19 Congress st, Boston, Mass., is the secretary.

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

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

Municipal Building.

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

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

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

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FilSy—OS—St Sys—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 20.

MANHATTAN ORDERS SERVED.

- Cannon st, 89—Brightside Day Nursery & Kindergarten.....A Cortlandt st, 88-92—Cortwest Realty Co, 261 Bway.....A Edgecombe av, 265—Fred H Meserve, 79 Leonard.....FP-FE-Ex(R)-WSS(R)-DC Eldridge st, 168—Joseph Feldstein, 725 Riverside dr.....WSS-FF(R) 1 av, 479-85—Myles Realty Co.....WSS(R)-Stp(R)-FP-DC-Spr(R)-O Madison av, 2011—Henry Welsh Est, 465 Greenwich.....Ex(R)-FP-FE-Ex-WSS(R)-DC-GE Spring st, 154—Garfin Realty Co, 61 W 113-A 3 av, 1541—Jacob Ruppert Realty Corp, 1639 3 av.....A 3 av, 2231-7—Andrew Davey Corp, 350 Greenwich.....D&R-WSS(R)-FP-FE(R)-Ex(R) Vestry st, 35—Abram V Whiteman, Portchester, N. Y.....FE(R)-FP-WSS-St(R) Washington st, 591-3—Alex Powell, 411 Canal, FP-GE-FE-WSS(R)-O-Spr 74 st, 160-2 W—Louise Velton, 29 W 68, ExS-FE-FP-WSS-Ex-D&R-Ex(R) Bleecker st, 119-21—Chas W Endel, 100 5 av.A Bowery 291-3—Suskind Druggists' Supply Co, Rec Broadway, 539-41—Chas Merrilan.....FD Broadway, 637—Robt W Goelet, 9 W 17-A-FD Broome st, 344-6—Kenneth McNeil Wylie, 117 W 58.....WSS(R)-FP Canal st, 246-8—Richard Straub.....Rec-GE-D&R Canal st, 246-8—Armstrong Mfg Co.....Rec-FA Canal st, 246-8—Louis Remacle.....Rec-GE-FA Canal st, 246-8—Jacob Bachmann & Co.....Rec-GE Canal st, 246-8—Royal Art Co.....Rec-FA Canal st, 246-8—Herman Garthmann, Rub-Rec-GE-FA-FP Canal st, 246-8—Old Timers' Athletic Club, ExS-FA Canal st, 246-50—Leonard Keil.....Rec-FA Canal st, 246-50—Albert Pearl.....Rec-GE-FA Canal st, 246-8—United Cigar Stores Co, 44 W 18.....Rec-FA Chrystie st, 87—Isaac Kester.....FP-GE Eldridge st, 168—Abraham Safr.....GE 59 st, 330 E—Jos G Wallach.....FP(R) 92 st, 422-6 E—Lena Kern.....Rec 92 st, 422-6 E—Geo Ehret, 235 E 92.....WSS(R) 102 st, 202-4 E—Mamie Marks, care Nathan, 202 E 103.....A Goerck st, 74—Abraham Dworsky, 5 Beekman.....A Grand st, 263—Rosenblatt & Schnieder.....Rec-FA Grand st, 281—Henry Brown.....FA Grand st, 291-3—Berger & Jacobs.....FA-FP Grand st, 337-9—Empire Paper Box Co.....Rec Hester st, 55—Julius Kerstein.....FP Hester st, 117—Morris Cohen.....Rec-FP Hester st, 117—Louis Blum.....FP Hester st, 117—Harris Chubin.....Rec Hester st, 117—Cohen & Oholadenko.....FP Hester st, 105—Jacob Kantrowitz.....FA Mangin st, 103—John Tiebout, 118 Chambers.A Mercer st, 198-204—Almyg Gallatin, care F, 111 Bway.....A-FD Montgomery st, 35-7—Hebrew Day Nursery Assn.....A 6 av, 800—Elizabeth Horling, 275 W 145.....DC Stanton st, 334-40—Brower Est, care Ogen, Montclair, N J.....A

Stanton st, 337-9—John Tiebout, 118 Cham-
bersA
Union sq, 33 W—Est Pincus Lowenfeld et al,
149 BwayA
Vandewater st, 11-15—Equitable Life Assur
Soc, 120 BwayFD
8 av, 208—Mrs John M Wray et al, Highland
Mills, N YWSS(R)-D&R-FE(R)-DC
8 av, 370—Henry Miller....D&R-FP(R)-FE(R)
Park av, 1901-9—Mantel & Co.....Rec
Delancey st, 111-3—Friedman Bros.FA-GE-Rec
Spring st, 148—Emma A Mayhew, 1522 Pa-
cific, BklynDC
Washington st, 81-5—French Art Lingerie
Co, 80 WashingtonRec
Washington st, 591-3—F C Linde & Co,
Beach and VarickFA-O
29 st, 45 W—Robt L Hatch, 1223 Bway,
FA-FP-GE
47 st, 123 W—Isaac Levy.....O-FP
81 st, 219 W—Wm Flinn, 1455 N Highland
av, Pittsburgh, Pa.....Stp(R)
Av D, 56—Samuel Gruber, 175 Henry.....Rub
Av D, 56—Jacob Ingber.....Rec-GE
Av D, 56—Joseph BalenskyGE
Av D, 56—Rebecca ArnoldFA-DC
Av D, 56—Zubitzky & Lipkin.....Rec-GE-FP
Av D, 56—Hurwitz & Wolf.....Rec-GE-FP-FA
Av D, 56—Hochman & Marinowitz..GE-Rec-FP
Av D, 56—Pincus EissGE-Rec-FP
Av D, 56—Morris BrawerRec-FA-FP-GE
Av D, 146-50—Mohican Metal Bed Co.....El
Beekman st, 28—Est Marie E Servoss, care
A C Postley, 449 Greenwich.....FD-A
Broadway, 406—Wm E GavinRec-GE
Broadway, 404-6—Elias Tunis & Bros,
Rec-GE-FA
Broadway, 546-8—Sherr BrosRub-Rec
Broadway, 546-8—Morimura Bros.....D&R
Broome st, 344-6—Isidor Schiller,
Rec-GE-FA(R)-FP
Chatham sq, 1-4—Hyman Schwartz.....FA
Chatham sq, 1-4—Hart CurryExS
Delancey st, 111-13—S Katz & Co,
Rec-GE-FA-FP
Edgecombe av, 265—Winifred Conway,
Rub-O-FP-ExS-Rec-FA-FP(R)
8 st, 33 E—Catherine Kuhner.....ExS-FA
8 st, 33 E—Harry P KanowRec-FA
8 st, 33 E—Brooks & Steckler.....DC-FA
38 st, 342 E—Rachel Jacoby, 112 E 19.....FD-A
84 st, 161 E—Zinck & Livitz.....FA-Rec
103 st, 325 E—David Miller Co.....FP(R)
104 st, 248 E—Dominick Matarazzo.....GE
104 st, 248 E—Tobias Herskowitz.....GE
104 st, 248 E—Edw Fleischman & Co.....Rec-GE
104 st, 248 E—Morris Tauber.....Rec-GE-D&R
104 st, 248 E—Est Edw Roberts (Inc), 200
E 99FP-GE-FD-A
Hester st, 55—Henry MyersonFP-GE
Hester st, 55—Hymowitz & Marcus.....FP
Broome st, 265-9—Rosie Halbren et al, 137
BoweryDC
A Crosby st, 13-7—Wilson Art Glass Co., FP-DC
Delancey st, 111-13—Grand-Delancey Co,
WSS(R)
17 st, 135-9 W—Sellable Dress Co...Rec-El-GE
84 st, 353 E—Chas F Zenker, 351 E 84..GE-FA
104 st, 401 E—Michael Fincinto.....Rec-FA
104 st, 401 E—Scarpelli & Covell.....El
104 st, 401 E—Herman Simon.....FP-El-FA-Rec
104 st, 401 E—Toney Gorofo.....FP-El-Rec
104 st, 401 E—Henry Galler.....Rec-FA
104 st, 401 E—Morris Karp.....Rec-FA
104 st, 401 E—Ralph Mannello.....Rec-FA
104 st, 401 E—John Bach & Co.....Rec-FA(R)
104 st, 401 E—Antone Guzzetta.....FP-El-FA
104 st, 401 E—Pilatsky Bros.....Rec-GE-FA
104 st, 404-12 E—Mack & Fiore.....Rec-FA-El
104 st, 404-12 E—Rosario Drago.....Rec-El
104 st, 404-12 E—Mutual Iron Wks.....Rec-FA
104 st, 404-12 E—Jacob Koenigsberg,
Rec-Rub-D&R
104 st, 404-12 E—Fiore & Pirrone...Rec-El-D&R
104 st, 404-12 E—Salvatore Fiore.....Rec-FA-El
104 st, 404-12 E—Dominick Ford.....Rec-El
104 st, 404-12 E—Max Goldberg.....Rec-El
104 st, 404-12 E—Pauline Miller.....Rec-El
131 st, 68-72 E—Burns Bros Mfg Co.....Rec-FP
131 st, 68-72 E—Chapman Knitting Mills...Rec
5 av, 539-45—The Lorraine.....FP-FA-ExS
1 av, 332—Martin Rothschild, 542 W 112.....DC
Walker st, 47—Fred H Nadler.....El
Walker st, 72-6—Jas G Shaw, 26 Cortlandt,
Rec-GE-FD-FA
Bowery, 291-3—N Y Soc of M E Ch, 150 5 av, A
Broadway, 404-5—Douglas Robinson, 128
BwayFP-WSS(R)
Broadway, 546-50—Est J J Astor, 23 W 26,
SA-Spr(R)-FP-WSS(R)
Broome st, 469-71—Est Jas Rufus Smith, care
L H Beers, 49 Wall.....WSS(R)-FP-Spr(R)
Canal st, 246-50—Lafayette Bldg Co, 149
ChurchWSS(R)-FP
14 st, 231 E—Samuel Newman, 22 Prospect
pl, Newark,
WSS(R)-FE-FP-Ex(R)-GE-DC-ExS-FA
42 st, 224 E—Elizabeth F Schaup, 12 Hal-
stead, E Orange, N J.....A
6 av, 342—Chas T Parks, Cranford, N JA
West End av, 487—Eastern Holding Co, 170
BwayDC
12 st, 50 W—Livid Realty Co, 299 Bway...DC
39 st, 60 W—Hall Berwin Corp, 35 W 39...DC
121 st, 21 W—Est John Lowry, care Clarke &
Clarke, 51 Chambers..Ex(R)-FE-FP-WSS(R)
West End av, 586—Frank D Lyman, 346 7,
BklynRub
14 st, 202 W—John O GrayDC
17 st, 135-9 W—A Leipzig (Inc).....Rec
17 st, 135-9 W—Betrone, Schiff Co...Rec-El-GE
17 st, 135-9 W—Seydel, Donegan & Co.....El
28 st, 115 W—Kervan Co.....Rub
49 st, 69 W—Carl M Owen, 24 Broad.....DC
113 st, 64 W—Solomon Kasden,
FA-ExS-O-Rub-O
18 st, 3-5 W—Louis Stern, 29 W 42FD-A
20 st, 13-15 W—15 W 20th St Co, care Wm
J Mager, 160 Bway.....A-FD
20 st, 141 W—Newport Plaiting Co.....Rec
22 st, 36 W—Emanuel Bamberger et al, 185
Madison avFD
34 st, 43-5 W—Trimountain Corp, 106 E
21FP-Stp(R)-WSS(R)
35 st, 23 W—Mrs S Van Buren Meert, care J
H Henshaw, 20 NassauA
56 st, 16 W—Kensington Holding Corp et al,
82 E 56A

BRONX ORDERS SERVED.
142 st, 339 E—Dr Geo McGuireA
176 st, 457 E—Wm Milton Hess.....A
Trinity av, 942—Mary R McPhillips,
GE-FP-FE-Ex(R)-Tel
Lincoln av, 86-96—Thos Simpson..FP-WSS(R)
Lincoln av, 125-7—Chas Derleth, 224 W 139,
GE-DC-FE-FP?Ex(R)-WSS(R)
Westchester av, 2469—John Paulson.....FP

BROOKLYN ORDERS SERVED.
Greene av, 242-8—Jacob Voelbel...WSS(R)-A
Macon st, 117-9—Dr Edw H Muncie,
FP-WSS(R)-FE(R)-Ex
Rodney st, 233—Mrs Eugene Van Cauteren,
FE-FP-GE-Ex(R)-WSS(R)
Smith st, 395-7—Howard M Chardavoine, 406
CourtWSS(R)-FP
Atlantic av, 1203—Active Machine Wks,
CF-D&R-FP
Albany & Atlantic avs—St Johns Hospital,
NoS-FA-Rec-D&R-StSys
Brooklyn av, 184—Fred CoyneD&R
Carroll st, 25-7—F Romeo & Co,
Rec-GE(R)-SA-FD
Grand st, 306—Gesersky Bros,
NoS-FA-Rec-D&R-FP
Halsey st, 536-40—Moser Palace Carriage Co,
FP-WSS(R)
Love Lane, 51—Jos H Sheridan.NoS-FA-Rec-FP
Lexington av, 641—Geo Baker & Sons,
Rec-D&R-SA
Middleton st, 123-5—Cooper, Oshatz Co,
NoS-FA-Rec-A-FD-SA
Myrtle av, 764-6—International Steam Laun-
dry Co.....FA-DC-FP(R)-SA
Myrtle av, 1098-1100—Nichols Gas Fixture
Mfg Co.....D&R-A-FD-SA
Noll st & Central av—S Lieberman's Sons
Brewing Co.....FA-CF-D&R-FP(R)
Evergreen av, 693—Herbert G Oliver,
FA-Rec-FP(R)-WSS(R)
Union st, 918-20—Tymoff Bros,
Rec-CF-FP(R)-D&R-OS(R)
Wythe av, 386-94—Jas J Hachett Co,
FP(R)-WSS(R)-Rec-GE(R)-Spr-SA
Lafayette av, 830—Ladies Hebrew Dispensary,
FP-FE-WSS(R)-FA
Broadway, 174—Richard W Liptrott...FP-DC-A
Bleeker st, rear, 68—Samuel Rossen,
Rec-DC-FP(R)-GE
Broadway, 71—Ernst MullerFA
Broadway, 183-95—Levi & Seligman,
GE-FP(R)-Rec

17 st, 1357 E—Geo L Russell.....DC
Fulton st, 363—Beck Hazzard Shoe Co.....O
Fulton st, 397-401—Bklyn Citizen, Inc.....A
Greene av, 198—Bklyn Union Gas Co, 176
RemsenGE
Greene av, 198—R Curtis Grey.....FA
Halsey st, 1161—Josephine Evens.....Rub
Halsey st, 1172—Louis Briderhoff.....Rub
Halsey st, 1175—Wm CarrRub
Halsey st, 1178—Chas LuceRub
Halsey st, 1177—Thos CarrRub
Halsey st, 1181—John BathmanRub
Halsey st, 1183—Arthur BabcockRub
Halsey st, 1198—Elizabeth Hoffman.....Rub
Halsey st, 1192—Chas H Francisco.....Rub
Harmon pl, 697—Hanson Realty Co.....FP
W S Henry st, bet Pacific & Smith sts—L I
College HospFP-FD
Kent av, 515-21—Consol Wafer Co.....GE
58 w of Main st, Empire Store No 2—Ar-
buckle Bros, ft Jay.....FP
Penn st, 216—Mrs Daniel J Scully.....GE
Pennsylvania av, 252-6—Joseph Halpern.....GE
Pennsylvania av, 252-6—Shuttle Embroidery
WksRec
Pennsylvania av, 252-6—Joseph Krinsky, 164
Penn avWSS(R)-FP
Prospect pl, 1274—Katherine Kelly.....DC
Richmond st, 165-7—Osias Engelberg,
GE-WSS(R)-GE-FP(R)-GE

Rockaway av, 88-94—Famous Embroidry Co.FA
Rockaway av, 88-94—Internat'l Mfg Co.....O
Rockaway av, 88-94—Beck Schoenfeld.....GE
Smith st, 395-7—Bklyn Union Gas Co, 176
RemsenGE
Smith st, 395-7—Samuel Wexselblatt,
Rec-FA-FP(R)-El(R)
Smith st, 395-7—Chas Chardavoynes (Inc).FD
Throop av, 378-88—L & M Dress Form Co,
GE-DC
Weirfield st, 68—John Colgan.....Rub
Weirfield st, 76—Catherine McHugh.....Rub
Weirfield st, 78—Catherine Warner.....Rub
Weirfield st, 80—Emily Winterbottom.....Rub
Weirfield st, 82—Joseph Shipsey.....Rub
Weirfield st, 86—Fred Dantescher.....Rub
Weirfield st, 88—Jas Shearer.....Rub
Weirfield st, 90—Anna Obbershedt.....Rub
Weirfield st, 94—Wm HagenRub
Montague st, 103-5—Wm C Bolton,
FP(R)-FE(R)-FP-WSS(R)-Stp
Van Sinderen av, 273-83—Levin & Kronenberg
(Inc)WSS(R)
Bay 17 st, 51—Bklyn Union Gas Co, 176 Rem-
senGE
Bergen st, 1499—Est Anna McCallionDC
Bremen st, 92—Louis Belovsky,
GE-Rec-Rub-El(R)-GE
Bremen st, 92—Henry Lafles.....Rub
Broadway, 1517—Eppstein & Wander.....GE
Driggs av, 320—Royal Lace Paper Co, 850
LorimerGE-FA-FP(R)
Eastern Pkway, 1899—Bklyn Hebrew High
SchoolRub-FP
Kosciusko st, 196-218—Joseph Wild & Co.....DC
Lefferts av, 400—Anzelo Prillo.....DC
Madison st, 772-6—Miriam Baby Shoe Co, 129
Patchen avGE
Madison st, 772-6—Arthur Mueller.....FD
Ovington av, 317—Kings County Lighting Co,
4802 N Utrecht avGE
Pitkin av, 1957-67—Miles Bros Co..FP(R)-GE
St Marks av, 952-4—Bklyn Union Gas Co, 176
RemsenGE
St Marks av, rear, 1719—Levine & Rosen-
bergGE-DC
St Marks av, rear, 1719—Louis Goldstein,
Rec-GE-FP(R)-DC

Seigel st, 196-8—Benenson Realty Co..WSS(R)
Seigel st, 196-8—Max SiegelGE
Seigel st, 196-8—Abraham Taube.....FP(R)
Seigel st, 196-8—Weinstein & Schneiderman,
GE-Rec-FP(R)

Seigel st, 196-8—Young Whitting Co.....FA-O
Seigel st, 196-8—Louis Friedland.....GE
Seigel st, 196-8—Cohen & Plattus...FP(R)-Rec
S Elliott pl, 105—Marvin Hudson...GE-Ex(R)
S Elliott pl, 105—Mrs Sarah McKean.....GE
S Elliott pl, 107—Bertha Slevin.....GE
S Elliott pl, 107—Marvin Hudson...GE-Ex(R)
S Elliott pl, 109—Wm Markey.....GE-Ex(R)
S Elliott pl, 109—Jas Noble.....GE
S Elliott pl, 111—Carrie Frankhauser, 121 S
Elliott plGE-Ex(R)
S Elliott pl, 113—Dr LeRoy Edwards..GE-Ex(R)
S Elliott pl, 115—Chas H Sullivan...GE-Ex(R)
S Elliott pl, 117—Sarah Fall.....GE
S Elliott pl, 117—Mrs Chas McKay..GE-Ex(R)
S Elliott pl, 121—Carrie Frankhauser,
GE-Ex(R)
S Elliott pl, 123—Irving SmithGE-Ex(R)
S Elliott pl, 123—Mrs Jas J McDonald, 304
Stuyvesant avGE
S 1st st, rear, 179—Mrs Fannie Ross.....DC
Sutter av, 256—Mrs Dora Siegler.....DC
Suydam st, rear, 101—Gottdank & Silverman,
Rec
Suydam st, rear, 101—Trichter & Cohn,
FA-FP(R)
Varet st, 159—Samuel Rosenberg.....DC-FA
Varet st, 159—Joseph Kesselman.....GE
Varet st, 159—David KrantGE
Varet st, 159—Siegel & Krantz..Rec-GE-FP(R)
Varet st, 159—Pelman & Goodstein.....GE-FA
Weirfield st, 71—Agnes Bogert.....Rub
Weirfield st, 75—Fred Kerns.....Rub
Weirfield st, 84—Arthur Kurtz.....Rub-DC
Weirfield st, 98—Frank J Lux.....Rub
Wythe av, 388-94—Bklyn Union Gas Co, 176
RemsenGE

QUEENS ORDERS SERVED.
Fulton st, 372 (Jamaica)—P J Bernard Est..FA
Fulton st, 375 (Jamaica)—County Trust Co,
FA-Stp(R)
Fulton st, 393-5 (Jamaica)—Arthur Wilkin-
sonFA
Mills st, 41-55 (L I C)—Star Ribbon Mfg Co,
GE-Rec-Rub
Mills st, 41-55 (L I C)—East River Co, Rav-
enswoodGE
Fulton st, 515 (Jamaica)—Jamaica Gas Light
Co, 14 Union avGE
3 av & 1st st (College Pt)—Dr Herman Wenz-
erheimerFA-Rec-CF-FP-StSys-SA
Fulton st, 515 (Jamaica)—Chas K Belden, 28
Clinton av, Jamaica.....Ex-FP-GE
Station sq (Forest Hills, L I)—Sage Founda-
tion Homes Co, 27 Greenway ter.....A-Tel

RICHMOND ORDERS SERVED.
Richmond ter, 2086 (Pt Rich)—Cora Butler.DC
Elm av, abo W 2 st (Midland Beach, S I)—
Amaible Smith.....DC

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 27 of 1916, Alteration 729 of 1916, premises 563 Fairview avenue, north of Ralph street, Borough of Queens, Brook & Rosenberg, appellants.

Objection: Extension as proposed is contrary to section 480, article 22 of the Building Code. Whenever a Superintendent of Buildings to whom such questions * * * shall reject or refuse to approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of any such building or structure.

Question: Whether a 2-story frame building with 1-story extension cannot be raised to height of main building, thereby obtaining a uniform height?

1. That this building is of frame construction and it is proposed to increase the height of present extension to the height of main building, by adding new part of frame, with brick-filling laid the 4" way in Portland cement mortar and furthermore it is intended to brick fill the entire front wall at 2nd story, thus making same a brick-filled structure.

It would be impractical to build new portion of fireproof material on top of frame walls. To make entire building of fireproof material would mean the demolition of present structure and an additional cost of \$2,000 for new brick structure.

3. Raising present extension to height of main building, thus maintaining a uniform height, would create better means of escape in case of fire.

4. Building is now and will hereinafter be occupied as a shop for the employment of three people with three machines for punching holes in leather straps.

Appearance: Max Hirsch.

APPROVED.
APPEAL 28 of 1916, New Building 85 of 1916, premises southwest corner Bronx Boulevard and Nereid avenue, The Bronx, Turner Construction Co., by A. N. Chapman, Secretary, appellant.

Objection No. 12. Amendment filed March 22, 1916, "In place of 12" brick interior walls and curtain walls as called for on plans, we propose to use 8" "Fishlock" "Tapestry" Brick, as manufactured by Fiske & Co., Inc., New York City, and ask your approval of same"

is denied by Superintendent of Buildings as contrary to section 257-10 of Code.

The Supt. of Bldgs. of the Borough of The Bronx has denied our request for permission to use the material noted above.

2. The Code as now drawn does not cover the use of the "Fishlock" brick, since this is an entirely new material.

3. We claim for this brick a much greater strength than that of the 12" brick wall laid up in common brick, thus giving a much more substantial construction. To these advantages is combined that of a construction having less weight than the weight of a 12" common brick wall.

Appearances: Arthur Hardencourt and A. B. Heiser.

On motion, after a prolonged discussion, entered on the record as
WITHDRAWN by request of the appellant.

APPEAL 29 of 1916, New Building 60 of 1916, premises 2 West 67th street, Manhattan, Charles A. Rich, appellant.

Objection No. 2. As the building exceeds 150 feet in height, it must be thoroughly fireproof throughout, as required by Chapter 5, Section 356.

That the Code does not fit this case, and an equally good construction will be made.

May I substitute method and height shown on plan, instead of complying with objection No. 2?

1. The Tenement House Department ruling that 9' height must be to the underside of the largest girder, made my plan excessive. They demand that the height be taken not from the middle of the entrance doorway curb, but at its highest point on the narrow part, which seems unjust, the difference being about 1'. They have allowed my complaint No. 1 and I will cut down building 2' 6" x 1' and will drop my cornice 3' and not project it above the roof at all. In this way my height will be 151' 10", which I pray you will allow me.

2. Building, generally speaking, being duplex is only seven stories high.

3. I have given two main stairs, one fire tower and two regular fire staircases.

4. I have given thus four means of escape to every apartment.

5. Tenement House Department has allowed my extra height, through letter to Corporation Counsel.

Appearance: Charles A. Rich.

On motion, APPROVED.

Mr. Shallcross recorded in the negative.

Classified Buyer's Guide

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

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

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

Asbestos.

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

Auctioneers.

DAY, JOSEPH P., 31 Nassau street. Tel. Cortlandt 744.

KENNELLY, BRYAN L., 156 Broadway. Tel. Cortlandt 1547.

Awnings and Canopies.

SMITH, ARTHUR F., 79 Beekman St. Tel. Beekman 3912.

Bank and Office Fixtures.

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

Blue and Black Prints.

AMERICAN BLUE PRINT CO., 30 E. 42nd St. Tel. Murray Hill 1265.

CENTRAL BLUE PRINT CO., INC., 47 W. 42nd St. Tel. Bryant 2919.

CONCOURSE BLUE PRINT CO., 52 Vanderbilt Ave. Tel. Murray Hill 212.

NEW YORK BLUE PRINT PAPER CO., 58 Reade St. Tel. Worth 600.

Boilers.

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

Brick.

EMPIRE BRICK & SUPPLY CO., 103 Park avenue. Tel. Murray Hill 6580.

GREATER N. Y. BRICK CO., 103 Park avenue. Tel. Murray Hill 761.

SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

Bronze Tablets and Memorials.

(Cast, etched and engraved)

ABBOTT, W. H., 143 W. 42d St. Tel. Bryant 3929.

Builders.

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

Building Directory.

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

Building Management.

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

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. Murray 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 accurate information of contemplated buildings, and other forms of construction, with details of the material and equipment required.

Cabinet Work.

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

Carpenters, Contracting.

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

Cement.

ALSEN'S AM. POR. CEMENT WKS., 45 Broadway. Tel. Rector 510.

CONSOLIDATED ROSENDALE CEMENT CO., 50 Church street. Tel. Cortlandt 4650.

LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.

LEHIGH PORTLAND CEMENT CO., 30 East 42d street. Tel. Murray Hill 8451.

VULCANITE PORT. CEMENT CO., 8 West 40th street. Tel. Bryant 5370.

Cement Work.

HARRISON & MEYER, 1182 Broadway. Tel. Madison Square 8718.

TAYLOR RONALD, 520 East 20th street. Tel. Gramercy 4.

Commercial Photography.

COLLINS & SHABBROOK, 134 W. 23d St. Tel. Chelsea 5159.

LANGTON CO., 30 Church St. Tel. Cortlandt 6221.

ROSSBACH COMMERCIAL PHOTO CO., 113 W. 23d St. Tel. Chelsea 1033.

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. Orchard 6629.

Cornice and Skylights.

HAYES, GEORGE, 71 8th avenue. Tel. Chelsea 32.

Directory Building.

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

Doors and Sashes.

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

SOLAR METAL PRODUCTS CO., Columbus, O.

Dumbwaiters.

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

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 Warren St. Tel. Cortlandt 1362.

Elevator Fire Doors—Safety Appliances.

PEELE CO., THE, Stewart Ave. and Harrison Pl., Brooklyn. Tel. Stagg 366.

Elevator Signals and Mechanical Indicators.

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 avenue. Tel. Murray Hill 5562.

RAPP CONSTRUCTION CO., 301 E. 94th St. Tel. Lenox 6938.

Fireproofing, Hollow Tile.

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

Folding Gates.

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

Gas.

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

Gas Cooking Appliances.

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

Glass.

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

Hardware, Builders'

FORD PULLEY & HARDWARE CO., 432 4th Ave. Tel. Madison Sq. 782-783.

House Mover and Shorer.

VORNDRAN'S SONS, C., 412 East 147th street. Tel. Melrose 456.

Insurance.

GERMAN-AMERICAN INSURANCE CO., 1 Liberty St. Tel. John 2881.

RITCH, INC., WILLIAM T., 30-34 West 33d street. Tel. Madison Square 3060.

RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

Interior Decorator.

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

Interior Woodwork.

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

Iron Grille Work.

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