

REAL ESTATE RECORD AND BUILDERS GUIDE.

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CAUSE AND EFFECT IN APARTMENT HOUSE CONSTRUCTION IN NEW YORK CITY

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PART III.

MERE statistics may fail to decide the trend of future development, since they deal with past effects, often with the cumulative results of past mistakes. Recorded facts and figures are helpful in determining financial considerations, in which they are of special value, but they generally fail to afford more than a partial vision of human tendencies and purposes. These are often elusive. They require keen perception and analysis. Observations on such a subject as the characteristics of tenants of real estate vary in every locality, and among every class of society.

Without some compilation of the needs and circumstances of the people who create the demand for apartments, the subject of their development becomes clouded by many uncertain conditions. If, however, some insight into the character and habits of even a part of the great army of tenants can be secured, we may be able to formulate some reasons for a prevailing demand or for some general tendency or preference towards a particular form of apartment accommodation.

Circumstances Must Be Considered.

Thus the prevalent preference which is disclosed by the statistical records for a reduced number of rooms in modern apartments, may be explained or its character and extent may be better understood when we consider the circumstance that a large proportion of all new apartments are tenanted by young couples or by bachelors of either sex. These, especially in Manhattan, are engaged in labor, in business, or professional work, and have little time and probably less inclination for house-keeping cares and home duties. Their tastes and methods of life are indicated by the trades and stores which cater to their needs. The erection of apartment buildings in any new neighborhood is generally accompanied by the establishment of that class of small stores which provides the needs of the non-house-keeping tenant.

Nearby Conveniences.

The delicatessen store, the bakery, and the restaurant provide accessible food supplies, without the process of home-cooking. These nearby conveniences eliminate the kitchen, or even the "kitchenette" as a fixed feature of home life, and reduce the culinary processes of the home to the operation of a coffee percolator and an egg boiler. House cleaning and dish washing, even on a small scale, is provided without housing the servant, and a regiment of colored maids may be seen every morning, proceeding by the subway trains to such duties. The tailor-valet, the shoemaker, and the laundry provide for the domestic clothing details, while the vaudeville, the "movie" and the cabaret offer cheap means of spending the evening hours away from "home."

Under such circumstances, a three-room, a two-room, or even a one-room apartment becomes more desirable than the prevalent five and six-room space, and the area necessary for home life is reduced to a place in which to sleep. Increasing numbers of such young people camp out in summer time in the woods

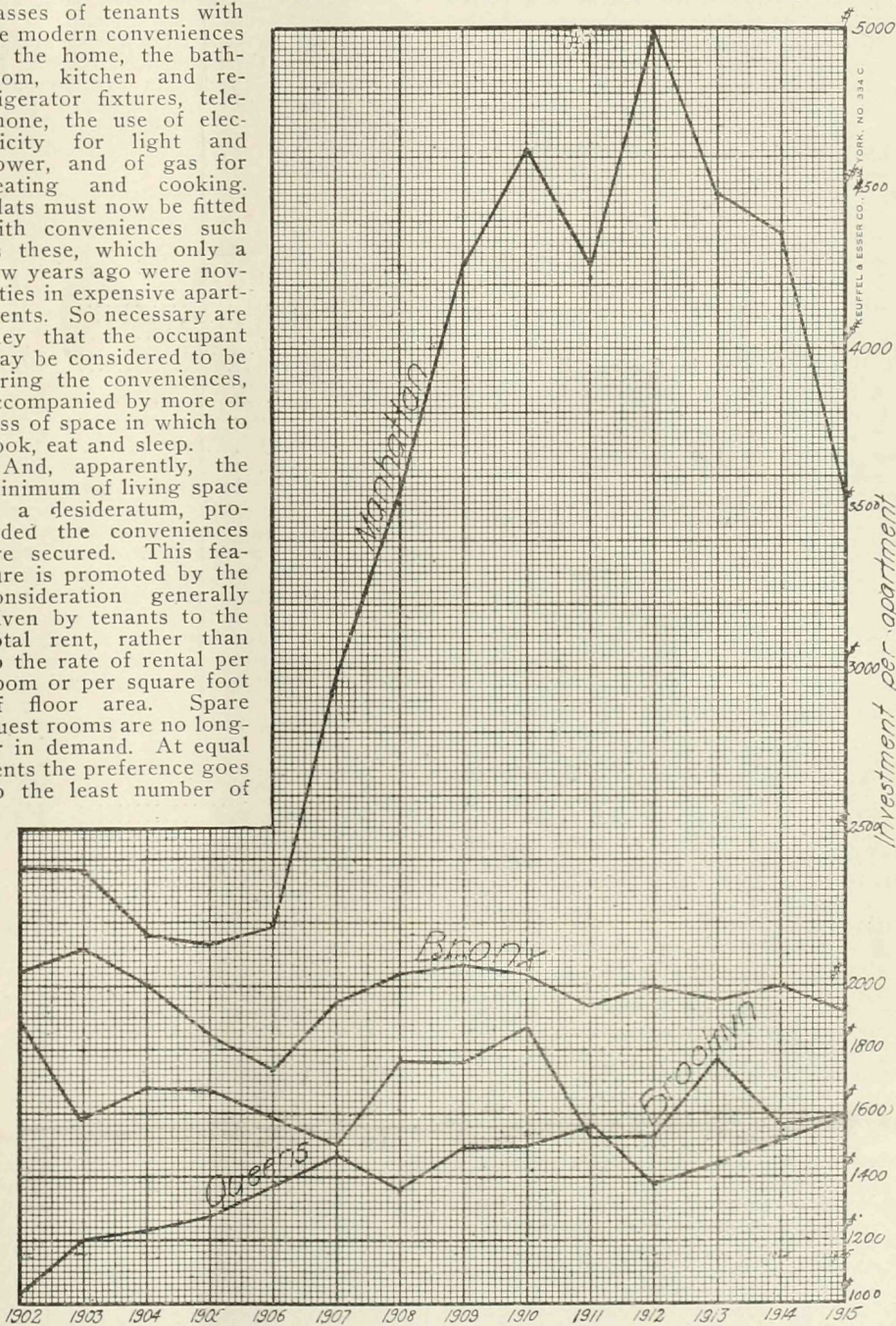
or along the vast shore lines of the waters surrounding the city, or board cheaply in suburban country resorts. They can vacate a small apartment at the expense of the transfer of a single wagon load of furnishings, and can thus save rent during the summer months. This process has attractions and advantages for everyone concerned except the unhappy victim or goat of the system, who need scarcely be named.

This is one of several developments in the habits and idiosyncrasies of tenants that help to throw light on the direction and character of demand for accommodation. Another general feature is the increased familiarity of all classes of tenants with the modern conveniences of the home, the bathroom, kitchen and refrigerator fixtures, telephone, the use of electricity for light and power, and of gas for heating and cooking. Flats must now be fitted with conveniences such as these, which only a few years ago were novelties in expensive apartments. So necessary are they that the occupant may be considered to be hiring the conveniences, accompanied by more or less of space in which to cook, eat and sleep.

And, apparently, the minimum of living space is a desideratum, provided the conveniences are secured. This feature is promoted by the consideration generally given by tenants to the total rent, rather than to the rate of rental per room or per square foot of floor area. Spare guest rooms are no longer in demand. At equal rents the preference goes to the least number of

rooms actually required, on the score of economy in lessened housework, and perhaps in less chance of mothers-in-law and other periodic visitors.

A great many tenants of apartments even in high-class elevator houses, are renting off spare bedrooms to room-boarders. This is merely a process of reducing the cost of unnecessary space, rented in many instances because lesser spaces could not be obtained. As the room has to be furnished and provided with bed and bath linen, gas or electric light, cleaned and dusted, the return is not so much profit, as a reduction of an undesired expense. Many of these lodgers, existing uncomfortably like a



Investment per apartment in four principal boroughs
The City of New York

thorn in the flesh of their hosts, would be glad to pay equivalent rentals for an unfurnished room and bath, if such accommodation were available in the localities they frequent.

These and doubtless other personal peculiarities and circumstances can be profitably studied in ascertaining the situation of and the probable demand for small apartments in future buildings.

The tendency towards the smaller apartments, each of which is accompanied by the expense of a separate set of conveniences, naturally involves an increased investment, a process which is shown to exist by the statistical records of the Tenement House Department. It is most strongly defined in the Borough of Manhattan.

The following tabulation shows the cost of apartments of all sizes and classes, constructed during the period between 1902, and 1915, inclusive.

NUMBER AND COST OF APARTMENTS ERECTED IN CITY, 1902-1915.

Year.	Manhattan		Bronx		Brooklyn		Queens	
	No. of Apart.	Cost per Apart.	No. of Apart.	Cost per Apart.	No. of Apart.	Cost per Apart.	No. of Apart.	Cost per Apart.
1902.....	7,196	\$2,370	955	\$2,040	1,177	\$1,880	244	\$1,030
1903.....	11,102	2,360	1,239	2,120	3,980	1,590	549	1,200
1904.....	20,880	2,160	8,023	2,000	11,374	1,680	1,563	1,230
1905.....	37,369	2,130	15,870	1,840	21,240	1,670	4,150	1,270
1906.....	24,983	2,190	9,445	1,740	24,272	1,590	2,438	1,380
1907.....	9,892	2,970	5,425	1,950	19,304	1,500	2,477	1,440
1908.....	8,352	3,550	6,274	2,040	6,638	1,770	1,571	1,360
1909.....	16,322	4,260	14,453	2,070	7,396	1,760	1,258	1,490
1910.....	7,600	4,620	16,845	2,040	4,179	1,870	1,097	1,500
1911.....	7,033	4,260	8,934	1,920	6,334	1,530	2,901	1,530
1912.....	6,379	5,000	12,434	2,000	10,007	1,530	1,741	1,380
1913.....	6,337	4,480	7,537	1,980	7,407	1,770	2,930	1,420
1914.....	5,141	4,360	6,297	2,000	11,995	1,560	2,625	1,530
1915.....	4,783	3,530	7,271	1,930	9,416	1,590	2,147	1,590

In Manhattan there has been a considerable variation in the cost, a high point being reached in the year 1912, since which time a decrease has taken place to the same cost as that which prevailed four years before. The average cost of an apartment in 1908 was \$3,500, which rose to \$5,000 in 1912, and then descended to the same cost of \$3,500 in 1915. These variations are doubtless due to changes in the character of apartments, but the general result is that more money is invested per tenant than is the case in the other parts of the city.

The investment per apartment has not greatly changed in the Bronx and Brooklyn, though in Queens it has increased in the fourteen years by nearly 60 per cent.

These figures of cost per apartment are plotted in the accompanying diagram, which shows the very great divergence in the average investment for a family space between the prevailing conditions in Manhattan and in the three other boroughs.

These statistics become still more interesting when the analysis is extended to the cost per individual room, for in such a comparison we obtain a better understanding of the nature of the expenditure, and get nearer to the actual conditions of the class of investment, thus affording us an opportunity of discerning the character of the construction and the demand which it is designed to supply in several districts. The records of the Tenement House Department for the year 1915, give the number of rooms in new apartment buildings constructed during that year, and these are subdivided into districts in the tabulations which follow:

TABLE NO. 1. NEW BUILDINGS IN MANHATTAN IN 1915.

District.	Per Cent of Total.	Buildings.	Apartments.	Rooms.	Cost Per Room.
South of 14th Street	8.4	12	366	1,156	\$460
14th to 40th Street	0.2	1	25	93	430
40th to 86th Street	15.	22	516	5,008	1,030
86th to 130th Street	7.	10	414	2,510	1,200
130th to 155th Street	8.4	12	395	1,519	580
155th to Kingsbridge	60.	86	2,667	10,867	573
Total.....	100%	143	4,783	21,153	....

In the borough of Manhattan, by far the larger part of building construction proceeded in the Washington Heights district, consisting of six-story elevator, and five-story walk-up apartments, the average cost per room being \$573. This cost can be compared with that of the room space of tenement house flats constructed south of 14th street, at an average cost per room of \$460. The cost of a room of the somewhat higher class of apartments is

therefore 25 per cent. over the minimum. The average size of the more expensive room is probably fifteen to twenty per cent. larger than those in the cheaper class of tenement house, which accounts for part, but not all of the extra cost.

The average cost of a room in the central and upper West Side districts show twice as much expense as those previously referred to, the average in-

comparison if the statistics of the Tenement House Department could record the actual space provided in each apartment, but in the absence of any statistics on this subject, the figures indicate that the tendency towards a lesser number of rooms per apartment is accompanied by a somewhat larger space in the individual room. In other words, the tenant is seeking light and air as part of the convenience of the dwelling space,

TABLE NO. 2. NEW BUILDINGS IN BRONX IN 1915.

District.	Per Cent of Total.	Buildings.	Apartments.	Rooms.	Cost Per Room.
Southwestern	10.0	31	517	2,190	\$490
Southeastern	27.5	86	2,252	8,336	490
Western	27.5	86	1,748	7,601	510
Central	26.1	82	2,207	8,039	480
Eastern .....	.6	2	10	46	550
Northwestern	1.9	6	133	551	500
Northern	6.4	20	404	1,667	470
Northeastern .....	....	....	....	....	....
Throggs Neck .....	....	....	....	....	....
Total.....	100%	313	7,271	28,450	av. \$495

and has realized that a larger room affords better living conditions in these respects.

The more intelligent our population becomes, the greater will be the demand for such improved conditions in apartments, and a higher rental will be obtainable per cubic foot of building construction, when it provides somewhat larger rooms with better light and ventilation.

That this is the case at present is known. There are new moderate-priced non-elevator flats for which tenants pay up to \$8 and \$9 a room a month, for two, three and four-room apartments, while five, six and seven-room apartments of older design in the same locality are difficult to fill.

All the foregoing processes seem to indicate general tendencies of modern city life, and lead to another and interesting phase of the subject, dealing with

vestment per room between 86th and 130th streets being \$1,200 a room.

The same class of facts are presented in tables two, three and four relating to the boroughs of the Bronx, Brooklyn and Queens, respectively, and these show some very interesting characteristics of agreement with certain of the conditions in Manhattan.

TABLE NO. 3. BUILDINGS IN BROOKLYN IN 1915.

District.	Per Cent of Total.	Buildings.	Apartments.	Rooms.	Cost Per Room.
Downtown	1.1	7	139	491	\$375
North Brooklyn	6.7	43	1,397	5,157	320
Bushwick	3.1	20	316	1,308	335
Central Brooklyn	20.1	129	2,076	8,289	420
Greenwood	3.3	21	336	1,400	475
Flatbush	20.3	130	1,652	6,932	500
Fort Hamilton	9.2	59	650	2,693	335
Sheepshead Bay .....	.8	5	67	293	410
Paerdegat	3.7	24	238	925	335
Brownsville	31.7	203	2,545	9,803	330
Total.....	100%	641	9,416	37,291	av. \$400

In Brooklyn the general average is lower than that in the Bronx, by nearly 20 per cent., and the prices vary to a much greater extent between different districts. The majority of the apartments constructed, range in value from \$420 to \$500 per room, which is not very different to conditions in the Bronx, where 53 per cent. of the whole construction costs between \$480 and \$490 per room.

the changes in existing buildings required to meet progressive modern requirements. This will be dealt with in the succeeding article.

(To be continued.)

Along the North Shore.

The real estate movement along the North Shore of Long Island this spring is distinctive. While a few large prop-

TABLE NO. 4. BUILDINGS IN QUEENS IN 1915.

District.	Per Cent of Total.	Buildings.	Apartments.	Rooms.	Cost Per Room.
Long Island City	34.3	92	1,030	4,089	\$370
Newton-Flushing Bay	1.5	4	86	394	485
Ridgewood-Forest Hill	63.1	169	996	4,998	325
Flushing, 3rd Ward .....	.4	1	29	109	825
No. Jamaica .....	....	....	....	....	....
So. Jamaica .....	....	....	....	....	....
Rockaway, 5th Ward .....	.7	2	6	30	300
Total.....	100%	268	2,147	9,620	av. \$355

erties have been marketed, the primary demand is for cottages on fair-sized plots within easy reach of railroad stations, for dwellings ranging in cost from \$3,500 to \$7,500 and for plots suitable for improvement with homes costing those figures and between them.

Served by three railroad divisions because of its varied coast conformation, the North Shore has good train service on all of them. The line terminating at Port Washington is operated by the third rail electric system; the Oyster Bay branch is being double-tracked and will be electrified; and the Wading River branch, that serves Huntington, Northport, Setauket and other places with harbors, has more steam express trains than ever before. As a result, commutation traffic is increasing and real estate is moving faster.

The average investment in the Borough of Queens is affected by the construction of a single building at an unusually high cost per room, but disregarding this element the range of prices is substantially lower than in either of the other boroughs, the majority of the construction being of the character of the cheapest flats at a cost per room of \$325.

All these figures would, of course, be capable of still further analysis and

DISTRICTING COMMISSION'S FINAL REPORT INTRODUCES MANY CHANGES

THE Districting resolution, together with the Use District maps, provide for four classes of use districts: (1) Residence, (2) Business, (3) Unrestricted, (4) Undetermined. The proposed regulations apply only to future buildings and do not interfere with any existing structure or occupancy.

In a residence district all kinds of business and industry are excluded. Dwellings, private clubs and institutional buildings are permitted. The term "dwelling" includes an apartment house, tenement house, boarding house or a hotel having thirty or more sleeping rooms. The usual accessory buildings, such as private garages are permitted, but they must be located on the same plot with the building to which they serve as accessory. A private garage for more than five motor vehicles would, however, be excluded. A private club that has as its chief activity a service customarily carried on as a business, such as a garage, would be excluded. While the regulations are not intended to interfere with a doctor or dentist who practices his profession in the usual inconspicuous way in his private dwelling, they would exclude any business such as a store in connection with a tenement, club or hotel. It is provided, however, that the Superintendent of Buildings may after notice and hearing and with appropriate conditions and safeguards, permit in a residence district any building or use in keeping with its use for residence purposes.

A Business District.

In a business district, residence and business uses are permitted, but industrial uses are either prohibited entirely or limited in the percentage of floor space they may occupy. A list of specified industries and uses of a clearly objectionable character are entirely excluded, as are also all other uses that are noxious or offensive by reason of the emission of noise, odor, dust, smoke or gas. No building may be used for factory purposes in excess of 25 per cent. of the total floor space of the building, but a space at least equal to the ground area of the building or lot may be so used.

The term "factory" is defined as a building or portion of a building in which six or more persons are employed in the process of transforming or converting raw material, partly wrought material or imperfect material into forms suitable for use. As an exception, the printing of a newspaper will not be deemed a factory use.

A garage for five or more motor vehicles will be excluded from a business district except that with the approval of the Building Superintendent and after notice and hearing, a garage may be erected in a business district on any portion of a street between two intersecting streets on which there exists a public garage at the time of the passage of the proposed resolution. A similar regulation is provided in regard to stables.

Unrestricted District.

The terms "Unrestricted district" and "Undetermined district" are used to designate the areas for which no restrictions or regulations as to use are provided. It is assumed that the development in the unrestricted districts will be largely industrial. In the undetermined districts either a residential, business or industrial use may prove the more appropriate, depending largely on future port and terminal developments.

In general the salt marshes along and running back from the waterfront have been included in the unrestricted district. The unrestricted area is allowed to extend back from the bulkhead line 1,000 feet or more, depending largely on the slope of the land. In many cases the boundary line of the waterfront unrestricted district follows quite closely the 20-foot contour line. This seems to be about the normal level to which industry will extend back from the water.

The segregation of factories will directly reduce production costs. It will make it possible to have the best rail and water terminal facilities and the best express and mail facilities. It will reduce trucking and thus improve street traffic conditions.

The segregation of factories along the rail and water terminals and their consequent exclusion from the residence sections will improve living conditions throughout the city. A factory is usually a nuisance in a residence section. It is often directly injurious by reason of noise, odor, dust or smoke.

The problem of congestion of population is closely related to the locations of trades and industries. Employees working long hours at low wages can afford neither the time nor the money to live far from their work. It has been shown that a very large proportion of such employees will live within walking distance of their work, even though this necessitates their living in the most congested and unwholesome quarters.

Some Industries Classified.

While economic forces are quite effective in securing the segregation of industries of the heavier type close to the water and rail terminals, there are in New York city an unusually large proportion of industries that are not subject to this segregating influence. The city is pre-eminent as a light manufacturing center. Of the 680,510 persons employed in industries in New York city in 1909, 422,769 were employed in the following light industries: Artificial flowers and feather and plumes, 9,759; boots and shoes, 9,177; boxes, 9,414; bread and bakery products, 20,401; buttons, 3,635; clothing, men's, 77,543; clothing, women's, 110,567; confectionery, 7,641; fancy articles, 3,649; fur goods, 10,719; furnishing goods, men's, 8,051; hair work, 2,704; hats and caps, 5,815; hosiery and knit goods, 6,082; jewelry, 6,668; millinery and lace goods, 24,712; patent medicines, 5,450; printing and publishing, 74,118; and tobacco, 26,664, making a total of 422,769.

City the Largest Consumer.

Fully two-thirds of the industrial employees of the city are employed in industries that do not find direct connection with water and rail terminals a necessarily determining factor in the selection of a factory location. For these industries the questions of labor supply and market for goods are much more important. The New York Metropolitan District, with a population of more than 7,500,000, is itself the largest consumer of the output of its factories. Moreover, Manhattan is the great jobbing center for the entire country and this gives its manufacturers special advantages in the marketing of their goods. In addition the city has the largest and most varied labor supply.

Great Manufacturing Belt.

The great manufacturing section of Manhattan is not as one might presuppose, along the waterfronts of the North and East rivers, but lies in a narrow belt through the center of the island from Canal street to about 38th street. The northward progress of the factory zone during the past sixteen years above 14th street has been attended by tragic consequences. The city's chief hotel and retail center was invaded and substantially destroyed. It was compelled to move north to 34th street and is now again in danger of destruction. The simple fact is that under New York city conditions, with its high loft buildings and congested streets, the chief hotel, club, theater and shopping center cannot exist in close proximity to the factories. In the side streets along the lower portion of Fifth avenue the number of employees is so great that the surrounding streets are necessarily congested with pedestrians during the hours when the workers are going to or returning from work.

At the noon hour when the workers

come out from the factories for a stroll along Fifth avenue they monopolize the sidewalks to the exclusion or serious inconvenience of those having business on the avenue. An intensive factory use on the side streets is fatal to the business use of the avenue. The sidewalk is needed by the workmen and the roadway space is needed for the trucking incident to factory use. On the other hand, all the available roadway and sidewalk space would be unduly congested if reserved solely for business use. The plan proposed will protect the entire Fifth avenue and Broadway section south as far as 23d street, and between Fourth avenue and Sixth avenue.

Will Result in Good.

The exclusion of future factory lofts from the above section will also result to the economic advantage of the manufacturing industries concerned, to the welfare of the workers and to the relief of the city's congested transit facilities. The factories will be located on cheaper ground, nearer to rail and water terminals, and nearer to an adequate labor supply. They can, if they find it desirable, maintain salesrooms in the restricted district.

Retail business naturally tends to segregate. The grouping of a few of the neighborhood stores and business buildings on the main avenue or thoroughfare creates the center that attracts other stores and makes that particular street the most desirable place in which to do business. In spite of this strong trend toward segregation, unless prevented by law, the occasional store will come into the midst of a residential community.

Residential Neighborhoods.

In residential neighborhoods the plan has been to preserve the side streets wherever possible for strictly residential use. The avenues along the ends of the block and main thoroughfares have usually been included in the business districts. The business use on the avenue is permitted to extend 150 feet back along the residential side streets.

Quiet is a prime requisite. The zone plan by keeping business and industrial buildings out of the residential streets will decrease the street traffic in the residential sections and thus reduce to a minimum noise incident to street traffic.

The efficient cleaning of the streets and the collection of refuse are of great importance to the health and welfare of the city. The segregation of uses will make it possible to adopt more efficient and economical methods for each particular street or section.

In a residential street the number of street accidents, chiefly to children, varies directly with the vehicular traffic. Stores, garages, factories and other business buildings increase the amount of vehicular traffic. Very often a single business building in the midst of a residential block will so increase traffic as to greatly increase the number of street accidents. This will be particularly true if it is a congested tenement district.

Moral Influence.

The moral influence surrounding the homes are of the greatest importance. The sordid atmosphere of the ordinary business street is not a favorable environment in which to rear children.

Fire insurance raters recognize the distinctly greater risk of the tenement with stores on the ground floor as compared with the tenement without stores. Increased fire risk for the tenement with stores must necessarily mean increased fire risk for all neighboring buildings. The menace to neighboring residential buildings in the case of an ordinary store is multiplied in the case of a theater, garage, warehouse or factory.

With the coming of trade and industry those residents who can afford to do so leave the street, rents fall and the lending institutions call their loans. The

combination of reduced rents and higher interest rates leads to many foreclosures and places most owners in such a precarious financial position that they are unable to make needed repairs and improvements.

For city building it is not only necessary that there shall be a plan that will segregate buildings according to use but it is also necessary that there shall be a segregation according to intensity of building development. This is necessary in order to secure to each section of the city as much light, air, safety from fire and relief from congestion, with all its attendant evils, as is consistent with the most beneficial use of the land. Intensity of use should be so regulated that assuming that the entire section should be built up uniformly with buildings of the maximum height and extent allowed the section as a whole would be appropriately improved.

The maximum beneficial use of any given block or area is dependent on a certain measure of uniformity in its development as regards height, yards and open spaces.

In the office and loft building sections of Manhattan, whole areas have been built up piecemeal with towering buildings having inadequate courts and yards without much thought of ultimate consequences. The streets are inadequate to handle the traffic induced by the multiplication of floor area to be served and the buildings, constructed without reference to the width of the streets, yards and courts on which they abut, shut out light and air essential to health and to rental on a basis that will permit of a reasonable return on the investment.

Precedent Established.

The social and economic desirability of limited height and minimum court and yard provisions has been clearly established by apartment house construction under the Tenement House Law. Had similar regulations been applied to the office and loft buildings, great loss would have been prevented.

Only by a complete districting plan can the mutually advantageous principle contained in the Tenement House Law be applied to all kinds of buildings, in all parts of the city. There must first be a partial segregation of buildings according to use and, second, a gradation of height, court and yard provisions, particularly as affecting residential buildings, in accordance with the present and prospective intensity of use in the various sections of the city.

That considerable areas near the heart of the city should be very intensively used for tenements and apartments is natural and probably inevitable. The demand for housing is naturally greater in the most favorable locations. Were it not for the ability to multiply housing area by placing one dwelling on top of another, rents would be prohibitive in these favored locations for practically all those who now occupy apartments or flats.

Available Land Increases.

Beyond the central zone of the most intensive housing, the provision of light, air and open space may be rapidly increased. Radiating from the common business center, the amount of land available for development rapidly increases. When it is necessary to use a rapid transit line to get to the business center a few minutes more or less on the train is unimportant. Beyond this central housing zone, therefore, regulations requiring much more adequate courts, yards and open spaces, may properly be required.

From the point of view of public advantage the distribution of population is very important. Most of the evils of city life come from congestion of population. In precisely the measure that the city's population can be distributed will those evils be mitigated.

As the number of families housed per 50-foot lot increases: 1. The provision of light and air, so essential to health, vitality and comfort, decreases. 2. Noise and confusion incident to increased street traffic, increases. 3. Each family suffers more and more from the noises from neighboring families. 4. Privacy is

diminished. 5. The children have less and less opportunity for outdoor play. 6. The danger from fire, both to life and property, is increased, and 7, the transit lines become more and more congested during the rush hours.

It is therefore essential in the interest of the public health, safety, comfort, convenience and general welfare that a housing plan be adopted that will tend to distribute the population and secure to each section as much light, air and relief from congestion as is consistent with the housing of the entire population within the areas accessible and appropriate for housing purposes.

The control of the intensity of use of land cannot safely be left to economic forces. Unless for each section standards of height and area covered are fixed the tendency will be to build up solidly to the extent permitted by the Tenement House Law.

Want Light and Air.

Tenants move away from the congested centers in order to secure better light and air. But if after a few years the bright sunny building to which they have moved becomes surrounded by buildings similar in height, yard and court provisions to the building in the congested center in which they were formerly located, the desirability of the new location for this class of tenants disappears and rental values are likely to be seriously impaired. A proper districting plan will insure that wherever probable intensity of demand will permit, a certain measure of the improved light and air conditions that have attracted tenants to the new location shall be permanently retained.

The districting resolution provides for five classes of height districts limiting the height of the building at the street line to a varying multiple of the street width. The districts named in accordance with the multiple applied are: One times districts, one and one-quarter times districts, one and one-half times districts, two times districts and two and one-half times districts.

In limiting the height of all buildings in relation to width of the streets on which they abut, the Commission has adopted a principle which for many years (since 1885) has been applied to tenement house construction in New York City.

The Commission has modified the multiple of street width rule by providing that for the purpose of computing the limiting height on the multiple of street width basis a street less than 50 feet wide shall be considered to be 50 feet wide, and a street more than 100 feet wide shall be considered to be 100 feet wide. In other words, the multiple of street width rule is not applied to very narrow streets, nor is it applied to streets of more than a prescribed width. There is for each district a minimum height that will be permitted and a maximum height that may be exceeded, regardless of the width of the street. This modification is customary in building height regulations based in general upon street width. It is clear that a general multiple if applied to all narrow streets in the business center might seriously interfere with an appropriate and reasonable use of the land. On the other hand if the general street width multiple were applied without limit to very wide streets and open spaces, it would result in an excessive and inappropriate height for a few buildings that would be a serious injury to the light of the neighbors on the sides and in the rear.

Limits at Street Line Only.

The multiple of street width rule limits the height of building at the street line only. Above such height limit at the street line the building may be carried higher by means of mansards or vertical walls provided such extended portion is set back in a prescribed ratio. In the one times district the setback rule is one foot horizontally for each two feet of height above the prescribed height limit at the street line. Similarly in the one and one-quarter times district the setback rule is one to two and one-half; in the one and one-half times district one to three; in the two times district one

to four, and in the two and one-half times district one to five. This secures, except for streets less than 50 feet or more than 100 feet in width, a constant minimum distance between the street wall at any height and the center of the street. Thus the entire height rule might be restated, e. g., in a one times district, that the street wall at any height above the curb may be carried to a height of not more than twice the distance from the wall to the center of the street at such height. In other words, no part of the building may be carried above a plane formed by the intersection of a horizontal line through the center of the street and a line at right angles thereto drawn through the limiting height at the street line. This will permit greater freedom of building construction than a flat limitation of height and at the same time will preserve a uniform angle of light down into the center of the street.

At the intersection of a narrower with a wider street, the height limit on the wider street governs for 100 feet back on the narrower street if such narrower street is not more than 60 feet wide. For each one foot by which such narrower street exceeds 60 feet the influence of the height limit on the wider street extends one and one-half feet further back on the narrower street. Thus, if the narrower street is 80 feet wide the height limit of the wider street will extend back 130 feet on such 80 foot street. The distance back on the side street that the height limit of the wider street should go depends on light conditions on the narrower street as influenced by its intersection with the wider street and by the width of such narrower street as compared with that of the wider street. Both of these factors are taken into consideration in the rule applied. As an exception to the general height and setback rule special regulations are provided for dormers and towers.

Permits Dormers.

Above the height limit on the street line dormers and headhouses may, with the approval of the Building Superintendent, be erected on the street line provided their aggregate frontage length on the street line be no greater than 60 per cent. of the street frontage and provided that such percentage shall be reduced by one for every foot of height above the height limit on the street line. This will permit the erection of one large dormer or a number of small dormers in a mansard above the height limit on the street line. On a 100-foot frontage this will mean that the dormer on the street line at the height limit can be 60 feet wide; but at a height of 10 feet above the height limit the dormer can be only 60 feet wide; at 20 feet, 40 feet wide, and so on until at 60 feet of height the width of the dormer is reduced to a point. It is also provided that the percentage of the total frontage to be devoted to dormers may be increased by one for each four inches that it sets back from the street line. On a 100-foot frontage this will permit a dormer set back 5 feet from the street line to occupy 75 feet at its base and to come to a point 75 feet above the height limit at the street line. This rule will weave in with the general set-back provisions and whichever are less drastic in any particular case will govern.

Area of a Building.

If the area of a building is reduced so that above a certain level it covers only 25 per cent. of the area of the lot, a street wall above such level may be carried to any height provided it is distant 75 feet from the center of the street but for every one per cent. of its full possible length that such street wall is decreased, it may come 4 inches nearer to the center of the street. This will permit a building on an interior lot facing a street or open space of 150 feet or more in width to build a tower across the whole front of the building provided it does not cover more than 25 per cent. of the lot. Similarly on a street 100 feet wide a tower can be built across the whole front of the building provided it sets back 25 feet from the street line. Or, if a building has a 200-foot frontage on a 100-foot street, a tower

with a 50-foot frontage can be built on the street line.

If a building is on a corner each street wall of the tower is governed by the width of the street on which it faces. A tower on the corner of a 150-foot street and a 60 foot street would have to set back 45 feet from the 60-foot street line. If, however, the tower frontage on the 60-foot street were only one-quarter of the total building frontage on such street the tower could be erected within 20 feet of the street line. This exception in favor of towers applies to street walls only and other walls of the tower must conform to the general yard and court provisions so far as applicable.

Where a building would be pocketed between buildings in excess of the prescribed height within 50 feet on either side or directly across the street, height may be increased by the average excess height of such surrounding buildings. This will permit a building thus pocketed to secure a fair portion of the light and air that would otherwise be monopolized by the buildings already erected.

The only district in which a height of two and one-half times the street width is proposed is in the office and financial section in lower Manhattan. A height of two times the street width is allowed for the remaining portions of the more intensively developed commercial and industrial sections in a broad belt through the center of the island from the lower office and financial section to 59th street. An exception is made for a portion of the Fifth avenue section where limits of one and one-quarter and one and one-half times the street width are proposed. A height of two times the street width is allowed for a narrower belt along a large portion of the waterfront of Manhattan and along the East River waterfront of Brooklyn, Queens and the Bronx; also for a small area around the chief office and business center of Brooklyn. In the two-times districts on a 60-foot street the building can go up to 120 feet or about ten stories at the building line and above that height by setting back 12 feet can go four stories higher. On a 100-foot street the building can go up 200 feet, or about sixteen stories at the building line, and above that height with a 12-foot setback can go four stories higher.

Tenement Law Applied.

Tenement and apartment houses throughout the city are now limited to a height of one and one-half times the street width. The proposed plan takes the one and one-half times rule of the Tenement House Law and applies it to substantially all the residential portions of the city that are now intensively built up and to all the commercial, industrial and waterfront sections not included in the two and one-half or two times rule and where a somewhat intensive future development is anticipated.

Other residential sections where a fairly intensive apartment house development seems not inappropriate, are placed in the one and one-fourth times district. This will permit a six-story elevator apartment on the ordinary 60-foot street and a ten-story apartment on a 100-foot street. By taking advantage of the set-back provisions, two more stories of additional height may be secured. Under the one and one-half times rule of the Tenement House Law nine-story apartments are now built in certain sections of Manhattan on the 60-foot streets. The one and one-fourth districts will prevent the development of this type and this will be a distinct gain from the point of view of better light and air and the distribution of population.

All other portions of the city, including those in which a two, three, four or five-story development seems appropriate, are placed in the one-times district. This will permit of a five-story building on a 60-foot street and an eight or nine-story building on a 100-foot street. By taking advantage of the set-back provision, one or more stories of additional height may be secured.

The Districting resolution provides five classes of area districts, "A," "B,"

"C," "D" and "E," with varying regulations as to size of yards, courts and other open spaces.

Except in "A" districts any building that is back to back with the rear of another property and is more than 55 feet back from the nearest street must have a rear yard. The requirement for a rear yard is reciprocal. No building is required to have a rear yard unless a similar obligation could be imposed with respect to any building hereafter created on the plot immediately behind such yard. The 55-foot exemption is inserted on the assumption that a building running back but 55 feet from the street can be lighted in its most used parts directly from the street. A corner building is seldom back to back with the rear portion of another building and consequently would seldom require a rear yard. The depth of the rear yard, at its lowest level, must be at least 10 per cent. of the depth of the lot; but must be at least four feet and need not in any case exceed 10 feet at such level. For any building not within a residence district the rear yard must start from a level 18 feet above the curb. This permits all buildings in the business, unrestricted and undetermined districts to cover the entire lot for the first floor. For any building in a residence district the rear yard must start from the curb level, except that the usual one-story accessory buildings may cover 40 per cent. of the prescribed area of the yard.

Yard Space Increases.

In addition to the percentage requirement as to the depth of the yard at its lowest level, the yard must increase in depth with the height of the yard being not less than one inch, two inches, three inches, four inches or five inches, in depth for each one foot of height above the curb level according as it is located in the "A," "B," "C," "D" or "E" district. The increased depth of yard required as the building increases in height may be secured by stepping back at each story or at each two, three, five or more stories. The purpose of the regulation is to preserve an angle of light for the lighting of the lower windows.

The least horizontal dimension of a required court shall be not less than four feet. The court must increase in width with the height of the court, being not less than one inch in least dimension for one foot of height, in an "A" or "B" district; one and one-half inches in a "C" district, two inches in a "D" district and two and one-half inches in an "E" district. This gives an outer court with a least dimension at any height just one-half as great as that for a required yard at the same height. The area of an inner court at any height must be not less than the square of the depth of the required yard at such height. The length of such required inner court may not be more than twice its width.

Width of Outer Court.

The width of an outer court besides being governed by the height of such court gets its light and air both from above and from the end of such court opening on the yard or street. It is appropriate therefore that the width of the outer court should bear some relation to its length. An outer court accordingly must increase in width the length of such court, being not less than one and one-half inches in least dimension for each foot of length from the closed end in a "B" or "C" district; two inches in a "D" district and two and one-half inches in an "E" district.

The "A" district is essentially a warehouse district and is confined to a narrow belt along the navigable waterfront and along the rail terminals. Light is not required for most storage buildings. Any building in an "A" district, however, that is required to have a court to light its workrooms must provide courts and at least one inch in least dimension for each foot of height. This does not mean that a building covering the entire plot may not be located outside of an "A" district, for in a "B," "C" or "D" district a department store, for example, not back to back with another building and with no rooms that have to face on a legal court, could occupy 100 per cent. of the lot for its entire height.

In a "B" district rear yards must be at least two inches in least dimension for each one foot of height, and outer courts and side yards at least one inch in least dimension for each one foot of height. This will require for all buildings slightly wider yards above 90 feet in height than are now required under the Tenement House Law. This will only affect elevator apartments above eight or nine stories in height, and the increased width of yard will not have to be carried down to the ground but can be provided in a set back above the 90-foot limit. In the "B" districts the important change, as compared with existing conditions, is the requirement of a rear yard for business and industrial buildings as well as tenements wherever they are back to back with the rear of another property. The rear yard for a building 120 feet high or about 10 stories would be 20 feet in depth, and for a building 150 feet high or about 12 stories would be 25 feet in depth.

In the "C" districts rear yards for all the buildings must be at least three inches in least dimension for each one foot of height and outer courts and side yards must be at least one and one-half inches in least dimension for each one foot of height. The prescribed minimum size of yards and courts remains about the same as under the Tenement House Law up to and including five stories in height. Above that height, however, they gradually become more stringent than under the Tenement House Law. In a building five stories, or approximately 56 feet in height, a rear yard under these provisions would have to be 14 feet wide at the top or two feet wider than required under the Tenement House Law. An outer court would have to be seven feet wide or one foot wider than required under the Tenement House Law.

Interior Lots.

However, as buildings on interior lots are limited to 70 per cent. of the lot under the Tenement House Law, this is apt to require increases in the minimum depths and widths of courts and yards, and for most floor plans and plots a five-story tenement house covering 70 per cent. of the lot could be built under the C-district regulations. On account of difficulties in planning suitable buildings for small plottages a special exception is made in the court requirements for a lot 30 feet or less in width. On such lots outer and inner courts are subject to the regulation provided for such courts in the "B" districts.

For all buildings in a "D" district rear yards must be four inches in least dimension for each one foot of height and courts and side yards two inches in least dimension for each one foot of height. A building on an interior lot in a residence district may not cover more than 60 per cent. of the area of the lot; on a corner lot it may cover the entire area for the first story, but only 80 per cent. above the first story. In a residence district the depth of a rear yard at the curb level shall be 20 per cent. of the depth of the lot, but need not exceed 20 feet.

The restrictions provided for the "D" districts are especially appropriate for one and two-family house districts, especially where houses occur in rows. They are also appropriate for multi-family houses, provided they are built with more adequate courts and open spaces than is now customary. The minimum dimensions of yards and courts are double those required for buildings in the "B" districts. A tenement or an apartment house on an interior lot in a "D" district covering 60 per cent. of its lot, four stories or 44 feet in height, would have to have a yard 20 feet deep and an outer court at least seven feet four inches wide. For lots of 30 feet or less in width outer and inner courts are subject to the regulations provided for such courts in "C" districts.

The "E" district regulations are particularly appropriate for detached or semi-detached houses on lots 40 feet or more in width. In a residence district a building on an interior lot with its porches, wings and accessory buildings may not exceed for the first story 50 per cent. of the area of the lot, and may not

(Continued on page 848.)

LEGAL NOTES AFFECTING REALTY

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

Party Wall Agreements.

A PARTY wall agreement provided as the owners of the premises adjacent to those belonging to the plaintiffs' predecessor were about to erect a building, they might extend, at their own expense, party walls then existing between the lots, and if in the future the extension should be used by the plaintiffs' predecessor, she should pay a sum fixed for such use, and that the agreement should run to the benefit of the heirs, executors, administrators and assigns of all the parties. The plaintiffs sold their land to the defendant, and offered a deed which the defendant refused to accept, alleging that there was an incumbrance on the land. The New York Appellate Division, *Hayden vs. Pinchot*, 158 N. Y., Supp. 215, holds that the agreement is not an incumbrance on the land, preventing the plaintiffs from conveying a good title. It did not create a privity of estate, but was a personal covenant, and therefore not enforceable against the plaintiffs or their grantee, the defendant.

Sale on Installments.

The New York Appellate Division holds, *Juvelier vs. Jamaica Park South Realty Corp.*, 158 N. Y., Supp. 167, that where a contract for the sale of land on installments did not fix any time for delivery of the deed, the payment of the last installment and delivery of the deed were concurrent conditions. The vendor, however, could not be put in default by a tender of the last installment, followed by his refusal to accept it and deliver the deed immediately. He would be entitled to a reasonable opportunity to perform, and only in the event of failure to perform after such opportunity would he be in fault.

Broker's Right to Commission.

A realty broker, not given the exclusive right to sell or exchange a certain property, attempted to induce a prospective buyer to visit it, but failed. This buyer was afterwards induced by a realty company, with which the owner had listed the property, to inspect it, whereupon an exchange was effected. The Utah Supreme Court, *Douse vs. Meehan*, 156 Pac., 920, holds that the broker was not entitled to commission, since the prospective buyer was not induced to exchange his property for the owner's by reason of anything the broker did.

Misrepresentations of Brokers.

A purchaser of property from a broker was induced to pay more than the owner asked for the property by the fraudulent representation of the broker that the owner would not accept less than the price paid. The confidential relations between the broker and the purchaser were such that the latter believed the broker's statement and relied on it to the extent that he failed to make further inquiry as to the price at which the land could be bought from the owner. The Oklahoma Supreme Court, *Stevens vs. Reilly*, 156 Pac., 151, holds that the purchaser was entitled, in an action for deceit, to recover from the broker the excess which he pocketed, less the usual commission for making the sale. The broker could not escape the legal consequence of his fraudulent conduct by saying that the fraud might have been discovered had the purchaser exercised ordinary care and diligence.

Sale of Land.

A purchaser of land cannot predicate fraud upon statements made by the vendor which, either by reason of their form or subject matter, show to be mere expressions of opinion. A purchaser is not justified in relying upon the accuracy of such statements; and if he does, and the opinion turns out to be wrong, the purchaser has not action therefor. In *Coley vs. Dore*, 156 Pac., 164, the Oklahoma Supreme Court held that the unfulfilled opinion expressed by the vendor that the

purchaser would get a very profitable contract to pump water to a city was not a ground for rescission of the contract of sale.

Building Line Agreements.

Violations of a building line covenant by an inch or two, it is held, *Forsee vs. Jackson*, (Mo.) 182 S. W., 783, are too trivial for aid in equity. A deed provided that the building on the premises should be at least 2 feet from the north line and should not be longer than 68 feet, the surface of the lot not to be raised more than 2½ feet. The space of 2 feet from the line was concreted, an araway being put into light the basement. It was held that these did not violate the covenants; nor did the building of a wall from the house to the rear of the lot. This was done to protect the property. The erection of a dwelling with bay windows extending 8 or 9 inches over the line was, however, held to be a violation of the covenant; but it was held that after completion of the building a mandatory injunction would not be issued to compel the removal of bay windows extending less than a foot beyond a building line; for such remedy would be too drastic. "If the damages are trivial, or if they can be made good

by a legal judgment, or if the loss to the defendant by granting mandatory relief will be far more than the attendant benefit to the plaintiff, the writ will commonly be denied, and the plaintiff left to his action at law."

Option to Purchase.

A contract, supported by a valuable consideration, which binds the owner to convey the property to the purchaser on demand and payment of the price within a specified time, and which does not bind the purchaser to take the property at any time, and which expressly provides that the contract, unless the privilege of purchase is exercised within the specified time, shall be void, is, the Kentucky Court of Appeals holds, *Fields and Combs vs. Vizard Insurance Company*, 182 S. W., 934, an option to purchase at the price for the definite time; and where no offer has been made by the purchaser on his assignees to exercise the option until after the expiration of the time, the contract is not enforceable against the owner.

Broker Wins Commission.

A broker contracted with an owner to sell his land for cash. He procured a purchaser, who was ready, able and willing to pay, but the owner could not give him possession with his deed, because the land was rented. It was held the broker was entitled to his commission, though the purchaser refused to buy.—*Scott vs. Rainey*, (Mo.) 183 S. W., 656.

CELEBRATION IN THE EAST BRONX OPENS NEW ERA FOR THE BOROUGH

BOROUGH PRESIDENT DOUGLAS MATHEWSON and Public Service Commissioner William Hayward, broke ground last Saturday, at Hugh J. Grant's Circle, in the Bronx, for the new subway line along Westchester avenue from Whitlock avenue to Pelham Bay Park, while hundreds of East Bronx residents looked on and cheered. Brief addresses were made by Henry J. Jarvis, president of the Chester Taxpayers' Alliance, by Lawrence C. Manuell, the contractor whose bid of \$2,063,877.59 has been accepted and authorized; by Michael B. McHugh, and by Messrs. Mathewson and Hayward.

The ceremony, marking the actual beginning of construction work on this important division of the city's new Dual Subway System, symbolized probably one of the most significant developments in that section of the borough since it was annexed to the City of New York, in 1895, and property owners and business men in the area to be benefited were jubilant.

Earlier in the afternoon a big civic and industrial parade in which many local merchants, business men and citizens participated, marched through the principal thoroughfares as part of the carnival and celebration arranged by the Chester Taxpayers' Alliance, and a Citizens' Auxiliary Committee. A number of taxpayers' associations, fraternal organizations, athletic clubs and public school children were in line. The East Bronx Property Owners (Inc.) sent a big delegation headed by County Clerk J. Vincent Ganly.

Among the interesting industrial exhibits was the float of the Bronx Gas & Electric Company, representing a complete kitchen and dining room equipped with all the latest gas appliances. Olin J. Stephens (Inc.) presented five coal carts of various sizes and build typifying the evolution of the coal distributing methods of the firm since 1853.

Real estate men and builders were very optimistic regarding the future of the section, and there was a practical unanimity of opinion that their long wait for transit would be followed by a new era for the East Bronx. It is expected that the new lines will be opened for operation in sixteen months.

"It is about eighteen years," said William A. Cokeley, "since the agitation was begun for adequate transportation in this section. Even as far back

as 1898 or about three years after this part of the Bronx was annexed to the greater city, we were seeking recognition and a consistent and persistent fight has been waged. Present assessed valuations have been based largely on the fact that we would eventually get rapid transit and I believe now that the fruition of our efforts has been attained."

"I predict," said Miss Helen S. Leube, "that this new turn to the situation, brought about by the actual beginning of work, will place values at least one-quarter higher within a short time. It is common knowledge that the lack of transit has prevented the proper growth of this district. The greatest difficulty with which I have had to contend in the selling and renting of properties here, has been the 10-cent fare."

George A. Hefter said: "The direct area of benefit resulting from subway operation will include that territory lying within a thousand feet on both sides of Westchester avenue, and in my opinion this is the district which will experience most of the activity. In anticipation of a healthy building movement an excellent sewer system has been installed; the outlet sewer having been constructed at an estimated cost of \$3,000,000, with connecting sewers in many of the intersecting streets and avenues. The time is now ripe for apartment and flat house construction."

Andrew Hally said: "Practically the entire section within the sphere of influence of the new road is equipped with the necessary municipal improvements, and the quick absorption of the present supply of living accommodations which is bound to come as soon as trains are in operation, will create a good demand for apartments. All that was needed as a stimulant for construction of buildings of this type was the 5-cent fare, and this is no longer a hope, but a realization."

"If past history of the Bronx and other sections of the city means anything then a good buying and building movement must follow subway construction," said Lambert G. Mapes. "As far as I can see there is no drawback now to a splendid market for properties in this part of the borough. Thousands of people using the new route to Pelham Bay Park will be afforded an opportunity to see the possibilities of the East Bronx, and a great many who never realized the advantages of residence in this section will be brought in close touch with it."

(Continued on page 837.)

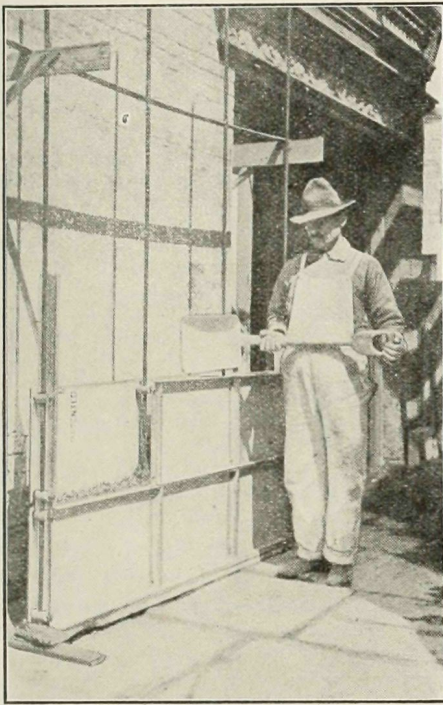
NEW AND USEFUL APPLIANCES

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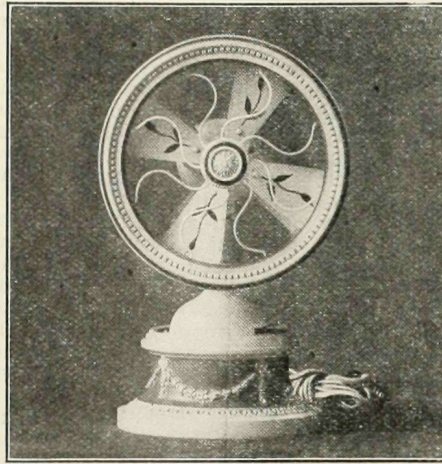
THERE has lately appeared a new style of metal forms for the construction of reinforced concrete walls and partitions. Vertical steel rods or pipe are placed 2 feet apart within the proposed wall space. Screws are inserted in steel spacers, previously attached to the rods and adjusted to the required thickness. The form plates which can be of comparatively light sheet steel on account of the internal attachment, are placed against the hub of the adjusting screws and held in place by a nut threaded on the outer end. The concrete is then placed in the usual manner. The forms are made of plain sheet steel, reinforced to obtain the necessary rigidity to assure a uniform surface, in units or sections, which are all alike except for the difference in length necessary for turning a corner.



The steel rods, while they hold the plates in position, also serve as reinforcing material. The rods and the spacers, which are No. 20 gauge steel and one inch wide, remain in the concrete. The adjusting screws are removed and used again in a new location. This internal fastening arrangement automatically spaces the forms laterally, provides adjustment as to thickness and plumbness and prevents any outward collapse of the forms. The system is unique and makes possible building in successive courses, instead of erecting the forms to the full height as is done in the present practice. The forms may also be separately removed, thereby permitting the earliest possible use in other locations, also making the concrete surface accessible for further treatment when desired. The adjusting screws provide so careful an adjustment that only a small amount of plaster will be necessary to finish the wall. This system of reinforced concrete construction is a simple, as well as a very practical one, and the forms used are inexpensive and easily put in place, requiring only ordinary labor. The forms may be used for footings, foundations, walls and partitions, both solid and hollow. The hollow walls and partitions can be formed by placing hollow cores, horizontally, in conjunction with the pouring of the concrete.

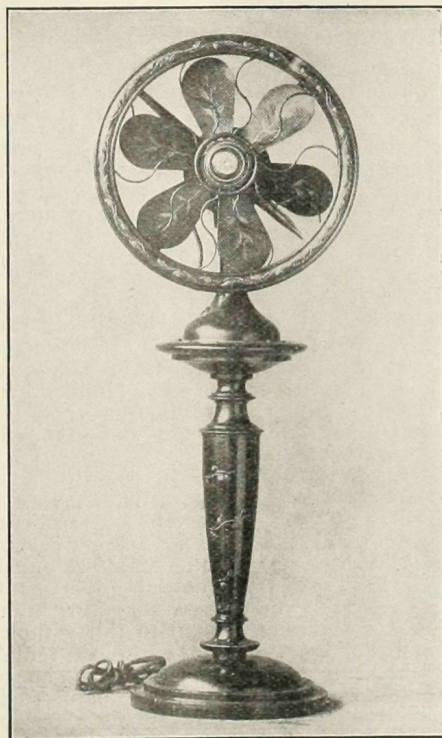
Decorative Electric Fans.

NOTWITHSTANDING the fact that electric fans have provided much comfort to those using them, the fan itself has oftentimes been a jarring note in a carefully thought out decorative scheme. This was only because the fan was designed for a strictly utilitarian



purpose and not for its decorative value. A manufacturer has recently brought out some interesting decorated fans and fan standards, designed in strict accordance with period requirements, which come in a wide variety of colors and finishes. These fans and standards are suitable for use in the city or country home, clubs, or in fact any structure where harmony in the scheme of decoration and furnishing is a prime requirement.

The designer has taken particular care in the coloring and design to make the fans and their standards appeal to the finer sensibilities of the architect and the interior decorator. They are decorated by hand. The stands are made in a substantial manner, of hard wood with weighted bases. The fans have wood rims around the guard and are securely fastened to the pedestals, making them a very practical article of furniture, and minimizing the danger of injury.



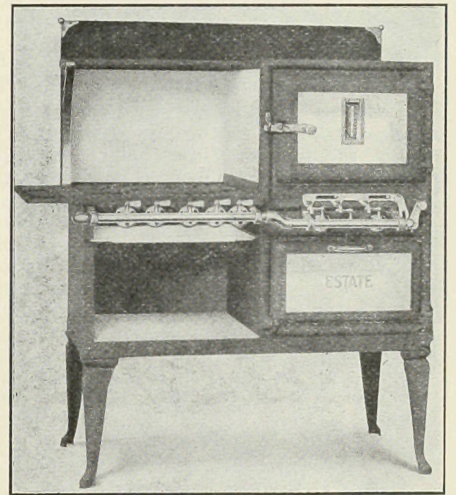
New Storm Sash and Screen Adjusters.

WHERE the use of storm sash is desirable on account of cold air and bad weather, and where screens are hinged at the top so that they may be swung open when desired, the sash and screen adjuster which has recently made its appearance on the market will be found to fill a long felt want. The adjuster locks the window or screen securely in position, whether open or closed, and keeps them fastened in a manner preventing rattling. The device is a decided improvement over the stick usually employed to prop open these windows and screens, and in a large measure increase the safety of those working at the windows.

These adjusters may be used singly or in pairs; when only one is employed, it is placed in the center of the sill. Where used on storm sash, two are desirable, one on each side. The adjuster locks the closed sash as securely as would an ordinary window lock. When the sash is open, the slot in the bar, which is wedge-shaped, firmly keeps the sash in position. The greater the pressure on the bar, the firmer the wedge-shaped slot is held in position, and the curved end of the bar prevents the sash from being pushed too far out at the bottom. These sash and screen adjusters are made entirely of steel, in a japanned or sherardized finish.

A Fireless Cooking Gas Range.

INTERESTING among the innovations in gas-burning appliances is the fireless cooking gas range which has lately made its appearance on the market. This range is said to have a wide popularity among consumers. The conversion into a fireless cooker is by means of a simple movement of a lever which converts the bake oven of the usual type



into an air-tight, heat-tight fireless cooking compartment in which any desired temperature can be maintained for almost an indefinite period without the use of gas. The walls of the oven are two inches thick, and are said to be so thoroughly insulated that the loss of heat through radiation is reduced to a negligible quantity. The door of the oven is constructed in a manner similar to that of a refrigerator, and is insulated as thoroughly as the walls. The temperature inside of the oven may be 500 degrees while the outside of the walls is not more than 50 degrees higher than the temperature of the room.

According to the manufacturer, one of the features of particular interest in this range is the safety device regulating the fireless cooking arrangement. Before the lever which controls the oven bottom and flue damper can be moved to seal the oven, it is absolutely necessary that the gas cocks be closed. The claim is made for this gas range that by the use of the fireless cooking arrangement a large saving in gas bills can be effected. The cast iron parts of this range are finished in a velvety black, requiring no polishing. Oven and broiler linings are aluminized and the door linings and splashers back are of white enamel, as are the broiler and pans.

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The flurry of hotel projects has paused. Nothing has been heard from the Statlers for a fortnight; the lease for the New York Central's hotel, The Terminal, is still unsigned, and the general contract waits.

If it pays to scrap a dwelling that cost as much to build as the one at the northeast corner of Madison avenue and 72d street, once the home of the Rhinelander Waldos, few private dwellings will be left in New York's fashionable district in after years, unless restricted covenants and laws restrain the construction of apartments. Actually, there is no limit to the intrinsic value of a building which it may pay to remove, provided the appreciation in the site warrants. The Waldo site, 30x102 feet, is valued by the Tax Department at \$105,000, and the building at only \$33,000, though it must have cost much more.

With a smaller percentage of vacancies in the tenant factories of the middle West Side than ever before, and rental values steadily rising, the time is opportune for an extension of light manufacturing space somewhere, to accommodate the drift from the East Side and the natural growth of the industry. It will be a problem for many firms to find space when present leases expire, unless it is provided in new territory west of Seventh avenue, or in the old sections south of Union Square. Bing & Bing's new purchases, in West 26th street, of improved premises is significant of how leading operators view the chance for a quick turn.

Ground-breaking for the Westchester avenue extension of the Broadway-Lexington avenue subway was duly celebrated by the people of the East Bronx last Saturday. The one regret over the construction of the various parts of the Dual System is about the length of time that is intervening before the traffic will return to the taxpayers interest on their \$200,000,000 investment. The operating companies are protected until the system earns a profit. It still costs eleven cents to carry every five-cent passenger on the Fourth avenue subway in Brooklyn. Many are asking if the city did not plunge too heavily on subways, seeing how diffused the benefits will be.

Ascendency of the Bronx.

The Bronx has always been fortunate in having its interests furthered by men of constructive ideas and personal force. The community spirit is still strong there, notwithstanding that the borough now has a population of 700,000. The aims and objects of its citizens have always been definite and desirable, and city and national authorities have never been left in doubt as to what the Bronx wanted.

The principal current needs of the borough, as we learn from the annual report of its efficient Board of Trade, are a general post office with pneumatic tube connections to sub-stations, a passenger station on the New York Central lines at 149th street, a union station at Hunts Point for the New Haven, the Westchester and the New York connecting roads, public wharves and an industrial belt line railroad, improvements to the Harlem and East Rivers, a landing place for New England steamers at the foot of 138th street, and, of course, a Federal building.

Some of its wants have recently been promised, as the initial appropriation for straightening the Ship Canal, and an extension over the Harlem for the West Side elevated railroads of Manhattan to a connection with the Jerome avenue branch of the Dual system, besides a number of other urban railroad extensions. No less than twenty-five new industries have been attracted to the borough through the instrumentality of the Board of Trade during the year, and in various other directions have the interests of the Bronx been advanced and its future provided for by the same active body.

With enterprising and business-like policies the local administration has won the confidence of real estate and industrial investors in a marked degree. Capitalists have been made to feel that their Bronx investments are secure. The records of the Register's office, regularly reproduced in these pages, reveal a healthy, as well as a rapid, growth in real estate equities and loans. Taxable realty has increased in value from \$123,000,000 in 1900 to \$658,000,000 in 1915. The cost of building operations planned last year exceeded by \$12,000,000 the value of the work undertaken in the previous year.

The last five have not been the years of greatest progress for the borough, but the next five are likely to be, under the impetus of new rapid transit railroad construction. The transformation of its West Side will without doubt be the most advantageous part of the new development, to which the connections from the West Side elevated roads in Manhattan will greatly contribute.

Individualism in Modern Apartments.

The new fancy among city families in affluent circumstances for living in rented apartments, in preference to private dwellings, is spreading to the corresponding class of people in small places, where every reasonable opportunity and charm attend upon villa life.

"No one wants a big house any more," remarked a lady in a little self-centered city on the Hudson, where there are many fine estates. "It is too much of a task to keep in order. Besides, house parties and unlimited hospitality are going out of fashion. The attractions of town and country clubs are partly responsible. How many old families here have taken smaller houses or apartments a walk through the city will show."

In New York the predisposition of the wealthy for apartments makes it profitable for real estate operators to erect capacious buildings costing several million dollars in the most fashionable neighborhoods. Single apartments sometimes contain twenty or more rooms, and rent for ten to thirty thousand dollars. Even these high rentals represent a decided saving in household expenses for lessees accustomed to living in dwellings valued at a million or more for tax purposes. But apart

from the social distinction attached to the exclusive location, it was not easily apparent to the man in the street what the tenant got for his twenty thousand a year beyond the conveniences common to hundreds of other multi-family houses. Interior decorations were certainly not so sumptuous as in the individual dwelling until recently. The foyer of the flat bore no comparison to the high-ceilinged entrance halls of some old dwellings with their decorative marble staircases and Louis XVI. chandeliers.

The architecture and construction the tenant cannot change, but since he has taken an interest in the subject he can and does control the decorating and furnishing, and to a very considerable degree contrives with professional aid to give an individual touch to that part of the great house which belongs to him. The function of the modern interior decorator has become exceedingly important, whether he be a member of the architect's staff or a detached consultant. Women are achieving remarkable success in this field.

Red rooms, green rooms and blue rooms, so called, with their screaming colorings, are missing from well designed interiors. Dull hues have taken the place of startling ones, and a few simple terms have superseded an endless nomenclature for colors. The most modern among decorative artists are, in fact, leaving the beaten paths described and pictured in innumerable books. Period reproductions are advised only for apartments of large dimensions, and the point of satiation seems to have been reached in the liking for antiques not really heirlooms.

In studio apartments, high-ceilinged, with chambers on a gallery, and in gorgeous duplex apartments with long vistas there is room for the play of individual ideas that will give the most modern city habitation a high place in the realm of luxury. In these more expensive apartments the nature of the background supplied by the landlord is far from being crude. It is amenable to the decorator seeking either a conventional period effect or something more appropriate to our own times, and the available space, for the tenant who wishes to be gracefully extravagant. Furniture for the modern apartments is a theme by itself and some manufacturers now make it a specialty.

Hudson River Realty and the Interstate Parks.

Hudson River estates now bring full value when marketed, but few are being offered. Good roads and the automobile, with efficient train service on both sides of the river, have made them easily accessible from New York. A generation ago before the automobile came, a number of fine old Colonial houses were allowed to fall into decay, and the lands to be taken for industrial purposes. "Belvoir," long the home of the Lilienthal family at Yonkers, brought \$750,000 when sold to an ecclesiastical order recently. "Algonac," the Delano mansion at Balmville, lately destroyed by fire, is being rebuilt. "Blackburn," at New Windsor, now the property of Mrs. Peter Cooper Hewitt, is being rebuilt on an enlarged plan.

The transformation of the west side of the river, with its mountainous cliffs and slopes and historic scenes, into park lands, is attracting thousands of excursionists annually, and popularizing the Hudson valley as never before. The effect upon the real estate of the east shore and the adjacent countryside on the west has been appreciable. Every year the daily commuting streams are growing.

Few if any commissions appointed by any State in the Union have rendered a service so efficient, economical and thoroughly satisfactory to the public as the Commissioners of the Palisades Interstate Park, whose annual report to the Legislature of 1916 is now available. The splendid work begun by Messrs. Morgan, Harriman, Vanderbilt, Rockefeller, Skillman and Baker is being continued by their successors, headed by President George W. Perkins. Very soon

now there will be a parkway from Fort Lee all the way to Newburgh, passing the Highland forts and West Point, and rounding the faces of Crow Nest and Storm King mountains, half way up to the summit, like a road through the Swiss Alps. All this littoral tract, with much inland acreage, has been saved from spoliation by quarrymen and woodchoppers at great cost, largely borne by the philanthropists named.

Many tracts of land were purchased during the year by the commission, to add to those already possessed by the States of New York and New Jersey, and much construction work was done, including a new headquarters building, a number of piers, large and small, concrete reservoirs and water systems, together with road building and forestry work. Altogether the commission spent \$765,000 during the year, and the public may be sure that value was received for every dollar. All the trap-rock crushing works have been driven away under condemnation proceedings, and this great industry, which supplies the metropolis with the aggregates for concrete construction and road building, has had to find other locations.

Altogether it is very interesting and satisfactory to study the visible evidence of the work of the Interstate Commission and its effect upon the surrounding country in popularizing the towns and increasing the demand for estates.

The Proposed Manhattanville Yard.

Editor of the RECORD AND GUIDE:

We have examined the supplementary report of the Committee on Port and Terminal Facilities of the Board of Estimate, with particular reference to that portion of the report that deals with the question of the Manhattanville yard.

Evidently, the railroad company, which in 1913 strenuously insisted that no railroad yard could be operated under cover, now concedes that such statement was and is not justified by the facts. It has also receded from the position taken more recently that the cost and danger of the operation of a freight yard under cover was so great as to render it impossible to permit the covering of this proposed Manhattanville yard.

It now presents a novel suggestion, not previously mentioned, that, owing to the depth of the river at the point in question, and the nature of the river bottom, the foundations of the yard cannot be constructed of sufficient strength to support a roof "except at enormous expense."

That this proposition is not put forth in good faith by the railroad, and that the situation has received wholly inadequate consideration from the Port and Terminals Committee, is made manifest by its failure to re-incorporate in the report even the slight measure of protection that was accorded to the property owners in the vicinity in 1913 by a restriction against the erection of buildings more than one story in height within the yard area.

It may well prove that at this time, when the city asks the right to cover the yard, and intends to add the covered section to its park area, the difficulties of establishing proper foundations for the cover seem insurmountable; but that when the railroad desires at some future date to build a twelve-story warehouse in the same spot, requiring a far stronger foundation, these difficulties will vanish.

If the foundation were really such as to render a covering of the yard impossible, there should have been no difficulty in obtaining from the railroad company an agreement not to erect any building whatsoever within the area of the yard.

Either the members of the Port and Terminals Committee did not take the trouble to ask this concession, or they asked it and it was refused. In the former event, it has been negligent of the interest of property owners in the neighborhood. In the latter event, the bad faith of the New York Central engineers and the error of judgment on the part of the Dock Department's engineer is proven beyond any dispute. The very refusal of the New York Central Rail-

road to agree not to erect its own structures within the yard area would prove the falsity of its assertion that a roof cannot be erected over the yard for the city's benefit.

However, aside from the force of this argument, the opinion of George S. Rice, consulting engineer, which is set out in the following quotation from a letter dated May 18, completely disposes of the contention of the railroad:

I have read, as requested by you, Report No. 2 of the Committee Upon Port and Terminal Facilities, particularly the statements as to the Manhattanville Yard contained on page 12 of the report.

I note that the chief engineer of the Dock Department advises the committee that the character of the river bottom outshore of the section which it is proposed to roof is such that it would be impossible to provide foundations for a roof except at enormous expense.

This, in my opinion, is not the fact. Proper foundations adequate to support a railroad yard in active operation could be made sufficiently strong to give adequate support to the added weight of the roof and surfacing, which I recommended in my previous report, and this would entail no very substantial additional expense.

It would, of course, be wise to establish such foundations by filling the section in with rock, and I have assumed that this would be done as a matter of course, in order to support the marginal way shown on the plans, outside of the yard itself. With a properly constructed foundation, the "sinking" to which attention is called, could be avoided, and there would be little risk of the destruction of the steel and concrete roof.

On behalf of the property owners represented by us, as well as on behalf of the hundreds of thousands who reside within the area affected, we urge most emphatically that no railroad yard be allowed at this point unless the same is completely covered and the deck added to the park system of the city.

STANLEY M. ISAACS.

The New Lien Law.

Editor of the RECORD AND GUIDE:

The general effect of the amendments to the Mechanics' Lien Law are contemplated with much interest. The old lien law, which had become well settled by judicial interpretation of the courts, placed material men and laborers in a preferred class. The amendments which have just been passed by the Legislature will require the test of experience to prove just to what extent they are an improvement over the old law.

The provisions giving to the material men, sub-contractors and laborers priority over general creditors on particular operations is proper and should meet with general approval. Another provision making it possible for 75 per cent. in amount of mechanics' lien creditors to arrange for the completion of an operation which is in financial difficulties, ought also to prove beneficial.

Lien laws should not be made to foster a greater laxity in the granting of credits, and it will be of interest to know whether under the new conditions there will not develop a trend on the part of loan operators in conjunction with material men and contractors to take increased risks in promoting what are known as speculative operations. It would prove best for all interests if this speculative tendency could be restrained rather than greatly encouraged.

WRIGHT D. GOSS.

Assessments for Sewers.

Editor of the RECORD AND GUIDE:

There appears to be a desire on the part of our friends and brothers who are now running New York City to place additional and more than usual expenses on real estate in the shape of assessments for new sewers that take the place of old ones.

This is almost entirely caused by the fact that buildings have been erected so high that the old sewers cannot take care of the pressure created by them. Recently we had an assessment of \$100 and over on a small piece of property in Walker street, and we are threatened with assessments in a number of other places where enormously high buildings have created trouble for tenants in the smaller buildings.

Would it not be more fitting on the part of those that are so interested in our welfare that scarcely a day passes without a call from at least one of them

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. 78.—Will you please let me know (1) just what the State of New York guarantees under the new Torrens Law, just signed by the Governor? (2) Since the Register's office has at its disposal only the records of that department, and since this is only one phase of the title, I cannot quite understand how the Register can guarantee anything other than what his records would substantiate. A. B. C.

Answer No. 78.—Under the amended Torrens Law just signed by the Governor, the State of New York does not guarantee anything. The law provides for a thorough examination of the title by an "official examiner," and then a court proceeding, which if successful, results in a judgment of the Supreme Court as to the validity of the title. The State's part is in thus utilizing its court. The judgment, properly made, settles the title and renders it unassailable. A title thus authenticated, does not need any guarantee, and the assurance fund is meant primarily to compensate persons not adjudged the owners, who may, by any possibility be injured in dealing with the title under this system. The Register does not guarantee anything. The Official Examiners make their examination not only of the records in his department but of all the records and evidences affecting the title. It is the judgment of registration that is the most important thing in the system, and it is the most valuable thing that a landowner can have to authenticate his title.

Question No. 79.—Has any actual construction work been authorized for the beginning of work on the new County Court House? Would your records show when this proceeding was initiated? W. P. T.

Answer No. 79.—No. Preliminary plans for the building were approved by the Board of Estimate on July 2, 1914, the estimated cost of \$10,000,000 was approved, and the Court House Board was authorized to prepare the final plans and specifications. These were presented on May 1, 1915. During the summer of 1915 certain objections were raised by the Board of Estimate to the contract drawings. On October 18, 1915, the Court House Board submitted an explanation of the plans and specifications. On February 9, 1916, certain modifications were suggested by the Mayor and the Comptroller, looking to an appropriation of \$7,500,000. No definite action has as yet been taken. The matter has appeared several times on the Board of Estimate's calendar and will come up on June 2, on the question of the appropriation of \$7,500,000. In relation to the site commissioners in condemnation were appointed on June 30, 1903. The original site was selected on January 18, 1912, and the addition to the site on July 2, 1914.

to try to place this expense where it really belongs, say in the form of some sort of a super-tax on the high buildings that cause the trouble?

WM. H. BROWNING.

Seagoing Commerce.

New York City has the largest seagoing commerce of any seaport in the world—and the smallest merchant marine. On account of the shortage of ships, the country has been prevented from taking advantage of the present extraordinary opportunity of capturing the markets of other continents. This is a big price to pay for a singular national policy.

REAL ESTATE NEWS OF THE WEEK

Improvement Noted During Past Six Months, Though Some Deterrent Factors Still Exist

By LAURENCE MCGUIRE

INDIVIDUAL opinion of the condition of the real estate market will more or less reflect individual experience. This again will be influenced to a great extent by the district in which that experience is gained and by the character of the property handled by the individual broker. A number of such opinions might show wide extremes of optimism or disappointment. It is the purpose of this brief review to avoid these extremes, or rather to present a synopsis of the conditions generally applying to the current demand for real property.

Up to six months ago the market was exceedingly dull. It had been so for a long period. About the first of the year conditions began to improve and up to the present have reflected a fairly satisfactory average of activity. This is not to say that there has been any boom, but that there has been a very marked and encouraging improvement.

This is due in part to expansion in certain lines of business, creating demand not only for business property, but enabling those whose business has been prospering to purchase either new houses for investment or better residential accommodations. Partly, also, it is due to the presence, in more or less large amounts, of mortgage money, this in turn reflecting the accumulation of such funds during a long period of extreme conservatism on the part of lending institutions.

During the past few months brokerage reports have included sales in neighborhoods which until recently figured very seldom in the brokerage news.

The lower eastern end of Manhattan Island, in the vicinity of the William street subway, is one of these. The Chelsea and Greenwich Village districts and Harlem are others. In familiar neighborhoods, Park avenue has witnessed considerable activity. Here nu-

merous apartment house sites have been purchased. In the Grand Central Terminal zone recent conspicuous instances of this activity are the purchases by a wealthy New Yorker of the Manhattan Hotel and the Tiffany Studios. There has also been some activity in the Fifties, between Fifth and Seventh avenues. Lexington avenue, along the subway route, is not as active as one might expect, but it is due to make a good showing before long. Washington Heights has also shown considerable activity.

As the character of the property affected by the trading of the recent past, I think there has been more than the normal preponderance of apartment and residence property over business property.

With conditions in the outlying districts I am less familiar. But I should say that the Bronx is doing fairly well. Brooklyn is quite active in areas served by new transit extensions already in operation or soon to be put into service. The Bay Ridge district, served by the new Fourth avenue and Sea Beach subway extensions, is quite obviously so, and new population is moving in very rapidly.

The leasing market has shown the same relative improvement as the market for freehold property. This, however, does not apply to the city generally. Many of the buildings in lower Manhattan have large vacancies, and rental schedules have not been rigidly maintained. But here, too, conditions are much better than last year. In some lines, business expansion has created demand for larger space. In the Fifth avenue district the "Save New York" movement—a reflex of the districting and height-limiting movement—has necessitated a good deal of shifting and will do so for some time to come.

Apartment renting has been exceptionally good, both in the better grade

REAL ESTATE BASEBALL LEAGUE ANNOUNCES SCHEDULE FOR 1916

THE Commercial and Real Estate Baseball League has arranged a series of games, the schedule of which is given below. The officers include J. E. Snyder, president, J. W. Armstrong, treasurer, Thomas F. Rooney, secretary, and George H. Gray, chairman of the Board of Governors. The clubs represented are the following: American

Can Company, J. W. Armstrong, manager; Austin, Nichols & Company, Inc., Thomas F. Rooney, manager; Brooklyn Real Estate Brokers, George H. Gray, manager; R. G. Dun & Company, C. J. Frank, assistant manager; Ingersoll-Rand Company, Benjamin Halliday, manager; Turner Construction Company, H. Brown, manager, and R. C. Williams & Company, D. Kamrass, manager.

Schedule of Games for Season of 1916.

CLUBS.	Brlyn. Board of R. E.	R. G. Dun & Co.	R. C. Williams & Co.	Austin-Nichols & Co.	Amer. Can Co.	Turner Constn. Co.	Dieckhoff Raffloer & Co.	Ingersoll-Rand Co.
Brooklyn Board of R. E.		Aug. 12	Aug. 20	Aug. 19	June 17	July 15	July 8	June 24
R. G. Dun & Co.	July 22		Aug. 5	July 29	June 24	June 17	July 15	July 8
R. C. Williams & Co.	July 29	Aug. 19		Aug. 12	July 8	June 24	July 15	July 8
Austin, Nichols & Co.	Aug. 5	Aug. 26	July 22		July 15	July 8	June 24	June 17
American Can Co.	May 20	June 10	June 3	May 27		Aug. 12	Aug. 26	Aug. 19
Turner Construction Co.	May 27	May 20	June 10	June 3	July 22		Aug. 5	Aug. 26
Dieckerhoff, Raffloer & Co.	June 3	May 27	May 20	June 10	July 29	Aug. 19		Aug. 12
Ingersoll-Rand Co.	June 10	June 3	May 27	May 20	Aug. 5	July 29	July 22	

To reach Dun Oval, take Brighton Beach "L" to Church av and transfer to Church av trolley to 57th st.
 To reach Taft Oval, take Brighton Beach "L" to Church av station and transfer to Church av car to Rockaway av.
 To reach R. E. B. Field, take Brighton Beach "L" to Kings Highway station and walk to the right to Ocean Parkway.
 For games at home, read down. For games abroad, read across.

Games at Home.

Brooklyn Board of R. E.	May 20	May 27	June 3	June 10	July 22	July 29	Aug. 5
R. G. Dun & Co.	May 20	May 27	June 3	June 10	Aug. 12	Aug. 19	Aug. 26
R. C. Williams & Co.	May 20	May 27	June 3	June 10	July 22	Aug. 5	Aug. 26
Austin, Nichols & Co.	May 20	May 27	June 3	June 10	July 29	Aug. 12	Aug. 19
American Can Co.	June 17	June 24	July 8	July 15	July 22	July 29	Aug. 5
Turner Construction Co.	June 17	June 24	July 8	July 15	July 29	Aug. 12	Aug. 19
Dieckerhoff, Raffloer & Co.	June 17	June 24	July 8	July 15	July 22	Aug. 5	Aug. 26
Ingersoll-Rand Co.	June 17	June 24	July 8	July 15	Aug. 12	Aug. 19	Aug. 26

R. G. Dun & Co. and American Can Co. will play their "At Home" games on the Dun Oval, Church av and 57th st, Brooklyn, N. Y.
 Austin, Nichols & Co. and Dieckerhoff, Raffloer & Co. will play their "At Home" games on Diamond No. 1, Taft Oval, Church and Rock-away avs, Brooklyn, N. Y.
 Brooklyn Board of Real Estate and Ingersoll-Rand Co. will play their "At Home" games at R. E. B. Field, Ocean Parkway and Av S, Brooklyn, N. Y.
 R. C. Williams & Co. and Turner Construction will play their "At Home" games at Taft Oval, on Diamond No. 2, Church and Rockaway avs, Brooklyn, N. Y.

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and medium-priced types of houses. In the more expensive houses there is some tendency toward a longer term lease than that now prevailing. In the less expensive types leases are insisted on more generally than in former years. In both types rental schedules are being fairly well adhered to.

The loan market can hardly be said to be entirely satisfactory, but loans are easily enough obtainable for sound investment and building undertakings. The essential factor seems to be safety. Speculative schemes of the old shoe-string type receive no consideration. The same condition of caution is reflected in the fact that lenders quite frequently call for substantial payments on renewals. I should say that the average prevailing rate of interest is 5 per cent., but $4\frac{1}{2}$ per cent. money is obtainable on good security.

Building is not quite up to the standard in other branches. Building material and wages are, just now, abnormally high. There is also a scarcity of dependable labor in the building trades, for the ranks of workers have been depleted to meet the demands for labor in factories producing or handling various kinds of munitions. Those who were contemplating building are not likely to proceed under these conditions. There was, however, a very considerable amount of work in apartment houses and hotels contracted for before the building and labor situation became acute.

TWO CONFERENCES.

Real Estate Board Desires to Obtain Co-operation Between Owners and City Officials.

AT the suggestion of the Real Estate Board of New York, two important conferences are to be called in the near future for co-operation between city officials and property owners in connection with measures recently signed by Governor Whitman.

The board has called to the attention of Fire Commissioner Adamson the advisability of a conference of real estate organizations and owners interested in building in New York City, for a better understanding of the orders that are required of owners and for discussing the necessary readjustment of the Fire Department and Labor Law orders resulting from the passage of the Lockwood-Ellenbogen bill for simplifying building inspection. In endorsing the suggestion, Fire Commissioner Adamson says:

"I think such a conference would serve an excellent purpose because it would contribute to a better mutual understanding of the enforcement of the inspection laws by this department."

Commissioner Williams of the Department of Water Supply, Gas and Electricity has also been asked to call a conference on the new rules and regulations to be formulated under the water meter bill before such rules and regulations are presented to the Board of Aldermen for their approval. The suggestion was made with the idea that it would be best to have a thorough discussion of the proposed rules and as large a measure as possible of agreement between the city authorities and those to be affected by these rules, in advance of their official adoption.

Commissioner Williams has advised the board that, while it may be some little time before his department is ready to proceed in this matter, he is in entire accord with the suggestion and will arrange for discussion with representative committees.

BRONX CELEBRATION.

(Continued from page 832.)

William D. Howell, a pioneer apartment house builder in the Annexed District, who, in 1913, improved with apartment houses the entire block front on Walker avenue, between Overing and Benson avenues, declared that the best indication of the trend was the excellent renting condition of these houses which have been filled since completion and are returning from \$5.50 to \$6 a room for

three and four room apartments. "The reason why there has been so little apartment house construction in this section," said Mr. Howell, "is the difficulty of obtaining loans on the 10-cent fare. The attitude of lenders will probably change, however, after the new line is in operation."

The Chester Taxpayers Alliance closed the celebration with a dinner held in the evening at Martin J. Kane's Inn at Pelham Bay Park, which was well attended. Addresses were made by Frank L. Dowling, president of the Board of Aldermen, Borough President Douglas Mathewson, James Blaine Walker, Secretary of the Public Service Commission, George A. Hefter, and J. H. Flicks, the contractor. Henry J. Jarvis acted as toastmaster. He urged the construction of a new link connecting the Pelham Bay Parkway system at Whitlock avenue with the present West Farms subway line at Simpson street. President Dowling in replying said that if there was any money available in the city treasury when the question of this link came up in the Board of Estimate he would vote for its appropriation. At the guests' table were, one-time Borough President Cyrus C. Miller, one-time Park Commissioner Thomas J. Higgins, Register Edward Polak, Deputy Street Cleaning Commissioner, Andrew E. Kalbach, Assistant Corporation Counsel, James R. Fitzgerald, and Mon-signor Edward McKenna.

Committee on Celebration.

The committee on the celebration was Henry J. Jarvis, president of the Alliance; Charles H. Meyer, treasurer; Henry J. Bachmann, secretary; and George A. Hefter, chairman; and the committee sub-divisions were as follows: Finance committee, J. Vincent Ganlv, chairman; Richard Arnold, William Mallett, William A. Cokelev, Martin J. Kane, Charles W. Maier, Carl Watson and Helen S. Leube; Publicity committee, F. T. Holt, chairman, W. P. Beach, John Kadel, E. J. Gilligan, S. W. Greenbaum and J. F. McNabb; Dinner committee, Harry A. Cokelev, chairman, Charles E. Hally, Henry Schmidt, Gustave Killenberg, T. M. Hartnett, T. M. Hewitt, and F. H. Weeks; Arrangement committee, Michael B. McHugh, chairman, Andrew Hally, Augustus G. Miller, A. W. Huck, James H. Goggin, Leon Losere, Frank Long and Charles Becker.

The Citizens' Auxiliary Committee included Daniel I. Boylan, E. H. Rosenquest, Frank Gass, William B. Bush, T. R. Thorn, Olin J. Stephens, William D. Howell, George Joseph, Thomas C. Arnov, Lambert G. Mapes, Joseph Newman, Joseph Pierson, Frank P. Van Riper, Joseph Horowitz, Fred M. Weiss, Dr. M. Hart Brown, Samuel Cohen, A. H. Morris, William Devine, John S. Mapes, Warren Skillen, Rev. R. B. Mat-tice, Rev. F. M. Clendenin, Rev. Alfred L. Faust, Rev. Urban C. Nageleisen, Rev. Merrill F. Clarke, James F. Donnelly, Dr. J. Gorse Simmons, Dr. C. E. O'Grady, Thomas H. O'Neill, George Wolf, Pierce E. Paris, Philip Dietrich, Edward Gehlert, Peter Kiefer, George Cambies, Edward Polak, Eugene J. McGuire, Christian Broschart, Frank Platzer, Robert L. Moran, Hon. Franklin C. Hoyt, Mgr. Edward McKenna, Charles W. Bogart, John J. Dunnigan, Martin J. Donnelly, Sidney B. Hickox, Owen F. Dolan, Albert Roeth, Thomas Master-son, Dr. John E. Virden, Frederick Hertfelder, John F. Condon, Edward A. McSorley, Morgan Washburn, Raymond Van Wagner, T. A. Murrav, Frank Ward, John V. McEvily, Joseph P. Day, William Sohmer and James Bracken-ridge.

The Catskill Aqueduct.

The Catskill Aqueduct, now nearing completion, begins in the Catskill Mountains, crosses under the Hudson River at Storm King Mountain and comes down the east side of the river to New York. It was begun eight years ago, is 120 miles long and will supply 500,000,000 gallons of water a day. It is regarded as one of the greatest engineering feats in the country and will represent an outlay of about \$177,000,000.

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PRIVATE REALTY SALES.

THE combination of a holiday week and the approach of summer weather was not conducive to an active market, although there was a fair amount of trading, particularly in properties of a residential character. The business cannot be compared with that of previous weeks because practically two entire days figured as holidays. Nevertheless, in spite of this handicap, trading proceeded substantially along the same lines that have been noticeable during the last month.

The demand for high-class dwellings on the upper East Side, in the Lenox Hill and Carnegie Hill districts, continued and several more desirable sites were acquired which eventually will provide new homes for prominent New York families. It is already becoming apparent that the splendid colony of Park avenue apartment houses is to be flanked with costly private residences and, with the new districting restrictions in effect, the entire section east of the Park will be assured of a permanent high-class residential character. This situation has probably stimulated the trading in this part of the city, and the fact remains that there has been and continues to be a steady buying movement as the result of which a most desirable class of occupancy is being attracted to the private houses in this neighborhood.

An important auction sale is scheduled for the Vesey Street Exchange Sales Room on Wednesday next, when Bryan L. Kennelly will offer at Supreme Court partition sale for the Woolf estate, 116 lots in the West Bronx, in the Mt. Hope section. The property includes frontages on Jerome avenue, Grand Boulevard and Concourse, Macombs road, Inwood, Townsend, and Walton avenues, and in 171st, 172nd and 175th streets. The property is along the line of the new Jerome avenue subway extension and includes a number of prominent corners. The same auctioneer will offer on Tuesday for various estates a number of properties in Manhattan, the Bronx, Queens and Richmond.

Joseph P. Day will sell on the same day the old Dewey theater in East 14th street on a plot 62.6 x 206.6 through to 13th street, between Third and Fourth avenues.

On Monday, June 12, at the Vesey Street Exchange Salesroom, Joseph P. Day will offer at public auction eight desirable building lots, one of which is improved with a two-and-a-half-story frame dwelling, located on Sedgwick avenue, West 183d street and Hall of Fame Terrace in the University Heights section of the Bronx. The plots average 50x125 feet each. The same auctioneer will hold his last Spring Special Sales Day on Thursday, June 15, and will offer a varied list of properties in many parts of Greater New York and in the metropolitan district. Many of the holdings to be offered are for the accounts of estates.

THE total number of sales reported and not recorded in Manhattan this week was 33, as against 39 last week and 14 a year ago.

The number of sales south of 59th street was 9, as compared with 18 last week and 6 a year ago.

The sales north of 59th street aggregated 24, as compared with 21 last week and 8 a year ago.

From the Bronx 12 sales at private contract were reported, as against 8 last week and 5 a year ago.

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

Ford Co. Buys Broadway Corner.

The Ford Motor Company, of Detroit, through its general manager, Frank L. Klingensmith, has purchased from the Tyee Realty Company and the McGovern estate, the property at the northeast corner of Broadway and 54th street, known as 1706-1720 Broadway, and 215 West 54th street, with a frontage of 129.7 feet on Broadway and 54.7 feet in the street. The plot measures 125.6 on the east line and 86.8 feet on the north, and is flanked on the north by the Hotel Woodward. The broker was Joseph P. Day. The property was acquired for improvement with an automobile salesroom for the occupancy of the Ford Motor Company which had originally intended to build a three or five-story structure, but it is reported that negotiations are under way with Thomas D. Green, proprietor of the Woodward Hotel, that may result in the erection of a fifteen-story building on the plot, the upper twelve floors of which will be leased to the Woodward Hotel interests and used as an addition. If this phase of the transaction is consummated, the total investment will involve about \$2,000,000.

Big Midtown Purchase.

Bing & Bing have purchased, through Cutner & Lipset, from Houston T. Reader and Isaac Josephson, as trustees, the twelve-story store and loft building at 127-133 West 26th street on a plot 87.6 x 98.9. The asking price was \$450,000. The property carries a total rental of more than \$50,000 per annum. The brokers report that the deal was arranged on an all cash basis, and that it is an indication of the beneficial effect which the zoning movement is having upon commercial structures south of 34th street. Stoddard & Mark, as attorneys, represented the purchasers, and Gilbert, Lauterstein & Gilbert, acted for the sellers. Bing & Bing recently purchased, through the same brokers, a similar property directly opposite at 122-126 West 26th street, from the Fabian Construction Company.

Heights Properties in Trade.

The Henry Morgenthau Company sold the block front comprising eleven lots in the south side of West 181st street between Northern and Haven avenues. The plot has a frontage of 214 feet in 181st street, 153 feet on Northern avenue, and 122 feet on Haven avenue,

TAX RATE IN THE SEVERAL BOROUGHES OF THE CITY OF NEW YORK, FROM 1898 TO 1916, INCLUDING STATE TAX.

	Manhattan. Cents.	The Bronx. Cents.	Brooklyn. Cents.	Queens. Cents.	Richmond. Cents.	State tax. Mills.
1898.....	2.01	2.01	.....	.....	.....	2.08
1899.....	2.44804	2.44804	2.36424	3.27445	2.42373	2.49
1900.....	2.24771	2.24771	2.32113	2.34216	2.22073	1.96
1901.....	2.31733	2.31733	2.38853	2.35702	2.35191	1.20
1902.....	2.27344	2.27344	2.35353	2.31873	2.33653	.13
1903.....	1.41367	1.41367	1.48945	1.47508	1.49675	.13
1904.....	1.51342	1.51342	1.57296	1.57228	1.59281	.13
1905.....	1.49051	1.49051	1.56264	1.55523	1.55821	.09
1906.....	1.47890	1.47890	1.53766	1.55484	1.55422	.011495
1907.....	1.48499	1.48499	1.55408	1.53393	1.56798	.008642
1908.....	1.61407	1.61407	1.67021	1.66031	1.71115	.....
1909.....	1.67804	1.67804	1.73780	1.72536	1.77522	.....
1910.....	1.75790	1.75790	1.81499	1.81079	1.87501	.....
1911.....	1.72248	1.72248	1.85502	1.73645	1.81657	.....
1912.....	1.83	1.83	1.87	1.84	1.92	.6
1913.....	1.81	1.81	1.85	1.85	1.92	1.00
1914.....	1.78	1.77	1.84	1.80	1.90	.5805
1915.....	1.87	1.94	1.92	1.95	2.24	.....
1916.....	2.04	2.09	2.08	2.06	2.13	(*)

(*) Undetermined. Note.—The tax rates given for the several boroughs are the sum of two and sometimes four separate rates. The rates are: The rate for general city purposes, which is uniform throughout the city; the rate for county purposes, which varies in the five counties; the rate for State purposes, which is uniform throughout the city, is imposed in the year succeeding its levy by the Legislature, and is omitted when there was no direct State tax, and lastly a rate to pay an assessment levied pursuant to Section 247 of the Charter, against an entire borough or boroughs to pay all or part of the expenses of a local improvement.

with a southerly line of 239 feet. The purchaser was David L. Zipkin, who gave in exchange the two six-story apartment houses, at the northwest corner of Audubon avenue and 175th street, on a plot 106 x 100. The deal involved properties which have been held at about \$390,000, and was negotiated by M. I. Strunsky & Company, and Bernard London.

"Wendolyn" in Resale.

The "Wendolyn" apartment house, at the south corner of Riverside Drive and 100th street, on a plot 100x150, has been sold by the Morrell Holding Company, Robert Lee Morrell, president, to the Donovan Estate (Inc.), Warner M. J. Donovan, president. The property has been held at \$1,250,000. The brokers in the deal were Nassoit & Lanning. The "Wendolyn" is a twelve-story structure which was built several years ago by the West Side Construction Company, and was acquired by the seller some months ago from William T. Evans, in exchange for the twelve-story loft building at the southwest corner of Fourth avenue and 32d street.

Garage in \$300,000 Deal.

Pease & Elliman sold the garage and the ground lease owned by the Black's Garage Corporation, in East 64th and 65th streets, to the Ritz Garage (Inc.), William Hirsch, president. The transaction involved about \$300,000. The lease has a long term to run with renewal privileges. The garage is a one-story structure covering 125 feet at 205-213 East 64th street, through to 206-208 East 65th street.

To Build \$250,000 Home.

Mrs. Ernesto Fabbri has sold to Warren Thorpe, through Pease & Elliman, 15 East 64th street, and the easterly adjoining 11 feet, forming a plot 31 x 100, which has been held at \$150,000. The purchaser plans to erect a costly dwelling from plans by John G. Greenleaf, to cover the entire plot, which will involve an expenditure of about \$250,000, including the cost of the land.

Another Purchase for Dwelling.

Mrs. Julia E. Cameron sold, through John J. Kavanagh the plot 28 x 100, in the north side of East 90th street, about 280 feet east of Fifth avenue, which has been held at close to \$3,000 a front foot. It was announced that the purchaser is a member of a prominent family in this city who intends to build a high-class private house on the plot.

To Enlarge Plant.

Philip Hano, manufacturer of blank books at 806 Greenwich street, has purchased through the Duross Company from David and Harry Lippman the plot 42 x 65 adjoining his present location at the northwest corner of Greenwich and 12th streets, on which he will erect an addition to his present plant.

Manhattan—South of 59th St.

CROSBY ST.—L. Tanenbaum, Strauss & Co. have sold for the Bond & Mortgage Guarantee Co. the 6-sty loft building at 316 Lafayette st, through to 151 Crosby st, on plot 125.9x79.1xirreg.

MADISON ST.—The Phelan Estates sold 352 Madison st, a 5-sty tenement, on lot 23.6x95, to the Burden Realty Corporation, formed recently.

38TH ST.—John J. Meenan sold for the Lyman estate 519-523 West 38th st, a 5-sty building, on plot 75x100, recently partly destroyed by fire. The buyer is William H. Callanan, who will reimprove the building.

42D ST.—L. Tanenbaum, Strauss & Co. have sold for Mrs. Theresa Metzger the 5-sty tenement, on lot 25.5x78, at 563 West 42d st, northeast corner of 11th av, to Patrick and Peter McManus, who have been the tenants of the store for a number of years.

3D AV.—James J. Donovan has sold for the Bond & Mortgage Guarantee Co., 408-412 3d av and 154-156 East 29th st, southwest corner of those thoroughfares, consisting of three 3-sty and two 2-sty buildings, with stores, on plot 50x100. The selling company recently took the property over in foreclosure proceedings.

Manhattan—North of 59th St.

73D ST.—William B. May & Co. sold for L. M. Josephthal the 5-sty dwelling at 26 East 73d st.

75TH ST.—John J. Kavanagh sold for H. P. Shriver the 4-sty dwelling 19 East 75th st, on 31-ft. plot.

86TH ST.—Slawson & Hobbs sold for Flora R. Stettenheim 127 West 86th st, a 4-sty dwelling, on lot 20x100.8.

105TH ST.—Daniel H. Jackson resold to a client of Herman Arns & Co. 152 West 105th st, a 5-sty flat, on lot 25x100. Mr. Jackson bought the property from Herman Baer last month.

113TH ST.—N. Brigham Hall & Wm. D. Bloodgood (Inc.) sold for John Healy the 6-sty apartment, known as The Teresa, at 241-243 West 113th st, on plot 50x100.11. The same brokers have been appointed managing agents for the property by the new owners.

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115TH ST.—Thomas J. O'Reilly sold for the Emigrant Industrial Savings Bank, to Michael Scarpelli, 203 East 115th st, a 3-sty tenement, with store, on lot 18x100.11, recently acquired by the seller at foreclosure.

122D ST.—Martonbert Realty Corporation, Herbert R. Snyder, president, bought 232 West 122d st, a 5-sty flat, on plot 34x100.11 from the estate of Gilbert Bamberger, through Porter & Co. The property was held at \$40,000.

132D ST.—Alexander Selkin and David Mintz sold for the P. & W. Holding Co. 7 East 132d st, a 4-sty flat, on lot 25x100.

141ST ST.—Bond & Mortgage Guarantee Co. sold to Louis Bloch 208 and 210 West 141st st, a 6-sty apartment house, 50x99.11.

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

187TH ST.—Anna Fallon et al sold, through Slawson & Hobbs, 533 West 187th st, a 3-sty dwelling, on lot 19x100.

191ST ST.—Frederick Brown bought from the John Boyland Co. the 5-sty apartment house at 502 West 191st st, on plot 55x99. The property was held at \$65,000. In part payment Mr. Brown gave a plot 75x100 in the south side of 192d st, 100 ft. west of Audubon av, held at \$30,000. Arnold Byrne & Baumann were the brokers.

AMSTERDAM AV.—M. Cohn, & Co. have sold for the Placid Realty Co. 2009-2011 Amsterdam av, through to St. Nicholas av, a 6-sty apartment house, with four stores, on plot 50x118, which has been held at \$110,000.

AUDUBON AV.—John N. Golding and D. E. Thomas sold the new 6-sty apartment house on the southwest corner of Audubon av and 179th st, 25x100, for the Aldus Construction Co.

AUDUBON AV.—Frederick Brown has bought from the estate of Jules J. Peugnet the 5-sty apartment house, on plot 60x100, at 185 Audubon av, northeast corner of 174th st. The property was held at \$100,000.

CONVENT AV.—C. A. King denies the sale reported in last week's Record and Guide of the 3-sty dwelling at 339 Convent av, on lot 20x100, at the southeast corner of 144th st.

HAVEN AV.—Ennis & Sinnott bought from the Aldus Construction Co., the new 5-sty apartment house at the southeast corner of Haven av and 171st st, on plot 51.7x108.11.

MADISON AV.—Douglas L. Elliman & Co. have sold 1020 Madison av, a 5-sty dwelling, on a plot 32x60, for the Lawyers Title & Trust Co. for occupancy at the expiration of the present lease. This house was one of a group of three built jointly for the Lawyers Title & Trust Co. and Charles Buek on the vacant property taken under foreclosure from the J. C. Lyons Co. several years ago. The largest and most expensive house, 20 East 79th st, was sold by the same brokers to Dudley Olcott, Jr., vice-president of the Central Trust Co., for close to \$250,000. The corner was more recently sold to E. H. Reynolds. The property just sold was held at \$100,000 and sold very close to this figure.

PARK AV.—The old Mason-Seaman garage property at the southwest corner of Park av and 78th st, on plot 76.8x100, has been reported sold by the estate of John Webb, which has owned it since 1871.

PARK AV.—Douglas Robinson, Charles S. Brown Co. sold for Emily N. Vanderpoel to Gerrish H. Milliken the 4-sty dwelling at 723 Park av, on lot 20x82.

Bronx

136TH ST.—Cahn & Cahn sold for the Benenson Realty Co., 429 East 136th st, a 5-sty flat, on lot 25x100.



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183D ST.—S. J. Taylor sold for George W. McAdam the southwest corner of 183d st and Walton av, on a plot 43.02x95.

BASSFORD AV.—Louis Rapaport and B. Cohen have sold for the East River Savings Institution to Joseph Smolensky 2275 Bassford av, southwest corner of 183d st, a 6-sty new law flat, containing twenty-two apartments and store, on plot 35.5x108.

COURTLANDT AV.—Charles Beebe sold through Cahn & Cahn, 678 Courtlandt av, a 5-sty flat, on plot 29x100.

GRAND BOULEVARD.—H. A. Douglas & Co. resold for the Dayton Construction Co., Harris & Ely Maran, the southwest corner of the Grand Boulevard and Concourse and 198th st, a plot fronting 100 ft. in the Concourse and 44 ft. in 198th st. The purchaser is William Kaufmann, who will improve the plot with a business building.

GRAND BOULEVARD.—Frederick Brown resold to George S. Runk 2399 Grand Boulevard and Concourse, a new 5-sty apartment house, 50x80, held at \$60,000. In part payment the buyer gave a residence, with two acres, at Calhoun Heights, Greenwich, Conn. The Bronx house was acquired by Mr. Brown last month from the Nista Construction Co.

MORRIS AV.—Cahn & Cahn sold for Fredericke McConnell, 1549 Morris av, a 2-fam. dwelling, on lot 25x75.

MOTT AV.—J. Clarence Davies has sold for the Clarand Realty Corporation the plot 75x95, on the east side of Mott av, 250 ft. north of 153d st. This completes the resale of nine lots purchased by the seller from the Morris estate.

POPHAM AV.—Steven B. Ayres sold for Emile Utard his residence at 1771 Popham av, on plot 75x155, to Dr. Joseph A. Buda.

STEBBINS AV.—Louis Kleban sold to S. Jacobs, 1074-1080 Stebbins av, a 6-sty apartment house, on plot 98x170xirreg.

TRINITY AV.—Kurz & Uren (Inc.) sold for Albert Rosenthal, to the Delco Holding Co., 971-973 Trinity av, two 5-sty apartment houses, on plot 73x100.

WASHINGTON AV.—Kurz & Uren (Inc.) have sold for a client of L. J. Greenberger to Weiss & Barkin the 5-sty flat, on plot 37.5x129, at 2170 Washington av. The purchaser gave in addition to cash 20 acres of land known as Bald Hill, in the Town of Wilton, Conn., free and clear.

Brooklyn.

ELBERT LA, ETC.—Henry Rockmore sold dwellings at 339 Eldert la to Herman G. and Bertha Taxis, 341 Eldert la to Mary Anderson, 9412 Forbell av to Gustav Lepers and 224 Forbell av to Frederick and Mathilda Frederickson.

HAWTHORNE ST.—M. M. Hayward & Co. have sold for Mary E. Post the 3-sty dwelling, on plot 80x166, at 285 Hawthorne st. The property has been held at \$12,000.

40TH ST.—Tutino & Cerny have sold for Caroline L. Brown to M. Silverman the house and lot, 25x100, in the south side of 40th st, 100 ft. east of 3d av.

68TH ST.—Frank H. Malone and H. O. Harris sold for Asher Dann the five lots in the north side of 68th st, 213 ft. east of 6th av.

BUSHWICK AV, ETC.—R. A. Schlesing sold for Mary Bader 847 Bushwick av to Frank Zero; also for Norah Maher 40 1st st to Adam Metz.

PROSPECT PARK WEST.—Charles E. Rickerson sold for B. Frost the 3-sty dwelling at 121 Prospect Park West.

Queens.

ARVERNE.—Lewis H. May Co. resold for the Fulson Realty Co., Edward Herrmann, attorney, the Mulqueen house on the west side of Storm av.

DOUGLAS MANOR, L. I.—J. Hart Welch has sold to Mrs. Thomas E. Noyes a 14-room residence at the corner of Cedar la and Forest rd. Also in conjunction with the Charles F. Noyes Co. a large plot adjoining these premises. The residence is built in the Normandy style of architecture. Extensive alterations are to be made, and a garage constructed on the adjoining plot.

LONG ISLAND CITY.—Wm. D. Bloodgood & Co. sold the corner of Broadway and Crescent st, adjacent to an express station of the new elevated route, for the Clifton Construction Co.

Richmond.

GREAT KILLS, ETC.—Cornelius G. Kolff has sold at Hillcrest Park (Ocean View Place), lots 10 and 11 to William Lurkin; also on Hilltop pl, Hillcrest Park, lots 20 and 21 to George Ecker; and lots 6 and 7, comprising plot 40x90 ft. on Linwood rd. The same broker has sold for Theodore Eberhardt plot 50x100 on Pendleton pl, New Brighton.

Rural and Suburban.

CROTON-ON-HUDSON, N. Y.—Loton H. Slawson Co. announces the sale of the Hazlehurst property, owned by E. C. Ferris, to L. H. Barker, chief engineer of the Pennsylvania Line. The property comprises more than 215 acres and includes five farms, with a frontage on three roads. The property was held at \$75,000.

GREAT NECK, L. I.—Baker Crowell (Inc.), in conjunction with J. Wilson Dayton, have sold to Thos. A. Dorgan, of the New York Evening Journal, the Lina Wiedemann estate, at 7th st and Grace av, Great Neck Station, L. I., at a reported price of \$25,000.

GREAT NECK, L. I.—Kehoe & Gilliar sold for Christopher Dennelly a large plot near the corner of Middle Neck rd and Cutters Mill rd to the Great Neck Garage and Repair Co. as a site for a garage.

NANUET, N. Y.—Howard Goldsmith has sold for the Howard Brokaw estate the 216-acre tract, with a large house, to former State Civil Service Commissioner Elek John Ludvig. The estate had been held at \$70,000.

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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.

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.

Price 15c Per Line.

Discounts for two, three and five insertions.

WANTS AND OFFERS

WANTED—A man to superintend the operation of a brick plant in New Jersey. The plant is now being operated by Trustees and only common brick is manufactured. A good salary will be paid to the right man and an opportunity will be given to him to become permanently connected with the reorganized company. S. S. M., Room 811, 60 Wall Street, New York City.

BARGAIN—Complete bound set Record & Guide, 1868 through 1910; 84 volumes for \$50. Address Real Estate, Room 440, 42 Broadway.

CEMENT INSPECTOR, five years' special training in chemistry and manufacture of cement; own laboratory. H. W. HOFFMAN, Box 85, Hudson, N. Y.

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.

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.

FOR SALE OR TO LEASE

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

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

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.**

FOR SALE OR RENT,
large, light shop and house; good location. Apply **37 Troutman St., Brooklyn.**

LOTS FOR SALE
in Jamaica, Borough of Queens, to settle estate.
JOHN SCHAPPERT, Spring Valley, N. Y.

AT BAYSIDE.
Sale or rent, three minutes from yacht club and ten from station, eight room house. **BOX 117, Record and Guide.**

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.**

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

ELEGANT 7 ROOM COTTAGE,
furnished, high elevation, good water; also 4-room bungalow; sale or rent.
R. D. R., Box 34, Pomona, N. Y.

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.

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

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: ½ less than Sage's price; near station; also Plot.
BOX 96, 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.

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.

FIVE BRONX LOTS,
graded, curbed, flagged, sewer, asphalt streets; all assessments paid; near subway; \$950; some less. To close estate.
BIELFELD, 1460 Commonwealth Ave.

FOR SALE.
Water Power and Mill Site. Splendid water power at Welleslev, Mass., 12 miles from Boston. Low freight rates. Address
BOX 119, Record and Guide.

COTTAGES—ALL IMPROVEMENTS.
High class, large piazzas, balconies; overlooking Ocean, Shrewsbury River; best section of picturesque Highlands, N. J.
J. SIMMONS.

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.

\$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.

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.

NINE-ROOM BUNGALOW,
furnished, Ludlow Ave., between 4th, 5th, Spring Lake, N. J., near Asbury Park; lot 50x150; full shade trees; bargain.
M. MATHER, 1537 Chestnut St.,
Philadelphia.

BAYSIDE.
Sacrifice beautiful 10-room house, near water, on corner lot; worth \$10,000; sell for \$6,500 cash; no agents.
E. A. KONESNI, 920 Forest Ave.,
New York City.

HUDSON RIVER 22-ACRE ESTATE.
Stony Point, N. Y., 22-room residence, city conveniences; Supt.'s cottage; 10 farm buildings; river view. Also a 10-acre water front at Cornwall, N. Y. Sell either cheap or trade. Particulars,
P. O. BOX 12, West New York, N. J.

A BACHELOR
owning cozy modern home. West Englewood, N. J., will exchange for free and clear Brooklyn lots; 5 rooms and bath; all improvements; near station; plot 45½x157; 3 poultry houses.
BRION, 1437 Union St., Brooklyn.

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.

GOOD INVESTMENT.
9,000 acres well located tillable land, level; will produce cotton, corn, citrus fruits, winter vegetables; surrounding lands, no better, sold \$65 acre. Sacrifice price \$12.50 acres; ½ cash and trade considered; balance notes.
ED. RICHARDS, El Campo, Texas.

BEAUTIFUL PLACE,
modern house, fine outbuilding, green-house, 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.

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.

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.

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.

IN CUBA.
For sale, a splendid piece of ground, 25 x58 yards, in \$10,000 aristocratic neighborhood and 10 minutes from Havana in electric cars; very healthful and delightful place; will send views and maps on request.
DR. PELAEZ, Remedios, Cuba.

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 SWEPPENHAUSER,
262 West 135th St.

DESIRABLE ORANGE COUNTY FARM
for country residence; 110 acres, 16-room brick house; also tenant house; large barns, other outbuildings; near station on Erie main passenger line; excellent train and mail service; situated on State road; 3½ miles from Middletown. Deal direct with owner by addressing

JAMES N. MAPES, Middletown, N. Y.

MOUNT VERNON.

For sale or rent, modern dwelling, restricted Chester Hill section, three minutes from New Haven station; nine rooms, two baths; steam heat; glass enclosed and open porches; large lawn and garden; all in perfect condition; rental \$75 month; sale at moderate price on easy payments.

BOX 118, Record and Guide.

4 ACRES, BEAUTIFULLY SITUATED.

New York city limits; two dwellings, one 11 rooms, one 6 rooms; improvements; large lawns, fruit, barn, ice house, pond; five minutes to train, ten to fishing, bathing, 45 to city; will divide or exchange for New England farm.

OWNER, Box 116, Record and Guide.

FLATBUSH AVENUE EXTENSION.

PLOT—\$16,000.

57 FT. FRONTAGE—THROUGH BLOCK.

BURLING REALTY CO.,

209 Bridge St., Cor. Concord St.,

Phones 600-5684 Main.

MODERNIZED OLD HOMESTEAD,

to be sacrificed in Ridgefield Park, N. J., can be used for 2 families, 10 rooms, 2 baths, newly decorated, Louis XV Parlor, open fire places, Elizabethan Oak paneled and beamed ceiling Dining Room, steam heat, huge shade and fruit trees, Vines, Artesian Well, Fountain, Spacious Grounds, Commutation \$4.00; 30 minutes to Times Square; \$8,200, easy terms. Further particulars from

L. M. WOLFF, 10 East 47th St.,
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.

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.

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.

ROSLYN, L. I.—Claus A. Spreckels, president of the Federal Sugar Refining Co., has purchased the fine estate of Louis Sherry. The estate, which was held by Mr. Sherry at \$400,000, comprises 50 acres of land, splendidly developed with buildings and landscape effects.

RYE, N. Y.—Heckscher & de Saulles have sold for William Shillaber, Jr., his former place at the corner of Grace Church st and Forest av, consisting of about 5 acres, to William Shea, for about \$35,000.

SCARSDALE, N. Y.—Fish & Marvin have sold for the estate of William M. Leslie a property on the north side of Sherbrooke rd in the Heathcote tract to William G. Grieb, who has occupied it for a number of years. The property comprises about five acres of land, a large dwelling and outbuildings. The place was held at \$55,000.

YONKERS, N. Y.—Albert B. Ashforth (Inc.) has sold for Arthur D. Geissler his Colonial residence at Park Hill.

LEASES.

Lease Garage from Plans.

The Havre Holding Company, S. H. Uhlfelder, president, has leased, from the plans, the new garage to be erected at the southeast corner of 64th street and Third avenue. This will be an unusually large garage, and is expected to have a capacity of about 400 cars. The building will be completed about September 1, and will be operated by a new corporation known as the Carlton Garage, of which William Hirsch of the Lenox Garage is president and manager. The lease was negotiated by S. Osgood Pell & Company.

Flower Firm Changes Location.

Gerstenzang Brothers, large manufacturers of artificial flowers now at 542 West Broadway, have leased from the United States Trust Company, as trustees, the five-story building at 670-674 Broadway at the northeast corner of Bond street, for a long term. This building was formerly occupied by Leshner, Whitman & Company. The brokers were L. Tanenbaum, Strauss & Company.

Manhattan.

AMES & CO. have leased to M. J. Dougherty the 4-sty dwelling at 339 West 55th st.

ALBERT B. ASHFORTH (Inc.) has leased space in the Tilden Bldg., 105 West 40th st, to William B. Smith; in the Acker, Merrill & Condit Bldg., 5th av and 35th st, to the Vogue Corset Corp., to Miss Anna Dicks, and in the Frances Bldg., 5th av and 53d st, to Lichterman & Kent, and Bernard Schulich.

BRETT & GOODE CO. has leased at 7-11 West 45th st, the entire 16th floor to Morris Weingarten, represented by Mark Rafalsky & Co., and space on the 7th floor to Stein & Cohen.

CAMMANN, VOORHEES & FLOYD have leased the dwelling 48 East 67th st to Lowell Lincoln.

DUFF & CONGER have leased apartments to H. H. Bennett, at 1219 Madison av; to A. O. Huebner, at 131 East 86th st, and to J. D. Eldred, at 1248 Madison av.

FARM FOR SALE.

POULTRY AND DAIRY.

Fully Equipped, about 80 acres; located in New Haven, Conn., about three miles from railroad station; five minutes' walk from trolley line. Eleven-room house, with all improvements; all buildings in excellent condition. My business in New York compels me to dispose of a sacrifice.

B. H. KARMEN, 122 Fifth Ave., New York.
Phone—1345 Chelsea.

FOR SALE,

10 MILES FROM NEW YORK,

4½ Acres, covering entire block; railroad siding on property connecting with Long Island Railroad; trolley services passing property; good labor market; best shipping facilities; ideal location for large manufacturing plant; price and terms to suit.

E. E. SUYDAM, 2d Ave. and 9th St.,

College Point, L. I. Phone Flushing—1800.

FACTORY SITES FOR SALE

IN BROOKLYN.

LARGE OR SMALL PLOTS

FROM

\$2,000 TO \$250,000.

SOME WATER FRONTS.

Diagrams can be seen and full information obtained from

JOHN PULLMAN, Real Estate,

741 Union St., Cor. 5th Ave.

DUROSS CO. leased the 4-sty house 340 West 14th st for Mary E. Vail to Herbert J. E. Hallett; also for Stephen J. Collins the 3-sty house 319 West 18th st to C. O'Hara.

DUROSS CO. have leased for the Seneca Distributing Co. the 5-sty warehouse 138 Jane st, to D. C. Andrews Co.

DOUGLAS L. ELLIMAN & CO. have leased from the plans an apartment of 14 rooms and 5 baths, comprising an entire floor, in the building to be erected at 31 East 72nd st, by Klein & Jackson, to Karl E. Eilers, vice-president of the American Smelting & Refining Co.; an apartment at 122 East 76th st, for William S. Dana to George W. Carpenter, in conjunction with Ruland & Whiting; and in conjunction with Payson McL. Merrill Co., at 930 Park av, to M. Katherine Husted.

DOUGLAS L. ELLIMAN & CO. leased from the plans a large apartment in the new building under construction at 470 Park av for Samuel A. Herzog to Duncan D. Chaplin, and in conjunction with Geo. R. Read & Co. an apartment in the same building to Milton M. Klein, vice-president, B. Altman & Co.; also an apartment at 106 East 85th st to Third Deputy Police Commissioner Lawrence B. Dunham.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 830 Park av to Owen D. Young, vice-president of the General Electric Co.; apartment in the new building under construction at 930 Park av for Luis J. Francke to Arthur Silberman; and renewed the lease of apartment at 157 East 81st st to Dr. Harold Neuhof.

DOUGLAS L. ELLIMAN & CO. have leased from the plans a large duplex apartment of 14 rooms and 4 baths in the new building under construction at 330 Park av to Albert G. Milbank, who recently sold his house, 45 East 61st st to Samuel Norris, of the United States Rubber Co.

DOUGLAS L. ELLIMAN & CO. have leased 116 East 38th st, a 3-sty private house, on a lot 14x98.9, for Douglas Robinson, Charles S. Brown Co., agents, to Chester H. Aldrich, of Delano & Aldrich, architects.

J. B. ENGLISH leased for Emily C. Kruger the 4-sty building 147 West 48th st to Henry Jansen.

J. ARTHUR FISCHER has leased the store and basement in his property at 689 6th av to C. J. Ninger for the stationery and office outfitting business. Mr. Ninger will make extensive alterations and build a 2-sty extension on the rear of the lot.

J. ARTHUR FISCHER has rented the parlor floor store at 120 West 38th st to Jackson & Co., also the 2-sty building in the rear of 341 West 44th st to Herbert Koehler for a repair shop.

GOODALE, PERRY & DWIGHT rented the dwelling at 215 West 22d st to Katherine M. Griffen.

M. M. HAYWARD & CO. have leased the entire 6th loft in the Thompson Building, 511 West 42d st, to Nathan Greenberg, period furniture.

HOUGHTON COMPANY has leased for Klein & Jackson an apartment at 256 West 57th st to Dr. A. Eugene Austin.

HOUGHTON COMPANY has leased to Alice Crawford the 5-sty dwelling 42 West 96th st for Emil W. Oppenheim.

HUBERTH & HUBERTH have leased in the basement arcade of the American-Circle Bldg., Columbus Circle, one arcade leading to the subway station stores, to Francis A. Werner; also a westerly store at the point fronting directly on the subway station, to John N. Butts, for a barber shop and manicuring establishment. Two stores at the point at the easterly side of the building facing the subway station have been leased to the Heywang Cigar Corporation.

A. KANE CO. rented the house at 271 West 121st st for John P. Flannery.

JOHN J. KAVANAGH leased for Julia F. Henes, the 3-sty dwelling, 1209 Park av, to Edward S. Hatch; also for J. Langdon Schroeder the 4-sty dwelling, 67 East 82d st, to Herbert S. Connell and renewed the lease on 135 East 78th st to Osceola Club, and of an apartment at 937 Madison av to Robert T. Brennan.

LOUIS K. LIGGETT CO., operating the Liggett-Riker-Hegeman drug stores, leased through Herbert Hecht & Co. from the Fifth Avenue Building Co., owners of the Fifth Av. Building, the corner store at the junction of Broadway and 5th av, with about 25 ft. frontage on Broadway and 85 ft. in 24th st, for ten years.

SAMUEL H. MARTIN has leased for Albert S. Mortimer the 4-sty dwelling at 123 West 67th st to F. F. Weiland.

MOORE & WYCKOFF leased apartments at 150 East 72d st to Misses Mary and Lucy D. Akerly, and at 123 East 53d st to Henry H. Cone, and in conjunction with Seton Henry and Douglas Gibbons to Mr. Edmund D. Christian.

CHARLES F. NOYES CO. has leased the ground floor, basement and 1st loft at 92 Broad st for C. M. Dimm, trustee to Lunham & Moore; the basement store at 2 Liberty st for Horace S. Ely & Co., agent, to Schaefer & Shevlin; the store and basement of 92 Fulton st for Frank A. Jones to the Bankers Furniture Co.; the store 275 Water st for J. A. Zibell to the Newfoam Chemical Co.; and the store 120 Maiden la for the Jane Holding Corporation, to M. M. deC. Leitao.

CHARLES F. NOYES CO. has leased the 7th floor of 54-60 Lafayette st for the Civic Centre Co. to the Holsworth Press; space in the Hanover Bldg., 130-132 Pearl st, to Irving Gordon; and offices at 70 Wall st for the Index Realty Co, to Ernest K. Barnard.

CHARLES F. NOYES CO. has leased the ground floor 117-119 Leonard st to the B. B. Neal Hardware Co. for a long term. The balance of the building is to be occupied by the Ronco Co., one of the present tenants.

CHARLES F. NOYES CO. has leased the entire buildings 254-256 Front st for the estate of Alida R. Pettit to S. B. Penick & Co.; also the 6-sty building at 2-2½ Jacob st for the Euler & Robeson Co. to the Geo. F. Hills Co.

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CHARLES H. O'CONNOR CO. rented for the Ellisdale Co. the corner store and basement at 53-55 5th av to Bayer Bros., cotton merchants, at the aggregate rental of about \$50,000.

PEASE & ELLIMAN have leased apartments as follows: at 178 East 70th st to Samuel McLean Lowerre; at 585 Park av to Daniel Murphy; at 67 Riverside dr two apartments to Henry D. Lyman; and in the "El Dorado," at 90th st and Central Park West, to Lewis Goldsmith; and made the following renewals of apartment leases: at 315 West 115th st to Harry R. Barron; at 21 East 82d st to Thomas M. Schumacher; at 39 East 27th st to Mrs. Anna B. Evans; at 11 East 68th st to Mrs. May B. Belden; at 145 East 35th st to Mrs. L. C. Benedict; at 165 West 72d st to George B. Patten; at 829 Park av to Edwin B. Steese; at 875 Park av to Mrs. R. T. Ford; at 1190 Madison av to Max Mayer; at 505 Park av to Charles Presbrey; at 12 East 87th st to William H. Yawkey; at 103 East 75th st to William Everdell, Jr.; at 49 West 57th st to C. C. Overton; and at 105 East 21st st to Miss Andree LeClerc.

PEASE & ELLIMAN have leased for the company owning the apartment house at the south corner of 72d st and 5th av, of which Robert B. Knowles is president and J. E. R. Carpenter is the architect, the last of the duplex apartments therein, to a prominent New Yorker. The duplex apartments in this house have 21 rooms and 7 bathrooms, and will be ready for occupancy early this fall. A number of well-known people have leased duplex and simplex suites in the house, among them being Mrs. Paul Morton, Charles A. Stone and Henry Sanderson.

PEASE & ELLIMAN have leased for Mrs. Henrietta Hershfield, represented by Harry Solomon, the 4-sty house at 159 East 64th st to Eugene J. Koop; also for Payson McL. Merrill, as agent, an apartment at 823 Park av, to John C. Hughes; and an apartment at 103 East 75th st to Alva Otman, and at 144 East 36th st to L. W. Wiggins; renewed for Mrs. Norman Haggood the lease of 103 East 73d st a 5-sty dwelling held by Harold B. Clark; and leased for the Montana Realty Co. an apartment at 102 East 52d st to Mrs. Catherine Welsh.

PEASE & ELLIMAN have renewed for H. H. Hollister the lease held by Thomas D. Thatcher of the 4-sty house at 162 East 70th st; also for Charles Mayer an apartment in the house he is building in the north side of 74th st, adjoining the northeast corner of Park av, to Mrs. Lillian Wardlaw, of Columbus, Ohio; for Moore & Wyckoff, as agents, an apartment at 40 West 9th st, to Charles P. Berdell, and renewed the lease of the store at 46 East 10th st held by Dinge & Schuster.

PEASE & ELLIMAN have leased for Dr. A. H. Busby to Mrs. Bradford Ellsworth the 3-sty dwelling at 163 East 61st st; also the parlor floor at 6 West 37th st to Mrs. Betty Sebestyen.

GEO. R. READ & CO., in conjunction with Heckscher & De Sauller, leased for the Hanover National Bank in its building at Nassau and Pine sts the entire 15th floor to the Federal Dyestuff & Chemical Co., and the entire 19th floor to White & Co., Both leases are for a term of years and involve rentals of about \$150,000.

SCHINDLER & LIEBLER have leased the store on the southwest corner of 2d av and 77th st to Louis Hausner and also the double store and basement at 1503 2d av to Joseph Greenwald and Louis Engel; also the 3-sty dwelling at 308 East 81st st to Charles Inkoner.

SHAW & CO. have leased for Simon J. Barkley the 3-sty dwelling 136 West 129th st to Christina Harrington.

SHAW & CO. have leased for Henrietta M. Wilshusen the 3-sty dwelling 110 East 117th st to Adela McGinn.

MALCOLM E. SMITH & CO. leased for Russell H. Loiner a duplex apartment at 131 East 66th st, furnished, to Ernest H. Schelling.

L. TANENBAUM, STRAUSS & CO. (INC.) have rented for the Schermerhorn Estate, 8,000 sq ft at 6-10 Great Jones st, to the Melophone Talking Machine Co.; for Eugene Higgins, the store and basement, comprising 22,500 sq ft, to Abraham H. Fox, at 677 Broadway; for the Joseph Wechsler Est., the store and basement, comprising 7,500 sq ft, to Richard Oelkers, at 35-7 Bond st, and for the Hecht Estate, to David Lorence, the 1st loft, comprising 8,500 sq ft, at 649-51 Broadway.

STEPHEN H. TYNG JR. & CO. have leased space at 25 Madison av, to the Stillwater Worsted Co., at 41 Union Sq to H. Edwards Ficken, The O'Neill Linoleum Co., and the Novelty Handkerchief Co.; also at 44-46 East 25th st for the Ritz Realty Co., the 10th floor to Holzman Cohen & Co., the 5th floor to Charles S. & Wm. I. Spiegelberg; at 25 East 26th st, space to the Rochester Button Co., for the Douglas Robinson, Charles S. Brown Co., and at 73 5th av., for the same brokers, the store and basement to the P. R. Mitchell Co.; for the Cruishank Co., 11th floor to the Hawkeye Button Co. at 928-30 Broadway; the 11th floor at 118-20 East 25th st for Gaines, Van Nostrand and Morrison to the Stane Supply Co., and at 220 Fourth av the 7th floor to the Giant Silk Mills for the estate of Ellen M. Hennessey.

WHITE-GOODMAN leased the 1st loft at 44-48 West Houston st to Solomon & Silverstein; 2d loft at 72 Grand st to J. Josephson & Son; and the 3d loft at 84-86 West Broadway to the Excelsior Belt & Buckle Co.

ARTHUR E. WOOD and Harry Parker leased the building at 239 East 127th st for stable and storage purposes to the Catholic Protective Society, for the Payne Estate.

Bronx.

DELAFIELD ESTATE has leased for Mrs. M. A. Heaton her residence at Fieldston to Virgil V. McNitt, of Cleveland, Ohio.

Brooklyn.

WM. D. BLOODGOOD & CO. (INC.) leased the 1st floor of the Knight Building at North 9th st and Wythe av for the Standard Color Works (Inc.), manufacturers of dyes and colors.

Queens.

WILLIAM L. BOWMAN leased to Joseph Rees the Gipson cottage, in Gipson pl; to Philip Florin the McKenna cottage on Clark av; to Benjamin S. Moss the Whitson cottage, corner of Bayview and Prospect sts; to Charles Ullmann the Rosenstein cottage in Wave Crest, and to Eva M. Bernstein the McCaffrey cottage at Edgemere.

LEWIS H. MAY CO. Rockaway Park Office (Inc.) has leased the following cottages at Rockaway Park, L. I.: for Charles Trautman on Columbus av to George W. Baker; for A. J. O'Keefe on West End av to Thomas Lenane; and at Neponsit, L. I.: for J. G. Gegenbach in Huron st to C. P. Blanchard; for James J. Clark on Adirondack boulevard to Tillie Oppenheim.

LEWIS H. MAY CO. has leased for Edward Roche his house and outbuildings at 1730 Sea Girt av, Rochelle Park, Far Rockaway, L. I., to August Zinnsner.

LEWIS H. MAY CO. Rockaway Park Office (Inc.) leased cottages at Belle Harbor, L. I., for James Pierce on N. Suffolk av to Paul Bendix; for James T. Peto on N. Oxford av to Fred Eiseaman, At Neponsit, L. I., for Alice Roller on Beach 144th st to S. Yajima; for Margaret Peteler in Dakota st to Hamilton Candee.

LEWIS H. MAY CO. leased the following cottages at Far Rockaway, L. I.: for Metropolitan Bank on Oak st to Leopold Goodman; for Hugo Josephy on Wave Crest av to De Witt Stern.

Richmond.

CORNELIUS G. KOLFF leased for John Martin to H. F. Jaekel, his home on Howard av, Grymes Hill, for the summer; also an apartment in the Bonaire apartment house, St. George, S. I., to M. Basechwitz.

Suburban.

ALBERT B. ASHFORTH has leased the Adams property in the North Country Colony at Glen Cove, L. I.

H. SCHUYLER CAMMANN leased for Mrs. H. H. Cammann "Sunnicroft," at the southeast corner of Kirkwood av and Lindenmere dr, at Merrick, L. I., to De Lancey Nicoll, of the law firm of Nicoll, Anable, Lindsay & Fuller.

DOUGLAS L. ELLIMAN & CO., in conjunction with Alfred E. Schermerhorn, have leased to Robert Garrett, of Baltimore, Md., the Edward H. Kendall place at Southampton, L. I.

FEIST & FEIST leased for the Public Service Gas Co. the store at 11 Central st, Newark, to Alex. Loeb & Co.; also leased ground floor space at the northwest corner of Broad st and Central av to the Schulte Cigar Co., and for P. Ballantine & Sons to the J. D. Johnson Co. the building at the northeast corner of Front and Fulton sts.

FISH & MARVIN have leased the property of J. H. Strohhecker on Buckingham rd, Nepperhan, New York, to R. Torres; also furnished the estate of Mrs. G. O. Rigdon on Cedar Lane rd, Ossining. The property consists of 55 acres, a large residence and out buildings.

FISH & MARVIN have rented, furnished, the Ferris J. Meigs property at Lawrence Park, Bronxville, to Walter M. Jackson, of the Grolier Society.

FISH & MARVIN rented at Lawrence Park, Bronxville a property for Stanton Howard, furnished, to Alfred Van Horn; also the place of Philip Torchio to M. Jackson Crispin.

FISH & MARVIN have leased, furnished, for Herbert N. Cowperthwait his residence at Orienta Point, Mamaroneck, to David Belasco.

GEO. J. RYAN

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DANIEL M. GERARD leased the Van Wyck homestead at Huntington Harbor, L. I., to Mrs. A. C. Bartlett, and the Klots residence on the west shore of Huntington Harbor, L. I., to William H. Parsons.

HECKSCHER & DE SAULLES have rented for J. Harper Skillin his property at Rye, N. Y., for the season to Kenneth Stevenson.

HECKSCHER & DE SAULLES have rented for the Misses Wright for the summer their residence on Grandview av, Rye, N. Y., to Henry A. Goode.

JULIA BEVERLEY HIGGINS has leased for Winthrop Cowdin his place known as "Mello's House," Mt. Kisco, to Michael J. O'Connor, and for Caroline Choate her place at Pleasantville to Dr. John T. MacCurdy.

JULIA BEVERLEY HIGGINS has leased for William C. Le Cendre his place known as "Stone House," Mt. Kisco, to Reginald Fincke.

L'ECLUSE, WASHBURN & CO. have leased for Mrs. George Tilyou her estate on Manhasset Bay, at Great Neck, to Sydney A. Williams. The property adjoins the estate purchased recently through the same firm by A. J. Moxham, of the Aetna Explosives Co.

L'ECLUSE, WASHBURN & CO. have leased for Joseph Palmer Knapp his estate at Huntington, L. I., to Baronde Stackelberg, of Russia; the bungalow of Mrs. M. E. Sullivan, overlooking Huntington Bay, to Mrs. M. Stoddard.

L'ECLUSE, WASHBURN & CO. report the lease of Colgate Hoyt property, "East Over Farm," consisting of 186 acres and large residence on Centre Island, Oyster Bay, N. Y., to E. E. Smathers.

MARSTON & CO. have leased for the Short Hills Realty Co., the cottage at Baltusrol Way and Ridge Terrace, Short Hills, N. J.

PEASE & ELLIMAN, in conjunction with the Douglas Robinson, Charles S. Brown Co., have rented for Mrs. C. C. Bates her place in Morristown, N. J., to Irving B. Kingsford.

PEASE & ELLIMAN have leased, furnished, for Thornton Woodbury, his house at Pelham Manor, N. Y., to M. M. Marcuse.

PEASE & ELLIMAN have rented, furnished, for Mrs. Morgan Dix her place at Mount Kisco, N. Y., to Morris Herrmann.

PEASE & ELLIMAN have rented, furnished, for Mrs. Marguerite Woehrlé her place at Stamford, Conn., to Herman Hersche.

S. OSGOOD PELL & CO. leased to William A. Prime, Jr., for E. S. & S. S. Voss the Allen S. Brower cottage at Cedarhurst, L. I.

ALFRED E. SCHERMERHORN has leased cottages at Southampton, L. I., for the 1916 season for Mrs. Edward H. Kendall to Robert Garrett; for James L. Breese to Patrick F. Murphy; for George R. Peabody to Cornelius Tiers; for Mrs. Russell H. Hoadley, Jr., to Donald Harper; for Samuel Wargins to Charles A. Lindley and for the Swayne Estate to Daniel G. Tenney.

HERBERT A. SHERMAN has rented, furnished, for Mrs. Fitch Gilbert, Jr., her residence at Orienta Point, Mamaronck, N. Y., to Mrs. Henry S. Redmond, consisting of 25 acres.

STEWART C. SCHENCK and L'Ecluse, Washburn & Co. sub-leased for Mrs. F. Adele Carnochan the property of W. Bourke Cockran at Sands Point, L. I., consisting of about 13 acres, with house facing the water, for the summer, to Oscar Lewisohn.

BURKE STONE (INC.) has leased at Bronxville, N. Y.: for F. W. Kraft a residence in Maple st to Wm. A. Smith; also for Mrs. Alfred Williamson, her residence, furnished, on Pondfield rd to Frank Waterman Hills; for F. W. Kraft the house known as "J," under construction on Kraft av, to Banton Moore; and has leased for B. P. Evans his residence on Valley rd, Lawrence Park, furnished, for the summer to Mary T. Secomb, of New York; for David Lamb, of Armour Villa Park, Yonkers, his residence, furnished, to J. Morris Wilkinson; and for Alfred B. Stone the house 2 Lake av, Tuckahoe, to Roger L. Vannelli.

HERBERT A. SHERMAN has sublet for the United States Trust Co., executor of the estate of David King, Jr., the house, grounds and garage belonging to Mrs. J. Howard Wainwright, known as "The Gables," Rye, N. Y., to William E. Shepherd.

CLIFFORD VAN SCHURMAN rented the John C. Tatum estate at Great Neck, L. I., to Edmond A. Guggenheim, of American Smelters Refining Co. The estate was held at a \$10,000 rental for the season.

CLIFFORD VAN SCHURMAN has rented for Bourke Cockran to Daniel Guggenheim, chairman of the Board of Directors of the American Smelter and Refining Co., "The Cedars," Mr. Cockran's country estate at Sands Point, Port Washington, L. I., for about \$20,000 for the season. The estate comprises more than 300 acres of land and is one of the most picturesque on Long Island. It adjoins the estates of W. Butler Duncan, Howard Gould and Isaac Guggenheim.

VAN NORDEN & WILSON have rented at Pelham Manor, N. Y., for Mrs. Robert C. Black one of her cottages on the Esplanade to Horace W. Chittenden; and in connection with A. E. & I. Cackle for Witherbee Black cottage to Gerald Mygatt; and for the Suburban Land Co. a house to Mrs. Sullivan.

WORTHINGTON WHITEHOUSE (INC.) has leased for David Provost his country estate in the Kings Point section of Great Neck to a client of the firm of Seton Henry and Douglas Gibbons.

WORTHINGTON WHITEHOUSE (INC.) has leased for Mrs. George B. Lamb her country estate near Smithtown, L. I., with a large remodeled Colonial house of the Revolutionary period.

WORTHINGTON WHITEHOUSE (INC.) has leased for Cecil Lyon his country estate at Syosset, L. I., consisting of about 100 acres with a large Colonial house and outbuildings, to Meredith Hare.

REAL ESTATE NOTES.

SMITH & PHELPS have sold for the Edward J. Byrne Construction Co. the 5-sty apartment house, 43x105, at 964 Sherman av. Title passed last week.

B. M. PHILLIPS defeated F. Fox, 4-6, 6-1 and 6-2, in the finals of the Class A Group, at the Real Estate Board Spring Tennis Tournament on May 25.

BERNON S. PRENTICE is the purchaser of the 5-sty residence at the southeast corner of Park av and 65th st sold through William B. May & Co. last week.

DOUGLAS L. ELLIMAN & Co. have been appointed managing agents for the 12-sty apartment house at 130 West 57th st, containing 50 apartments, and the property belonging to the same company at 123 and 127 West 56th st.

CAHN & CAHN were the brokers in the sale reported last week of the 5-sty apartment house at 1516 Charlotte st, Bronx. The purchasers gave in exchange a 4-sty apartment house at 1504 Bushwick av.

KURZ & UREN (INC.) were the brokers in the recently recorded sale for the Dodge Realty Corporation to Benenson Realty Co. of the northwest corner of 105th st and 2d av, a 5-sty apartment house with seven stores.

WM. A. WHITE & SONS were the brokers in placing a building loan of \$550,000 with the City Mortgage Co. for the C. C. Corporation, J. E. R. Carpenter, president, for the erection of a 12-sty apartment house at the southwest corner of 66th st and Park av, on plot 100x100, recorded this week.

WM. A. WHITE & SONS have been appointed agents for the 15-sty Casualty Co. of America building at 68 William st, corner of Cedar st. This building was built by Flake & Dowling and purchased in 1914 by the Casualty Co., which uses a considerable portion for its own main offices.

OBITUARY.

ENOCH C. BELL, for many years a real estate operator in this city and active dealer in Bronx properties, died on Thursday, May 25, at his home, 272 West 90th st. He is survived by his widow and two daughters.

MOSES L. LEVOR, retired real estate broker, died of heart disease on Friday, May 26, at his home, 353 West 118th st, aged eighty-four. He is survived by four sons and three daughters.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1916		1915	
	May 26 to June 1	May 28 to June 3	May 26 to June 1	May 28 to June 3
Total No.	121	129	121	129
Assessed value	\$7,099,600	\$9,494,800	\$7,099,600	\$9,494,800
No. with consideration	18	22	18	22
Consideration	\$325,300	\$1,595,050	\$325,300	\$1,595,050
Assessed value	\$366,100	\$1,553,700	\$366,100	\$1,553,700
Jan. 1 to June 1				
Total No.	3,159	3,042	3,159	3,042
Assessed value	\$177,938,650	\$187,410,619	\$177,938,650	\$187,410,619
No. with consideration	456	430	456	430
Consideration	\$20,475,230	\$21,979,953	\$20,475,230	\$21,979,953
Assessed value	\$21,790,113	\$23,282,550	\$21,790,113	\$23,282,550

Mortgages.

	1916		1915	
	May 26 to June 1	May 28 to June 3	May 26 to June 1	May 28 to June 3
Total No.	50	84	50	84
Amount	\$2,106,464	\$3,493,466	\$2,106,464	\$3,493,466
To Banks & Ins. Cos.	13	5	13	5
Amount	\$206,500	\$50,000	\$206,500	\$50,000
No. at 6%	17	29	17	29
Amount	\$1,312,000	\$415,369	\$1,312,000	\$415,369
No. at 5½%	2	4	2	4
Amount	\$10,000	\$915,500	\$10,000	\$915,500
No. at 5%	11	23	11	23
Amount	\$545,500	\$861,625	\$545,500	\$861,625
No. at 4½%	1	1	1	1
Amount	\$22,000	\$20,000	\$22,000	\$20,000
No. at 4%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given	19	25	19	25
Amount	\$311,964	\$1,041,972	\$311,964	\$1,041,972
Jan. 1 to June 1				
Total No.	1,577	1,739	1,577	1,739
Amount	\$46,389,257	\$41,944,291	\$46,389,257	\$41,944,291
To Banks & Ins. Cos.	372	321	372	321
Amount	\$20,364,375	\$14,931,069	\$20,364,375	\$14,931,069

Mortgage Extensions.

	1916		1915	
	May 26 to June 1	May 28 to June 3	May 26 to June 1	May 28 to June 3
Total No.	27	41	27	41
Amount	\$2,119,500	\$1,873,450	\$2,119,500	\$1,873,450
To Banks & Ins. Cos.	8	22	8	22
Amount	\$193,000	\$1,525,500	\$193,000	\$1,525,500
Jan. 1 to June 1				
Total No.	856	809	856	809
Amount	\$45,284,828	\$47,500,546	\$45,284,828	\$47,500,546
To Banks & Ins. Cos.	434	333	434	333
Amount	\$32,429,100	\$31,104,350	\$32,429,100	\$31,104,350

Building Permits.

	1916		1915	
	May 27 to June 2	May 29 to June 4	May 27 to June 2	May 29 to June 4
New buildings	23	8	23	8
Cost	\$886,800	\$770,175	\$886,800	\$770,175
Alterations	\$188,675	\$392,460	\$188,675	\$392,460

	Jan. 1 to June 2		Jan. 1 to June 4	

New buildings	249	218	249	218
Cost	\$37,229,995	\$36,096,065	\$37,229,995	\$36,096,065
Alterations	\$8,684,761	\$4,198,658	\$8,684,761	\$4,198,658

BRONX.

Conveyances.

	1916		1915	
	May 26 to June 1	May 28 to June 3	May 26 to June 1	May 28 to June 3
Total No.	129	107	129	107
No. with consideration	59	13	59	13
Consideration	\$215,625	\$167,811	\$215,625	\$167,811
Jan. 1 to June 1				
Total No.	2,584	2,628	2,584	2,628
No. with consideration	387	332	387	332
Consideration	\$2,818,359	\$2,789,087	\$2,818,359	\$2,789,087

Mortgages.

	1916		1915	
	May 26 to June 1	May 28 to June 3	May 26 to June 1	May 28 to June 3
Total No.	76	59	76	59
Amount	\$398,262	\$476,974	\$398,262	\$476,974
To Banks & Ins. Cos.	3	4	3	4
Amount	\$13,000	\$63,000	\$13,000	\$63,000
No. at 6%	19	31	19	31
Amount	\$222,250	\$288,150	\$222,250	\$288,150
No. at 5½%	5	1	5	1
Amount	\$28,500	\$5,500	\$28,500	\$5,500
No. at 5%	4	10	4	10
Amount	\$12,000	\$131,000	\$12,000	\$131,000
Unusual rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given	48	15	48	15
Amount	\$135,512	\$40,324	\$135,512	\$40,324
Jan. 1 to June 1				
Total No.	1,440	1,413	1,440	1,413
Amount	\$13,965,962	\$13,558,282	\$13,965,962	\$13,558,282
To Banks & Ins. Cos.	133	100	133	100
Amount	\$3,211,500	\$2,181,500	\$3,211,500	\$2,181,500

Mortgage Extensions.

	1916		1915	
	May 26 to June 1	May 28 to June 3	May 26 to June 1	May 28 to June 3
Total No.	5	14	5	14
Amount	\$57,000	\$311,100	\$57,000	\$311,100
To Banks & Ins. Cos.	2	6	2	6
Amount	\$49,500	\$152,500	\$49,500	\$152,500
Jan. 1 to June 1				
Total No.	335	337	335	337
Amount	\$7,305,752	\$6,895,765	\$7,305,752	\$6,895,765
To Banks & Ins. Cos.	1,009	90	1,009	90
Amount	\$3,219,000	\$2,319,750	\$3,219,000	\$2,319,750

Building Permits.

	1916		1915	
	May 26 to June 1	May 28 to June 3	May 26 to June 1	May 28 to June 3
New buildings	16	34	16	34
Cost	\$712,500	\$1,067,100	\$712,500	\$1,067,100
Alterations	\$25,280	\$12,000	\$25,280	\$12,000
Jan. 1 to June 1				
New buildings	310	472	310	472
Cost	\$9,453,150	\$14,630,625	\$9,453,150	\$14,630,625
Alterations	\$565,555	\$272,255	\$565,555	\$272,255

BROOKLYN.

Conveyances.

	1916		1915	
	May 25 to 31	May 27 to June 2	May 25 to 31	May 27 to June 2
Total No.	433	473	433	473
No. with consideration	16	44	16	44
Consideration	\$104,691	\$399,765	\$104,691	\$399,765
Jan. 1 to June 1				
Total No.	9,409	9,385	9,409	9,385
No. with consideration	812	973	812	973
Consideration	\$6,306,837	\$8,384,001	\$6,306,837	\$8,384,001

Mortgages.

	1916		1915	
	May 25 to 31	May 27 to June 2	May 25 to 31	May 27 to June 2
Total No.	343	324	343	324
Amount	\$1,688,998	\$1,264,212	\$1,688,998	\$1,264,212
To Banks & Ins. Cos.	72	84	72	84
Amount	\$444,190	\$577,950	\$444,190	\$577,950
No. at 6%	181	170	181	170
Amount	\$674,373	\$567,696	\$674,373	\$567,696
No. at 5½%	87	83	87	83
Amount	\$572,650	\$468,150	\$572,650	\$468,150
No. at 5%	42	35	42	35
Amount	\$197,200	\$130,201	\$197,200	\$130,201
Unusual rates	1	1	1	1
Amount	\$10,000	\$470	\$10,000	\$470
Interest not given	32	36	32	36
Amount	\$234,775	\$98,165	\$234,775	\$98,165
Jan. 1 to May 31				

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

WITH Tuesday a legal holiday and Monday a voluntary one for many, the week was broken up and rather quiet for the building trades and material markets. The most important feature noted was the evidence of the steady improvement of the real estate market.

New building projects continue to come out, but the lettings are small. Plans are being revised in numerous cases. Not infrequently buildings are "over ironed," and much can be saved in the weight of the material. The demand for masons' materials was only fair for the number of working days, and brick quotations fell off.

In busy years of the past material costs have represented in the aggregate a larger part of the total cost of construction than they do under the present quotations without appreciably lessening the flow of work. Structural steel was as high in price, with premiums added, soon after the outset of the great building movement of a decade ago as it is today. Portland cement was 30 per cent. higher, and common brick cost more at the height of the boom in 1905 and 1906 than it does now. Lumber alone, of all the basic materials, has cost less in other busy years than at the present time.

Particularly as relates to steel, and judging from past experience, the difficulties of delivery, owing to the congestion of orders and freight embargoes due to the European war, have been more influential in deterring temporarily speculative construction than the cost of the commodity. Steel is so necessary and fundamental in first-class modern construction that it is about the first in the list of materials to be arranged for, and until it is actually in process of erection in the building there is little actual use for other component materials.

When a few weeks ago a delay of several months was found to be inevitable there naturally ensued less pressure from buyers of steel and subsidiary ma-

Brick.—Owing to the holiday in town, which the brick works did not take, the shipments of material were larger than the market could absorb this week, and quotations fell off in consequence to \$7.75, as the minimum for good brick, but with \$8 obtainable for the best grades, and \$8.25 in some cases for specified brick.

Nearly all the Hudson River yards are manufacturing but only to the extent of 50 per cent. capacity. Common labor is transient, expensive and insufficient. The wages paid average higher than last year, and in other respects manufacturing costs are greater.

The sales in the wholesale market totaled 36 cargoes, to compare with 47 last week. Manhattan took 12, Brooklyn 13 and the Bronx only 2.

SUMMARY—Official transactions in the wholesale market for North River brick for the week ending Friday, June 2:

Condition of market, firm, though over-supplied; demand fair. Prices, \$7.75@88.00. Number of cargoes sold, 36. Distribution: Manhattan, 12; Brooklyn, 13; Bronx, 2; New Jersey, 5; East Chester, 1; Astoria, 2; Yonkers, 1.

Crushed Stone.—The Palisades Park has now closed all the trap rock quarries on the Hudson within its jurisdiction, except one, on which condemnation proceedings are in progress.

The closing of these nearby sources of trap rock supply has made possible the development of more distant sources. A project which originated many years ago to develop a deposit of trap rock in southern Connecticut has within the past year been carried into effect. At North Branford, Conn., nine miles east of New Haven, the New Haven Trap Rock Co. has opened quarries and created a stone-crushing plant and shipping

facilities for the more speculative work. But if the real estate market had been ready to take the offerings of speculative builders to the fullest extent, nothing would have kept back contracts which by any chance could have been advanced. When the absorbing power of that market is right, everything is well usually with building construction. Under all the circumstances, then, critics of the present building situation undoubtedly place too much emphasis upon the recovery of an economic equilibrium by a few building materials. For whatever present slowness there may be on the part of some builders in translating their plans into contracts the causes lie deeper.

The skyscraper has well nigh regained the balance of former years between available space and necessary requirement. A large realty company reports a gain of \$200,000 in value of leases for the coming year. The new Equitable Building is now 87 per cent. rented. Other large buildings in the financial district are well filled. Large investors are turning from industrial stocks depending on war contracts to real estate mortgages and railroad bonds. With the importation of gold about to be resumed in large quantities there will be a plethora of funds for long-term investment. Mortgage money remains at the same rates as for the past year, with 5 per cent. the most prevalent rate. Money for commercial purposes is reported to be plentiful by building material firms.

The severity of the freight embargoes has lessened of late. A report from the Eastern Freight Accumulation Committee states that the grand total of loaded cars held at the last count for all Eastern railways at all points, for export and local delivery, was 25,000, which is said to be a normal number. On March 23 the total of local cars held up was 61,400. Feeling that no further necessity exists for its continuance, the committee dissolved this week.

facilities which is expected to become one of the largest crushed-stone enterprises in the United States.

C. Gordon Reel has purchased quarry property at Cedar Cliff near Poughkeepsie, and will begin operating it as soon as the weather permits. A crushing plant will be installed. Crushed stone will be coated with asphaltum under intense heat before laid on the roads. The first work will be done on the Poughkeepsie highways.

Steel.—Demands for domestic steel of various kinds are less pressing. Competition for structural steel contracts among local fabricators is keen. Industrial work is not coming out in as large a volume as hitherto, but railroad orders for bridge work is heavy, and a large amount of material is going into subway construction. In view of the abundance of contracts in hand, the mills are not anxious for 1917 business, not caring to make bookings so far in advance.

Plans for a number of buildings requiring steel are being revised. The office building for the Edison Company to be erected in Pearl street, Brooklyn, will be refigured. The Hedden Construction Company has taken the contract for the steel, 100 tons, required for the Provident Loan Society's building on Eighth avenue at 127th street. A studio and apartment building in Washington Square will take 700 tons, a residence for Thomas Newbold in East 79th street, 170 tons. The Thompson-Starrrett Company, having the general contract for the Isaac Guggenheim residence at Port Washington, has given the contract for the steel work, 250 tons of shapes, to Milliken Bros.

Architectural Iron.—While important contracts for interior iron and bronze work have been less than normal in number in New York, there is considerable going on in this line in other cities, and some of our ironworks are getting a share of it. The Hecla Ironworks of Brooklyn have contracts for a heavy tonnage of light iron and bronze work for the great eight-story building, 400x400 feet, being erected at Washington for the U. S. Department of the Interior, and also for Littel's Building at Boston, the largest office building in that city. Other jobs in hand by the same works are for the Chamber of Commerce at Rochester and the Dupont Building at Wilmington, the Municipal and County Building at Wilmington, the Franklin National Bank at Philadelphia, the Sun Life Building and the Emersonian apartment house at Baltimore, a State Law Building at Montpelier, Vt., and a power house at Washington. New York City contracts in hand are for alterations for the Old Times Building at 41 Broadway and new work for the Hotel des Artistes in 67th street.

Asbestos.—The asbestos of the world is supplied chiefly by Canada. Most of it is exported free of duty to the United States, the greatest manufacturer and user of asbestos products.

The average price per ton at point of shipping of crude No. 1 asbestos during the year 1915, according to government statistics, was \$274.11; crude No. 2, \$122.39; mill stock No. 1, \$52.40; mill stock, No. 2, \$19.99.

An order in council by the Government at Ottawa, Canada, March 25, 1916, placed an embargo on the shipment of asbestos from Canada to other than British ports, but permitted shipments to the allied countries, France, Russia, Italy, Japan, and Portugal, all special licenses being granted by the British consul. As this absolutely shut out the consumers of asbestos in the United States, it was demonstrated to the government at Ottawa that this would work a great hardship on American manufacturers and consumers and the embargo has consequently been modified to the extent of permitting shipments of crude asbestos to enter the United States on the guaranty from the manufacturers and in turn from their customers that none of the crude or manufactured material will be re-exported from the United States, except as provided for in the original circular.

Lime.—The Hay bill pending in Congress seeks to standardize the barrel of lime. Washington advices state that the bill establishes a large and small barrel of lime, the large barrel of 280 lbs., and the small barrel 180 lbs. net weight. It also provides that the net contents shall be stenciled on one or both heads of the barrel. A further provision is made that when a jobber or local dealer sells lime in quantities of more than one barrel and delivers it in barrels which are not headed and are used merely as containers, then nothing in the act shall be deemed to require that the barrels be marked as provided in this section or that each individual barrel contain either of the standard weights established, but he shall nevertheless deliver a total weight equivalent to the total weight of the large or small barrels represented sold or charged for by him or purported to be delivered by him pursuant to an order.

Old Metals.—Dealers in old metals have lowered prices on brass, lead and zinc scrap. Copper scrap is firm. Used copper wire is bringing dealers about 24½ cents a pound. Clean brass turnings, 16c.; lead, 7c., zinc scrap, 12c.

Gasoline.—The tank-wagon charge continues at 24c., with retailers asking from 26c. to 31c. in this city. In the suburbs the price is less.

CURRENT WHOLESALE PRICES.

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

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

BRICK (Cargo lots, alongside dock, to dealers only), per M.:

North River common\$7.75@**\$8.00**
Raritan common 8.00@ —
Second hand common, per load

of 1,500@ 5.25
Front or face, in car lots.....20.00@36.00
Paving brick24.00@ —

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

Domestic Portland, Spot.....\$1.67@ —
Over 30 days.....@**\$1.72**

Rebate on bags returned, 10c. bag.
Mill base..... 1.05@ —

Rosendale, natural, net, to dealers, wood or duck bags 1.00@ —
Rebate on bags returned, 10c. bag.

Alsen's GermanNo Quotation
Dyckerhoff GermanNo Quotation

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

Trap rock, 1½ in.....\$0.90@ —
Trap rock, ¾ in..... 1.00@ —

Bluestone flagging, per sq. ft. .17@**\$0.18**
Bluestone curbing, 5x16..... .40@ —

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

1½ in.@**\$0.80**@ —
¾ in.85@ —

Paving gravel 1.25@ —
P. S. C. gravel..... .90@**.95**

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

Exterior—
4x12x12 in..... \$0.0625
6x12x12 in..... .0875

8x12x12 in..... .106
10x12x12 in..... .125
12x12x12 in..... .156

Interior—
2x12x12 in..... \$0.042
3x12x12 in..... .042

4x12x12 in..... .0475
6x12x12 in..... .063

LINSEED OIL—
City brands, raw, 5 bbl. lots...\$0.72@ —
Less than 5 bbls..... .73@ —

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 in. 16 to 20 ft.....\$28.00@**\$35.50**

14 to 16 in..... 35.50@ 37.50
Heart face siding, 4-4 & 5-4@ 32.00

Flooring, 13-16x2½ & 3 ins. 16.50@ 26.50
Hemlock, Pa., f. o. b. N. Y.

base price, per M.....@ 24.00
Hemlock, W. Va., base price

per M.....@ 23.50
Hemlock, Eastern mixed

cargoes 22.00@ —
(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, base price...@ 23.00
Spruce (W. Va. f. o. b. N. Y., lighterage

limits):
2x4 to 8x8, 18 and 20 ft.....\$30.00

9 in., 16 ft. and under..... 32.00
Add \$1.00 per M. for each inch in width

over 12 ins. Add \$1.00 per M. for every 2

ft. over 20 ft. in length. Add \$1.00 per M.

for dressing.
Lath (Eastern spruce f. o. b. N. Y.):

1½-in. slab\$4.10@**\$4.40**
Cypress lumber (by car, f. o. b. N. Y.):

First and seconds, 1-in.....\$46.00@2 —
Cypress shingles, 6x18, No. 1

Hearts 8.75@**\$9.00**
Cypress shingles, 6x18, No. 1

Prime 7.25@ —
Quartered oak\$88.00@**\$95.00**

Plain oak 58.00@ 60.00
PLASTER—(Basic prices to dealers at

yard, Manhattan):
Masons' finishing in 100 lb.

bags, per ton\$10.50@**\$11.00**
Mill base 8.50@ —

Dry Mortar, in bags, returnable at
10c. each, per ton..... 6.00@ 6.50

Blocks, 2 in. (solid), per sq. ft....\$0.06
3 in. (hollow)..... .06

4 in. (hollow)07½
Boards, ¾ in. x 8 ft..... .11

¾ in. x 8 ft..... .145
½ in. x 8 ft..... .185

SAND—
Screened and washed Cow Bay, 500

cu. yds. lots, wholesale.....\$0.40@ —
SLATE (Per Square, N. Y.):

Penn. Bangor ribbon\$4.10@**\$4.50**
Munson, Maine, No. 1..... 5.50@ 5.75

Munson, Maine, No. 2..... 4.50@ 6.75
No. 1 red..... 10.00@13.00

Unfading green 4.00@ 6.00
Genuine Bangor 4.00@ 4.75

Pen Argyle 4.00@ —
Vermont, sea green..... 3.00@ 4.35

STRUCTURAL STEEL (Plain material at

tidewater):
Beams & channels up to 14 in. 2.769@3.169

Beams & channels over 14 in. 2.769@3.169
Angles 3x2 up to 6x8..... 2.769@3.169

Zees and tees 2.769@3.169
Steel bars, half extras..... 2.769@3.169

TURPENTINE:
Spot, in yards, per gallon...@**\$0.43½**

WHITE LEAD (dry and in oil):
100-lb. keg\$10.50

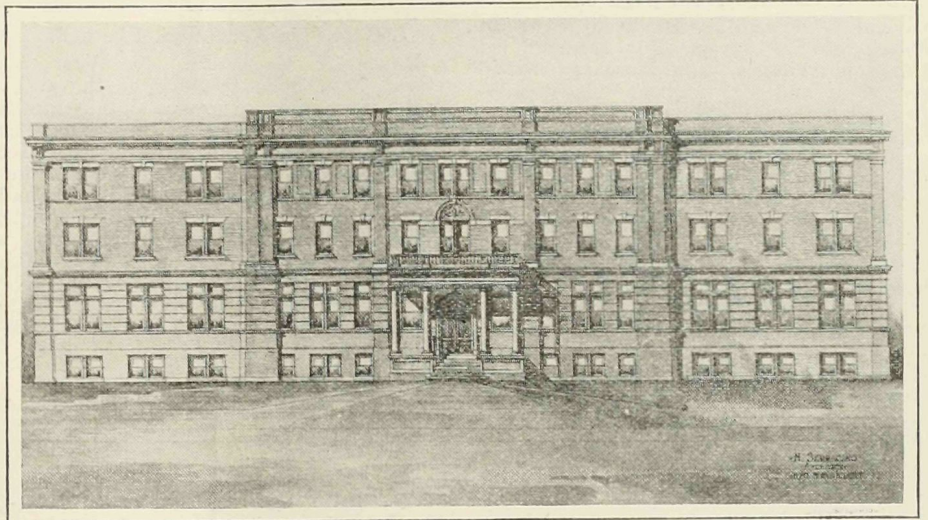
25 and 50-lb. kegs..... 10.75
12½-lb. keg 11.00

1 to 5-lb. cans..... 12.50

**NEW SEMINARY AT RENSSELAER, N. Y.
WILL COST APPROXIMATELY \$100,000**

THE foundations have been started for the new dormitory and chapel at Rensselaer, N. Y., for the Franciscan Fathers of St. Anthony-on-the-Hudson. The structure has been planned by Nicholas Serracino, architect, 1170 Broadway, Manhattan, and is being erected under a general contract by A. Pasquini, 30 East 42d street, Manhattan, and Albany, N. Y. This building will be of fireproof construction throughout, with facades of face brick, with trimmings of Indiana limestone and terra cotta. The floor construction will be of reinforced concrete. This project has ground dimen-

sions of 148.6x32.6 feet, with a chapel extension in the rear 64.6x32.4 feet. The space on the first floor will be devoted to classrooms, library and chapel. The chapel has been planned to provide seating arrangements for approximately 300 persons. The second and third floors will be used as dormitory rooms, with the necessary bath and toilet rooms. The second floor of the chapel extension will provide a gallery. The basement will include, in addition to the heating plant and storage space, room for the gymnasium, bowling alleys and billiard room. The operation will represent an expenditure of about \$100,000.



A. Pasquini, Builder.

N. Serracino, Architect.

DEGNON TERMINAL.

Tract of 217 Acres Being Rapidly Developed.

The May issue of Queensborough, the monthly publication of the Chamber of Commerce of the Borough of Queens contains the following interesting article regarding the work of the Degnon Realty & Terminal Company in filling in over 200 acres of meadow land between Flushing and Corona, which will soon make available this immense tract for industrial development.

"The land reclamation work that has taken place in Queens is one of the largest in the city and was started May 15 by the Degnon Realty & Terminal Company.

"This company owns about 217 acres of land in the Corona-Flushing meadows, lying between Flushing Bay on the

north and the Long Island Railroad on the east and south. At present, this land is slightly above high water level and the Degnon Company has entered into a contract for filling it up to the established city grade.

"The unique feature of the project lies in the fact that the necessary 'fill' for the meadows is being pumped hydraulically from the bed of Flushing Bay, which will incidentally deepen this very important waterway for increased traffic.

"The substance for filling is being pumped from a channel 30 feet deep and extending 1,000 feet into the bay.

"The magnitude of the work will be appreciated when it is known that the area to be filled will require about 3,000,000 cubic yards of the bay's bottom. A 1,500-foot pipe line carries the soil and water across Jackson Avenue onto the meadows just below the Flushing Bridge. The force of the pump sends the bay sediment and water through the uphill pipe line, pouring out 35,000 gallons every minute. When the heavy substance settles, the water runs off at the lower end of the meadows near Corona through a sluice.

"Dikes have already been constructed to hold the material which is now being pumped into the meadows.

"The dredge is now working day and night and it is estimated by the engineer in charge that the work will require from one to two years, dependent somewhat on how the sod dikes hold.

"The topographical bureau of the city has already established the street layout and grades, which after the fill is completed, will be regulated and graded and sewers and other sub-surface improvements installed.

"This development includes also the construction of a half mile of substantial concrete bulkhead wall extending around the southern end of Flushing Bay, adapted to handling heavy water borne traffic which will be invited by the improvement to the channel of the East River in the vicinity of Hell Gate by the Federal Government.

"All the low lying land between Corona and Flushing will thus be raised to the newly established city grades excepting one parcel of about sixteen acres and another of about seven acres in the vicinity of Peartree avenue and

Building Statistics.

Comparative Statistics of Building & Engineering Operations in New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North & South Dakota and portions of Missouri and Eastern Kansas, as compiled by The F. W. Dodge Company:

Contracts awarded

Jan. 1 to June 1, 1916....	456	101	500
" 1915.....	321	241	100
" 1914.....	300	721	000
" 1913.....	379	001	500
" 1912.....	327	015	000
" 1911.....	339	167	813
" 1910.....	366	037	505

Comparative Statistics of Building & Engineering Operations in New York State and Northern New Jersey, as compiled by The F. W. Dodge Company:

Contracts awarded

Jan. 1 to June 1, 1916....	59	526	500
" 1915.....	59	493	500
" 1914.....	56	036	000
" 1913.....	134	307	500
" 1912.....	98	730	000
" 1911.....	100	787	000
" 1910.....	110	603	000

Pell Street, and one parcel of about ten acres beginning at the Broadway Bridge and extending westward about nine hundred feet along the south side of Jackson Avenue. It is hoped that the owners of these three parcels may be induced to join in this improvement which means so much to the comfort and health of the residents of both Corona and Flushing.

"The plans of the Degnon Company provide for the use of this tract as an industrial development, where factories can be erected, similar to the same company's development in Long Island City, where land has been reclaimed and five or six million dollars spent in the erection of large modern factory buildings."

COMMISSION'S REPORT.

(Continued from page 831.)

exceed 30 per cent. of the area of the lot above the first story. For a corner lot those percentages are increased to 70 per cent. and 40 per cent respectively. For all buildings rear yards shall be at least five inches in least dimension for each one foot of height and courts and side yards at least two and one-half inches for each foot of height. For a lot 50 feet or less in width courts and side yards shall be not less than two inches in least dimension for each foot of height. In a residence district the depth of the rear yard at the curb level shall be at least 25 per cent. of the depth of the lot, but need not exceed 25 feet. If the building is set back from the street the required depth of the rear yard may be correspondingly decreased but not below ten feet. On at least one side of every building in a residence district there shall be a side yard along the lot line for the full depth of the lot. For any building not within a residence district the depth of the required rear yard at its lowest level must be at least 15 per cent. of the depth of the lot, but need not exceed 15 feet at such level.

An arrangement is provided whereby an individual developer or group of property owners in a "D" or "C" district, can, by setting aside 10 per cent. of their land for joint recreational use, be relieved of the court and yard requirements of the district in which they are situated and have the right to follow the requirements of the next less restricted district. The 10 per cent. set aside for the common recreational use must be equal to at least 5,000 square feet and must be at least 40 feet in its least dimension. This common space may be left in the center of the block or be made up of any lots in the block or in an adjoining block that are approved by the superintendent of buildings as suitable for the joint recreational use of the residents.

Architects' Certificates.

The State Board for the Registration of Architects requests patience on the part of each member of the profession who does not receive prompt notice of approval of his application for a certificate.

President D. Everett Waid says some 600 applications have been approved in more or less random order. From now on many hundreds of applications will be considered in alphabetical order, and the work will occupy some months, for the reason that in a great number of cases neither the applicants nor their endorsers are known to any member of the board and tedious investigation becomes necessary in order to establish identity and avoid issuing certificates to many not entitled to them.

Delay in issuance of certificates to those who were in practice in New York before April 28, 1914, can work no injury, inasmuch as there will be no interference with the continuance of the same rights or privileges enjoyed before that date.

It is unlawful to begin practice in this State without a certificate. Immediate action, therefore, will be taken on applications from architects who have not practised in New York State before April 28, 1914. All such who have not received prompt replies should address the State Board for the Registration of

Architects, New York State Education Department, Albany.

Architect for New Residence.

John C. Greenleaf, architect, 15 West 38th street, has been commissioned to prepare the plans and specifications for the five-story brick and limestone dwelling to be erected at 15 East 64th street, on a plot 31 x 100 feet, recently sold for Mrs. Ernesto G. Fabbri, through the office of Pease & Elliman, 340 Madison avenue. The projected building will cost in the neighborhood of \$100,000 and including the land will represent an expenditure of approximately \$250,000. Further details of this operation including the name of the owner will be announced in a later issue of the Record and Guide.

West Side Apartment Planned.

Rouse & Goldstone, 40 West 32d street, have been retained as the architects for the proposed multi-family house to be erected at the northeast corner of West End avenue and 93rd street for 690 West End Avenue Company, Anthony Campagna, president, 601 West 115th street. The building will be thirteen stories in height, covering a plot 129 x 100 feet. Apartments in this building will consist of suites of five, six, seven, eight and nine rooms, with three and four baths. Further details will be available later.

New Post Office for Yonkers.

An appropriation of \$325,000 for the site and \$300,000 for a building has recently been granted for the construction of a Post Office building at Yonkers, N. Y. The projected structure will be erected at Buena Vista avenue and Market place. J. A. Wetmore, Acting Supervising Architect for the U. S. Government, will have charge of the preparation of the plans for this operation and the work will proceed under the direction of the Post Office Department.

Plans for Park Avenue Apartment.

George and Edward Blum, architects, 505 Fifth avenue, have completed the plans for the thirteen story apartment house to be erected at the northwest corner of Park avenue and 81st street, for the 940 and 942 Park avenue Holding Corporation, William G. Watter, president. The structure will occupy a plot 52 x 90 feet and will be of fireproof construction throughout. The facades will be constructed of face brick with trimmings of terra cotta and limestone. The cost of this operation is placed at approximately \$300,000.

PERSONAL AND TRADE NOTES.

Westchester Electrical Equipment Co. has moved its offices to 73 Main street, Yonkers, N. Y.

Clothel Co., refrigerating machinery, has moved its office from 90 West street to 61 Broadway.

Goldberg & Kramer, builders, have moved their offices from 5 West 37th street to 103 Park avenue.

Economy Stair Company has located its office in the Havemeyer Building, Cortlandt and Church streets.

Winkler Construction Co., general contracting, has moved its office from 41 Park Row to 299 Broadway.

Parker, Preston & Co., Inc., paints, have moved their offices from 501 Fifth avenue to 367 Lexington avenue.

International Casement Co. has moved its office from 13 Park Row to the Architects Building, 101 Park avenue.

Monroe M. Golding, plumbing contractor, has moved his office from 131 West 65th street, to 1931 Broadway.

Burling Engineering & Construction Co. has moved its office to the new Foster Building, 40th street and Madison avenue.

Charles E. Sleight, 136 Washington street, Paterson, N. J., architect, de-

sires literature pertaining to coal conveying machinery.

Eclipse Fireproof Sash & Door Co., manufacturer of kalamein work, has removed its plant to 330-332 Graham avenue, Brooklyn.

Ninian Jamieson, Inc., general contractor, has moved his office from the Park Hill section to 229 South Broadway, Yonkers, N. Y.

Grant-Thompson Co., tile, has recently moved its office from Sixth avenue and 34th street to new quarters in the Foster Building, Madison avenue and 40th street.

George Dietel, architect, 706 Humbolt Parkway, Buffalo, N. Y., desires samples and catalogues from manufacturers and dealers in building materials and supplies.

Philip A. Farribault, for the last twelve years a member of the firm of the Moyer Engineering Co., Brooklyn, has lately formed the Farribault Building Co., with offices at 52 Vanderbilt avenue.

J. E. R. Carpenter, architect, 681 Fifth avenue, announces that Herbert E. Mitter, formerly connected with Bing & Bing, will be associated with him. In addition, Mr. Mitter will carry on work on his own account.

Sidney F. Oppenheim, architect, has moved his office from 247 East 83rd street to 333 East 80th street. Mr. Oppenheim desires samples and catalogues from manufacturers and jobbers interested in the building trades.

M. E. Smith, formerly connected with the Multi-Lux Illuminating Co., of Cleveland, O., and later with the Beardslee Chandelier Co., of Chicago, Ill., has become engineer and manager of the commercial lighting department of L. Plaut & Co., 432 East 23d street.

James R. Coe, well known in the electrical trade in New York City, and a former president of the National Association of Stationary Engineers, has recently become a member of the sales force of Deuth & Co., Inc., manufacturers and importers of electric lamps, 120 Broadway.

E. B. Croft and F. C. Boerner, architects and engineers, have formed a partnership under the firm name of Croft & Boerner, and have opened offices in the Place Building, Minneapolis, Minn. The new firm desires catalogues and samples of building material and supplies. Mr. Croft and Mr. Boerner were formerly connected with the Turner Construction Co., 11 Broadway, Manhattan.

Robert S. De Golyer, architect, has recently opened an office for the general practice of his profession in the Peoples Gas Building, Chicago, Ill. During the last ten years Mr. De Golyer has been engaged as chief designer for the architectural firm of Marshall & Fox. He has a wide experience in the designing and planning of hotels, office buildings, theaters, clubhouses and high class apartment houses.

NO ARCHITECTS SELECTED.

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

OCEANIC, N. J.—The Holy Cross R. C. Church of Seabright, N. J., Rev. Father Michael Callahan, pastor, contemplates the erection of a 1½-sty frame church to cost approximately \$10,000 at the corner of Red Bank rd and 1st st. Architect not selected.

PLANS FIGURING.

DWELLINGS.

RED BANK, N. J.—Nathan Myers, Newark, N. J., architect, is taking estimates on revised plans, to close about June 10, for the 2½-sty brick and tile residence 60x30 ft at 247 Broad st for J. Lester Eisner, Bridge av, Red Bank, N. J., owner. Cost, about \$30,000.

FACTORIES AND WAREHOUSES.

PEEKSKILL, N. Y.—H. L. Quick, 18 South Broadway, Yonkers, N. Y., is taking estimates on general contract to close about June 5 for a 1 and 3-sty reinforced concrete factory addition containing approximately 40,000 sq ft, for the Standard

Oil Cloth Co., 320 Broadway, Manhattan, owner. Cost, about \$50,000.

HALLS AND CLUBS.

JAMAICA, L. I.—Holmes & Winslow, 103 Park av, Manhattan, architects, are taking estimates on general contract to close 12 m June 5 for the 2-sty frame clubhouse 52x30 ft, tennis courts and golf links at Howard Beach, for the Metropolitan Trust Co., 49 Wall st, Manhattan, owner. Cost, \$15,000.

MUNICIPAL.

NEW BRUNSWICK, N. J.—The Board of Chosen Freeholders of Middlesex County, N. Y., A. W. Bissett, clerk, is 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 William H. Boylan, 390 George st, architect. Cost, about \$10,000.

SCHOOLS AND COLLEGES.

FAIRVIEW, N. Y.—The school trustees of Fairview, c/o J. R. Heilman, 8 Cedar st, Poughkeepsie, N. Y., are taking estimates on general contract to close 4 p. m. June 7 for a 2-sty brick school, 55x77 ft, containing four class-rooms and auditorium seating about 150 from plans by DuBois Carpenter, 45 Market st, Poughkeepsie, N. Y., architect. Cost, about \$16,000.

PATERSON, N. J.—Bruce P. Kitchell, 207 Market st, Newark, is taking estimates on general and separate contracts to close about June 5 for the 2-sty brick and limestone parochial school, 84x86 ft, containing auditorium seating 700, in River st, for the Church of Our Lady of Lourdes, Rev. Father E. A. Degen, 542 River st, pastor.

THEATRES.

JERSEY CITY, N. J.—Chris Ziegler, architect, 75 Montgomery st, is taking estimates on general contract to close June 10 for the 1-sty brick and stone moving picture theatre 60x125 with wing 25x65 seating approximately 1,200 at the cor of Jackson and Fulton avs for Frederick Mertins, Wilkinson and Jackson avs, owner.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

POST AV.—Robert Dreyfuss, 1 West 103d st, has completed plans for four 5-sty brick apartments, 75x118 ft, on the north side of Post av, 100 ft east of Academy st, for John Mahoney, 51 West 94th st, owner and builder. Cost, about \$300,000.

123D ST.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for a 5-sty brick and limestone apartment, 25x82 ft, in the north side of 123d st, 175 ft east of Lenox av, for the 15 West 123d St Co., Inc, 157 East 95th st, owner and builder. Cost, about \$30,000.

PARK AV.—Emery Roth, 119 West 40th st, has plans in progress for a 12-sty brick and limestone apartment house, 75x100 ft, at the southeast corner of Park av and 55th st, for the Bing & Bing Const. Co., owner and builder, 119 West 40th st. Alex Brociner, 104 West 42d st, structural engineer. Cost, \$400,000.

86TH ST.—Schwarz & Gross, 347 5th ave, have completed plans for a 14-sty brick and limestone apartment, 63x83 ft, in the south side of 86th st, 171 ft west of Park av, for the 64 East 86th St. Corp, Samuel A. Herzog, president, 299 Madison av, owner and builder. Cost, \$175,000.

WEST END AV.—Schwarz & Gross, 347 5th av, have completed plans for a 14-sty brick and limestone apartment hotel, 53x100 ft, at 253-255 West End av, for the 251-255 West End Av Corp., Samuel A. Herzog, president, 299 Madison av, owner and builder. Cost, \$260,000.

DWELLINGS.

79TH ST.—McKim, Mead & White, 101 Park av, have completed plans for a 5-sty brick and limestone residence, 38x95 ft, at 13-15 East 79th st, for Thomas Newbold, 289 Madison av, owner. Tenney & Ohmes, 101 Park av, engineers for heating and ventilating.

FACTORIES AND WAREHOUSES.

54TH ST.—F. A. Rooke, 489 5th av, has completed plans for alterations to the 5-sty brick and reinforced concrete warehouse and a 1-sty brick and reinforced concrete garage, 50x23 ft, at 225-229 West 54th st, for the Glass Realty Co., owner, c/o architect. Cost, about \$6,000.

MUNICIPAL.

BLACKWELLS ISLAND.—Benj. W. Levitan, 20 West 31st st, has completed plans for a 10-sty brick and limestone central storehouse and elevator containing cold

storage and ice mfg. plant on Blackwells Island under the Queensboro Bridge for the Dep't of Public Charities of the City of New York, Louis Eden, 1 Madison av, refrigerating engineer. Cost, about \$400,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—H. C. Severance & W. H. Van Alen, 4 West 37th st, have completed plans for a 4-sty brick store and loft building, 14x28 ft, at the southeast corner of Broadway and 129th st for L. Johnson, 256 Broadway, owner. Cost, about \$6,000.

15TH ST.—The Bliss Exterminator Co., 206 Manhattan av, has purchased property at 20 West 15th st, and contemplates the erection of a 4-sty brick and limestone store and loft building, 25x100 ft. Details and name of architect will be available later.

30TH ST.—Neville & Bagge, 105 West 30th st, have completed plans for alterations to the stores and lofts at 129-133 West 30th st for the Midtown Holding Corp., M. I. Hess, pres., 907 Bway. Cost, approximately \$6,000.

49TH ST.—Dodge & Morrison, 135 Front st, have completed plans for alterations

to the 4-sty brick and stucco stores and showrooms 75x100 ft at 221-225 West 49th st for the Sidney B. Bowman Auto Co., owner on premises. Cost, about \$10,000.

3RD AV.—P. R. Pereira, 226 West 42nd st, is preparing revised plans for the 3-sty brick and reinforced concrete store and office bldg., including a garage 100x130 ft, at 1081-1089 3rd av, southeast cor of 64th st, for the Havre Holding Co., Inc., 141 Bway., owner. Cost, about \$85,000.

THEATRES.

3RD AV.—S. Levingson, 101 West 42nd st, is preparing plans for alterations and additions to the theatre at 650 3rd av for the Tuxedo Theatre, owner on premises. Details will be available later.

25TH ST.—The M. & R. Holding Co., c/o Nelson, Lee & Green, 47 West 34th st, contemplate the erection of a brick and limestone moving picture theatre seating approximately 700 on plot 39x98 ft, at 242-246 East 25th st, and 429-431 2d av. Details and name of architect will be announced later.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
181ST ST.—M. W. Del Gaudio, 1910 Web-

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ster av, is preparing plans for a 5-sty brick and limestone apartment 70x90 ft at the southeast cor of 181st st and Harrison av for 181st St. Bldg. Corp., 401 E. Tremont av, owner. Cost, \$60,000.

DWELLINGS.

WASHINGTON AV.—George M. Beerbower, 739 East 182nd st, N. Y. City, has completed plans for a 1-sty extension 22x94 ft to the present 3-sty residence, store and garage on the west side of Washington av 190 ft south of 176th st for Emil Heiman, 1835 Washington av, owner and builder. Cost, \$3,500.

STORES, OFFICES AND LOFTS.

EASTERN BLVD.—John P. Boyland, 2526 Webster av, has completed plans for a 1-sty brick store bldg, 58x108 ft at the northeast cor of Eastern blvd. and Ft. Schuyler rd for the Wicklow Bldg. Co., Patrick J. Dwyer, pres., 1044 Tremont av, owner and builder. Cost, \$15,000.

3D AV.—Fred Hammond, 3029 3d av, has completed plans for a 3-sty brick store and office bldg, 22x66 ft on the west side of 3rd av 149 ft north of 166th st for Andrew Vacarezza, 334 East 61st st, owner and builder. Cost, \$12,000.

155TH ST.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for alterations to the moving picture theatre into stores at the southwest cor of 155th st and Melrose av for the Value Realty Co., L. & M. Ernst, 170 Bway., owners. Cost, \$5,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

2D AV.—Cohn Bros., 363 Stone av, have completed plans for a 4-sty brick tenement, 54x81 ft, on the west side of 2d av, 54 ft north of 82d st, for Oscar Palmleaf, 2017 Caton av, owner. Cost, \$30,000.

57TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for six 3-sty brick tenements, 25x75 ft, in the south side of 57th st, 16 ft east of Fort Hamilton av, for the Malvin Holding Co., 2088 Douglas st, owner and builder. Total cost, \$39,000.

82D ST.—Cohn Bros., 363 Stone av, have completed plans for a 4-sty brick tenement, 54x90 ft, at the northwest corner of 82d st and 2d av, for Oscar Palmleaf, 2017 Caton av, owner. Cost, \$30,000.

68TH ST.—Thomas Bennett, 5123 3d av, has completed plans for two 3-sty brick apartments, 30x66 ft, in the south side of 68th st, 40 ft east of Colonial rd, for Mathias Jung, Jr., 24 Delta pl, Glendale, L. I., owner and builder. Cost, \$20,000.

40TH ST.—Charles Braun, 459 41st st, has completed plans for a 3-sty brick apartment, 25x69 ft, in the north side of 40th st, 125 ft east of 7th av, for Frederick Salonen, 4103 7th av, owner and builder. Cost, \$9,000.

CLARA ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for seven 3-sty brick tenements, 25x75 ft each, in Clara st and Chester av, for the Culber Building Co., J. Simons, president, 140 Clara st, owner and builder. Total cost, \$55,000.

WASHINGTON AV.—F. J. Dassau, 1373 Broadway, has completed plans for a 4-sty brick and limestone apartment, 75x106 ft, on the west side of Washington av, 250 ft south of Willoughby av, for the Mona Realty Co., S. Orbach, president, Nostrand and St. Marks av, owner and builder. Cost, \$75,000.

EASTERN PKWAY.—Cohn Bros., 361 Stone av, have completed plans for a 3-sty brick flat 26x79 ft on the north side of Eastern Pkway., 201 ft east of Rochester av, for Morris Miller, 78 Belmont av, owner and builder. Cost, \$12,000.

EAST 18TH ST.—W. T. McCarthy, 16 Court st, has completed plans for two 4-sty brick apartments 27x98 ft in East 18th st, nr Church av, for the C. A. Holding Co., 200 Montague st, owner and builder.

GLENMORE AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty brick and limestone store and apartment, 50x90 ft, at the northwest cor of Glenmore and Jerome avs for Harris Schneider, 209 Garfield st, and Louis Elseman, 226 High st, owners and builders. Cost, \$40,000.

57TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 3-sty brick flat 16x96 ft at the southeast cor of 57th st and Fort Hamilton av for the Malvin Holding Co., Samuel Burnstein, pres., 2088 Douglas st, owner and builder. Cost, \$8,000.

EAST 18TH ST.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty brick store and tenement 18x55 ft at the southeast cor of East 18th st and Church av for the C. A. Holding Co., 200 Montague st, owner and builder. Cost, \$25,000.

PIERREPONT ST.—Slee & Bryson, 154 Montague st, are preparing plans for alterations to the 4-sty brick residence 25x68 ft into bachelor apartments at 27 Pierrepont st, for Reilly & Shoemaker, owners, c/o architects. Cost, about \$6,000.

SOUTH 3RD ST.—Brook & Rosenberg, 350 Fulton st, are preparing plans for a 4-sty brick apartment 25x90 ft at 354 South 3rd st for Ponemone Bros., 204 Floyd st, owners and builders. Cost, \$20,000.

CLINTON ST.—J. C. Wandell, 4 Court st, has completed plans for a 4-sty brick and limestone apartment 25x81 ft at the northeast cor of Clinton and Congress sts for Wm. J. Dolton, 396 Hicks st, owner and builder. Cost, \$20,000.

VERNON AV.—Shampan & Shampan, 732 Bway., have completed plans for four 4-sty brick and limestone apartments at the cor of Vernon and Nostrand avs for the Salnow Realty Co., 353 Vernon av, owner and builder.

DWELLINGS.

BROOKLYN AV.—J. A. Boyle, 367 Fulton st, has completed plans for a 3-sty brick store and dwelling, 18x52 ft, at the northeast corner of Brooklyn and Maple avs, for Amelia and Roslina Cappetta, 4111 Rutland rd, owner. Cost, \$3,500.

WEST 32D ST.—S. Barclay McDonald, 2827 West 16th st, has completed plans for a 2-sty brick dwelling and garage, 46 x31 ft, in the east side of West 32d st, 220 ft north of Mermaid av, for Meyer Fredman, 203 Cobert st, owner and builder. Cost, \$40,000.

EAST 17TH ST.—F. L. Hine, 189 Montague st, is preparing plans for eight 2½-sty frame and stucco dwellings 18x40 ft in the east side of East 17th st, nr Av L, for a company now being formed. Cost, \$4,000 each. Owner will build.

FOSTER AV.—Kallish & Lubroth, 215 Montague st, has completed plans for six 2-sty hollow tile and stucco dwellings 16x53 ft at the northwest cor of Foster av and 1st st for the Aberdeen Const. Co., Wm. M. Lloyd, pres., 26 Court st, owner and builder. Total cost, \$32,000.

BROOKLYN.—Benj. Driesler, 153 Remsen st, has completed plans for a 2½-sty brick and limestone dwelling 20x40 ft for Mrs. A. Wyckoff, 1294 Church av, owner. Exact location will be announced later. Cost, \$5,000.

EAST 14TH ST.—Slee & Bryson, 154 Montague st, are preparing plans for a 2½-sty frame and stucco dwelling 26x37 ft in East 14th st for Mrs. E. B. Cole, 1212 Glenwood rd, owner. Elmer E. O'Donnell, 443 East 17th st, gen'l contractor. Cost, \$5,000.

LOTT AV.—E. M. Adelson, 1776 Pitkin av, has completed plans for six 2-sty brick dwellings 20x55 ft at the southeast cor of Thatford st and Lott av for Trib & Brodsky, 501 Thatford st, owners and builders. Cost, \$4,000 each.

FACTORIES AND WAREHOUSES.

RICHARDS ST.—W. J. Conway, 400 Union st, has completed plans for a 2-sty brick factory, 40x100 ft, 1-sty extension, 50x60 ft, at the northeast corner of Richards and Delevan sts, for the Atlantic Smelting & Refining Works, 749 Hicks st, owner. Cost, \$25,000.

BRIDGE ST.—John A. Gorman, 5 Court sq, has completed plans for a 1-sty addition to the present 5-sty brick factory bldg, 85x111 ft at the cor of Bridge and York sts for Borrum & Pease, owners, on premises. Cost, \$6,000.

BLAKE AV.—A. Farber, 189 Montague st, has completed plans for a 4-sty brick factory 40x90 ft on the north side of Blake av 45 east of Osborne st for H. Sildersteen, Monsey, N. Y., owner. Cost, \$15,000.

HOSPITALS AND ASYLUMS.

TEN EYCK ST.—E. J. Meisinger, 394 Graham av, is preparing plans for a 2-sty brick and limestone sanitarium and garage 25x100 ft at the northeast cor of Ten Eyck and Leonard sts for Dr. Percy Houghton, 195 Leonard st. Cost, \$20,000.

STABLES AND GARAGES.

EASTERN PKWAY.—Charles Infanger, 2634 Atlantic av has completed plans for a 1-sty brick garage 40x118 ft on the south side of Eastern Pkway. 50 ft east of Howard av for Sarah Levine, 334 Utica av, owner and builder. Cost, \$7,500.

CARROLL ST.—Eugene Schoen, 106 East 19th st, has completed plans for a 1-sty brick garage 50x115 ft in the north side of Carroll st 200 ft east of Nostrand av for Michael Tuck, 855 Park pl, owner and builder. Cost, \$8,000.

MC DONOUGH ST.—E. O. Holmgren, 371 Fulton st, has completed plans for a 1-sty brick garage 50x100 ft in the south side of McDonough st, 350 ft west of Reid av, for C. J. Goebel, 558 Macon st, owner. Cost, \$7,000.

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STORES, OFFICES AND LOFTS.
STONE AV.—O. C. Gonelli, 800 Broad st, Newark, N. J., has completed plans for a 1-sty brick store, 24x100 ft, on the west side of Stone av, 75 ft south of McDougall st, for Antonio Buccillate, 2106 Fulton st, owner and builder. Cost, \$4,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.
RIDGEWOOD, L. I.—Cantor & Dorfman, 373 Fulton st, Brooklyn, have been selected to prepare plans for five 3-sty brick flats, with stores, 20x60 ft, at the corner of Forest and Putnam avs, for Louis Gold, 44 Court st, Brooklyn, owner and builder. Details later.

QUEENS, L. I.—T. A. Wright, 110 East 23d st, Manhattan, has completed plans for a 3-sty brick apartment, 28x68 ft, at the northeast corner of Sanford and Central avs, for the Sanford Av Const. Co., 2211 Broadway, Manhattan, owner and builder. Cost, \$30,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, has completed plans for nine 3-sty brick flats 28x68 ft at the northeast cor of Central av and Schley st for Henry W. Meyer, 2631 Myrtle av, Ridgewood, owner and builder. Total cost, \$66,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for eight 3-sty brick flats 28x68 ft at the southeast cor of Edsall av and Schley st for Henry W. Meyer, 2631 Myrtle av, Ridgewood, L. I., owner and builder. Total cost, \$74,000.

DWELLINGS.

CORONA, L. I.—A. L. Marinelli, 11 East Jackson av, Corona, has completed plans for a 2-sty brick dwelling, 18x45 ft, at 87 Lurting st, for Nicholas Richutti, owner and builder, on premises. Cost, \$4,500.

QUEENS, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, L. I., have completed plans for a 1-sty brick bungalow, 30x25 ft, in Nagy st, near Salterlu st, for Samuel Latetin, 100 Zider av, Maspeth, L. I., owner. Cost, \$5,000.

DOUGLASTON, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has completed plans for a 2½-sty frame dwelling, 37x33 ft, on Hillside av, near Cedar lane, for Julia Brian, 800 6th av, Manhattan. Cost, \$7,500.

CORONA, L. I.—A. L. Marinelli, 11 East Jackson av, has completed plans for a 2-sty brick dwelling, 20x50 ft, on the south side of Fillimore av, 50 ft west of 42d st, for Tony C. Bianco, 11 Fillimore av, owner and builder. Cost, \$5,000.

DUNTON, L. I.—I. M. Kirby, 363 Fulton st, Jamaica, L. I., has completed plans for a 2½-sty frame dwelling, 16x41 ft, on the east side of Dakota av, 175 ft south of Wyoming av, for Samuel Sanders, Dakota av, owner and builder. Cost, \$5,000.

WOODHAVEN, L. I.—B. F. Hudson, 319 9th st, Brooklyn, has completed plans for two 2-sty frame dwellings, 18x36 ft, at the southwest corner of Manor av and Bulcan st, for the Innovation Homes Co., 1127 Av D, Brooklyn, owner and builder. Cost, \$6,000 each.

FLUSHING, L. I.—A. L. Marinelli, 11 East Jackson av, Corona, L. I., has completed plans for a 2½-sty frame dwelling, 18x32 ft, on Bowne av, near Sinclair av, for Frank Pirone, 213 46th st, Corona, L. I., owner and builder. Cost, \$4,500.

KEW GARDENS, L. I.—L. L. Stockton, 35 West 39th st, is preparing plans for a 2½-sty hollow tile and stucco residence, 30 x60 ft, for Geo. W. Simmons, c/o The W. G. Cornell Co., 4th av and 17th st, Manhattan, owner. Cost, about \$12,000.

WOODHAVEN, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, has completed plans for five 2-sty frame dwellings 16x38 ft in the west side of Bigelow pl, 80 ft south of Fulton st, for the Gascoine Realty Co., 470 Manor av, Richmond Hill, L. I., owner and builder. Cost, \$12,500.

JAMAICA, L. I.—L. Danancher, 12 Washington st, Jamaica, has completed plans for four 2-sty frame dwellings 20x50 ft on Maure av, 612 ft south of Liberty av, for the Elm Const. Co., 1016 Stothoff av, Morris Park, L. I., owner and builder. Cost, \$12,000.

FOREST HILLS, L. I.—Charles E. Silkworth, 258 Broadway, Manhattan, has completed plans for a 1½-sty frame dwelling, 30x41 ft, in the north side of Livingston st, 200 ft west of Centino av, for Henry B. Fuller, 450 West 147th st, N. Y. City, owner and builder. Cost, \$4,000.

GLEN MORRIS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x40 ft, at the northeast corner of Briggs av and Ridge st, for R. Thomas Short, 370 Macon st, Brooklyn, owner and builder. Cost, \$7,000.



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WOODHAVEN, L. I.—B. F. Hudson, 319 9th st, Brooklyn, has completed plans for two 2-sty frame dwellings, 18x36 ft, at the southwest corner of Manor av and Vulcan st, for the Innovation Homes Co., 1127 Av G, Brooklyn, owner and builder.

HOLLIS, L. I.—H. T. Jeffrey, Butler Building, Jamaica, L. I., has completed plans for a 2½-sty frame dwelling, 43x 22 ft, on Parkview av, 177 ft south of Hills av, for E. S. Gillespie, Vanderveer pl, Woodhaven, L. I., owner. Cost, \$9,000.

MORRIS PARK, L. I.—H. T. Jeffrey, Butler Building, Jamaica, L. I., has completed plans for two 2-sty brick dwellings with stores, 17x50 ft, on the north side of Broadway, 230 ft east of Elm st, for the Ivy Wood Corp., Jamaica av, Richmond Hill, owner and builder. Total cost, \$10,500.

ST. ALBANS, L. I.—H. T. Jeffrey, Butler Building, Jamaica, L. I., has completed plans for a 2½-sty frame dwelling, 20x34 ft, in the east side of Herkimer st, 220 ft south of Rutland av, for Edwin H. Brown, Sayville, L. I., owner. Cost, \$4,500.

FACTORIES AND WAREHOUSES.
 COLLEGE POINT, L. I.—Walter Kidde, 90 West st, Manhattan, const. engineer, is preparing plans for a 3-sty brick and reinforced concrete factory, 207x52 ft, for the American Hard Rubber Co., 11 Mercer st, N. Y. City, owner and builder.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Patterson & Dula, 15 East 40th st, Manhattan, will prepare plans for a 2½-sty hollow tile and stucco residence and garage at the northeast corner of Park and Nassau rds, Kensington, for Henry P. Hamilton, 44 Whitehall st, Manhattan, owner. Cost, about \$30,000.

Suffolk.

DWELLINGS.

EASTHAMPTON, L. I.—Victor Minkde-leff, 30 9th st, and Timlaw rd, Washington, D. C., is preparing plans for a 2½-sty frame residence, 32x87 ft, and garage, at Easthampton, L. I., for Theodore W. Morris, Jr., 2 Rector st, Manhattan, owner. Cost, about \$15,000.

SCHOOLS AND COLLEGES.

BAYSHORE, L. I.—I. H. Green, Greeley av, Sayville, L. I., will prepare plans for a 2½-sty frame private school for Miss Margaret Ann Overton, Brentwood rd, owner. Details will be announced later.

STABLES AND GARAGES

SHINNECOCK HILLS, L. I.—Grosvenor Atterbury, 20 West 43rd st, Manhattan, is preparing plans for a 2-sty frame and stucco garage and stable at Shinnecock Hills, L. I., for Thomas G. Gordon, 35 Nassau st, Manhattan, owner. Details not decided. Plans for residence will be started later.

Westchester.

APARTMENTS, FLATS & TENEMENTS.
 YONKERS, N. Y.—J. Wilford Kirst, Radford Building, has completed plans for a 4-sty brick and limestone apartment, 50x44 ft, at 219 McLean av, for the Wilford Realty Co., Inc., owner and builder, c/o architect. Cost, \$20,000.

WHITE PLAINS, N. Y.—Russell C. Swartwout, Realty Bldg., is preparing preliminary sketches for a 2½-sty hollow tile and stucco apartment to be built in North st. Details and name of owner will be available later. Cost, about \$6,000.

DWELLINGS.

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Dula, 15 East 40th st, Manhattan, have been retained to prepare plans for a 2½-sty brick residence and garage, about 27 x75 ft, on Washington av, opposite the Townsend Estate, for Franklin M. Haines, 505 5th av, Manhattan, owner. Cost, about \$15,000.

BRONXVILLE, N. Y.—Jardine, Hill & Murdock, 3 West 29th st, Manhattan, have completed plans for a 2½-sty frame dwelling, 30x40 ft, in Sagamore st, for Leonard Kebler, Swain st, Bronxville, owner. William J. Morgan, 336 South 1st av, Mt. Vernon, N. Y., general contractor. Cost, about \$10,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 22x42 ft, at 217 Stone av, for Eugene W. Brusie, 85 North Broadway, Yonkers, owner and builder. Cost, \$3,000.

BRONXVILLE, N. Y.—Gustave Kilthau, Depot sq, Tuckahoe, N. Y., is preparing sketches for a 2½-sty frame dwelling, 40x28 ft, in Sagamore st, for Harold Engelbrecht, 8 Center av, New Rochelle, N. Y. Cost, \$8,500.

LARCHMONT, N. Y.—Gustave Kilthau, Depot sq, Tuckahoe, N. Y., is preparing plans for a 1½-sty brick bungalow 32x43 ft to be erected in Larchmont Park for C. Funckle, owner, c/o architect.

LARCHMONT, N. Y.—Walter B. Kirby, 527 5th av, Manhattan, will prepare plans for a 2½-sty frame and stucco residence 75x30 ft on Locust av for Frank T. Fairbanks, Grand Central Term'l Bldg., Manhattan, owner. Cost, about \$12,000.

MT. VERNON, N. Y.—Gustave Kilthau, Depot sq, Tuckahoe, is preparing plans for two 2½-sty frame dwellings 32x27 ft in Station pl for the New York Interurban Development Co., John F. Fairchild, pres., 8 S. 2nd av, Mt. Vernon, owner and builder. Cost, \$5,000 each.

MT. VERNON, N. Y.—Gustave Kilthau, Depot sq, Tuckahoe, has completed plans for a 2½-sty frame and stucco dwelling 26x24 ft at 524 Hutchinson blvd for the New York Interurban Development Co., John F. Fairchild, pres., 8 S. 2nd av, Mt. Vernon, owner and builder. Cost, \$4,500.

PELHAM MANOR, N. Y.—William H. Orchard, 11 East 40th st, Manhattan, has completed plans for a 2½-sty frame and stucco residence at the cor of Witherbee and Monterey avs for A. P. Walker, 419 Fowler av, Pelham Manor, owner. Cost, about \$25,000.

BRONXVILLE, N. Y.—Bates & How, 542 5th av, Manhattan, have prepared plans for a 2½-sty brick residence 35x156 ft for W. V. Lawrence, Bronxville, N. Y., owner. Cost, about \$40,000.

YONKERS, N. Y.—Carl P. Johnson, 30 East 42nd st, Manhattan, has completed plans for a 2½-sty brick dwelling 23x49 ft in Colonial Hts. for C. W. Eisner, Concord av, White Plains, N. Y., owner and builder. Cost, about \$8,000.

MT. VERNON, N. Y.—J. H. Perry, 349 South 4th av, has completed plans for a 2½-sty frame and stucco dwelling, 24x30 ft, in the north side of Millington st, 266 ft west of Nuber av, for Mrs. Wm. F. Hayes, South Columbus av, owner. A. M. Hecht, Mt. Vernon, N. Y., general contractor. Cost, \$4,000.

HOTELS.

YONKERS, N. Y.—H. Lansing Quick, 18 S. Bway., Yonkers, N. Y., has completed plans for alterations to the hotel in Gettys sq for Mrs. M. Blatzheim, 95 Buena Vista av, Yonkers, N. Y., owner. Cost, about \$10,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

PASSAIC, N. J.—A. Ginsburg, 11 Bloomfield av, has completed plans for a 2-sty brick structure containing three stores and five apartments, 52x60 ft, at the corner of Franklin av and Ascension st, for Max Friedman, 77 Franklin av, Passaic, owner. Cost, \$10,000.

PERTH AMBOY, N. J.—Jensen & Brooks, 196 Smith st, are preparing plans for two 3-sty brick apartments 33x64 ft at Market and Oak sts for Mrs. C. E. Wilbert, owner and builder, c/o architects. Total cost, \$20,000.

PERTH AMBOY, N. J.—Goldberger & Greisen, Angle Bldg., have completed plans for 2 stores and apartments 2 stys high, built of brick and terra cotta in Smith st, nr Goodwin st, for Alexander Horoschack, 379 Smith st, owner. Total cost, \$16,000.

WEST NEW YORK, N. J.—N. Soldwedel, 421 Bergenline av, Town of Union, N. J., has completed plans for a 3-sty brick and stone flat 22x53 ft on Park av 475 ft east of 18th st for John L. Horlander, 421 Bergenline av, owner and builder. Cost, \$9,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington av, Newark, has completed plans for a 4-sty brick and limestone apartment 50x80 ft on Garrison av for P. L. Bergoff, Garfield av, owner. Cost, \$30,000.

JERSEY CITY, N. J.—William H. Bgart, 298 Jackson av, is preparing plans for two 3-sty brick and limestone flats 34x64 ft on Bergen av, nr Stegman st, for Patrick Kane, owner, c/o architect. Cost, \$15,000 each.

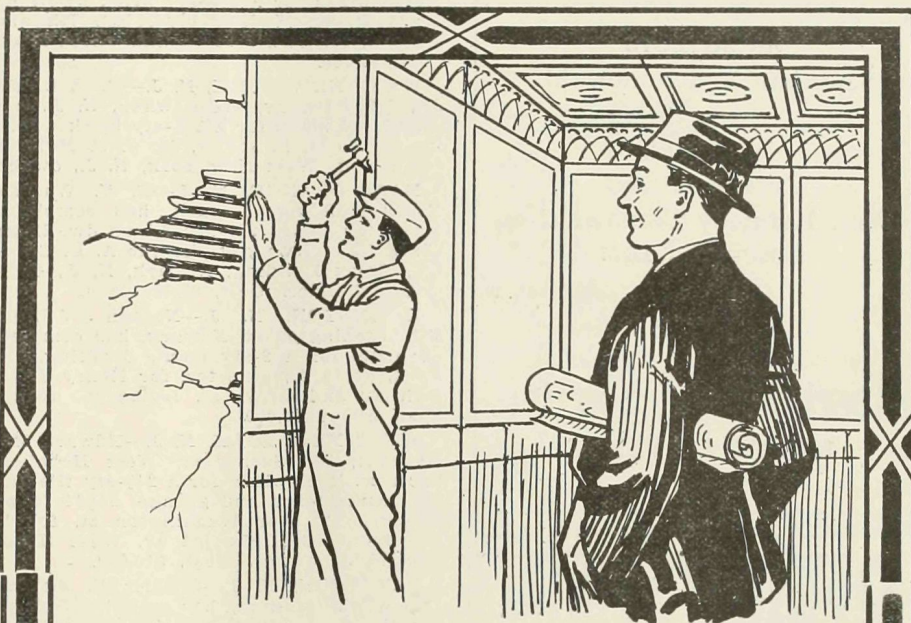
NEWARK, N. J.—H. J. & J. V. King, Union Bldg., are preparing new plans for a 4-sty brick and limestone flat containing 2 stores 28x122 ft at 638 Warren st for Aaron Shipman, owner on premises.

JERSEY CITY, N. J.—William H. Bgart, 298 Jackson av, is preparing plans for a 3-sty brick apartment containing three stores, 20x62 ft, at 20 Westervelt av for Frank Yacienda, owner, c/o architect. Cost, about \$8,000.

CHURCHES.

MOUNTAIN VIEW, N. J.—A. H. Thomson, 200 Market st, Newark, is preparing new plans for a 1½-sty brick or hollow tile and stucco church, 42x58 ft, on Pompton Turnpike, for the Mountain View M. E. Church, Rev. Charles Hunt, pastor. Cost, \$6,500.

TOTOVA, N. J.—H. B. Crosby, First National Bank Building, Paterson, is pre-



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paring plans for a 1 and 2-sty brick church and parish house seating approximately 500, at Sherman av and Henry st, for the Totowa Presbyterian Church, Rev. C. E. Steinhouser, pastor, 500 Union av, owner. Cost, about \$40,000.

NEWARK, N. J.—Hughes & Backoff, Essex Bldg., are preparing preliminary plans for a 1-sty brick limestone and terra cotta church 80x125 ft seating approximately 1,000 at the cor of Warwick and Adams sts for the Holy Trinity Lithuanian R. C. Church, Rev. Father Joseph V. Dobuzinskas, pastor, 207 Adams st, Newark. Cost, about \$100,000.

DWELLINGS.

WEST NEW YORK, N. J.—William E. Borries, 4th st, Union Hill, N. J., has completed plans for a 2½-sty brick dwelling, 21x30 ft, on Hudson blvd, bet. 7th and 8th avs, for owner to be announced later. Cost, \$4,500.

WEST NEW YORK, N. J.—R. C. Dixon, Jr., 546 Park av, Weehawken, N. J., has completed plans for a 2½-sty brick dwelling, 26x50 ft, in 9th st, for J. F. Majarie, 323 9th st, West New York, N. J., owner.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, has completed plans for thirty 2½-sty frame dwellings, 22x28 ft, in Irving st, for the A. D. Crane Co., Essex Building, Newark, N. J., owner and builder. Cost, \$3,000 each.

IRVINGTON, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 2-sty frame dwelling, 21x50 ft, at 19 Arverne ter, for Henry Siara, 16th av and Grove st, Irvington, owner. Cost, about \$4,000.

WEST NEW YORK, N. J.—Edward McDermott, 582 Spring st, West Hoboken, has completed plans for a 2½-sty tile and stucco residence and garage, 26x34 ft, on Gregory av near Washington st, for L. Magliola, 702 Highpoint av, West Hoboken, N. J., owner. Cost, \$10,000.

PATERSON, N. J.—Charles E. Sleight, 136 Washington st, has completed plans for three 2½-sty frame dwellings, 22x46 ft, at 252-256 Harrison st, for Davis Stein, 175 Graham av, Paterson, owner and builder. Total cost, about \$10,000.

PERTH AMBOY, N. J.—Jensen & Brooks, 196 Smith st, are preparing plans for alterations and additions to the 2½-sty frame dwelling at 190 Madison av for Joseph Greiner, 181 Smith st, owner. Cost, about \$4,000.

NEWARK, N. J.—Gilbert & Betelle, 665 Broad st, are preparing plans for a 2½-sty brick and limestone residence 40x60 ft in Ridge st, 190 ft south of Ballantine Pkwy, for Clement M. Keys, 704 Parker st, Newark, owner. Cost, \$15,000.

PERTH AMBOY, N. J.—Sigmund Spitzer, 115 Smith st, contemplates the erection of a 2½-sty hollow tile and brick residence on Kinney av, or Harrison pl, to cost approximately \$12,000. Name of architect will be announced later.

MONTCLAIR, N. J.—William E. Moran, 50 East 41st st, Manhattan, has been retained to prepare plans for a 2½-sty residence and garage on the west side of Highland av, opp. Edgewood Terrace, for Andre Morison, 60 Broadway, Manhattan, owner. Details will be available later.

JERSEY CITY, N. J.—A. Schule, 360 Av C, Bayonne, N. J., has completed plans for a 2-sty frame dwelling 20x48 ft at 7 Bidwell av for Philip Perlman, 1043 Av C, Bayonne, N. J., owner and builder. Cost, \$4,000.

SOUTH ORANGE, N. J.—Hughes & Backoff, Essex Bldg., Newark, N. J., are preparing plans for a 2½-sty tile residence 35x28, with extension 12x30 ft in Scotland st adjoining the Public Library for Dr. John Dane, 201 South Orange av, owner. Cost, about \$10,000.

CLIFFSIDE, N. J.—William Mayer, Jr., 711 Bergenline av, West New York, N. J., is preparing plans for a 1½-sty hollow tile and stucco bungalow, 25x30 ft, for Justus Hattemer, owner, c/o architect. Cost, \$4,000.

NEW DURHAM, N. J.—John P. Messmer, 140 4th st, Union Hill, N. J., is preparing plans for a 2-sty brick store and dwelling, 25x46 ft, on the Hackensack Plank Road, near Monroe st, for Angelo Motto, owner and builder, on premises. Cost, \$5,500.

WEST NEW YORK, N. J.—John P. Messmer, 140 4th st, Union Hill, N. J., is preparing plans for a 2-sty brick residence and shop, 30x90 ft, in 9th st, near Hudson av, for M. Diradoor, 230 5th st, Union Hill, N. J., owner. Cost, about \$9,000.

NUTLEY, N. J.—O. C. Gonnelli, 800 Broad st, Newark, is preparing plans for a 1½-sty frame and stucco dwelling in Witherspoon st, for Eugene Forzani, 466 7th av, Manhattan, owner and builder. Cost, \$3,000.

EDGEWATER, N. J.—Arthur E. Dore, Jr., 650 Bergenline av, West New York, N. J., is preparing plans for a 1½-sty frame dwelling, 25x30 ft, in Edgewater Heights, for F. A. Buttenbaum, owner, c/o architect. Cost, \$3,500.

BAYONNE, N. J.—Eugene Reilly, 63 West 34th st, Bayonne, N. J., has completed plans for a 2-sty brick store and dwelling, 25x55 ft, at 1092 Av C, for George Katko, 347 Av D, Bayonne, owner and builder. Cost, \$6,000.

IRVINGTON, N. J.—J. B. Acocella, Union Bldg., Newark, N. J., has completed plans for a 2½-sty frame dwellings, 22x50 ft, in Frederick Ter., for James B. Padula, 222 Bruce st, Newark, N. J., owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

IRVINGTON, N. J.—Plans are being prepared privately for a 4-sty reinforced concrete manufacturing plant, 100x150 ft, on the south side of Chancellor av, for Gould & Everhardt, owners. Frank Hill Smith, 120 Broadway, Manhattan, general contractor. Cost, \$50,000.

NEWARK, N. J.—F. H. Koenigsberger, 665 Broad st, Newark, is preparing plans for a 2-sty brick and terra cotta factory, 28x150 ft, in South st, near Pacific st, for the National Pneumatic Action Co., E. G. Anderson, president, 556 West 23d st, Manhattan. Cost, \$12,000.

PLAINFIELD, N. J.—The J. D. Loizeaux Lumber Co., 640 North av, Plainfield, contemplates the erection of a lumber manufacturing plant on plot 200x75 ft, consisting of planing mill, lumber sheds and workmen's cottages on South av and East Berckman sts. Details will be announced later.

IRVINGTON, N. J.—F. Hill Smith, 120 Bway., Manhattan, construction engineer, is preparing plans for a 1-sty brick factory bldg. containing 100,000 sq ft of floor space on the line of the Lehigh Valley Railroad south of Chancellor av for Gould & Eberhardt, 111 New Jersey Railroad av, Newark, owners. Details later.

HALLS AND CLUBS.

BERNARDSVILLE, N. J.—Lord & Hewlett, 345 5th av, Manhattan, have been retained to prepare plans for the 2½-sty clubhouse at Bernardsville, N. J., for the Somerset Hall Country Club, c/o F. S. Taintor & Co., 55 Wall st, Manhattan. Details have not been decided.

HOSPITALS AND ASYLUMS.

NEW BRUNSWICK, N. J.—Oakley & Son, 280 North Broad st, Elizabeth, N. J., have completed plans for a 3-sty brick addition to hospital, 38x99 ft, in Albany st, for the Middlesex General Hospital, George B. Rule, chairman building committee, owner. Cost, about \$27,000.

MUNICIPAL.

MADISON, N. J.—George W. Fuller, engineer, 170 Bway., Manhattan, will prepare plans for an addition to the sewerage disposal plant bet Madison and Chatham, N. J., for the Joint Sewer Commission of Madison and Chatham, owner. Cost, approximately \$25,000. Details will be available later.

SCHOOLS AND COLLEGES.

DOVER, N. J.—John T. Simpson, Essex bldg., Newark, is preparing plans for a 3-sty brick high school bldg. on Myrtle av, bet. Union and Mercer sts, for the Board of Education of Dover, N. J., C. H. Benedict, pres. Cost, about \$100,000.

STABLES AND GARAGES.

ELIZABETH, N. J.—J. Ben Beatty, 15 N. Reid st, is preparing plans for a 1-sty brick garage 35x80 ft with extension 20x80 ft at Mulberry st and Westfield av for John Laurie, 89 1st st, Elizabeth, owner. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

HOBOKEN, N. J.—Perna & Marangello, Second National Bank Building, Hoboken, N. J., are preparing sketches for a 2-sty brick structure containing eight stores and two lofts, 77x100 ft, at the corner of Grand and Newark sts, for Nicholas Biscaccia, owner, c/o architect.

PATERSON, N. J.—Charles E. Sleight, 136 Washington st, has completed plans for a 2-sty brick addition to present store and storage building, 30x57 ft, at 239 River st, for Charles Agins & Sons, owners, on premises. Cost, about \$10,000.

RIDGEWOOD, N. J.—H. E. Paddon, 120 Bway., Manhattan, has completed plans for a 2-sty brick and limestone store and office building 50x60 ft at Station Plaza and Franklin av for George Corsa, 6 Corsa Terrace, owner. Cost, about \$20,000.

Other Cities.

HALLS AND CLUBS.

ALBANY, N. Y.—Plans are being prepared privately for a 2-sty brick clubhouse for the Albany Woman's Club, Mrs. Elmer Blair, president, 445 Western av. M. L. Ryder Building Co., 356 State st, Albany, general contractor. Cost, \$80,000.

MUNICIPAL.

ALBANY, N. Y.—Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., will prepare plans for a state laboratory to cost approximately \$65,000, on New Scotland av, for the Department of Health of the State of New York, Dr. Herman M. Briggs, State Health Commissioner. Details will be available later.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

NEW BRUNSWICK, N. J.—James Morrell, Deans, N. J., has the general contract for the 3-sty brick and terra cotta apartment containing 2 stores at 409-411 George st for Skourlas & Agendellies, owners on premises, from plans by D. D. Williamson, 390 George st, New Brunswick, architect. Cost, \$12,000.

BANKS.

MANHATTAN.—C. T. Wills, Inc., 286 5th av, has the general contract for the 2-sty brick and terra cotta bank bldg. 49x64 ft at the southwest cor of 8th av and 127th st for the Provident Loan Society, 346 4th av, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, architects.

CHURCHES.

BROOKLYN.—H. J. Brown, 1534 Fulton st, has the general contract for the 1½-sty brick and limestone church and Sunday school at the southeast corner of Bedford av and Hawthorne st, for the Congregational Church of the Evangel, Rev. Albert E. Rorabeck, 215 Fennimore, st, pastor, from plans by Nelson & Van Wagonen, 15 West 38th st, Manhattan, architects. Cost, about \$40,000.

DWELLINGS.

MANHATTAN.—Thomas O'Reilly, 30 East 42nd st, has the general contract for alterations to the 5-sty brick residence 28x96 ft at 16 East 84th st for George Gordon King, owner on premises, from plans by McKim, Mead & White, architects, 101 Park av. Cost, about \$4,000.

TARRYTOWN, N. Y.—Charles Ward Hall, 140 Nassau st, Manhattan, has the general contract for a 2-sty brick and stone residence, garage and gardener's cottage, at Halleston, for Jacques S. Halle, 30 Broad st Manhattan, owner, from plans by Taylor & Levi, 105 West 40th st, Manhattan. Cost, about \$50,000.

KEARNY, N. J.—Samuel Marshall, Kearny, N. J., has the general contract for a 2½-sty frame dwelling at the northwest corner of Pomeroy av and Devon st for Thomas and Louisa Hutchison, from plans by Joseph Kennedy, 6 North 4th st, Harrison, N. J., architect. Cost, \$4,000.

PELHAM MANOR, N. Y.—J. D. Starr, 49 Warren st, New Rochelle, N. Y., has the general contract for a 2½-sty frame dwelling, 30x35 ft, in Rochette Ter, near Post rd, for H. E. Burnett, owner, c/o A. G. C. Fletcher, 103 Park av, Manhattan, architect. Cost, \$8,000.

WESTWOOD, N. J.—(Subs.)—Raymond W. Meyers, Westwood av, has the mason work and Chester N. Simon, Brickell, the carpenter work for a 2½-sty frame dwelling 25x32 ft for Samuel Bery, owner, from plans by George Butler, 62 West 45th st, Manhattan, architect. Cost, \$5,000.

SOUTHAMPTON, L. I.—A. G. Halsey, Lumber Lane, Bridgehampton, L. I., has the general contract for alterations and additions to the 2½-sty frame residence at Southampton, L. I., for Thomas B. Clark, 12 East 41st st, Manhattan, from plans by Trowbridge & Livingston, 527 5th av, Manhattan, architects.

SOUTH ORANGE, N. J.—Eugene Turlison, 1001 Chestnut st, Philadelphia, Pa., has the general contract for a 2½-sty tile and stucco residence 26x78 ft in New Mountain rd 250 ft from Tillon rd for J. S. Heyl, owner, c/o Edward B. Delk, architect, 34 South 17th st, Philadelphia, Pa. Cost, \$12,000.

VERONA, N. J.—A. P. Clark, Crane Bldg., Montclair, N. J., has the general contract for a 2½-sty frame residence 44x40 ft on Afterglow av for E. T. Penman, owner, c/o Christ Myers, architect, Crane Bldg., Montclair. Cost, \$10,000.

NEWARK, N. J.—(Sub.)—Max Rosens, 530 South 11th st, Newark, has the mason work and the O. & K. Const. Co., S. 9th st, Newark, the carpenter work for the 2½-sty frame and stucco dwelling 27x37 ft at 808-810 South 10th st for Abraham Fishman, 32 Spring st, owner, from plans by R. Bottelli, 207 Market st, architect. Cost, \$10,000.

NEW ROCHELLE, N. Y.—George Watson, 228 Huguenot st, has the general contract for the 2½-sty brick and frame residence 80x36 ft in Rochelle Hts. for

Louise Kahn from plans by Smith & Ross, architects, 15 East 40th st, Manhattan, architects. Cost, about \$25,000.

PEAPACK, N. J.—Walter Hasken, Gladstone, N. Y., has the general contract for a 2½-sty frame residence and stable 72x56 with wing 20x40 ft for Charlotte A. Barnes, 147 East 61st st, Manhattan, from plans by Bellows & Aldrich, 8 Beacon st, Boston, Mass., architects. Cost, about \$60,000.

DONGAN HILL, S. I.—C. Gronda, 320 Fulton st, West Hoboken, N. J., has the general contract for a 2½-sty brick residence 65x38 ft at the northeast cor of Park and Atlantic avs for Mrs. R. T. Pryor, 43 Cromwell av, Dongan Hills, owner. Private plans. Cost, \$18,000.

TEANECK, N. J.—Edward R. Maas, 211 Teaneck av, Ridgefield Park, N. J., has the general contract for a 2½-sty frame dwelling in Teaneck rd for T. Kassakian, 128 Cedar st, Ridgefield Park, owner, from plans by H. Fritz, 237 Main av, Passaic, architect. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—F. J. Felgenhauer, 4 Court sq, has the general contract for the 2-sty brick and terra cotta sub-station, 50x100 ft, in the south side of 6th st, 96 ft west of Berry st, for the New York Municipal Ry. Corp., S. T. Williams, president, 85 Clinton st, Brooklyn. Private plans. Cost, \$50,000.

LONG ISLAND CITY.—Farribault Building Corp., 52 Vanderbilt av, Manhattan,



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has the general contract for the 4-sty brick and reinforced concrete factory and warehouse, 230x100 ft, at the corner of Anabell av and Creek st, for the Degnon Realty & Terminal Imp. Co., 30 East 42d st, from plans by William Higginson, 21 Park row, Manhattan. Cost, \$125,000.

HALLS AND CLUBS.

MANHATTAN (subs.).—Hay Foundry & Iron Works, 15 Madison sq, North, have

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 29, 1916.—Sealed proposals will be received at this office until 3 p. m., June 27, 1916, and then opened, for bronze covering for present woodwork, etc., in certain openings in the United States Post Office at Glens Falls, N. Y., in accordance with the specification and drawing No. 523-A, copies of which may be had at this office. 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, 158 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.

contract for structural steel for the clubhouse addition at 231-285 East 10th st, for the Boys' Club Association, on premises, from plans by Townsend, Steinle & Haskell, 1328 Broadway, architect. General contract not awarded. Cost, \$100,000.

HOTELS.

QUEENS, L. I.—Jacob Weber, Woodhaven, L. I., has the general contract for a 2-sty brick hotel, 40x55 ft, at the northeast corner of Creed av and Creed pl, for George Fox, Hendricksen av, owner, from plans by William A. Finn, 226 New York av, Jamaica, L. I., architect. Cost, \$7,500.

STABLES AND GARAGES.

MANHATTAN.—Cauldwell-Wingate Co., 331 4th av, has the general contract for alterations to the 9 and 11-sty stable and garage, 125x200 ft, at 218-222 East 44th st, for the American Express Co., from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, architects. Cost, about \$40,000.

JERSEY CITY, N. J.—Snare & Triest Co., 233 Broadway, Manhattan, has the general contract for a 1-sty stable and barn, 100x70 ft, for the Pennsylvania R.R. Co., owners, plans for which were prepared privately.

STORES, OFFICES AND LOFTS.

MANHATTAN (subs.).—Gillis & Geoghegan, 537 West Broadway, have the contract for heating and ventilating for the 12-sty loft building, 50x100 ft, at 16-18 West 39th st, for John S. Weatherly, from plans by Paul R. Allen, 35 West 39th st, architect. William Crawford, 7 East 42d st, general contractor. Cost, \$100,000.

MANHATTAN.—Beaver Const. Co., 22 William st, has the general contract for extensive alterations to the store and loft bldg. at 520 5th av for E. B. Meyrowitz, Inc., owner on premises, from plans by Starrett & Van Vleck, architects, 8 West 40th st. Cost, about \$50,000.

WHITE PLAINS, N. Y.—Charles E. Preston, 5 Cottage pl, has the general contract for a 1-sty brick structure, 50x60 ft, containing three stores, in Main st, for R. Young Bros., Co., 31-37 Main st, owner, from plans by Frank H. Brown, 154 Main st, architect. Cost, about \$6,000.

MISCELLANEOUS.

POUGHKEEPSIE, N. Y.—Wells Bros. Co., 33 West 42d st, Manhattan, has the general contract for the 2-sty brick and terra cotta passenger station and express building, 240x62 ft, in Main st, for the N. Y. C. & H. R. R. Co., 70 East 45th st, Manhattan, from plans by Warren & Wetmore, 70 East 45th st, architects. Cost, about \$75,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

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.

BOARD OF EXAMINERS.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 30 of 1916, New Building 94 of 1916, premises 148-150-154 West 48th st, Manhattan, The E. C. Horn Sons, appellants.

Objection No. 1. Unobstructed courts not less than ten feet wide at all points should be provided at all sides and rear of the theatre.

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

Question submitted by appellant: Whether the required court at the rear may not be replaced by an acceptable tunnel, under the stage?

1. The tunnel will be separated from the theatre by reinforced concrete arch 12" thick and good for 500 lbs. live load per sq. ft., and 12" brick walls. All metal supports will be fireproofed with 2 inches of concrete.

2. Tunnel will be located 16 feet from the rear of the lot providing a quicker exit around the building. Hazard due to adjoining building is reduced by this construction.

3. The tunnel will be lined with white brick and tiles; all corners of tunnel will be rounded.

4. Tunnel will be lighted by a separate lighting circuit from the rest of the theatre building, and all lights will be placed so as not to interfere with exits.

5. The seating capacity will not exceed 800 people.

6. Tunnel will comply with all standards established by previous constructions of this type in New York City.

Appearance: Chas. E. Horn.

On motion, APPROVED on the following CONDITIONS:

1st. That a rigid steel and asbestos curtain be provided at the proscenium opening, built and installed in accordance with the regulations of the Bureau of Buildings.

2nd. That the two piers (marked "A" in red) shown in the tunnel be eliminated, and that the tunnel be made not less than six feet six inches in width in the clear throughout its full length.

3rd. That the gradients in the courts and tunnel shall not exceed one in ten.

APPEAL 31 of 1916, Alteration 2047 of 1916, premises 7-9 West 46th st, Manhattan. Warren & Wetmore, appellants.

Objection No. 4. Structural members, floor and roof must be of fireproof approved construction, non-fireproof extension to fireproof building within fire limits is not permissible.

1. That an equally good form of construction as called for in Code is proposed.

2. That the amount involved is greater than \$1,000.

That method of erection proposed is fireproof, and that the Code, if liberally interpreted, would permit construction of same.

1. The wood used throughout is fireproof with exception of bamboo wrappings around pipe columns and rattan screens, both of which are ornamental in character and not structural.

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- 2. Roofs are covered with galvanized iron.
- 3. Structures are low and are in an open court, free from fire risks.
- 4. There will be no fire risks in court itself.
- 5. It is only a temporary structure to be used for two seasons.
- 6. Bamboo is practically fireproof in itself. This alteration is to be a Japanese Tea Garden, erected in the court yard of the Ritz-Carlton Hotel. It is to be a temporary structure and will be used for two seasons only.

Appearances: P. R. Tallman and Julian Holland.

After discussion, and on motion, entered on the record as withdrawn by request of the appellants.

APPEAL 32 of 1916, New Building 110 of 1916, premises 217-225 West 45th st, Manhattan. Herbert J. Krapp, appellant.

1. Unobstructed courts at least ten feet wide should be provided at sides and rear. Art. 25, §27.

2. The passageway back of the last row of seats on the 1st or main floor, should be at least 16 feet in the clear, and on the balcony 12 feet wide in the clear.

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

Whether the rear court may be omitted providing every precaution as to safety is otherwise fulfilled?

Whether the distance back of last row of seats on orchestra and balcony floor may be omitted, providing all exits are easy of access?

1. That a precedent has been established. That the dressing-rooms are so arranged as to be entirely separate from the rest of the building with the exception of entrance on stage level, which will be protected by means of double fire doors. That the stage proper is constructed of solid brick walls with no openings facing adjoining property and that exits from stage are direct, straight exits into court, and that the fire hazard is reduced to a minimum.

2. That the exit facilities are so arranged that all aisles and staircases practically lead to exits without using distance back of last row of seats as direct means of egress; and that a precedent has been established.

Appearance: Herbert J. Krapp.

On motion, APPROVED on the following CONDITIONS:

1st. That a rigid steel and asbestos curtain be provided at the proscenium opening, to be erected and installed in accordance with the regulations of the Bureau of Buildings.

2d. That the two (2) exit doors on the orchestra floor plan, at the points marked "A," be increased to five feet (5') in width in the clear.

3d. That the lobby enclosure be splayed at the points marked "B," as shown in red on the orchestra floor plan.

4th. That two (2) additional exits and fire escapes be provided at points marked "C" on the balcony floor plan, five feet (5') in width in the clear.

5th. That the landing of the fire escape stairs in each court leading from the balcony be brought forward to points marked "D" on the orchestra floor plan.

APPEAL 33 of 1916, Alteration 2142 of 1915, premises 5-7 East 59th st, 784 Fifth av, Manhattan, office of Louis E. Jallade, appellants.

20. Fireproof shutters must be installed on windows within 30 feet of adjoining openings or 50 feet above a neighboring roof. See §375 of the Code.

The Supt. of Bldgs., to whom the question has been submitted, has refused to approve the materials proposed to be used in the alteration of the building.

Whether it is necessary to install fireproof shutters to windows of an existing building in consequence of the altering of said building without changing the character of occupancy?

1. The occupancy of the building has not been changed.

2. The building has not been increased in height, the alterations being internal, i. e., a sprinkler system has been installed and the means of egress changed from non-fireproof to fireproof.

3. The windows in question do not subject any means of escape to exposure and are themselves not subject to severe exposure, being 28' 6" from the nearest building, which building is used as a club house.

Appearance: Arthur J. McKenna.

On motion, APPROVED.

APPEAL 34 of 1916, Alteration 2295 of 1916, premises 374 Sutter av, southwest corner Christopher av, Brooklyn. Morris Whinston, appellant.

No. 1. Proposition contrary to Sec. 480 Code. "Whenever a Supt. of Bldgs. to whom such question has been submitted shall reject or refuse * * *"; "or when it is claimed that the rules and regulations * * * do not apply * * *"

Proposition contrary to §480, Code.

The present building is a three-story frame corner, 25' x 50', occupied at present as a tenement and store; it is proposed to build an 8' frame extension at rear of lot by full width of building; also to convert second story into meeting rooms and an apartment for only one family on third story. An objection is raised by the Supt. of Bldgs. covering §480 and its attendant subsections. Permission of approval is hereby requested of your honorable board for the following reasons:

1st, because the proposed extension is only 8' in width and is used mainly for the new stair enclosure; and is less of a fire hazard than frame extensions now allowed at rear of frame buildings within the fire limits, and also from the fact that extension faces on street front.

2d, because the second story will be converted from an apartment for two families to a meeting room for civic bodies, and that §470 has been in effect less than two months from the filing of the plans; and that §480 cannot be applied to this class of occupancy as no articles will be sold or manufactured there; and

Thirdly, because the enforcement of §480 to

this particular case will be an injustice and a financial hardship, as the owner specifically bought the property with the object of converting it to the above uses. I, therefore, respectfully ask your honorable board to approve the mode and manner of construction and also occupancy of the building, for the reasons outlined above.

Appearance: Morris Whinston.

On motion, DISAPPROVED.

BUREAU OF FIRE PREVENTION. Municipal Building.

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

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

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

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

Week Ending May 27.

MANHATTAN ORDERS SERVED.

- Av A, 68-69 sts—Thos Crimmins Contract Co, 444 E 69th.....D&R-NoS-FA-Rec-FP-FE
- Bowery, 101—Bakst Bros.....FP
- Bowery, 331-3—Ostrowsky & Lempert...FP-FA
- Broadway, 200—Louis K Liggett Co, Grand Cent Sta.....FP-CF-El
- Broadway, 820—Truefit Waterproof Co, NoS-FA-D&R
- Broadway, 1317-29—Jesse I Straus, D&R-Ex-FP-St-SA-WSS(R)-O-Stp(R)-Ex(R)-Rec(R)-ExS
- Broadway, 1600—Universal Animated Weekly, FP-Rec(R)-El-DC-CF
- Christie st, 119—Louis Heller & H Alpert, FA-El-O-NoS
- Cooper sq, 29—Nathan Wiener.....FA
- Edgecombe av, 46—Henrietta Brunor.....Rub
- 8 av, 2461—Abe Getzoff...Rec-FP(R)-FA-D&R
- 3 st, 304 E—Herman Gold,D&R-RQ-NoS-FA-FP
- Eldridge st, 236-44—Friedfield & Cohn...D&R
- 3 st, 393 E—M Gross.....NoS-FA-RQ
- 16 st, 313 E—M Cohen & Son.....FA
- 75 st, 507-9 E—Adler & Eckstein.....D&R
- 84 st, 167 E—Isidore E Witkin.....NoS
- 92 st, 336 E—C H Heins.....FP-RQ-D&R-Rub
- 105 st, 138 E—Rutishauser Bros, FA-Rub-D&R-FP(R)
- 4 av, 65-7—Abraham Jacobs.....FA
- 4 av, 471—Geo I Roberts & Bros (Inc), Rec-RQ-FP
- Fulton st, 102—Gilbert G Hewitt.....FA-NoS
- Lexington av, 1576—Joseph Rappaport,FA-D&R
- Lexington av, 1794—Hyman Derman, FA-FP(R)
- Hangin st, 10—Trainovitz Bros.....FA-Rec-NoS
- Pearl st, 442—Troiano & Defina.....Spr
- Pearl st, 371—H Behlen & Bro, Spr-WSS(R)-FP-FE(R)
- Rutgers Slip, 82-6—Hyman Edelstein, 71 Nassau.....FD-A
- 2 av, 20-4—Nathaniel W Keane, WSS(R)-Ex-FP-FA(R)
- 2 av, 1218-20—Geo Meyer, El-Rub-FP-FA-Rec-WSS-NoS
- 7 av, 729—Film Exchange, NoS-CF-FP(R)-DC-El
- 7 av, 729—Hepworth...CF-Rec(R)-FP(R)-NoS
- 7 av, 729—Educational Films Corp, Rec-FP(R)-NoS
- 7 av, 729—Negative Reconst Co.....Rec-FA
- 7 av, 729—Quality Film Service, Inc, FA-DC-El-FP-NoS-Rec
- Varick st, 143-5—Henry C Griffin & Co, FA-Rec-FP
- Walker st, 72-6—Consol Gas Co, 130 E 15...GE
- Water st, 33—Henry Brimberg.....NoS-FA
- West End av, 599—Catherine F Wright, 65 Central Pk W.....A
- Willett st, 29—Meyer Friedman...FA-NoS-RQ
- 17 st, 249-55 W—Jos Benedict Co,FP-WSS(R)
- 20 st, 13-15 W—15 W 20th St Corp, e W J Mager, 160 Bway.....Stp(R)
- 26 st, 355 W—Barker Ptg Co.....Stp
- 30 st, 341 W—Rev Paul Elseser.....A
- 43 st, 264 W—Inter City Apt House Co, 115 Bway.....FP-WSS(R)-Ex(R)-O-GE
- 47 st, 123 W—Josephine Stebbins, 28 W 46, FE-Ex(R)
- 47 st, 315-17 W—Chas J Richter, 119 W 73,WSS

- 47 st, 315-17 W—Wm Eisenstein, 39 W 42, Rec-FP
- 48 st, 209-13 W—Eliz S Lufburrow, 37 W 68...A
- 48 st, 322-4 W—Est Thos Smith, c Ella, 945 Central av, Plainfield, N J.....FE-FP
- 51 st, 159 W—Robt D Whitman.....D&R
- 53 st, 442 W—Israel Bober.....FP(R)
- 57 st, 518-22 W—Poertner Motor Car Co, 1759 Bway.....Rec
- 18 st and Av B—Miller Daybill & Co.....RQ
- Broome st, 97—H Rosen, D&R-WSS-RQ-FP-NoS-FA
- Canal st, 390—Economy Ice Cream Mch Co, Rec-FA-NoS
- Cherry st, 157—David Michael.....NoS-FP(R)
- Cherry st, 213-15—Nathan Fishman...FA-NoS
- Christie st, 131—Becker Bros,Rec-D&R-O-Rub
- Houston st, 38 E—M E Baumgarten.....CF
- Houston st, 42-4 E—Millers' Brass Fitting Co, NoS-FA-Rec(R)
- Houston st, 42-4 E—Geo McK Brown, 42 W 86.A
- 33 st, 159 E—Baltimore Club Co, (R)-FP-FE-Rub-NoS
- 73 st, 520 E—Wm J O'Donohoe.....O-Ex(R)
- 84 st, 113 E—Belmont Garage, D&R-FP-CF-Rec-WSS-NoS-ExS-Rub-OS(R)
- 128 st, 157-9 E—Standard Rubber Co, FP-D&R-Rec-FD-A-CF
- 129 st, 114 E—Bernard Brindze & Co, 15 E 128.....FP(R)-Rec-FA
- 5 av, 1429—Ike Evans.....FA
- Ft Grand st, E R—Abraham Tatkow,FA-NoS-SA
- Madison av, 1780—Morris Gladstein...Rec-FP
- Mercer st, 171—Nicola Morwanco & Dan Castellano.....FA-FP-NoS
- 9 av, 853—Abraham Goldstein.....D&R
- Pier 35, N R—Ocean SS Co of Savannah...Rub
- 7 av, 304—Mrs F Harris.....WSS-D&R
- 7 av, 72-9 Y Metro Film Service (Inc), GE-Rec-NoS-RQ-FP(R)-CF
- 15 st, 31-5 W—Freedgood & Sweetgall, NoS-Rec-FA
- 30 st, 642-52 W—John T Stanley Co, D&R-Rub-Rec
- 43 st, 541 W—W A Hathaway Co, 62 W 45...D&R
- 46 st, 126-32 W—Davidson & Schwab, Inc, CF-FA-NoS
- 51 st, 155 W—H A Walton.....D&R
- 52 st, 115-17 W—52d St Garage (Inc), Rec-CF-NoS-FA
- 56 st, 123 W—Thos J McCarthy, D&R-NoS-FP(R)
- 57 st, 436 W—Enea Bolognini.....Rub-FP
- 80 st, 249 W—Henry's Tire Repair Wks, GE-NoS-FA-Rec
- 89 st, 137-9 W—Robt Thedford Garage Co, FP-CF-Rec
- 72 st, 503-7 E—Godfrey Knoche, 516 E 72...Spr
- 72 st, 511-19 E—Godfrey Knoche, 516 E 72, Stp(R)
- 1 av, 1895—Wm Hagedorn, 318 E 85, (R)-WSS-FP
- 1 av, 1971-3—Edw J Dougherty...FP-WSS(R)
- 143 st, 246 W—Huberth & Huberth, 253 W 58, FE-WSS(R)

BRONX ORDERS SERVED.

- Jennings st & West Farms rd—Olin J Stephens, Canal & 138.....FA-NoS-CF-Rec
- 170 st, 2 W—U S P Chemical Mfg Corp, D&R-FP-CF-FA-Rec
- Spuyten Duyvil—Isaac G Johnson & Co....CF
- Trinity av, 942—Mary R McPhillips.....A
- Castle Hill av, 1166—B Estling.....El

BROOKLYN ORDERS SERVED.

- Bergen st, R, 21-3—N V Nelson.....NoS-Rec
- Baltic st, 111—Gulian Ross, 91 Columbia...NoS
- Court st, 359—Dancey A Thomas, 440 E 8, Rec-D&R
- Court st, 611-25—Jas McLaren & Sons, NoS-FA-Rec-Rub
- Coffey st, 49—Amalgamated Paint Co, NoS-FA-Rec
- Court st, 277—Wm Park, Jr.....FA-Rec
- Cook st, 211—Anton Feuguel (Inc).....CF
- Columbia st, 239—P Weinberg & Son.....FA
- Carroll st, 346—American Mach & Foundry Co, D&R
- DeKalb av, 76—Edison Elec Ill Co of Bklyn, 360 Pearl.....CF-FP
- 82 st & Shore rd—E W Clark, 800 Ocean av, FA-NoS-Rec-El(R)
- E 15 st & Locust av—Vitagraph Co of Am...CF
- 50 st, 1262—Michael Bloom...NoS-FA-Rec-Rub
- 51 st, 1223—Chas W Ryer...NoS-FA-Rec-D&R
- 50 st, 1450—Robt Gordon...El-DC-StSys(R)-Rec
- 5 av, 5519—Gough & Horn.....Rec
- Furman st, 25—Fulton Foundry & Mch Co...FA
- Fenimore st, 231—Wm C Bowden...NoS-FA-Rec
- 48 st, 1266—Wm McCaddin...NoS-FA-Rec-El
- Fayette st, 35—Wm R Schwinn, 3355 Fulton, NoS-FA-Rec
- Graham av, 227—Martin Karcht, NoS-FA-Rec
- Garden pl, 21—Mrs C E Read, 15 Garden pl, DC-Rec-FP
- Hudson av, 291—L Thompson.....NoS-Rec
- Huntington st, 145—Michael Glavin, 294 Vanderbilt av.....FA-NoS-GE
- Liberty av, 152—Perfect Shoe Mfg Co, GE-Rub-Rec-FP-D&R-FA-SA
- Morgan av, 488—Richard Young.....NoS-FA
- Manhattan av, 971—Wm Wolf.....GE(R)
- Manhattan av & Newton st—J Herms...FA-Ex
- Ocean Pkway, 80—Edw G Hynes...NoS-FA-Rec
- Ocean Pkway, 4-S—Circle Garage...FP-WSS
- Putnam av, 38—Elmer Gillion...FA-Rec-NoS
- Power st, 270—Paul Chevallier.....FA
- Raymond st, 161—Chas Tisch, NoS-FA-Rec-El-DC
- Sumner av, 397-9—Bklyn Shield & Rubber Co, A-SA-FD
- Snyder av, 44-6—Bklyn Motor Car Co,CF-DC-SA
- St Johns pl, 618—Jos S Cortelyou, CF-Rec-StSys(R)
- Stone av, R, 482—Benzion Kaufman.....El
- 16 st, 297—Geo H Brown...FA-Rec-El
- 66 st & Shore rd—E W Bliss Co, Adams & Plymouth.....SA-CF-FA
- 6 av, 96—Frank Grove.....NoS-FA-Rec
- 6 av, 117—Walter Hopke.....Rec-El(R)
- St Edwards st, 30—John Pilizzola & Co, FA-Rec-D&R-FP
- 12 av, 3820—Hans Berg.....D&R
- Water st, 56—J H & A Welch (Inc), FA-Rub-NoS-Ex-GE(R)
- Wortman av & Barbey st—Norman C Newman.....FA-D&R

Classified Buyer's Guide

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

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

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.

Architectural & Legal Photographers.

WURTS BROTHERS, 66 W. 35th Street. Tel. Greeley 6947.

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.

Builders' Material (2nd Hand).

SEAGRIST HOUSE WRECKING CORP., 533 E. 18th St. Tel. Gramercy 6584.

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.
MAHNKEN BUILDING MATERIAL CO., 957 Broadway, cor. Myrtle Ave., Brooklyn. Tel. Bushwick 4600.
MC CARTHY, 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 570.

Cement Work.

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

Coal and Coke.

ALDEN COAL MINING CO., INC., 1 Broadway. Tel. Rector 5540.

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.
PATEN-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.

AMERICAN ELEVATOR & MACHINE CORP., 117 Cedar St. Tel. Rector 4738.
MAINTENANCE CO., 417-421 Canal St. Tel. Spring 9670.
PATEN-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.

PEELLE 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).

BURWAK ELEVATOR CO., 216 Fulton St. Tel. Cortlandt 8463.
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.

Incinerators.

NIGHTINGALE CO., THE, 103 Park Ave. Tel. Murray Hill 7767.

Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. James J. Hoey, Executive Special Agent.
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.

Iron Work (Arch. and Struc.)

GRAND CENTRAL IRON WORKS, 212 East 52d street. Tel. Plaza 3583.
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.
PERLMAN IRON WORKS, INC., A., 1735 West Farms road. Tel. Intervale 2167.
RICHEY, BROWNE & DONALD, INC., Maspeth, L. I. Tel. Williamsburgh 3100.
SCHWENN, WM., 822 Lexington avenue, Brooklyn. Tel. Bushwick 1700.
WELLS ARCH. IRON CO., River avenue and East 151st street. Tel. Melrose 8290.