

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JUNE 10, 1916

CAUSE AND EFFECT IN APARTMENT HOUSE CONSTRUCTION IN NEW YORK CITY

By REGINALD PELHAM BOLTON

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

PART IV.

AT the beginning of the current year there were still in existence 77,960 tenement buildings of the old law type, constructed prior to 1902, forming the habitation of a majority of the population of the metropolis. Most of these buildings are in fairly good physical condition, by no means at the end of their existence, but they represent a form of construction which is no longer permitted, and in many respects a character of accommodation which is no longer to be desired.

The investment which has been made in their construction runs into enormous figures, and a natural inquiry arises as to what is to be done with this vast extent of investment, in order to maintain it upon a sound basis.

The number of family spaces or apartments in these old buildings is very large. In Manhattan the old type of buildings is 87 per cent. of the whole. In these structures there are 392,485 apartment spaces, accommodating fully one million people, and constituting 73 per cent. of all the apartment accommodation in the borough.

In Brooklyn the old buildings are 74.7 per cent. of the whole number, and the number of apartments therein constitutes 62 per cent. of the whole.

In the Bronx the situation is fortunately reversed, on account of the comparatively recent building up of that section. There the old apartments are but 26 per cent. of the whole number; and in Queens they constitute but 30 per cent. of the total.

Increasing Population.

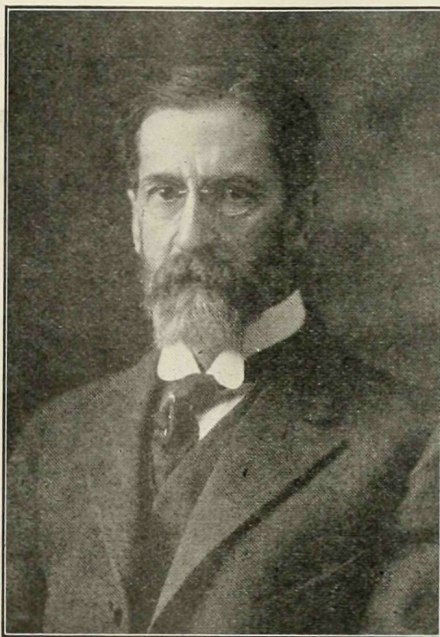
It must be conceded that the construction of these old buildings was a long step in the problem of housing the enormously increasing population of the city, and that they served a useful purpose in this regard, whatever have been and still are their deficiencies. From the point of view of Manhattan only, it would appear that it would have been impossible to house more than one-third of the population the borough now supports, without the tenement.

A large question therefore arises as to what may be and should be done with the old class of buildings—whether the process should be one of radical alteration to meet modern conditions, or of complete removal and reconstruction.

So far as the removal of old buildings is concerned, the process is noticeably slow, and it is interesting to observe that the replacement of buildings of this character by other buildings of improved type is only a minor part of the total process of replacement, as shown in the following table:

OLD TENEMENTS REPLACED

Year.	Total.	By New Law Tenements	By Business and Hotel Bldgs.	By New Streets & Subways, Yards & R. R.	By Pub. Bldgs.	By Sundry Bldgs.	Left Vacant
1910...	337	35	176	28	21	22	25
1911...	321	31	171	11	21	19	28
1912...	300	33	118	27	20	28	46
1913...	217	70	88	35	17	16	47
1914...	321	27	88	89	34	19	63



REGINALD PELHAM BOLTON.

The replacement of an apartment building by another is not so attractive a proposition to the builder or speculator as the construction of a new structure on vacant property; and so long as the latter is available in desirable positions there will be little attempt to develop the replacement of old buildings by new. There are still, for instance, in Manhattan some two thousand vacant lots awaiting utilization, and very many old and small stores and dwellings which could be more profitably removed to make way for modern apartments than would be the case with old five-story tenements.

Rate of Removal.

The rate of removal of old apartments is barely one-half of one per cent. of the total per annum, and it would seem that this rate must be speeded up as the buildings become older. The situation is probably due to the fact that the age of the majority of these buildings is not great enough to have affected their physical conditions. It becomes, therefore, of much interest to inquire whether this large number of existing buildings could by any means be profitably altered so as to meet modernized requirements.

Some such process is constantly proceeding, but the alterations which are recorded by the Tenement House Department are largely minor modifications, necessary to comply with health and fire regulations. Alterations, to be wholly effective, must be more thorough and must deal with the large deficiencies of these older types of buildings from several standpoints.

The defects of the old buildings are largely the shortage of light, ventilation and air supply. This point is illustrated by the fact that no less than 248,625 rooms have required the provision of windows or the enlargement of existing windows during the past twelve years, an average of twenty thousand a

year, of which number upwards of 62 per cent. were in the Borough of Manhattan.

The outlook of apartments into yards and courts is a deplorable, if necessary, feature of apartment house construction. To a considerable extent, it is a feature of even the most advanced form of construction. In 1915 only 48 per cent. of all the new apartments constructed in Manhattan had an outlook on the street, and all the rest faced into courts and yards.

The proportions were the same in the Borough of the Bronx, and in the Borough of Brooklyn were but little better, being 50 per cent. In the Borough of Queens the conditions are much better, because the prevailing type is the "through" apartment, having street outlook at one end and a yard outlook at the other, and thus only 23 per cent. of the apartments in that borough have no outlook on the street.

OUTLOOK OF APARTMENTS IN TENEMENTS ERECTED DURING 1915

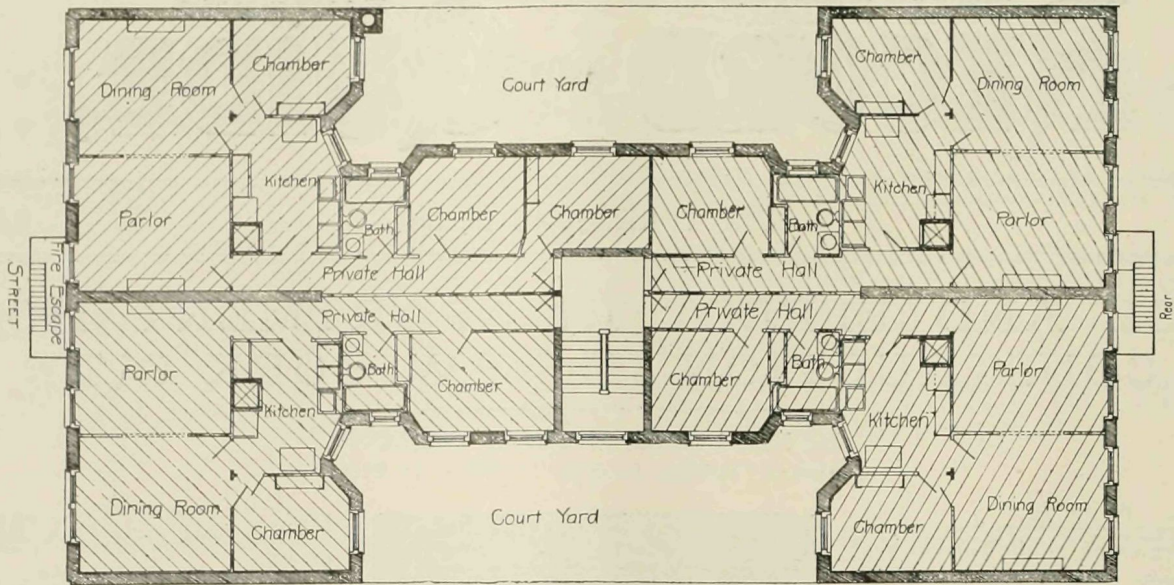
	Manhattan		Bronx	
	No.	%	No.	%
Apartments with outlook to street...	2,607	54.6	3,531	48.6
outlook to yard...	1,576	32.9	2,679	36.8
outlook to court...	434	9.1	587	8.1
Through apartments.	166	3.4	474	6.5
Total apartments..	4,783		7,271	
	Brooklyn		Queens	
	No.	%	No.	%
Apartments with outlook to street...	3,937	41.8	406	18.9
outlook to yard...	3,819	40.6	386	18.1
outlook to court...	830	8.8	106	4.9
Through apartments.	830	8.8	1,249	58.1
Total apartments..	9,416		2,147	
	Richmond		New York City	
	No.	%	No.	%
Apartments with outlook to street...	.....	.....	10,481	44.4
outlook to yard...	.....	.....	8,460	35.8
outlook to court...	.....	.....	1,957	8.3
Through apartments.	.....	.....	2,719	11.5
Total apartments..	.....	.....	23,617	

Of all the forms of deficiency the most deplorable is the lack of interior conveniences, a condition which has been considerably rectified by the action of the Health and Tenement House Departments; yet it is strange to read that there were still being constructed so late as last year apartments having no baths as part of their equipment, although, fortunately, the rate of such deficiencies is on a decreasing scale.

NEW LAW TENEMENT BUILDINGS, 1912-1915.

Apartments with no baths	
1912	1,156
1913	731
1914	200
1915	198
Apartments with public baths only	
1912	129
1913	None
1914	None
1915	62

It seems evident that unless steps are taken to improve and rectify these conditions the increasing intelligence of the great body of tenants will lead to the comparative desertion of the older type of building, in favor of newer forms; and, inasmuch as the demolition and changes of existing buildings are largely in the older settled parts of the city, while the majority of the new construction is in the outlying regions, this process if not advanced by some more rapid method of improvement in the old buildings will lead to a gradual desertion of the older districts in favor of the out-



PLAN ONE: EXISTING ARRANGEMENT WITH FOUR APARTMENTS PER FLOOR, THREE OF FIVE ROOMS AND ONE OF SIX ROOMS, TWENTY-ONE ROOMS IN ALL, WITH FOUR BATHROOMS.

lying sections and a rapid depreciation of the investments in existing tenement communities.

One of the special mistakes that was made in the early forms of construction was in the small lot ownership—a process which has radically changed in Manhattan, but which is still proceeding in the boroughs of Brooklyn and Queens. The tendency towards larger building in one ownership is productive of beneficial results in the planning of the building, and doubtless is also calculated to secure both a larger degree of interior light and air and indirectly a more permanent security to property owners' investments.

Of all the new apartment buildings constructed in Manhattan in 1915, 94 per cent. consisted of buildings having more than twenty apartments in a building, and no less than 42 per cent. of the whole included more than thirty apartments. These figures were entirely changed in the other boroughs named. In Brooklyn 44.4 per cent. were buildings of twelve apartments and less, and in the Borough of Queens no less than 85.4 per cent. were buildings having the same proportion of apartments.

Since the evident tendency of the demand for apartment accommodation is towards the smaller space, with equal or greater degree of interior conveniences, the purpose of any change should be towards the accomplishment of those objects, and it is fortunately the fact that such interior rearrangement of spaces may often be found to produce substantially higher returns in the way of rentals. An illustration of this is shown in the comparative drawings, Nos. 1 and 2, which show, in detail, changes in a fairly typical tenement building of the five and six-room flat type into a lessened number of rooms, sub-divided into a larger number of smaller units, equally rentable.

The effect upon the particular building illustrated is substantially to the advantage of its owner. The five and six-room spaces, renting at \$5.50 and \$6.50 a room a month, produce a total rental for each floor of \$136 a month.

The sub-division shown upon the second plan provides only nineteen rooms, instead of twenty-one, but these provide eight apartment spaces, which in the same locality would readily rent for prices not less than \$7.50 a room for the four-room apartments and as high as \$14 for the one-room apartments. It may reasonably be estimated, therefore, that this arrangement would increase the renting capacity of the whole building about 40 per cent., and such a return would justify the expense involved.

If it had been a prevailing practice of the owners of such property to set aside or in some other manner provide a depreciation fund for bringing about such changes as these after a period of the existence of the building has passed, alterations could be readily accomplished and the life and earning capacity of the building renewed; but this has rarely been done, and the majority of the owners of such property usually control only the equity above a mortgage.

The owner is therefore under the necessity of finding the funds for such a change, and in many instances, if not the large majority, of such cases must borrow the money, and generally has only the building itself to offer as the security. If this be already mortgaged, such additional loans often cannot be obtained under existing conditions; but it would seem to be largely to the interest of the mortgagees of such properties to treat realty owners with considerable liberality by making additional loans for the purpose of remodeling interior spaces. If they do not do so, then the vast investment in these buildings, which forms part of the security on which the

loans are made, can only be regarded as continuously declining in value as time proceeds. But if the owner is aided by an increase in the amount loaned sufficient to reconstitute the building's earning capacity on a new basis and prolong its useful financial existence, the loan is placed upon a sounder basis.

Such a process of reconstruction appears to have advantages for all concerned—the mortgagee, the owner, the tenant, and the city at large.

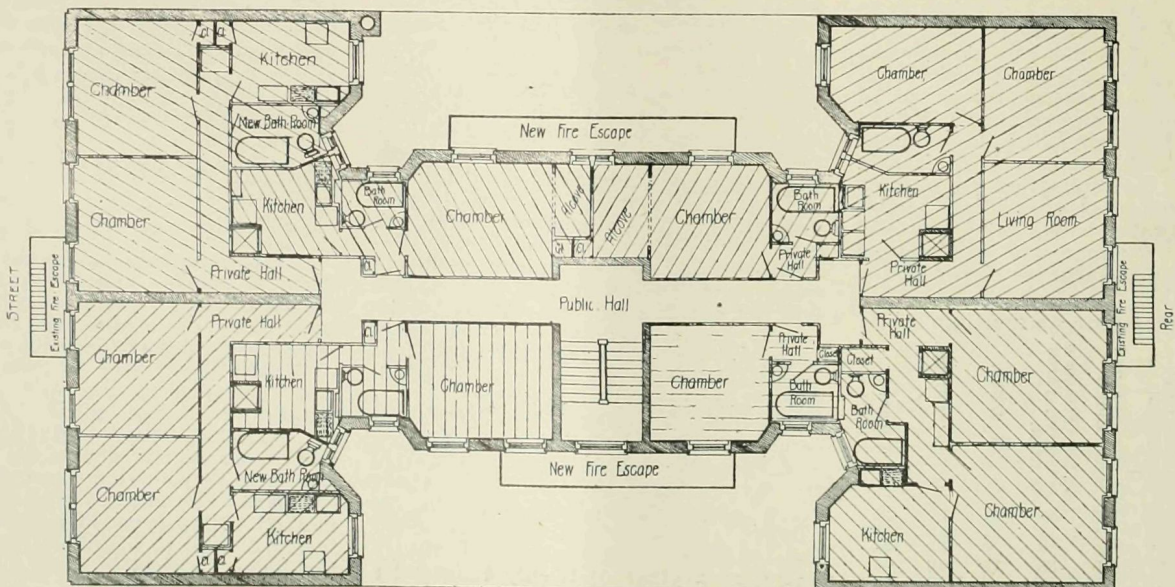
If the foregoing studies of the two phases of this great subject shall have contributed towards systematic improvement of existing property and the regulation of unnecessary new building, the purpose of the study will have been more than accomplished.

Downtown Renting.

Herman De Selding, in speaking of the renting conditions in the downtown office buildings, said this week: "As compared to last year renting in the downtown structures is better, more space being occupied and, in many cases, larger rental returns being obtained. There are still some soft spots in the market, but the general feeling in the financial district is one of optimism—not that any boom is going to happen, but rather that a steady, normal improvement will occur."

Payne Estate to Liquidate.

The Payne estate, which owns a large number of improved and vacant properties, both in Manhattan and the Bronx, is going to be liquidated at private sale. The bulk of the Manhattan parcels is located in the upper East Side, and the Bronx properties in the eastern section of that borough. The late Mr. Payne was a prominent investor in real estate and controlled a large flour business, located on the Harlem River.



PLAN TWO: REARRANGEMENT WITH EIGHT APARTMENTS, TWO OF TWO ROOMS, THREE OF THREE ROOMS AND ONE OF FOUR ROOMS, NINETEEN IN ALL, WITH EIGHT BATHROOMS.

RESOLUTION OF THE COMMISSION ON BUILDING DISTRICTS AND RESTRICTIONS

(Draft of June 2, 1916.)

THE following resolution, regulating the height and bulk of buildings, the area of courts and yards, the location of trades and industries and the location of buildings designed for specified uses and establishing the boundaries of districts for such purposes, has been prepared by the Commission on Building Districts and Restrictions for the Board of Estimate.

Distrioting Resolution.

Section 1. Definitions: Certain words in this resolution are defined for the purposes thereof as follows: Words used in the present tense include the future; the singular number includes the plural and the plural the singular; the word "lot" include the word "plot"; the word "building" includes the word "structure."

(a) For the purposes of Article II and III a "residential building" is any building or part of a building within a "residence district," as shown on the accompanying Use District maps. A "non-residential building" is any building or part of a building within a "business," an "unrestricted" or an "undetermined district."

(b) A "factory" is a building or portion of a building in which six or more persons are employed in any process or part of a process of transforming or converting raw material, partly wrought material or imperfect material into forms suitable for use.

(c) The "curb" is the mean curb level at that front of the building which faces on the street of greatest width, or, if the greatest width occurs on more than one of the streets on which the building faces, the mean curb level at that front of the building which faces on the street of greatest width and having the highest curb. Where no street grade has been legally established, or the building does not adjoin the street, the average level of all the ground adjoining such building shall be taken, with the approval of the building superintendent, as the equivalent of the curb level.

(d) A "street wall" of a building at any height above the curb is the wall of the building nearest to the street line and approximately parallel to it.

(e) The "height" of a street wall of a building is the vertical distance measured in a straight line from the curb level to the highest point of the roof beams adjacent to the street wall in the case of flat roofs, and to the average height of the gable in the case of roofs having a pitch of more than 20 degrees with a horizontal plane. Where a building comes under the jurisdiction of the Tenement House Law the definition of the height of the building and of the curb level shall be as defined in the Tenement House Law, Article 1, Section 2, Subsection 12.

(f) The "width of the street" is the average width of the street within the block measured from street line to opposite street line, but where a street borders a public place, a public park or a body of water the width of the street is the width of such marginal street plus the width of such public place, public park or body of water.

(g) A "corner lot" is a lot at a corner or junction of two or more intersecting streets between which there is an interior angle of less than 135 degrees. Where a lot is on a curve, if tangents through the extreme points of the street line make an interior angle of less than 135 degrees, it is a corner lot. Any other lot is an "interior lot."

(h) A "rear yard" is an open unoccupied space on the same lot with a building between the extreme rear line of the building and the rear line of the lot. In the case of a corner lot the owner may elect by a statement on his plans any street boundary as his front. The rear of a lot is the side opposite to the street front. In the case of a triangular or gore lot the rear is the boundary line not bordering on a street. The depth of a lot is the average distance from the street front line of the lot to the rear line of the lot.

(i) Buildings or portions of buildings shall be deemed "back to back" when they are on opposite sides of the same part of a rear line common to each and the streets on which the buildings front are parallel with each other or make an angle with each other of not over 45 degrees.

(j) A "court" is an open unoccupied space, other than a yard, on the same lot with a building. A court not extending to the street or a rear yard of at least the prescribed size is an "inner court." Where a building is not required to have a rear yard under Section 11, a court adjacent to the rear lot line of at least the minimum size and dimensions at any height prescribed for an inner court shall be deemed to be a prescribed rear yard. A court extending to the street or a rear yard of at least the prescribed size is an "outer court." An outer court on the lot line extending through from the street to a rear yard of at least the prescribed size is a "side yard."

(k) The "height" of yards and courts shall be measured from the lowest part of such yard or court as actually constructed. The "height" of yards and courts for all buildings that come under the jurisdiction of the Tenement House Law shall be measured from the curb level.

(l) The "least horizontal dimension" of a yard or court at any level is the least of the mean clear horizontal dimensions of such yard or court at such level.

Article I—Use Districts.

Section 2. For the purpose of designating, regulating and restricting the location of trades and industries and the location of buildings designed for specified uses, the city is divided into four classes of districts: (1) Residence districts, (2) Business districts, (3) Unrestricted districts and (4) Undetermined districts, as shown on the Use District maps which accompany this resolution and are hereby declared to be part hereof. The Use Districts described on said maps are hereby established.

Section 3. All buildings or premises shall conform to the regulations and restrictions hereinafter established for the Use District in which they are located. All existing buildings or premises may continue in their present use or uses, but said use shall not hereafter be converted or changed without conforming to the regulations herein established. The superintendent of buildings may, however, in appropriate cases vary the application of the regulations established as follows:

(a) Permit the reconstruction of existing buildings or the erection of additional buildings upon a plot exclusively occupied by a single trade, industry or use existing at the time of the passage of this resolution but not conforming to the uses allowed in the Use District in which it is located.

(b) Where a use district boundary line divides a plot in a single ownership at the time of the passage of this resolution, permit a use authorized on either portion of such plot to extend to the entire plot but not more than 25 feet beyond the boundary line of the district in which such use is authorized.

(c) Permit the extension of a single building back into a more restricted district under such conditions as will safeguard the character of the more restricted district.

(d) Waive the residence district regulation where a residence district has a frontage of not more than 100 feet on either or both sides of a street between two business or unrestricted districts.

(e) Approve in undeveloped sections of the city temporary and conditional permits for not more than two years for structures and uses in contravention of the requirements of this resolution.

(f) Where the street layout actually on the ground varies from the street layout shown on the district maps, apply the designations shown on the mapped streets to the unmapped streets in such a way as to carry out the intent and purpose of the plan for the particular section in question.

Section 4. Residence Districts: In a residence district only buildings with their usual accessories designed exclusively for the following specified uses may be constructed:

(1) Dwellings, which shall include tenement houses, boarding houses and hotels having thirty or more sleeping rooms.

(2) Private clubs.

(3) Religious, educational, philanthropic and eleemosynary buildings and institutions, other than correctional institutions.

(4) Hospitals and sanitariums.

(5) Farming, truck gardening, nurseries or greenhouses.

In a residence district the use of buildings or premises shall be limited to the uses as above specified, for which buildings may be constructed and to the customary accessory uses incident thereto. The Superintendent of Buildings may, however, permit in a residence district any building or use in keeping with the uses expressly enumerated above. The term accessory use shall not include a business or a factory nor shall it include any building or use not located on the same plot with the building or use to which it is accessory. A private garage for more than five motor vehicles shall not be deemed an accessory use. A private club having as its chief activity a service customarily carried on as a business shall be excluded from a residence district.

Section 5. Business Districts: In a business district no buildings shall be constructed and no premises or buildings shall be used for any of the following specified trades, industries or uses:

Ammonia, chlorine or bleaching powder manufacture; asphalt manufacture or refining; assaying (other than gold and silver); blacksmithing; boiler making; brewing, and distilling of liquors; carpet cleaning; celluloid manufacture; crematories; distillation of coal, wood or bones; dyeing and dry cleaning; electric central station power plants; fat rendering; fertilizer manufacture; garage for five or more motor vehicles; gas (illuminating or heating)

manufacture and storage; glue, size and gelatine manufacture; incineration or reduction of garbage, offal, dead animals or refuse; iron, steel, brass and copper works; junk and rag storage and baling; lamp black manufacture; lime, cement and plaster of paris manufacture; milk bottling or distributing station; oil cloth or linoleum manufacture; paint, oil, varnish and turpentine manufacture; petroleum refining or storage; printing ink manufacture; raw hides and skins—storage, curing and tanning; rubber manufacture from the crude material; saw or planing mills; shoddy manufacture and wool scouring; slaughtering of animals; smelting; soap manufacture; stable for five or more horses; starch, glucose or dextrine manufacture; stock yards; stone and monumental works; sugar refining; sulphurous, sulphuric, nitric or hydrochloric acid manufacture; tallow, grease and lard manufacture and refining; tar distillation or manufacture and tar roofing or tar waterproofing manufacture.

No building shall be erected and no building or premises shall be used for any trade or industry that is noxious or offensive by reason of the emission of noise, odor, dust, smoke or gas, but car barns or places of amusement shall not be excluded. The Superintendent of Buildings may, however, permit the erection of a garage or stable in a business district in any portion of a street between two intersecting streets in which there exists a public garage or public stable at the time of the passage of this resolution. The use of buildings or premises for factory purposes shall be prohibited in a business district except that 25 per cent. of the total floor space of a building or space at least equal to the ground area of the building or lot may be so used. The printing of a newspaper shall not be deemed a factory use. No use permitted in a residence district by Section 4 shall be excluded from a business district.

Section 6. Unrestricted districts and undetermined districts: The terms "unrestricted district" and "undetermined district" are used to designate the areas for which no restrictions or regulations in relation to the location of trades and industries and the location of buildings designed for specified uses are provided by this resolution.

Article II—Height Districts.

Section 7. For the purpose of regulating and restricting the height of buildings, the City of New York is hereby divided into five classes of districts, (a) one-time districts, (b) one and one-quarter times districts, (c) one and one-half times districts, (d) two-times districts, (e) two and one-half times districts, as shown on the Height district maps which accompany this resolution and are hereby declared to be part hereof. The height districts described on said maps are hereby established. The heights of buildings hereafter erected shall in general be limited with relation to the open spaces on which they face. Except as hereinafter provided, every building hereafter erected shall be so constructed that the street wall shall not exceed in height the limits hereinafter prescribed, and that any other wall or structure or any part of such building or any structure on it shall not exceed the set-back and other provisions hereinafter prescribed.

(a) In a one-time district no building shall be erected on the street line to a height in excess of once the width of the street. Above such height limit on the street line the height of the building may be increased provided that such extended portion sets back from the street line in the ratio of one foot horizontally for each two feet of its height above the prescribed height limit on the street line.

(b) In a one and one-quarter times district no building shall be erected on the street line to a height in excess of one and one quarter times the width of the street. Above such height limit on the street line the height of the building may be increased provided that such extended portion sets back from the street line in the ratio of one foot horizontally for each two and one-half feet of its height above the prescribed height limit.

(c) In a one and one-half times district no building shall be erected on the street line to a height in excess of one and one-half times the width of the street. Above the height limit on the street line the height of the building may be increased provided that such extended portion sets back from the street line in the ratio of one foot horizontally for each three feet of its height above the prescribed height limit.

(d) In a two-times district no building shall be erected on the street line to a height in ex-

cess of twice the width of the street. Above the height limit on the street line the height of the building may be increased provided that such extended portion sets back from the street line in the ratio of one foot horizontally for each four feet of its height above the prescribed height limit.

(e) In a two and one-half times district no building shall be erected on the street line to a height in excess of two and one-half times the width of the street. Above the height limit on the street line, the height of the building may be increased provided that such extended portion sets back from the street line in the ratio of one foot horizontally for each five feet of its height above the prescribed height limit.

Section 8. Exceptions for All Height Districts:

(a) In computing the height limit on the street line, a street less than 50 feet wide shall be considered as though it were 50 feet wide and every street or public open space more than 100 feet wide shall be considered to be 100 feet wide.

(b) Along a narrower street where it intersects a wider street, any building or any part of any building fronting on the narrower street within a continuous 100 foot belt back from the side of the wider street shall follow the height regulations provided for the wider street. For each one foot by which such narrower street exceeds 60 feet in width, one and one-half feet may be added to said 100-foot belt.

(c) Above the height limit on the street line dormers and headhouses may be erected on the street line provided that their aggregate frontage length on such street line be not greater than 60 per cent. of the length on such street frontage of the plot and provided that such percentage shall be reduced by one for every foot of height above the height limit on the street line and provided that such percentage may be increased by one at any plane parallel with the street frontage for each four inches that it sets back from the street line.

(d) If the area of the building is reduced so that above a certain level it covers in the aggregate not to exceed 25 per cent. of the area of the lot, the street wall of the building above such level may be excepted from the foregoing provisions, and the street wall may be erected to any height provided that such wall shall be distant at all points at least 75 feet from the center of the street on which it faces; but for each one per cent. of its full possible length that such street wall is decreased, such wall shall be permitted to be erected four inches nearer to the center of the street.

(e) When there are existing street walls in excess of the limiting heights as above provided within 50 feet of either end of a street wall of a proposed building or directly opposite such wall across the street, the height to which such proposed street wall may rise shall be increased by an amount not to exceed the average excess height of the existing street walls within 50 feet on either side and directly across the street. The average amount of such excess height shall be computed by adding together the excess heights above the prescribed height limit for the street in question, of all of the street walls of the existing buildings or parts of existing buildings within the above defined area, and dividing the sum by the total number of buildings within such area.

(f) Nothing in this resolution shall prevent the projection of a cornice beyond the street line to an extent not exceeding five per cent. of the width of the street, nor prevent the erection above the height limit on the street line of a parapet wall or cornice purely for ornament and without windows extending above such height limit not to exceed five per cent. of the latter. Where a cornice or a parapet occurs on a portion of the street wall that sets back from the street line, the mean distance that such portion of the street wall sets back from the street line may be added to the width of the street for the purpose of computing the projection of such cornice or the excess height of such parapet. The provisions of this resolution as to height shall not apply to the erection of church spires, bell-towers, chimneys, flues or gas holders.

(g) Where more restrictive height provisions would actually be operative for less than 100 feet along a street frontage between two less restricted districts, the more restrictive of the two latter shall control over such intervening frontage.

(h) Where 75 per cent. or more of the street wall of a building lies directly opposite to the end of an intersecting street, the height regulations for such street wall shall be determined from the average clear open public space in front of such 75 per cent. or more of such street wall.

(i) Where the street layout actually on the ground varies from the street layout as shown on the Height district map, the designations shown on the mapped streets shall be applied by the building superintendent to the unmapped streets in such a way as to carry out the intent and purpose of the plan for the particular section in question.

Article III—Area Districts.

Section 9. For the purpose of regulating and restricting the proportion of the lot covered by buildings hereafter erected and the area of dimensions of yards and courts, the City of New York is hereby divided into five classes of Area districts, A, B, C, D and E, as shown on the Area district maps which accompany this resolution and are hereby declared to be part hereof. The area districts described on said maps are hereby established. The proportion of the plot covered by buildings hereafter erected shall be regulated as hereinafter specified. In general the depth of yards and the dimensions of courts shall increase

proportionately with an increased height of the building and the minimum depths of rear yards shall be proportionate to the depths of the lot.

"A" DISTRICTS: For all buildings, all yards and courts wherever required shall be at least one inch in least dimension for each one foot of height and for each one foot of length from the closed end.

"B" DISTRICTS: For all buildings, rear yards shall be at least two inches in least dimension for each one foot of height. Outer courts and side yards shall be at least one inch in least dimension for each one foot of height. Outer courts shall be at least one and one-half inches in least dimension for each foot of length from the closed end.

"C" DISTRICTS: For all buildings, rear yards shall be at least three inches in least dimension for each one foot of height. Outer courts and side yards shall be at least one and one-half inches in least dimension for each one foot of height. Outer courts shall be at least one and one-half inches in least dimension for each one foot of length from the closed end. On a plot 30 feet or less in average width, outer courts and side yards shall be not less than one inch in least dimension for each one foot of height and inner courts shall be not less than two inches in least dimension for each one foot of height or of equivalent area as specified in Section 12b.

"D" DISTRICTS: The area of a residential building shall not exceed 60 per cent. of the area of an interior lot or 80 per cent. of the area of a corner lot. The depth of a required rear yard for a residential building shall be at least 20 per cent. of the depth of the lot, but in no case need it exceed 20 feet at the base. For all buildings rear yards shall be at least four inches in least dimension for each one foot of height and courts and side yards at least two inches in least dimension for each one foot of height. Outer courts shall be at least two inches in least dimension for each one foot of length from the closed end. On a plot 30 feet or less in average width the least horizontal dimension of outer courts and side yards shall be not less than one and one-half inches horizontally to each one foot of height, and outer courts shall be not less than one and one-half inches in least dimension for each one foot of length from the closed end. On such plots inner courts shall be not less than three inches in least dimension for each one foot of height or of equivalent area as specified in Section 12b.

"E" DISTRICTS: On an interior lot the area of a residential building with its porches, wings and accessory buildings shall not exceed, at the curb level, more than 50 per cent. of the area of the lot, nor on a corner lot more than 70 per cent. of the area of the lot, and above a level 18 feet above the curb, the building shall not exceed 30 per cent. of the area of an interior lot or 40 per cent. of the area of a corner lot. 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 in least dimension for each one foot of height except that on lots 50 feet or less in average width courts and side yards shall be at least two inches in least dimension for each one foot of height. For a residential building the depth of a required rear yard shall be at least 25 per cent. of the depth of the lot, but in no case need it exceed 25 feet at the base. For a residential building the depth of a required rear yard shall be at least 15 per cent. of the depth of the lot, but it need not exceed 15 feet at the base. On at least one side of every residential building there shall be a side yard along the side lot line for the full depth of the lot or back to the prescribed rear yard. Outer courts shall be at least two and one-half inches in least dimension for each one foot of length from the closed end.

Section 10. Percentage of Lot Occupied:

(a) Measurements of lot area for any building shall not include any portion of a street or alley. Any part of the area of a corner lot in excess of 5,000 square feet shall be treated, for the purpose of computing the percentage of the lot that may be occupied, as though it were an interior lot.

(b) The owner or owners of any portion of a D district may by setting aside perpetually, for the joint recreational use of the residents of such portion, an area equal to ten per cent. of such portion in addition to all other yard and court and percentage requirements, for C districts have the right to build under the C district regulations. Such joint recreational space must be at least 40 feet in its least dimension and must contain at least 5,000 square feet and must be approved by the superintendent of buildings as suitable for the joint recreational use of such residents. Subject to similar regulations, the owners of any portion of a C district may have the right to build under the B district regulations.

Section 11. Rear yards: (a) At and above a level 18 feet above the curb of every building hereafter constructed, except for buildings in A districts, there shall be a rear yard opposite every part of a rear wall that is 55 feet or more back from the nearest street and which is back to back with a rear portion, more than 55 feet back from its nearest street, of any other property. Within 55 feet of the nearest street no rear yard or part of a rear yard shall be required.

(b) In the case of a residential building, on an interior lot, a required rear yard shall extend for its full area down to the curb level, except that the usual accessory buildings not over 18 feet above the curb may cover not over 40 per cent. of the prescribed area of the yard. Except as otherwise provided for Districts D and E, the depth of a required rear yard at its lowest level shall be at least 10 per cent. of the depth of the lot but need not exceed 10 feet at such level. Any portion of a required depth of a rear yard in excess of 10 feet shall not be required provided that an equivalent depth be left unoccupied above the curb level, across the whole width of the

lot between the street line and the street wall of the building.

(c) When a proposed building is back to back with an existing building or buildings whose rear yards are less than those required in this resolution the building superintendent may allow the depth of the rear yard in the proposed building to be not less than the average depth of the rear yards directly in the rear but not above the average height of such buildings.

(d) Where a building on an interior lot between lots for which rear yards are required runs through the block from street to street or to within 55 feet of another street, it shall leave unoccupied at any height above the ground story an area at least equivalent to that which it would have to leave at such height for both lots in case it were two separate buildings on separate lots back to back.

Section 12. Courts:

(a) In every building hereafter constructed in which a room in which persons live, sleep, work or congregate receives its light and air in whole or in part from a court or yard, at least one court or yard having a window opening from such room shall conform to the requirements of this resolution. In a required court or side yard the least horizontal dimension shall be not less than four feet.

(b) When a court is located along a side of a lot, the lot line shall be deemed an enclosure of such court. Where a court opens on a street or public open space, such street or public open space may be considered as part of that court. The least horizontal dimension of an inner court in any given district at any height above the curb shall be not less than that required for a yard, in inches for each foot of height, in the same district at the same height, except that a court of equivalent area may be substituted for such required court provided that for such area its greatest dimension be not more than twice its least dimension. Corners of prescribed courts may be cut off provided that the running length of the wall at the angle of the court does not exceed seven feet.

Section 13: Exceptions to Yard and Court Provisions:

(a) Every part of a required court or yard shall be opened from its lowest point to the sky unobstructed, except for the ordinary projections of skylights above the bottom of such court or yard and except for the ordinary projections of window sills, belt courses, cornices and other ornamental features to the extent of not more than four inches. Open or lattice enclosed fire-escapes, fireproof outside stairways or solid-floored balconies to fire towers projecting into the yard or court not more than four feet may be located in the required rear yards or inner courts with the approval of the building superintendent.

(b) With the approval of the building superintendent chimneys or flues may be erected within prescribed yards provided they do not exceed five square feet in area and do not obstruct light and ventilation.

(c) If more than one building is hereafter placed on any lot, or, if any building is placed on the same lot with an existing building, the several buildings may, for the purpose of this resolution, be considered as a single building. Any structure whether independent or attached to a building, shall for the purposes of this resolution, be deemed a building or a part of a building. If two or more buildings are erected upon contiguous plots and are to be used as connected parts of a single establishment, the several buildings shall be considered as parts of one building in applying the provisions of this resolution. If one or more buildings not fronting on a street are erected in the rear of another building fronting on the same street, which serves also as the sole access to such rear building, the several buildings shall be considered as parts of one building in applying the provisions of this resolution.

(d) Where the street layout actually on the ground varies from the street layout, as shown on the Area district map, the designation shown on the mapped streets shall be applied by the building superintendent to the unmapped streets in such a way as to carry out the intent and purpose of the plan for the particular section in question.

(e) Where an area district boundary line divides a plot in a single ownership at the time of passage of this resolution, the area regulations for either portion of the lot shall with the approval of the building superintendent extend to the entire plot but not more than 25 feet beyond the boundary line of the district for which such area regulations are authorized.

(f) With the approval of the building superintendent a single building may be authorized to extend back into a more restricted district under such conditions as will safeguard the character of the more restricted district.

Article IV—General.

Section 14. Existing Buildings and Uses: Nothing herein contained shall require any change in the plans or construction of a building or in its designated use for which a permit has been heretofore approved or plans for which are on file with the building superintendent at the time of the passage of this resolution and a permit therefor is issued within three months of the passage of this resolution and the construction of which is diligently prosecuted within a year of the date of such permit and at least the whole ground story of which shall have been completed within such year and the complete erection of the building as planned shall have been effected within five years from the date of passage of this resolution.

If a structure or building now exist-

(Continued on page 885)

LEGAL NOTES AFFECTING REALTY

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

Specific Performance.

IN determining whether or not a contract for the sale of property with a penalty attached is enforceable, the question always is: What is the contract? Is it that one certain act shall be done, with a sum annexed, either by way of penalty or damages, to secure the performance of that act? Or is it that one of two things shall be done at the election of the party who has to perform the contract, namely, the performance of the act or the payment of the sum of money? If the former, the fact of the sum being annexed will not prevent the court enforcing the performance of the very act. If the latter, the contrast is satisfied by the payment of a sum of money, and there is no ground for proceeding against the party having the election to compel the performance of the other alternative.

A contract for the sale of property provided in its concluding clause that if the purchaser failed or refused to perform by the payment of the purchase money, without default on the vendor's part, the purchase should, "as a full penalty and liquidated damages for his breach of this contract, forfeit to (the vendor) the first payment of \$500 this day made." The Texas Court of Civil Appeals, *Carter v. Smith*, 184 S. W., 244, held that this contract was alternative, and gave the purchaser the choice of paying for the property or of failing or refusing to do so and forfeiting the first payment, in view of the declaration that the penalty should be in payment of liquidated damages in case of breach. Specific performance of the contract at the purchaser's suit could not therefore be decreed after default in the payment of the balance of the price.

"Equity of Redemption."

The "equity of redemption" from a mortgage or trust deed sale is a substantive property right which the mortgagor retains in the property and which may be sold or seized on attachment or execution. It comes into existence when the property is hypothecated, and is terminated by a sale either under a power of sale or by virtue of a decree. It had its origin in chancery, and was intended to temper the harshness of the common law mortgage. On the other hand, the "right of redemption" arises only upon a sale, and exists for the period fixed by law. It is not property in any sense of the term, but a bare personal privilege. It is purely of statutory origin, and can only be exercised by the persons named in the statute, in the instances mentioned therein, and within the time and upon the conditions prescribed. (*Banking Corp. of Montana v. Hein* (Mont.), 155 Pac., 1085.)

Default in Payment.

An agreement for the purchase of land provided that the purchaser should pay \$100 on the seller's acceptance of his offer and six months after make a second payment of \$9,900 and give a mortgage for the balance of \$15,000, upon which the seller was to give a warranty deed. Before the six months elapsed the seller frequently inquired of the purchaser whether he would make the second payment when due, which inquiries the purchaser failed to answer, and the seller refused the purchaser's request to extend the time of payment indefinitely. In an action by the seller for cancellation of the instrument, it was held, *Charlton v. Sheil*, 158 N. Y., Supp. 944, that the seller's inquiries constituted a sufficient notice to the purchaser that upon his failure to live up to his part of the agreement the seller regarded the incident as closed, and the purchaser was not entitled to specific performance of an agreement which he alone violated. Nearly two months after his default, the purchaser placed the instrument on record, claiming it to be a land contract.

It was held that the seller was entitled to be relieved from the cloud on his title.

Authority of Agent.

Action was brought on a written lease which, by its terms, was to be renewed for one year from the expiration of the term, unless either party notified the other of an intention to surrender or have possession of the premises at its expiration. It was objected that the lease, being for more than one year, was violative of New York Real Property Law, Section 242, requiring the authority of an agent to execute such a lease to be in writing, because it was signed by a third person as agent for the lessor corporation without such written authority. Assuming that the lease was one for more than a year, the New York Appellate Division held, *Joseph H. Davis Building Co. v. Schoenfeld*, 158 N. Y., Supp. 727, that the authority was sufficiently shown by the lessor putting in evidence a letter written by such third person to the lessor offering to do the renting of its holdings, and a resolve from its minutes that such offer be accepted.

Exemption from Taxation.

Section 255 of New York Tax Law permits recordation of supplemental mortgages without payment of tax, and provides for a statement under oath of the facts upon which the claim for exemption is based. After recordation of an original mortgage and payment of tax thereon, a second mortgage, expressly reciting that it was a supplemental mortgage, which made no change in the original mortgage, except by provisions merely further subordinating the security, was recorded without any claim for exemption being filed. Thereafter the county clerk demanded payment of the mortgage tax, which was paid under protest by the mortgagee. The New York Appellate Division, *Metropolitan Trust Co. v. State Board of Tax Commissioners*, 158 N. Y., Supp. 796, holds that the mortgagee can recover back the tax, the mortgagee and the mortgagor being entitled, when the payment for the tax was exacted, to file the statement on which they based the claim for exemption.

Broker's Commission.

A broker under a special contract with an owner to sell property for \$9,000, subsequently modified to \$8,750, after several weeks' effort failed to interest his proposed purchaser at those prices, and his authority was revoked. The owner, who had not negotiated with the proposed purchaser during this time, afterwards sold the property to him directly for \$8,400. In a suit by the broker for commission it was held the owner was not liable therefor. *Good v. Robinson* (Mo.), 184 S. W., 955.

West Side Plans.

At a recent meeting of the Real Estate Board's Committee on Railroads and Transportation, Edward C. Cammann, chairman, and the Committee on Docks, Terminals and Water Fronts, Thomas P. Graham, chairman, to go further into the New York Central's West Side Plans, special consideration was given to the subject of the value of the real estate figuring in the negotiations between the city and the New York Central and the value of the easements which the railroad is to receive from the city; also to the need for the fullest publicity.

In order to bring this matter pointedly before the Board of Estimate the following resolutions were adopted and presented to the several members of that Board and are referred on the calendar to the Port and Terminal Committee.

These resolutions were also forwarded to a large number of taxpayers and civic organizations with the request that similar action be taken. It was also suggested that it might be advisable to call a conference of these bodies in the near

future to go more thoroughly into these phases of the negotiations.

The resolutions adopted are as follows:

WHEREAS, The Real Estate Board is not satisfied that the appraisements contained in the report of the Port and Terminal Committee of the Board of Estimate and Apportionment as to the value of the property of the New York Central Railroad Company and of the property of the City of New York, which are the basis for the proposed exchange, represent the best expert real estate opinion in this city; and

WHEREAS, It does not appear from the report of the Port and Terminal Committee that any appraisal whatever has been made of the value of the franchise of the New York Central Railroad which is affected by the proposed plan;

THEREFORE, BE IT RESOLVED, That the Real Estate Board of New York deem it in the public interest that the city authorities shall exercise that business prudence in the protection of the interests of this city, which is universally required to be exercised by all trustees of private property and which has heretofore been the general practice by the city in acquiring or selling land, by taking proper action to secure the most expert and impartial opinion from reliable authorities as to the values of the real estate and of the franchises involved in the plan; and

RESOLVED, That the proper officers of the Real Estate Board take such steps as may be necessary to have the city authorities procure and publish such appraisements prior to the adoption of the report of the Port and Terminal Committee by the Board of Estimate and Apportionment.

In presenting these resolutions to the other organizations the Real Estate Board says in part:

The reason for this request and the necessity for united action of taxpayers in procuring compliance with it is plain. An agreement is about to be entered into with the city and the railroad which involves questions of real estate and franchise valuations of great magnitude. The utilization, perhaps the monopolization, of a long stretch of the city's most valuable water front must be considered, not omitting the fact that the railroad has certain indefeasible rights.

Questions also involved are: What is the city getting and what is it giving? Has due consideration been given to the value to the New York Central Railroad of rights given in perpetuity, covering greatly increased easements, rights of way and larger trackage privileges, and should not the city authorities, as trustees of city property, be required to exercise that prudence, which the law demands shall be exercised in the sale of city property, to secure the best expert and ex-parte opinion as to these values?

Is the public sufficiently informed, or is not undue haste being made in a matter which should have the most minute investigation and publicity?

Other phases of the plan require attention; but the points here covered represent fundamentals of the negotiations.

It is earnestly requested that this letter and resolution be brought promptly to the attention of your organization and that a similar resolution be adopted and forwarded to the Board of Estimate and Apportionment at an early date. Kindly notify this Board of whatever action is taken, as it may be necessary in the near future to call a conference to consider this matter further.

Interior Fire Alarm Systems.

Some confusion seems to have arisen over the new regulations of the Industrial Commission covering interior fire alarm signal systems. These new regulations permitting certain types of mechanical devices were adopted on May 16, ten days after the Lockwood-Ellenbogen bill, for simpler building inspection, was signed by Governor Whitman.

A mechanical device was submitted by a member of the Real Estate Board, to the Fire Department, and rejected on the ground that the rulings of the Industrial Commission had no force in view of the prior signature of the Lockwood-Ellenbogen bill, and would not be recognized by the Fire Department.

The Real Estate Board referred this matter to Fire Commissioner Adamson for a statement of his position, with the request that if the rejection referred to indicated a misunderstanding somewhere in his department, to have the matter adjusted so that there might be no further misunderstanding.

The Fire Commissioner's statement to the Board, under date of June 2, is of great interest to owners of buildings. In emphasizing the point that his department intends to follow the new specifications for interior fire alarm systems adopted by the Industrial Commission on May 16 "and at no time had any other

(Continued on page 872)

LIMITING THE USE OF BUILDINGS

Statement Submitted by the Fifth Avenue Association to the Districting Commission

ON June 19, 1913, the Fifth Avenue Association submitted to the New York City Commission on the Height, Size and Arrangement of Buildings, the predecessor of the present commission, a full statement of its arguments in favor of the limitation of building heights, which was printed in the report of that commission at pages 211-223.

With the exception of the height rules prescribed for one district, which it regards as too liberal, the association is in hearty accord with the heights limitations prescribed by the present commission.

Up to twenty years ago Fifth avenue was exclusively a residential thoroughfare, with the exception of a few retail stores located between 14th and 23d streets. With the advent of a few retail shops, speculative builders conceived the idea of buying some lots on the avenue, and erected several office buildings. These buildings were rather flimsily and cheaply constructed. The building laws at that time were not stringent enough to prevent the erection of these structures. The space was quickly rented. The residents in that part of Fifth avenue began to move further up, and more speculative builders secured land and proceeded to erect more office buildings.

About 1900, the supply of office buildings had so far outstripped the demand for space that many owners of a number of these buildings found themselves without any income, because of their inability to rent the space in the office buildings. They then looked around and decided that cloak manufacturers would take the vacant space. These manufacturers were told that the Fifth avenue address, in itself, would be a great asset to their business. They were also told that the nearer they were to the retail trade the better would be their business; and by giving more similar promises the speculative builders induced a few of the cloak manufacturers to move from the neighborhood of Broadway and Spring street to Fifth avenue between 15th and 18th streets. It so happened that the first three or four of the manufacturers who moved into that region did increase their business. This was taken for proof that in order to succeed in the manufacturing of cloaks and suits it was necessary to be on Fifth avenue. Very quickly after this, practically 70 per cent. of the space in the office buildings on the thoroughfare south of 22d street was taken by these manufacturers.

As time progressed, new loft buildings were erected east and west of Fifth avenue in the side streets, and by 1910 the section lying between 14th and 23d streets was practically given over to cloak and suit manufacturing.

After 1910, the gradual march northward began. The manufacturers crept up to 25th, 26th and 27th streets, and by 1914 their northern limit was 32d street. During the last two years they have kept on going uptown, until today some of them are located as far north as 38th street. Even above this point, and for a half mile or so, there have of late become located many wholesale jewelry manufacturers, employing hundreds of persons.

Between 11:30 A. M. and 2 P. M. the sidewalks on Fifth avenue become thoroughly congested with multitudes of employees from the factories in the side streets up to 34th street. In some places there are merely groups of four, six, eight or twenty men standing on the sidewalk and the roadway, stopping the free movement of the pedestrians along the sidewalks. At other places, notably between 27th and 33d streets, the crowds are so dense that it is practically impossible to walk on the sidewalk. As many as 1,500 people have been counted on one block congregated on the sidewalks. Under such conditions the value of the property for business purposes is slowly but surely reduced and the tenant is forced to move. In one instance, ac-

ording to the census of the State Labor Department, nearly 4,300 people are employed in one particular block in the lower part of the district and that practically all of them are men who come out during the noon hour.

Congestion in Factories.—The factories themselves are crowded to the utmost capacity. Rents and overhead charges are high in the Fifth avenue district, and the manufacturers must use every inch of floor space in order to produce the necessary income. The height of the factories varies from ten to twenty stories; the number of those employed, from 150 to 200 people on a floor. The elevator facilities provided for this large number of employees consist merely of the freight elevators.

What a contrast is found in the factories further west, near and beyond Seventh and Eighth avenues, where rents are cheaper and the necessity for economy of floor space not so vital! Whereas in the Fifth avenue factories there are generally only two elevators or less in the district, further west the average number per factory building is four to five.

Reduction in Values.—When the speculative factory movement began, the market value of real estate between 14th and 23d streets on Fifth avenue increased, and kept on increasing until it struck the high level, about 1906. Since that time, the decrease has been gradual, but constant. The same thing holds good for the side streets.

The question of decreased assessments is a very complicated one. As a rule, assessments were on the increase below 23d street up to about 1910. The increase from 1895 to 1910 amounted to about 45 per cent., roughly speaking. From 1910 on, the decrease in the assessed valuation has been at the rate of 10 to 25 per cent. a year in some years, 5 per cent. in other years. Today the decrease in assessments is about 40 per cent. from that of 1910. Above 23d street the assessments were gradually raised, until in 1912 they reached the maximum in the district between 23d and 30th streets. During seven years, assessments were increased by from 20 to 60 per cent., according to location, averaging about 35 per cent. for the block square. The first cut in assessed valuations between 23d and 28th streets appeared in 1914, and 1915 and 1916 present some more cuts in assessed valuation. On the average, the reduction in assessment for taxation purposes amounts to about 28 per cent. per square block, and specific cases of decreased assessments are to be found everywhere. Practically none of the buildings erected prior to 1910 is today assessed at more than about 65 or 70 per cent. at the utmost of the assessed valuation in the period from 1910 to 1912.

According to the Real Estate Record and Guide land value maps in 1911, five years ago, the front-foot value for assessment purposes of lands along Fifth avenue ranged from \$8,500 at 26th street (Madison Square) to \$17,000 at 34th street. Today they are appraised by the same authority, the Tax Department, at from \$6,300 to \$14,000. Owing to the factory invasion and the decline in values, the Fifth avenue real estate market has been stagnant below 34th street. But during the last three years at least eleven parcels of land, with the buildings erected thereon, were sold at auction in proceedings to foreclose the mortgage. The equities in the properties after deducting the first mortgage, which amounted to about 50 to 60 per cent. of the assessed valuation, were wiped out.

Let us take a few specific instances of reduction in assessments. The building at 34 to 46 West 23d street, the old Stern Brothers building, decreased in valuation from \$3,330,000 in 1908 to \$1,119,000 in 1915. A practically new factory building at 27 to 29 West 16th street, which in 1908, before the improvements had been put in, was assessed at \$118,000,

and in 1909, after the improvements, at \$248,000, stood on the tax books in 1915 at \$190,000. The building at 186 Fifth avenue, southwest corner of 23d street, assessed at \$620,000 in 1908, stands now at the assessed value of \$220,000.

Transportation of Workers.—Transportation of the workers is greatly hindered by having the garment factories on and near Fifth avenue. No working-man can live within walking distance of his employment. From the far outlying districts, like the Bronx and Williamsburgh, as well as the lower East Side, the workers come in crowded cars, elevated and subway trains, jammed to such an extent that the Board of Health has found it necessary to interfere.

Transportation of Goods.—If we are correctly informed, a large majority of the goods manufactured in the Fifth avenue district is shipped to points outside of the city, and principally in the West. Consequently the factories in the Fifth avenue district are most unfortunately located from the point of view of their distance from the freight terminals.

Proximity of Buyers.—It has been said that one reason the factories located in the Fifth avenue district above 23d street was that manufacturers of garments must have their factories located within easy reach of the hotel district and the retail stores; that no buyer coming from out of town will go very far from his hotel to buy his goods; and that in order to purchase intelligently the buyer must be close to the retail district in order to see the variety of styles. This argument sounds plausible, but a little investigation will quickly show the futility of it. If need be, if the manufacturer be too far away from the general vicinity of the buyer, there is nothing to prevent him from having a sales-room and office on or near Fifth avenue.

From an architectural point of view, the kinds of buildings erected in the City of New York can be grouped in the following way: (1) Public buildings, (2) churches, (3) private residences, (4) hotels, (5) retail stores, (6) office buildings, (7) tenement houses, (8) warehouses, and (9) factories. To get a harmonious architectural effect it is essential that these buildings should not be put up haphazard, one to interfere with the other. It is only natural that warehouses, factories and low-class tenement houses should be erected mostly from the standpoint of utility. As long as plenty of space and light is provided, they actually fulfill the needs for which they are erected.

The high-class retail stores which have been forced, by the invasion of factories, to move further north on Fifth avenue have now reached the limit of their northern migration. When the sections below 23d street, and then in turn between 23d and 32d streets, were invaded by factories, there was a stretch from 34th to 59th street into which the retail stores could move. This is the only section of the city where assessed valuations have been rapidly increasing during the last three years. Should factories be erected to encroach further on this territory, the retail stores must look for an entirely new section of the city. Central Park is a barrier to all trade. On the east side of Fifth avenue, facing Central Park, are costly homes, and still more costly apartment buildings are now being erected there. These two barriers prohibit the migration of retail stores above 59th street.

The logical place for factories would seem to be in the neighborhood where the workers live. New York City is fortunate in having a tremendous waterfront where shipping facilities are of the best. Whether it be possible to move the factories to or near the waterfront is doubtful, but it is unquestionably possible to have factories near the places where the people live. The great East Side, parts of the West Side, the Bronx, Brooklyn and Queens, as well as Richmond, give plenty of opportunities for the erection of factories at not too great a distance from the workers. It is quite possible to have the various industries located in groups.

If the garment factories are to remain in the Fifth avenue district at all, they

(Continued on Page 886)

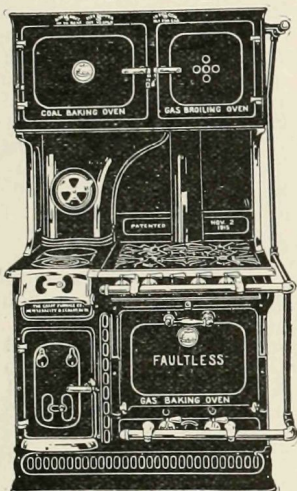
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Combination Coal and Gas Range.

MODERN planning demands that no part of an up-to-date house receive more thought and attention than the kitchen. Anything that will add to the efficiency, comfort and appearance of the kitchen is welcomed. As the preparation of meals is the most important function of the kitchen, it is readily understood that the kitchen range is one of the most important parts of the furnishings of this room. There has lately appeared on the market a combination coal and gas range which is said to contain a number of interesting and original features. The range includes a large coal oven, gas oven, extra large gas broiling oven, and a coal and



gas cooking top. The gas cooking top has four burners and a simmerer. The cooking top over the coal fire is ample. The claim is made for this range that it occupies no more room than would an ordinary coal or gas range. In this range either oven makes a perfect warming closet when not otherwise used.

One of the unusual features of this range is the fact that the coal oven is above the fire and independent of the gas appliances. Likewise the gas oven is separate, and both may be in use at the same time, if desired. This range has a water-back for heating the water when a coal fire is being used and a gas heater is utilized at other times. All parts of this range are ready for use at all times, separately or collectively. In cold weather the coal fire warms the kitchen and helps to warm the house, and the coal oven is always ready. On all occasions all of the conveniences of a high-class gas range are available.

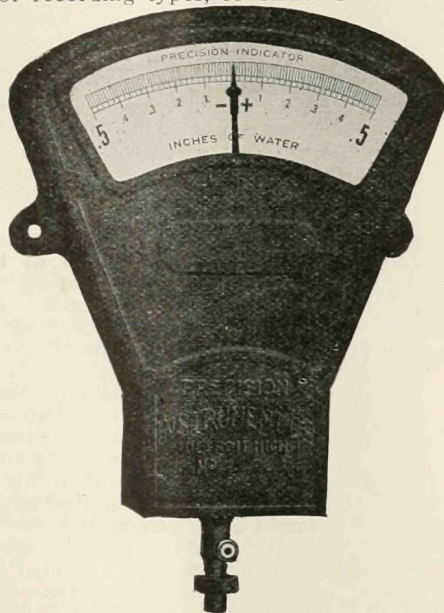
Insulated Wire.

ELECTRICIANS have lately been acquainted with the fact that a new wire, termed an "intermediate wire" has been brought out. This wire is said to be a grade between the new code wire and wire containing 30 per cent. Para rubber. The rubber compound covering the wire is red which makes it easy to distinguish from the other grades which are usually black. The compound, while clinging sufficiently to the conductor, peels easily, according to the claim of the manufacturer, and leaves the conductor clean and bright. This wire has a high tensile, and shows a stretch greater than that required by the new code. This wire is subjected to adequate tests according to its sizes. The outside covering is composed of a waxy moisture-proof material.

A New Draft Gauge.

SAVING in the amount of coal consumed for heating and power purposes means much to the superintendent and building manager, as it enables him to cut down the cost of operating expenses and increases the profits on the money invested. Among recent specialties for the boiler-room is a draft gauge, designed to meet the demand for very accurate boiler control. The appliance is said to be simple in construction, easy to erect and, once placed in position, a device that needs little or no attention.

This gauge has only one moving part, that being the U tube and pointer. The device, as it is being marketed, is made with a silver-plated dial, to read in ranges of .5-0.5 inch and 0-1 inch, for either pressure or vacuum, on a scale divided into tenths, twentieths and hundredths. The gauge is said to be one of the most sensitive and accurate that has been placed on the market. This device is furnished in either indicating or recording types, constructed of metal



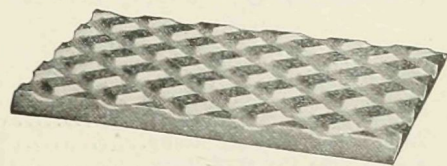
throughout, no glass being used. The case is of cast iron, enamelled in black, but can be built and finished to meet any special requirement.

Automatic Cellar Drainer.

DAMP and wet cellars are the agents for a number of the bodily ills of occupants of the building and furthermore are responsible for a rapid deterioration of the structure in which they are permitted to exist. Dampness can be guarded against by the installation of a cellar drain which is now on the market, and which is said to be constructed so well that it will last for years without attention. The device is non-corrosive. The operation of this drainer is simple. As soon as the water to be removed accumulates, a float-ball rises which opens a valve, admitting the water under pressure through the supply pipe, which being forced through a small opening causes a vacuum suction, and draws the accumulated water, forcing it and the supply pipe through the discharge pipe, continuing until all of the excess water is removed. The float-ball will then fall, closing the valve, and cut off the water-supply which automatically stops the operation of the device. By the use of this appliance it is stated that a large amount of water can be removed and discharged to a higher level.

A New Safety Tread.

AMONG the devices recently brought out designed to prevent accidents is the safety tread which is now being placed on the market and which is claimed to decrease the slipping hazard. The new tread is said to possess all the necessary requirements of an efficient non-slipping tread, including the deformed surface for receiving foreign substances, such as match stems, ice, snow, etc., and the necessary open-end grooves for drainage, thus obviating the annoying pools of water so often found on flat surface treads. Another feature of this tread is that the abrasive is carried entirely through the tread; thus it retains its function as a safety tread from the day it is put down until it is entirely worn through. This tread is made up of a skeleton metal frame, the surface of

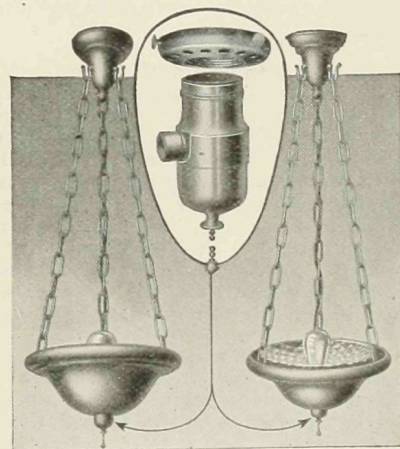


which presents a series of raised diamond-shaped openings, through which projects the base, which is of a tough, abrasive mixture. Each non-slip diamond-shaped unit is surrounded by a frame of metal on edge, which provides great durability and long wearing qualities. The metal takes the wear and the anti-slip or abrasive wears down with it.

This tread, before being placed on the market, was subjected to a thorough service test. They may be applied to all types of stair treads, wood, marble, slate, concrete or steel. When desired for concrete work, they are shipped with anchors attached, ready to put in place. They can be furnished straight or curved to any radius.

Socket for Indirect Lighting Fixtures.

THE advantages of indirect lighting are conceded in many quarters, and, in fact, this method of illumination has become so desirable that many fixtures of older types are being discarded. It often happens, however, that the wiring



as originally done has not provided for wall switches, and heretofore most indirect fixtures did not permit of pull socket or button switches. In this connection an interesting innovation is illustrated herewith. From the illustration it will be noticed that this socket, with bottom chain guide, fits snugly into the bottom of the bowl and protrudes through it just enough to enhance the artistic effect. The socket has the threaded bead upon which any diameter of shade holder can be readily mounted. The bottom chain guide with pull chain hanging only the necessary length below the fixture provides a most convenient form of local control and at the same time does not mar the general artistic effect of the design of the fixture. This same style of socket may also be used on a side wall fixture by attaching it directly to a brass nipple extending from the outlet, the length of this nipple being governed entirely by the dimensions of the canopy and the shade holder used.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

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

J. W. FRANK, Secretary & Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

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

Copyright, 1916, by The Record and Guide Co.

TABLE OF CONTENTS

(Section One.)

Cause and Effect in Apartment House Construction in New York City; Reginald Pelham Bolton..... 863

Resolution of the Commission on Building Districts and Restrictions..... 865

Legal Notes Affecting Realty..... 867

Limiting the Use of Buildings..... 868

Editorials..... 870

Query Department..... 871

Real Estate Situation; Harry Stewart Hall. 872

Apartment in East 49th Street..... 884

Building Material Market..... 883

Classified Buyers' Guide..... 894

Current Building Operations..... 883

Department Rulings..... 892

Leases..... 874

New and Useful Appliances..... 869

Personal and Trade Notes..... 886

Private Sales of the Week..... 873

Real Estate Notes..... 881

Statistical Table of the Week..... 882

Trade and Technical Society Events..... 891

Wholesale Material Market..... 884

A building corporation that took a chance and erected nine stores and tenements in Brooklyn, on land restricted against business buildings, will have to tear them down, according to a decision by Justice Garretson, although the buildings are nearly completed. As the restriction was in their deed, the defendants have nothing to complain of but their own poor opinion that restrictive covenants were only made to be broken.

Creston avenue, in the Bronx, where the new buildings for the Institution for the Blind are being erected, is one of the most inviting residential thoroughfares in the borough, as it is still lined with detached dwellings and luxuriant foliage. Amsterdam avenue, where the institution now is, was quite as rural looking before the tenement city extended northward. When the same thing happens to Creston avenue, where will the institution go next?

A small leak will waste a great many dollars' worth of metered water a year. A careless or malicious tenant can waste an enormous amount. Under the new law giving the Water Commissioner power to meter every building in the city, landlords and agents will need to be vigilant in inspecting the water service in their buildings. Under all the circumstances it is only just that they should be frankly consulted by the Commissioner in framing his regulations, and not merely consulted, but their reasonable views should prevail.

Rumors among property owners in the Grand Central district of negotiations by the New Haven Road for a cancellation of its lease at the station, which would affect realty values in the vicinity adversely, have no foundation in fact that can be ascertained in authoritative quarters. As everybody knows, through trains from the New Haven for the Southwest will come via Hellgate Bridge, instead of by car float as now, but that the commuting business of the road will be taken from the Grand Central is highly improbable. Not many things concerning real estate are more certain than that values in the vicinity of the Grand Central Station will be perfectly secure.

Legality of Building Districts.

New York City is making the first comprehensive attempt in this country to lay out a city into building districts, and to decree the classification and size of the buildings which may be erected in each. A number of cities have within the last quarter century obtained authority from the Legislatures of their respective States to limit the height to which buildings may be erected, but no city has carried out more than a partial scheme of districting.

The inherent right of cities to limit building height has been well settled in principle by court decisions, and pronounced a legitimate exercise of police power; and at the same time the constitutionality of certain phases of districting has been established by a fair inference. But there remain a number of points upon which an action for a restraining order may be predicated before the courts will have fully settled the legal question of the right of a State to grant power to a municipality to fix neighborhood bounds and building restrictions in a comprehensive system of districting.

As the United States Supreme Court has upheld the City of Los Angeles in establishing certain residential districts, and in principle has upheld also the Boston limitation on building height, the probabilities are that the courts of the State of New York will sustain the doctrine that an owner who insists that the State and city shall protect his light and air shall submit in common with his neighbors to certain general restrictions.

Until recent years the opinion prevailed in New York that an arbitrary limitation of building height was not a constitutional proceeding, and there was an opinion from a Corporation Counsel which had the effect of restraining for some years an agitation for building restrictions in this city which had its origin many years before. In attempting to limit the height of buildings around Copley Square, the City of Boston found in 1899 that the law of eminent domain applied, in the opinion of the State courts, and that compensation was due to property owners who could prove a loss because of the limitation. Five years later Boston, approaching the problem from a different angle, obtained from the State Legislature authority to divide the city into two districts, one commercial and one residential, and to restrict structural height in each, without compensation to anyone. It was then argued in behalf of the city and commonwealth that this would be a "proper and reasonable" exercise of police power, and in the legal proceedings which ensued the State courts took the same view. Several years afterward, in 1909, the United States Supreme Court affirmed the validity of the statute.

It was this decision, more than any other, which encouraged New York City to go forward with its plan for height limitation, and subsequently to add to it the districting feature as its natural complement. As remarked above, while establishing the fact that the principle of height limitation is founded on sound doctrine, the decree does not, except possibly by inference, establish the constitutionality of an all-embracing scheme of city districting. It leaves little room to doubt, however, where the policy of a districting commission is as "reasonable" as the policy the New York City commission is pursuing, and when no restriction has been even tentatively imposed upon a neighborhood without general consent, that the regulations will stand the test of law, if need be in the highest court of the land. General consent is the strongest foundation for municipal action known to American government.

Continuous Work.

Continuous work, day and night, it is feared will eventually be the consequence of the growing cost of the larger building operations in this city. Overhead expenses and interest charges run continuously, why should not a big building business do the same? In some branches of contracting three shifts of

men are worked advantageously, and for the greater part of building construction the same policy would probably be found practicable—if the investing and employing interests should be driven to it by the exactions of the time. Under such conditions the units of available work for mechanics, instead of being spread over two years, would be concentrated into the period of one year, with the result that investors would save 50 per cent. of their interest charges, and workmen would lose one-half of their opportunities for employment.

Percentage of Occupancy in Tenements.

Exact knowledge of the percentage of current occupancy of residential buildings is extremely valuable to real estate and building interests. It is knowledge which they have possessed hitherto only in part, as acquired from casual observation or report for limited areas. It is realized that such information classified by districts would be a guide to operators in their business of supplying the demand for housing. The city is required by law to regulate the construction of houses legally described as "tenements," but except on one occasion it has never undertaken until now to canvass the vacancies in order to have the facts with which to answer the criticism that the statute defeats its own object by increasing the cost of housing and so decreasing the supply.

A complete count of vacant apartments was made in the year 1914, beginning in January, by the Tenement House Department, but was not made public until the annual departmental report appeared. The enumeration indicated that vacancies existed as follows: In Greater New York, all boroughs, there were in that year 917,310 apartments, of which 4.3 per cent., or 39,530 apartments, were vacant. Analyzed by boroughs, the vacancies were:

Manhattan	.....4.7%	or 24,894	vacancies
Brooklyn	.....3.5%	" 8,896	"
Bronx	.....4.6%	" 5,204	"
Queens	.....2.4%	" 536	"

(On account of the small number of Tenement houses in Richmond, no census was made.)

In the view of Commissioner Murphy this census revealed that there was no dearth of housing accommodation of all types, taking the city as a whole. On the other hand there was no such surplus of houses as would discourage building. The city's supply of housing was not more than a year ahead of the demand.

Equipped with the technical experience gained by the 1914 canvass, the Tenement House Department undertook in March of the present year an enumeration along the same lines, but this time with the proffered aid of the Police Department, which reinforced the comparatively small number of inspectors available for the duty with one hundred patrolmen, and the count was completed in the short period of nine days.

When the statistics were collated they disclosed the following interesting results, the first column giving the total number of apartments or suites in both new and old law houses, the second column giving the number of vacant apartments, and the third column the percentage of the vacancies:

	Total	Vacancies	Per cent.
Manhattan	.....535,124	33,976	6.35
Bronx	.....127,659	6,033	4.73
Brooklyn	.....265,609	12,324	4.64
Queens	.....26,572	10,063	4.01
Richmond	..... 1,652	145	8.77
Total for city	956,616	53,541	5.60

From the foregoing it appears that the percentage of vacancies to the whole number of apartments was but 5.6, which was 1.3 per cent. larger than in 1914, but still only about half of the percentage of vacancies usually considered normal. The decrease is more likely to be accounted for by removals from the borough and diminished immigration than by an overproduction of apartments, however small. Of the total number of vacancies in the city, 53,541, we

find from further statistics collated by the department that 14,375, or 4.03 per cent., were in new-law houses, and 39,168 or 6.52 per cent., in old-law houses.

Rentals averaged \$36 a month in new-law houses in Manhattan, \$26.34 in the Bronx, \$25.07 in Brooklyn, \$16.17 in Queens, and \$17.75 in Richmond. In old-law houses they averaged \$16.75 in Manhattan, \$16.86 in the Bronx, \$17.22 in Brooklyn, \$14.03 in Queens, and only \$11.75 in Richmond.

These figures seem to show, according to Commissioner Murphy, a healthy condition and a fair proportion between supply and demand, with sufficient houses provided on the whole to take care of the normal growth of the city, but not enough to constitute an oversupply.

A better understanding would be had if there could be a tabulation of the number of vacancies in each district, of every borough, as the West End and Washington Heights districts in Manhattan, and the Bedford and Park Slope districts in Brooklyn. It would then be known what quality of housing is needed, and where. According to general report, such elevator houses as are usually erected in the West End section of the city are rented to better advantage than ever before, but official statistics would be more conclusive. District statistics annually compiled would also show the movement of population, and it is hoped the Tenement House Department will be prevailed upon to continue its investigations along this line.

Sentiment as an Element in Land Values

Editor of the RECORD AND GUIDE:

In your May 20 issue, Query Department, Question No. 69: (1) When a large corporation like a railroad desires to purchase a parcel of real estate which an owner for sentimental reasons is unwilling to sell, can the railroad compel him to sell against his will? (2) Would the railroad have to prove that the acquisition of this property was absolutely necessary for its purposes? (3) In the determination of value, would this sentiment of the owner figure?

The answers given to (1) and (2) are correct, but the one given to (3), while in accordance with the law, is wide of the facts. In fixing the value of a parcel of property needed for right-of-way, sidings or terminals, all right-of-way men consider sentiment an element to be reckoned with and it can only be measured in dollars and cents.

The Railroad Commission of California caused an exhaustive study to be made of the purchases of land for railroad purposes in that State, and deducted from that study this conclusion, i. e.: Railroads pay about one-third more than a fair and reasonable value for the land they acquire, whether by peaceful negotiations or by condemnation proceedings. What is the reason for the payment of the extra one-third? Sentiment capitalized partly explains it.

WILLIAM A. COKELEY.

Exchange Value of City and Railroad Rights.

Editor of the RECORD AND GUIDE:

In 1847 the city granted (legally or otherwise) the Hudson River Railroad the right to lay and maintain its tracks from Spuyten Duyvil to St. John's Park according to certain plans then filed, which provided for the tracks between Spuyten Duyvil and 60th street being laid not on the streets of the city, as provided by the railroad's charter, but principally on city owned land under high water and partially on private land bought by the railroad. Below 60th street the tracks were laid on city streets. This right, if legally granted, was perpetual, but it did not give to the railroad any ownership to city owned land so occupied, whether land below high water or on streets.

The city also granted the revocable permission to the railroad to use steam for operating its cars between Spuyten Duyvil and 30th street, and horses between 30th street and St. John's Park. In 1858 the city prohibited the use of

steam below 53rd street; in 1863 the city permitted the use of steam for ten years between Spuyten Duyvil and St. John's Park, on payment of a certain annual license fee, which was paid; in 1867 the city permitted the use of steam as before until 1896; since 1896 no new ordinance has been passed, although the railroad is now paying the same fees as if the 1896 existing ordinance had been renewed.

This case and decision was an extremely narrow one; it was that the right granted by the city to lay and maintain railroad tracks from Spuyten Duyvil to St. John's Park was a perpetual right and became vested in the merged railroads, and did not lapse at the 1896 expiration of the Hudson River Railroad charter; that the city could not take up the tracks on the streets south of 59th street; it consequently follows that if the city couldn't do so south of 59th street it couldn't do so north of 59th street.

The decision in no way affects the following; whether the city had legally given the railroad the right to lay and maintain tracks and if legally given, what that right expressed in legal parlance actually is; the ownership of the land upon which said tracks are laid; the right of the city to change its ordinances as to the power that may be used to operate the car.

The questions raised by and in the above are as follows:

Are the railroad tracks above 59th street, which are on city streets, legally there in view of the Hudson River Railroad charter requiring them to be on city streets? If not, can the city procure their removal?

On February 22nd, 1844, the Common Council and Mayor by ordinance gave to the Sinking Fund Commission the sole control and disposition over real property owned by the city and in 1845 the State Legislature, by Chap. 225, confirmed this until such time as the bonds issued for the Croton water supply were fully paid; it consequently follows that the Mayor and the Common Council had no legal right to give the city's consent to the railroad to lay and maintain tracks on other than city streets; what then are the legal rights of the railroad to its right of way on land owned by the city north of 59th street? If the court would, on suit by the city, compel the railroad to remove its tracks laid on such land, after being there some 70 years, then the railroad has no rights to sell to the city; and if the court would not, then the railroad has some rights to sell and the question is, what are these rights and what is the value of them? The Mayor and Common Council, however, has the legal right to grant a permit to the railroad to lay and maintain its tracks on the public streets.

It has been held in Great Britain from time immemorial and in the United States that the foreshore of tidal waters and of navigable rivers belong to all the people for commercial purposes and cannot be alienated, or adverse possession given title.

The Court of Appeals has held that municipal streets cannot be sold or adverse possession of them had. The Court of Appeals has held that lands between high and low water are the same as streets and highways. The Court of Appeals has held that adverse possession cannot be had of land between high and low water or under water owned by the State or a subdivision thereof. The Appellate Division in the case of 140 N. Y., 289, seemed to hold that adverse possession was valid against the City of New York; the case was badly presented and tried and was not carried to the highest court; had it been, it would have been reversed.

What does the railroad own in fee, and subject to what rights of others in each case; what in water rights, and subject to what rights of others in each case; what in easements, and subject to what rights of others in each case?

What does the city own in fee, and subject to what rights of others in each case; what in water rights, and subject to what rights of others in each case;

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. 80.—Were any bills passed or introduced during the session of the last Legislature affecting the Secured Debts Law?

M. O. R.

Answer No. 80.—Senate Bill, Int. 1240, Print No. 1702, Mills, was approved by the Governor on April 21 and is Chapter 261 of the Laws of 1916. It repeals Article 15 of the Tax Law and adds a new Article 15 providing for the tax-fourths of one per cent. on the face value, and debts on which the tax is paid are exempted from all State, municipal or local taxation for five years, except as provided in Sections 24, 187, 188 and 189 and in Articles 10 and 12. It applies only to such debts registered with the Comptroller, and on which the tax is paid between the time the act takes effect and November 1, 1916. Secured debts on which the secured debts tax has been paid prior to November 1, 1915, are exempt from taxation under the article, and the exemption from general and local taxation provided at the time of payment is not impaired by the act.

Question No. 81.—A title is registered by a realty company under the Torrens system. B obtains a judgment against A, one of the stockholders of the company. Can the property be sold and the amount due taken from A's share? Suppose that B does not know that A is a stockholder in the company, and does not learn the fact until after the property is sold. Has B got any recourse to obtain his money from the Torrens Assurance Fund, or must he take his chance in obtaining it from A?

J. M.

Answer No. 81.—A judgment against the individual stockholders of a company is not a lien on the property of the company.

Question No. 82.—Under the proposed plans of the Commission on Building Districts and Restrictions, in any given district what proportion of the existing buildings are outside of the proposed restrictions as to height, area or use?

J. M. R.

Answer No. 82.—With regard to height in the 2½ and 2 times districts, there are quite a number of buildings that would be over the limit; there are few in the 1½ times districts, but in the 1¼ and 1 times districts there are almost no existing buildings higher than the proposed limits. In fact, in the 1 times districts there are hardly any buildings over three-quarters the width of the street in height. With regard to area, the same thing is true, the great majority of the buildings running far below the limits provided in the various districts. With regard to use the commission has tried everywhere to preserve that which is good in existing tendencies, and it is only where the existing use is felt to be inappropriate for its location that it has tried to "pull back" districts to a more restricted use.

what in easements and subject to what rights of others in each case?

After these rights are fixed, then the next question is, what is the net value of each right owned by the railroad and city, respectively? Then the public can tell whether the exchange value of these rights as fixed in the tentative plan is equitable or not, but until then the public is entirely in the dark.

STEWART BROWNE.

—The Fire Department of New York City last year used 47,683,283 gallons of water. In 1912, it used 150,150,654 gallons.

REAL ESTATE NEWS OF THE WEEK

All Departments of the Realty Market
Expand and Increased Activity Results

MANY encouraging elements were reflected in the trading this week, which showed not only a general demand for various kinds of properties throughout the city, but also a distinct tendency toward the improvement of general conditions. The bulk of the business continued to center on residential properties, present and future. Several of the leading deals resulted in the purchase of high-class properties of investment character and others concerned the acquisition of desirable building sites where similar projects are contemplated.

One of the most important sales of the year concerned an entire Dyckman block, acquired by builders who plan to erect a large group of apartment structures, the entire project involving about \$2,000,000. Aside from its importance from a financial standpoint, the transaction merits recognition because it exemplifies the excellent demand for living quarters on the extreme upper West Side of the city. Several weeks ago in an article in the Record and Guide, Charles Griffith Moses outlined the remarkable growth of the Dyckman section within recent years, and gave the reasons for the important building movement which have transformed large areas of one-time waste land into flourishing residential communities. He emphasized the success which has attended the activity of the apartment house builders. Such a demand has resulted that there are practically no vacant apartments to be had, and in some houses, there is even a waiting list.

Two more additions to the Park avenue colony of high-class multi-family houses are contemplated as the result of two transactions that were consummated. One involves a block front, owned by the New York Central Railroad, which has been taken under lease by a new syndicate, and the other is further north, at Park avenue and 78th street, where a builder will erect a thirteen-story building to conform with the high standard of construction already established on this thoroughfare.

The usual spring and summer auction sales of unimproved land in the outlying districts are arousing much interest. Last Wednesday, considerable attention centered on the sale held by Bryan L. Kennelly of 116 lots belonging to the Wolf Estate along the line of the new Jerome avenue subway. In spite of several deterrents, such as unpleasant weather conditions, and the coincidence of a Jewish holiday, the sale was well attended and the auctioneer disposed of the lots, for a total of \$203,300. The lots were of irregular shape, scattered, but all were in the immediate neighborhood of proposed stations along the new line, and in a section which has already become popular for residential purposes. The professional element figured prominently in the bidding, a situation which perhaps best indicated the general desirability of the property. Complete details regarding the sale, including the location of each lot, the name of the buyer, and the price, will be found in the Second Section of this issue.

An interesting auction room transaction concerned the old Dewey Theatre property, in East 14th street near Third avenue, which was sold at foreclosure by Joseph P. Day to Solomon Schinasi, the cigarette manufacturer, for \$150,000. Mr. Schinasi was the plaintiff in the action brought against Sarah F. Sullivan and others to recover on a judgment, which, with interest, amounted to about \$210,000.

At the stand of Henry Brady, Lewis & Conger, as plaintiffs, acquired the eight-story business building at 784-786 Sixth avenue, adjoining their own nine-story structure, at the southeast corner of 45th street, for a bid of \$407,300.

Next Wednesday, Bryan L. Kennelly will offer at the Vesey Street Exchange

sales room, 524 Bronx lots, to close out the holdings of the estate of William L. Shafer and others. The lots are located along the line of the White Plains avenue subway extension, now nearing completion, and are in East 221st to 227th streets, and on Laconia avenue, Eastchester road and adjoining streets. There will be subway stations at 219th and 225th streets.

On Monday, Joseph P. Day will sell eight building plots, each about 50x125, in the University Heights section of the Bronx, located on Sedgwick avenue, West 183rd street and Hall of Fame terrace. On Thursday, June 15, the same auctioneer will hold his last Spring Special Sales Day, and will offer a representative list of properties in many parts of the city and in the Metropolitan district. Among them are desirable investment holdings which are being sold for the accounts of estates.

On Thursday next, in the Brooklyn Real Estate Exchange, 189 Montague street, the Jere Johnson, Jr. Co., will offer at partition sale, 66 lots in Bay Ridge, located in the 30th Ward, on Bay Ridge, Seventh and Eighth avenues, and in 70th street. The lots are near the Fourth avenue subway station, on Bay Ridge avenue, and a short walk from the Sea Beach subway station. The property adjoins the Fleet Estate holdings, sold by the same auctioneer, in June, 1914.

ALARM SYSTEMS.

(Continued from Page 867)

intention or even thought of doing anything else," Fire Commissioner Adamson says:

On the contrary, this Department did everything in its power to expedite the completion of the new specifications and co-operated constantly with the Industrial Commission in the hearings and conferences at which the specifications were made up. There is not the slightest doubt in my mind of the legal right of the Industrial Commission to adopt these specifications, and this right will certainly continue until the new Board of Standards and Appeals takes jurisdiction under the Lockwood-Ellenbogen Act.

As to the acceptance of a mechanical fire alarm device, this cannot be done by this Department until such device has been accepted by the Board of Approval of the Industrial Commission. The place to submit this mechanical device is the Industrial Commission. I think that for a day or two after the new specifications went into effect there was a misapprehension in the minds of one or two subordinates in the Electrical Division as to whether or not this Department was to follow the new specifications, but, of course, this was promptly straightened out and definite orders given that the new specifications were to be followed.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 26, as against 33 last week and 22 a year ago.

The number of sales south of 59th street was 6, as compared with 9 last week and 7 a year ago.

The sales north of 59th street aggregated 20, as compared with 24 last week and 15 a year ago.

From the Bronx 17 sales at private contract were reported, as against 12 last week and 11 a year ago.

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

Builders Buy 57 Lots.

Harry and Joseph Falk have purchased from the Empire Trust Company, the entire block bounded by Dyckman and Academy streets, Post and Nagle avenues in the Dyckman section, containing about 57 lots. The block has been held at \$550,000, and has frontages of 600 feet on each of the avenues and 310 feet in the streets. The new owners intend to build on this site eight five-story apartment houses, each to be 100x150 feet. The houses will be arranged for suites of three, four and five

Cable Address Established 1794
Cruikshank, New York Incorporated 1903

Cruikshank Company

Successor to
E. A. Cruikshank & Co.

No. 141 Broadway

REAL ESTATE

Agents Appraisers Brokers

OFFICERS:

Warren Cruikshank, President

William L. DeBost, Vice-President

William B. Harding, Treas.

Russell V. Cruikshank, Sec'y

DIRECTORS:

E. A. Cruikshank

Robert L. Gerry

Warren Cruikshank

R. Horace Gallatin

William H. Porter

William L. DeBost

William B. Harding

Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK.

BROKERS, APPRAISERS, AGENTS

FIRM OF

LEONARD J. CARPENTER

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street

Entire Charge of Property

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

Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

The General Management
OF

Real Estate

37 LIBERTY STREET

Established 1890

JOHN P. KIRWAN & SONS

REAL ESTATE
AND
MORTGAGE LOANS

138 WEST 42nd STREET

ESTABLISHED 1867

RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 710 Madison Ave.
NEW YORK

Irving Ruland, Pres.

Jas. S. Anderson, Vice-Pres.

Richard L. Beckwith, Secy.

A. Rene Moen, Treas.

Edgar A. Manning

Anton L. Trunk

MANNING & TRUNK

REAL ESTATE

489 Fifth Avenue, New York

Telephone 6834 Murray Hill

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

REAL ESTATE AND
MORTGAGE LOANS

MANAGERS OF ESTATES

Broadway, cor. 80th St. 140 Broadway

rooms. The entire investment will represent about \$2,000,000 and represents one of the largest individual operations ever undertaken in that section of Manhattan. The broker in the transaction was Samuel Ginsberg, and Frederick Southack and Alwyn Ball, Jr., were associated in financing the building loan.

\$500,000 West Side Deal.

The Kelmscott Company, J. S. Carvalho, president, has sold the twelve-story apartment house known as the "Kelmscott," at 316 West 79th street, on a plot 65x102.2, adjoining the Riverdale apartments at the south corner of Riverside Drive, to J. W. Stitt, owner of adjoining property, who is understood to have given a small parcel in part payment. The entire deal is reported to involve about \$500,000 and was negotiated by Electus T. Backus and Edwin S. Brickner. Stoddard & Mark, as attorneys, represented the seller.

Sells \$375,000 Apartment House.

I. Randolph Jacobs and Everett Jacobs have sold, through Slawson & Hobbs, the nine-story apartment house at 226 West 70th street, on a plot 66.6x100, which has been held at \$375,000. The property is fully rented and is said to have a gross income of about \$40,000. The building was erected by the sellers two years ago, from plans by Rouse & Goldstone. Slawson & Hobbs have been appointed agents for the property.

Addition to Park Avenue Colony.

Edgar A. Levy, has purchased the Mason-Seamon garage property, at the southwest corner of Park avenue and 78th street, from the estate of John Webb. The plot has a frontage of 76.8 feet on the avenue and 100 feet in the street. The broker was John J. Kavanagh. Mr. Levy plans to erect on this site a thirteen-story apartment house, arranged with two suites to a floor. It is said that the structure will be similar to the apartment house erected by Mr. Levy, at the southwest corner of Park avenue and 81st street.

Buys \$400,000 Apartment House.

William H. Latty has purchased from the Esthold Realty Company, Bing & Bing, the "Majestic," an eight-story apartment house, at the southeast corner of St. Nicholas avenue and 145th street, on a plot 183.9x101.5, which has been held at \$400,000. The sellers acquired the property last year from John R. Hegeman, president of the Metropolitan Life Insurance Company.

New Industry for Elmhurst.

The Norma Company of America, W. M. Nones, president, manufacturers of high precision anti-friction bearings, purchased a ten-acre tract at Elmhurst, fronting on Queens Boulevard, and extending over to the main line of the Long Island Railroad. The purchaser will erect at once the first unit of its new factory, where about 1,000 men will be employed. It will be a reinforced concrete structure covering a plot 70x350 feet and will cost about \$200,000. With the cost of the land about \$100,000 and the machinery and equipment about \$200,000 the completed plant will involve an expenditure of about \$500,000. The sale was negotiated by Wallace Hardgrove, of the Queensboro Corporation.

Manhattan—South of 59th St.

9TH ST.—Daniel Lord, Jr., is reported to have sold 5 East 9th st, a 3-sty dwelling, on lot 25x92.3, to H. H. Benkard.

20TH ST.—Worthington Whitehouse (Inc.) resold for Charles O'Shea to the Lisa Day Nursery, 458 West 20th st, a 4-sty dwelling, on lot 25x92. The buyers have occupied the house for twenty years.

25TH ST.—Wright Barclay (Inc.) and J. B. Finneran and P. J. Ryan sold for Aitken, Son & Co. the old house at 219 East 25th st to Mrs. Annie E. Woodcock, who will alter and improve.

50TH ST.—Frank B. Taylor sold for George F. Canfield, as executor of the estate of Dr. Charles Townsend Dade, the 4-sty dwelling 25 West 50th st, 21x100.5, a Columbia University leasehold.

EAST BROADWAY.—Rabbi Jacob Askolsky and Rev. Dr. Philip Klein have purchased through Joseph P. Day from the Bond & Mortgage Guarantee Co. 256 East Broadway, a 4-sty building, on lot 23x56.6.

11TH AV.—George M. Adrian sold for O. Scheuer 563 and 565 11th av, two 5-sty tenements, on plot 50x100.

Manhattan—North of 59th St.

DYCKMAN ST.—Catherine Muller sold, through Nehring Brothers, the plot of eight lots in the north side of Dyckman st, 150 ft. west of Sherman av, 100x200, through to Thayer av.

63D ST.—Pease and Elliman have sold for Mrs. Charles H. Isham the 4-sty dwelling, on a lot 21x100 feet, at 30 East 63d st. The buyer, Leo H. Wise, will alter the house into a modern American basement dwelling. He owns No. 28, adjoining.

81ST ST.—Sumner Gerard purchased, through Douglas L. Elliman & Co., from Mrs. M. Banks Taylor 9 East 81st st, a 4-sty residence, on lot 19.10x102.2.

82D ST.—William B. May & Co. have sold for Edward H. Reynolds the 5-sty residence at 15 East 82d st, on lot 25x102.2. The property has been owned by the seller since August, 1915, when it was purchased from Annie S. Arnold, of Islip, L. I. The price at which the premises have been offered was \$100,000, and it is understood that the sale was made close to this figure. The buyer is reported to be George E. Roosevelt.

105TH ST.—Lewis M. Thiery sold for Mrs. Susan E. Devin 220 West 105th st, a 3-sty dwelling, on lot 18.9x100.11.

120TH ST.—Cruikshank Co. sold for Mrs. Evelena Dunning 22 East 120th st, a 5-sty apartment house, on plot 35x100.11.

121ST ST.—Lawyers' Mortgage Co. has sold 447 East 121st st, a 4-sty tenement, on lot 25 x100.

125TH ST.—Shaw & Co. have sold for the Lawmor Improvement Co. 48 West 125th st, a 4-sty business building, on lot 15.7½x100.

131ST ST.—Senior & Stout (Inc.) sold for G. C. Schmidt 128 West 131st st, a 3-sty dwelling, on lot 20x100.

153D ST.—Ennis & Sinnott bought from Margaret B. Webb 538 West 153d st, a 5-sty flat, on lot 25x100. The broker was Henry F. Byrnes.

169TH ST.—Mrs. Lena Schiedecker sold to Edward J. Brady, the frame house at 512 West 169th st, on lot 25x85.

182D ST.—Frederick Zittel & Sons, with A. J. Norman, have sold for the Reliant Leasing Co., M. Retzker president, 612 West 182d st, a 5-sty flat, on plot 50x70.

191ST ST.—Thomas J. O'Reilly has sold for Frederick Brown the new law tenement at 562 West 191st st, on a plot 50x100. This property was purchased last week by Mr. Brown from the builder, John J. Boyland, in a trade for lots in West 192d st. The resale was for cash. The property was held at \$70,000.

HAVEN AV.—Ennis & Sinnott have re-sold to Morris Aron, the 5-sty flat at the southeast corner of Haven av and 171st st, on plot 51.8x109.1xirreg. acquired last week from the Aldus Construction Co.

8TH AV.—Henry Morgenthau Co. sold 2574 and 2576 8th av, two 5-sty apartment houses, with stores, each on lot 25x80, to Marie Kahrs. Benjamin Tepper was the broker.

Bronx.

HOME ST.—L. Davis purchased through Samuel Cowen the 3-sty business building, facing in three streets at Home st, Intervale av and 167th st.

160TH ST.—Eugene J. Busher has sold for Dr. Otto Schultz the lot, 25x100, in the south side of East 160th st, 175 ft. west of Elton av.

165TH ST.—John F. Fetzer sold for E. Schaefer to Emma Jarrett 659 East 165th st, a 5-sty apartment house, 37.6x100.

188TH ST.—Heil & Stern have sold for James Elgar Sons the plot 145-49 West 188th st, opposite Devoe Park, covering about 3¼ lots.

194TH ST.—Richard H. Scobie has sold for Henry R. Murray the dwelling at 386-388 East 194th st, on plot 50x100.

BEAUMONT AV.—Kurz & Uren (Inc.) sold for Deleo Holding Co. to Universal Holding & Leasing Co., 2321 Beaumont av, a 2-fam. dwelling on plot 50x100.

BROOK AV.—Samuel Cowen sold for Goldie Cohen to J. A. Tompkins the lot, 25x100, on the west side of Brook av, 175 ft. north of 170th st.

CHATTERTON AV.—Paul Weber and I. Hillman sold for J. Sparks 2239 Chatterton av, a 2-fam house, on lot 25x100.

EAGLE AV.—Samuel Cowen sold for John W. Danemark to A. Smith the 3-sty dwelling, with stores, at 629 Eagle av, on lot 25x100.

FORDHAM RD.—Richard H. Scobie sold for Mary Anna the recently completed house at 302 Fordham rd, with a frontage of 37.6 ft.

MORRIS AV.—Walter E. Brown and Richard Dickson sold for the J. W. Cornish Construction Co., the southeast corner of Morris av and East 177th st, a 5-sty apartment, on plot 60x95. This completes the sale of the block front on the east side of Morris av from Mount Hope pl to East 177th st, recently completed by the J. W. Cornish Construction Co.

PAULDING AV.—Alexander Selkin and David Mintz sold for Morris Perlman, the plot 50x100, on the west side of Paulding av, 200 ft. south of Morris Park av.

UNION AV.—Lawyers' Mortgage Co. has sold 974 Union av, a 5-sty flat, on plot 40x173.

VAN NEST AV.—Alexander Selkin and David Mintz sold for Morris Perlman the lot 25x100, on the south side of Van Nest av, 25 ft. west of Fowler av.

WASHINGTON AV.—Samuel Williams has sold to Yockel Bros. three old buildings occupying a plot 59.6x80 on the east side of Washington av, 101 ft. south of 164th st.

Business Established 1853

Horace S. Ely & Company

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

**21 LIBERTY STREET
489 FIFTH AVENUE**

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS
BROKERS and APPRAISERS

45 William Street New York City

Management of Estates a Specialty
Member of Board of Brokers

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

JOHN C. R. ECKERSON

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

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

E. DE FOREST SIMMONS

REAL ESTATE

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

Established 1887 Telephone Connection

CHAS. S. KOHLER

REAL ESTATE & INSURANCE
BROKER & MANAGER OF ESTATES

Main Office
901 Columbus Avenue—Corner 104th Street
Branch Office
1428 St. Nicholas Avenue—Near 181st Street
NEW YORK

FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

O. D. & H. V. DIKE

Midtown Business
Property

CANDLER BUILDING, 220 WEST 42D ST.

THOMAS J. O'REILLY

Real Estate Broker, Appraiser and Agent

BROADWAY AND 109th STREET

Telephone, Academy 1600

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

HAROLD W. BUCHANAN

Mortgage Loans and Real Estate

49 WALL STREET

PORTER & CO.

REAL ESTATE

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

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

J. B. ENGLISH

Real Estate Broker

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

874 SIXTH AVENUE, Above 49th Street

CARSTEIN & LINNEKIN

(Inc.)

REAL ESTATE

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

REAL ESTATE

1181 BROADWAY

South West Corner Twenty-eighth Street
Telephone—Mad. Sq. 9329*Spear & Co.*
REAL ESTATE

840 BROADWAY

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

City Surveyors

Real Estate and Insurance

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

HOWARD H. FORD FREDERIC C. FORD
WALTER H. FORD, C.E. HAROLD S. FORD**Langton Co.**PHOTO PRINTERS
Cort. 6221. 30 Church St.
Direct copies of Blue
Prints, Pencil Draw-
ings, Tracings, Con-
tracts and Legal Docu-
ments.**CONSUMERS OF ANTHRACITE COAL:**

Your attention is called to the unsatisfactory situation in connection with the anthracite coal market. It is apparent that the coal supply companies propose to increase the price for anthracite coal, not only as to tonnage price, but by a change in the sizes, to such an extent as appears to be unwarranted. The Real Estate Board of New York, the Building Managers' Association and other organizations have joined in a request to the Administration at Washington for a thorough investigation of the anthracite coal situation, that the interests of the consumer may be protected. President Wilson has referred the matter to the Federal Trade Commission, which states that if it is shown to be the desire of the consumers of anthracite coal for such an investigation, it would be disposed to undertake it. It is requested, therefore, that you will join with them in a petition for a thorough investigation of the coal conditions, and that you will signify your intention, in writing to either the Real Estate Board of New York, 217 Broadway, or New York Building Managers' Association, 20 Nassau street.

WASHINGTON AV.—John A. Steinmetz has sold for Richard Williams to Edward Griffith 2049 Washington av, a 4-sty apartment house, on plot 25x144.

WHITLOCK AV.—Samuel Cowen sold to the Prospect Garage the lot, 25x100, on the west side of Whitlock av, 150 ft. south of Longwood av. The buyer owns the adjoining property.

Brooklyn.

RALPH ST.—R. A. Schlesing sold for Louise Bender 2014 Ralph st to Jacob and Marie Biegel.

3D ST.—Charles E. Rickerson sold for Dr. Virgil Coblentz to Mrs. Grace Gray Fleming, the 3-sty dwelling 595 3d st.

17TH ST, ETC.—Harry A. Crosby sold 363 17th st for Lawyers' Mortgage Co. to Ernest A. Halenbeck; 95 Quincy st for the estate of Hannah C. Bergen to Annie Sahlander; 817 and 819 Classon av, a 2-sty stable, for Michael J. Duffy to Salvatore Carvel; 156 Lexington av for estate of A. C. Rudinger to Hyer S. Evans; 50 Madison st for James W. Martens, Jr., to Elvira Rubens, and resold to Patrick Ford 800 Bergen st for William F. Galliers.

EAST 23D ST, ETC.—W. H. Godley sold the bungalow, 40x100, 1357 East 23d st, Notting-ham Park, for about \$8,500 for Elmer E. O'Donnell; also the dwelling in course of construction, 40x100, in the west side of East 19th st, 180 ft. south of Av K, for George M. Craigen; sixteen lots in the north side of Winthrop st, 100 ft. west of Brooklyn av, for about \$16,000; and 2305 to 2315 Bedford av, five 3-sty apartment houses, held at \$38,000, for E. Harrison.

47TH ST.—I. Salzberg sold for John H. Connolly to Joseph Lampont and George Males, the 3-sty house 1568 47th st, on plot 60x100.

55TH ST.—Tutino & Cerny sold for Mary E. Verinsky, the 2-sty dwelling, at 543 55th st, on lot 18x100.

66TH ST.—Alco Building Co., associated with Realty Trust, has sold to Mrs. Esther Morse the 1-fam. residence 2041 66th st, on lot 23x100.

66TH ST.—Alco Building Co., associated with Realty Trust, sold to Arnold Michaelis, the 1-fam. residence 2063 66th st, on plot 23x100, near the 22d av station of the Sea Beach Subway in Mapleton Park.

AV H.—McInerney-Klinck Realty Co. has sold for Walter R. Lusher the 2-sty business building at the southeast corner of Av H and East 16th st, on lot 20x100.

BAY RIDGE AV.—Frank A. Seaver & Co. sold to Thomas Atkinson the 2-fam. dwelling 964 Bay Ridge av.

OCEAN AV, ETC.—Arthur H. Strong has sold new houses at 116 Ocean av, to Elsa Hornborg; at 1120 Ocean av, to Hector McG. Curran; at 16 Clarkson st, at 880 Ocean av, to F. B. Thomason, and at Atlantic av and Beach 44th st, Sea Gate, to Robert A. Brown.

VANDERBILT AV.—Bulkeley & Horton Co. sold 134 Vanderbilt av a 3-sty dwelling, to J. J. Chambers.

3D AV.—Frank H. Malone and H. O. Harris sold the plot at the northeast corner of 3d av and 82d st for Conrad Stegmann.

Queens.

ARVERNE.—Lewis H. May Co. sold for Ida H. Tostevin, a cottage on the east side of Straiton av, Arverne, L. I., on a plot 100x100, to C. K. Brosman.

FAR ROCKAWAY.—Herman Frankfort sold for Mrs. A. M. Bing, executrix of the estate of Matilda Ehrtheiler, the Ehrtheiler homestead, in Jarvis lane east, to Max Greene.

BANG!**Go The Prices**

At Forced Sales where the property must be sold without limit or reserve.

The Market is Dull**Bargain Hunters are out in force**

Are you going to be one of the Wise Ones who will buy at the

ABSOLUTE AUCTION SALE

TO CLOSE OUT THE HOLDINGS OF THE

Estate of

Wm. L. Sheafer et al.

FOR WHATEVER THEY MAY BRING?

524 Bronx Lots

On East 221st, 222d, 223d, 224th, 225th, 226th, 227th Sts., Laconia Ave., East Chester Road and adjoining streets.

Wed. June 14

At 12 o'clock noon, at the Exchange Sales-room, 14-16 Vesey St., N. Y. City.

WHITE PLAINS AVE. SUBWAY Extension is now nearing completion, with Stations at 219th St. and 225th St., a few blocks from Lots to be sold.

70% on Mortgage 1 to 3 Years at 5% FREE TITLE POLICIES FROM TITLE GUARANTEE & TRUST CO.

STODDARD & MARK,
Attorneys, 128 Broadway

ILLUSTRATED BOOKMAP CAN BE OBTAINED FROM

A. P. W. KINNAN, President of Union Dime Savings Bank, 40th st. and 6th av.
J. ROMAINE BROWN, 299 Madison Av., from attorneys or Auctioneer's offices.

BRYAN L. KENNELLY Real Estate Auctioneer
156 BROADWAY, NEW YORK

LEASES.**Big Lease in Terminal Zone.**

Dr. Charles V. Paterno, as president of the newly organized Vanderbilt Avenue Realty Corporation, has leased from the New York Central Railroad, the block which will be bounded by Madison avenue, 47th and 48th streets and Vanderbilt avenue, and the latter thoroughfare is extended northward, from 45th to 50th streets. The property leased will have a frontage of 200.10 feet on each avenue and 215 feet in each street, and will eventually be improved with a high-class apartment house. The lease was negotiated through Slawson & Hobbs. It is understood that it covers a 21-year term, from June 1, 1916. The lessee will pay \$75,000 a year until October 1, 1916, and thereafter \$150,000 a year in addition to 73 per cent. of the taxes and 2 per cent. annually on the cost of the proposed structure.

New Lessee for the Manhattan.

John McE. Bowman, president of the Bitmore Hotel Company, has leased, from August Heckscher, the Manhattan Hotel property occupying the entire block front on the west side of Madison avenue, from 42d to 43d streets, for ten years, from next October when the present lease held by Hawk & Weatherbee expires. The rental figures were not made public, although it is understood that the transaction marks one of the largest leases closed in the city this year. The brokers in the deal were John L. de Saulles, of Heckscher & de Saulles, and Pease & Elliman. August Heckscher acquired the property several weeks ago from the James J. Belden estate. At the offices of Mr. Bowman it was stated that no structural alterations were contemplated, but that the hotel would be refurbished.

Large Apartments from Plans.

Bing & Bing have leased, through Douglas L. Elliman & Co., two large apartments at 417 Park avenue, southeast corner of 55th street, plans for which were filed last Monday. One apartment consisting of eighteen rooms and six baths and occupying an entire floor has been taken by Thomas F. Victor, of Frederick Victor & Achelis, the other apartment by his mother, Mrs. George F. Victor, and contains twelve rooms and four baths. The building will not be ready for occupancy until October 1, 1917. The leases have been made nearly sixteen months in advance, in order that special requirements of the tenants may be incorporated in the layout.

Fifth Avenue Apartment Rumor.

A syndicate of apartment house builders is reported to have leased, from William Waldorf Astor, the group of dwellings at the northeast corner of Fifth avenue and 56th street, with a frontage of 100 feet on Fifth avenue and 150 feet in 56th street. Report has it that plans for a twelve-story apartment house to cover the site have been drawn, which called for a building that will cost about \$1,000,000. No additional information regarding the project could be obtained yesterday.

First Albermarle Building Lease.

The Weyman-Bruton Company, now at 50 Union Square, has rented, through the Douglas Robinson, Charles S. Brown Company, and Marston & Co., the fourteenth floor in the new Albermarle building, just completed at the northwest corner of Broadway and 24th street. The lessee is a large distributor of snuff and tobacco and will occupy the new quarters as its offices. This is the first lease signed in the building.

Feather Company May Move.

Negotiations are reported to be well advanced for the lease, by August Heckscher, of his one-time residence at 622 Fifth avenue, a Columbia College leasehold, on lot 25x100. The prospective lessee is the London Feather Company, which will occupy the building, after it has been remodelled and altered.

Stationer in Degnon Terminal.

The Degnon Realty & Terminal Co. has leased to the firm of Marcus Ward, manufacturing stationers, for a long term, the four-story building to be erected at the northeast corner of Pearson and Creek streets, Long Island City. It is expected that the building will be ready for occupancy by December 1 next. The lessee will employ about 200 persons. It will be the sixth building to be erected in the Degnon Terminal during the last year.

Manhattan.

WILLIAM H. ARCHIBALD rented for the estate of Anne Hughes the 4-sty building 327 West 26th st for eight years.

WRIGHT BARCLAY (INC.) has leased for the Arenal Realty Co. the 5-sty apartment houses at 42-46 West 66th st for five years. The same brokers leased a loft at 461 4th av to John O. Powers Co.

WRIGHT BARCLAY (INC.), in conjunction with H. J. Scheuber, leased the private dwelling at 352 West 28th st to Dr. Paul Dineen.

F. E. BARNES has leased to the Burke Bros.' Construction Co. the easterly portion of the rear of the 8th floor of 62-64 West 45th st, thus completing the renting of the entire building.

DANIEL BIRDSALL & CO. rented lofts as follows: in 561-563 Broadway to the Faultless Waist Co.; in 72 Grand st to Monarch Leather Goods Co.; in 138-140 Duane st to Sonora Phonograph Co.; in 60-62 Lispenard st to Henry Glass & Co.; in 58 West 15th st to James Nagel, and in 70 Duane st to Loewy, Coster & Co.

BRETT & GOODE CO. leased in the Printing Crafts Building space to A. E. Ditrach, Ltd., Tri-Arts Press, Heatless Dental Wheel Co., Tin-tex Co., Camber Manufacturing Co., P. B. Bromfield, George E. Preston Co., Decorative Designers, William M. Barr & Maurice Fuld, Rosenberger & Hess, U. B. Kronenberg and Empire Law List Publishing Co.

BRETT & GOODE CO. has leased the store and basement at 267 West 35th st to the City Cornice & Skylight Co.; also the 5th loft at 9 West 35th st to Kaufman & Birnbaum.

The Queensboro Corporation

BRIDGE PLAZA LONG ISLAND CITY

Developers of

Queens Borough Real Estate

LOTS HOUSES
PLOTS FACTORY
ACREAGE SITES

HALL-BERWIN
CORPORATION

Maintenance of Buildings by Contract

Operating Cost Guaranteed One Year in Advance

Estimates Furnished on Loft and Office Buildings

To Agents and Owners

Office Warehouse
35-37 West 39th Street 206 Centre Street
Tel. 7895 Bryant N. Y. City
Established 1863

CHARLES BRADY COMPANY

NEW GENERAL CONTRACTORS
BUILDINGS

ALTERATIONS 171 MADISON AVENUE

FIREPROOFING PHONE: MURRAY HILL 5486

FIRE ESCAPES Erected and Repaired to meet all requirements of The Department of State Labor

FACTORY VIOLATIONS REMOVED

GRAND CENTRAL IRON WORKS

L. B. GESCHEIDT, Proprietor 212 EAST 52nd STREET, N. Y. REPAIRS
Phone, Plaza 3583

Real Estate Board of New York Incorporated 1908
Organized 1896

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

AMES & COMPANY

Real Estate Agents and Brokers

Telephone 3570 Madison Sq. 26 WEST 31st ST.

DE SELDING BROTHERS

Real Estate, Loans, Appraisals

128 BROADWAY

A. V. AMY & CO.

REAL ESTATE AGENTS
BROKERS and APPRAISERS

Tel., 8147 Cathedral 7th AVE., Cor. 115th St.

Joseph Day

Auctioneer

31 NASSAU STREET

Established 1856

J. ROMAINE BROWN CO.

REAL ESTATE

299 Madison Avenue New York City
Telephone 1481 Murray Hill

AUSTIN FINEGAN

Real Estate—Insurance—Appraisals

35 NASSAU STREET. Tel. 1730 Cortlandt

A. M. CUDNER

REAL ESTATE CO.

Real Estate Brokers and Managers

254 WEST 23D STREET

KNAP and WASSON CO

SPECIALISTS IN
Washington Heights
Real Estate

Broadway at 181st Street
Broadway at 156th Street

OGDEN & CLARKSON
Corporation

Real Estate and Insurance

605 FIFTH AVENUE, above 48th Street

J. CLARENCE DAVIES

BRONX BOROUGH
REAL ESTATE

149th STREET & THIRD AVENUE
Tel. Con. Branch Office, 32 NASSAU ST.
Member of Board of Brokers

TUCKER, SPEYERS & CO.

Real Estate

435 FIFTH AVENUE, NEAR 39th STREET
Telephone, 2750 Murray Hill

JAMES N. WELLS' SONS
(James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone, 5266 Chelsea

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

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

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

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

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

CROSS & BROWN CO. has leased the building at 131 West 51st st to Roscoe Clark, L. J. Kerrigan and C. J. Minn; also at 56 West 45th st the 14th floor to Starr Piano Co. for the Glenalla Realty Co.; Pease & Elliman represented the lessee; also at 127 7th av space to B. S. Moss Motion Picture Corp., Standard Newsalm (Inc.), Harvard Film Corp., Patriot Film Corp. and the American Correspondent Film Corp.

CROSS & BROWN CO. rented the store at 22 West 39th st to G. Pianick & L. Neumer; at 114-116 5th av, the 4th floor to Morris White; at 16-18 East 40th st, 7,500 sq. ft., on the 7th floor to Cowen Marsh & Co.; at 512 West 53d st, 3d floor to Brooks-Ostruk Co.; at 18-22 West 20th st, the 8th floor to Samuel Bernstein & Sons.

CUTNER & LIPSET leased a loft at 632-634 Broadway for A. D. Juilliard to L. Steintal & Bro.; top loft at 44-50 East 32d st for Hasco Building Co. to Kleinfeld & Renner; the 3d loft at 1140 Broadway for Frederick Ayer to Weinreb & Horowitz; 7th loft at 18 West 27th st to Lapkin, Solomon & Heumann, Inc.; 4th loft at 44-18 East 32d st for John J. Gerarty to Moll Bros.; and the 4th loft at 30-32 West 15th st to J. E. Bernstein & Co.

DUROSS CO. leased for the estate of Wm. A. Hoe, 831 Greenwich st to Joseph Yellen; also the store 119 West 15th st to the New York Ginseng House and the store 318 West 14th st to the Turhune Catering Co.

DUROSS CO. leased to Liggett-Riker-Hege-man Co. the 5-sty building at 1-13 Gansevort st, at the junction of 13th and Gansevort st, for Douglas Robinson, Charles S. Brown Co., for a short term for warehouse purposes; for the Rhinelander Real Estate Co., the store and basement 103 West 13th st to the Cost Reducing Home Supply Corporation.

DUROSS CO. leased for Whiteside Hill, the 5-sty building, 513 Hudson st to Angelino Sar-tirana.

DUROSS CO. leased for the estate of William A. Hoe the store 54-56 Gansevort st to the H. O. Wagner Automobile Co.

DUROSS CO. leased for Catherine Cross the 4-sty building at 73 8th av to John Farley for ten years.

DOUGLAS L. ELLIMAN & CO. have completed the renting of the new 17-sty Fullerton-Weaver building occupying the westerly block front on Park av, from 55th to 56th sts. The last apartment to be rented consists of 18 rooms and 6 baths and has been taken by Stephen J. Leonard. This building, which is one of the largest on Park av, carries a rent roll of about \$250,000, derived from 35 apartments with an average rent of nearly \$8,000. The renting of all these apartments before they could properly be seen reflects the remarkable demand for residential accommodations on Park av. In addition to filling the entire building, including doctors' suites on the ground floor and the last additional servant's room, Douglas L. Elliman & Co. have sublet one of the larger apartments, as reported recently, for Mr. John B. Stanchfield, making the total value of the rentals closed in this building approximately \$1,250,000.

DOUGLAS L. ELLIMAN & CO and M. & L. Hess (Inc.) leased a loft in 12 East 46th st to R. D. Cortina Co., now at 1600 Broadway; Douglas L. Elliman & Co. also sublet for John B. Stanchfield the large apartment he recently took in 420 Park av, consisting of 18 rooms and 6 baths, to Mrs. Gardiner Sherman; in conjunction with Mr. Schroeder, an apartment at 930 Park av to Mrs. M. R. Hambur; an apartment at 722 Park av, for Harry I. Caesar to Mrs. J. C. Conway, and at 122 East 82d st for David Dows to Joseph G. Crane.



Real Estate Brokers—Attention!
 You are frequently at a loss to satisfy particular clients seeking high-class homes. We offer for your consideration beautiful

MALBA
 ON THE SOUND

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

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

Brokers Protected
 We will handle your clients if desired
Malba Estates Corporation
 Associated with Realty Trust
 217 Broadway, New York



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

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

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

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

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

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

DOUGLAS L. ELLIMAN & CO. leased for Bing & Bing a combination of two apartments making a single suite of 17 rooms and 6 baths in the building under construction at 570 Park av to D. G. Tenney; also an apartment at 930 Park av for Edgar A. Levy to Mrs. G. Trowbridge Hollister, and a combination of two apartments at 156 East 79th st, in conjunction with Harris & Vaughan, for Julius Tishman & Sons to Prentice Sanger.

HERBERT HECHT & CO. have leased for the Empire Holding Co. George Backer, president, to Henry FINDER, 10,000 sq. ft., at 153-159 Madison av.

M. & L. HESS (INC.) have leased in the Sloan Building, southeast corner of Broadway and 19th st, through to 18th st, the entire 3d floor and the 19th st end of the 4th floor, covering approximately 35,000 sq. ft. of space, to Titus Blatter & Co., manufacturers of lace curtains, handkerchiefs and cretonnes. This concern has been located for a number of years at 890 Broadway. The lease is for a long term, covering a rental of about \$130,000.

M. & L. HESS (INC.) leased the store, basement and sub-basement at 148 Duane st, containing 11,500 sq. ft., to the International Shoes Supplies Co., Inc., for sales and general offices. The firm for a number of years has occupied the store and basement at 151-5 West 30th st, and has just subleased it for ten years through the same brokers.

M. & L. HESS (INC.) and D. Zuckerman & Co. leased for the 29th Street Realty Co. the 2d floor at 134-40 West 29th st, containing 10,000 sq. ft., for a long term to Friedman Brothers.

M. & L. HESS (INC.) and Charles F. Noyes Co. leased the 7th floor at 424 West 33d st to the Novo Manufacturing Co., electrical supplies.

HENRY HOF has leased for M. Glucksman the dwelling at 211 East 60th st to H. Meisenberg; for J. J. Donovan (Inc.) the dwelling at 204 East 30th st to M. Genovese; and for M. Greenberg the store at 33 3d av to the Modern Grocery Co.

EDWARD J. HOGAN leased to the Fordham Law School of Fordham University practically the entire 28th floor of the Woolworth Building. The floor will be altered, divided into class rooms and the school formally opened in September. The lease runs for a long term of years.

HOUGHTON COMPANY has leased for Matty G. Nash the 4-sty dwelling 222 West 72d st to Marie L. Wentworth.

HUBERTH & HUBERTH have leased in the American Circle Building, Columbus Circle, offices to Brewster & Gensler, John E. Beggs, Samuel Goodman and R. W. Lindner; also in the New York Journal Building to Henry R. Watkins, E. M. Guilik, Dr. Frank Remy and Legal Aid Society, and the house at 76 West 12th st to Dr. A. Caccini.

HUBERTH & HUBERTH have leased houses at 327 West 58th st to Ernest Monette and 331 West 58th st to H. W. Talmadge; also the 5-sty apartment house at 318 West 59th st to Luke Peterson.

HUBERTH & HUBERTH have leased the store and basement at 1914 Broadway to the H. N. Corborator Sales Co.

GORMAN H. LENNEY has leased dwellings at 45 West 8th st to Dr. H. Everett Russell; at 164 West 86th st to Mrs. Florence I. Case; at 105 West 70th st to the Misses Eleanor F. and Therese M. Collins; and at 176 West 76th st to Mrs. Mabel Lockwood, of Toronto.

WILLIAM B. MAY & CO. have leased for a long term, the 5-sty residence at 26 East 73d st, recently sold by the same brokers for L. M. Josephthal, who purchased the Barney house at 7 East 89th st.

NEHRING CO. has rented apartments to M. S. Levien and J. Zadigian at 501 West 176th st; to M. Solomon and George Wallace at 500 West 176th st; to E. S. Witnermute at 565 West 175th st; and to J. J. Kouhn at 605 West 181st st.

NEHRING CO. has rented apartments to Miss A. Allen at 501 West 176th st; to Mrs. M. Burt at 571 West 175th st; to George Polak at 565 West 175th st; to B. F. Toole at 500 West 177th st; and to M. Buschman at 575 West 177th st.

CHARLES F. NOYES CO. has leased a floor at 54-60 Lafayette st for the Civic Center Co. to Ritterband, Reed & Co.; for M. & L. Hess, agents, a floor at 424 West 33d st to the Novo Mfg. Co.; a large office in the Fahys Building, 52-54 Maiden la to the Public Service Commission; space at 21-23 Ann st to V. Dresel & H. Hage; and a floor at 221 Pearl st for Euler & Robeson to Benedetto Castellano.

CHARLES F. NOYES CO. has leased for James N. Jarvie the store and basement at 332 Broadway to the Trinity Lunch Co. for ten years at an aggregate rental of about \$50,000; for George Chiris Realty Co. the store at 14 Platt st to the Mallinckrodt Chemical Works; and space at 102-104 Fulton st to Dennis J. Huggard.

CHARLES F. NOYES CO. has leased a floor at 3 Burling sl for the estate of H. V. B. Frankel to Charles B. Strange; space at 124 Front st for Max Marx to Edward P. Scott; a floor at 216 Fulton st for Emily A. Naugle to the Eagle Typewriter Co.; a floor at 292 Pearl st for B. Pope to William W. Hope, and a loft at 117 Spring st to Belch & Kopf.

CHARLES F. NOYES CO. has leased offices in the Masonic Building, 23d st and 6th av, to William Gilbert; at 6 Maiden la for the Lawyers Title & Trust Co., to Jacob Schoen, and in the Fulton-Chambers Building, 102-104 Fulton st, to M. M. Finn and John M. Garvish.

THOMAS J. O'REILLY has leased for the Fargo Estate, dwelling at 317 West 139th st to Mrs. B. Robertscher; also apartments, unfurnished, at 19 West 130th st to Misses S. & E. Walker, 503 West 121st st to Samuel W. Hughes, 7-9 West 108th st to Charles E. Clark, 401 West 118th st to Isaac Winston and 227 Riverside dr

Borrowers

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

Lawyers Title and Trust Company

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

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

Directory of Real Estate Brokers

MANHATTAN

Henry C. B. Stein

REAL ESTATE AGENT
BROKER, APPRAISER

242 East Houston Street
Tel. 1930 Orchard Near Avenue A
Entire charge taken of property
26 years' experience

S. DEWALLTEARSS

Auctioneer, Appraiser, Broker

REAL ESTATE-LOANS

135 BROADWAY, Telephone 355 Cortland

GEORGE V. McNALLY

Real Estate, Insurance, Mortgages

7 EAST 42d STREET

Telephone, Murray Hill 8154-8155

JOHN ARMSTRONG

Real Estate Agent and Broker

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

JOHN J. BOYLAN

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

GOODWIN & GOODWIN

Real Estate and Insurance

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

BRYAN L. KENNELLY

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

THOS. F. McLAUGHLIN

Real Estate and Insurance

1238 THIRD AVE., NEAR 72d STREET

LOUIS V. O'DONOHUE

Real Estate

Tel. 3555 Bryant 25 WEST 42d STREET

Philip A. Payton, Jr., Company

Real Estate Agents and Brokers

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

SCHINDLER & LIEBLER

Real Estate and Insurance

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

BRONX

KURZ & UREN

INCORPORATED

REAL ESTATE AND MORTGAGE LOANS

370 East 149th Street

East of 3rd Ave.

Title Guarantee & Trust Co. Bldg.

A. G. BECHMANN

Real Estate and Insurance

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

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

Real Estate Brokers and Appraisers

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

WILLIAM A. COKELEY

APPRAISER EXPERT TESTIMONY

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

O'HARA BROTHERS

Real Estate and Appraisers

BRONX PROPERTY

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

Tel. 36 Wmsbridge ULLMAN Subway Station

Real Estate in All Branches

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

OPERATORS

ELIAS A. COHEN

Real Estate Operator

182 BROADWAY, Corner John Street

Telephone, 5005-5006 Cortlandt

FISHER LEWINE

IRVING I. LEWINE

Real Estate Operators

Telephone 980 Cort. 135 BROADWAY

WM. LUSTGARTEN & CO.

68 WILLIAM STREET

Real Estate Operators

Telephone, John 6120

HARRIS & MAURICE

MANDELBAUM

Real Estate Operators

Telephone 8155 Cort. 135 BROADWAY

LOWENFELD & PRAGER

Real Estate Operators

149 BROADWAY Tel. 7803 Cortlandt

Classified Advertisement Department

Wants and Offers

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

Price 15c Per Line.

Discounts for two, three and five insertions.

For Sale and To Lease

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

WANTS AND OFFERS

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

CAPABLE, discreet and reliable professional gentleman will serve as ostensible principal, or act in other confidential sub-rosa capacity for responsible parties desiring to negotiate real estate deals privately. Address M. D., Box 120, Record and Guide.

MAN thoroughly experienced in making all repairs to buildings & taking charge of same, wishes position; security furnished. Apply Box 121, Record & Guide.

FOR SALE OR TO LEASE

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

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

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

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.

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.

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, 3/4-acre land. Apply to
E. BOWCOCK, P. O. Box 12,
Toms River, N. J.

ESSEX FIELDS, N. J.
Hour out; high elevation; eleven rooms, three baths, beautiful grounds, garage; sacrifice; closing estate. E. A. JACKSON.

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

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 Wellesley, 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.

HUNTINGTON.
Houses with all improvements; also three-acre farm.
DANIEL FLEET, Owner,
Lowndes Ave., Huntington Station, L. I.

EIGHT LOTS FOR SALE
in Bronx, 132d and 133d Sts. and Cypress Ave.; reasonable price for cash buyer.
STAIB-ABENDSCHEIN CO.,
500 East 134th St.

FOR SALE.

15 lots, all together, nicely located, corner Randolph and Livingston Sts., Westbury, L. I. Telephone 15J.
T. J. McCORD, Westbury, L. I.

\$300 CASH
buys wonderful 6-room house in one of Jamaica's best sections; price \$3,300; don't waste time looking elsewhere; big bargain.
SAFARIK,
233 First Ave., Long Island City.

12-ROOM HOUSE,
all improvements, gas and electric light, parquet floors, overlooking bay, 10 minutes' walk to ferry; price \$7,000; easy terms.
A. VON MECHOW,
375 Westervelt Ave., New Brighton, S. I.
Tel. 269 W, Tompkinsville.

FOR SALE.
Hudson River frontage, 38 acres, near Poughkeepsie; has four fine bungalow sites with commanding views; apple orchard; house and barn; riparian rights with dock site.
H. O. PALEN, Owner, 235 Fitch St., Syracuse, N. Y.

FOR SALE.
New 9-room summer cottage, furnished complete, with all improvements; large verandas, extra lot; suitable one or two families; short distance good bathing beach. Address
ADVERTISER, Box 43, Sound View, Conn.

BERKSHIRE FARM,
165 acres; good 12-room house; good barns and outbuildings; running spring water to all; grand maple shade; beautiful mountain views; tools included, \$5,500, half cash. J. H. DEVOE, State Line, Mass.

SACRIFICE—2-FAMILY HOUSE,
all modern improvements; worth \$7,000; sell for \$5,600; \$4,000 mortgage; 43 South Junction Ave., Corona, L. I. For particulars call
ARNEMAN, 215 East 18th St., New York.

FACTORY BUILDING
in Mount Vernon, rented; value \$20,000; mortgage \$4,500; 3 more years to run; also house, value \$6,500, rented; mortgage \$4,000; desire to exchange for one or two-family house in New York City.
ROSENTHAL KATZ, 73 Fifth Ave.

FOR SALE
(or exchange for city or suburban dwelling), hotel property, furnished, 45x133x121; 18 rooms, including license, bar fixtures, stock, bowling alleys; complete equipment; established over 19 years.
KRONMEYER, 1776 Walker Ave., Bronx.

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.

\$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.

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.

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.

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.

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.

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; 3 1/2 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.

FOR SALE.

14-room boarding house, with large veranda, fine garage, 4 acres land, orchard, various kinds fruit; good shade and water; little over mile from beautiful Windham in the Catskills; price \$1,500, \$500 down, balance on mortgage. Address
GEORGE L. RIFENBURGH, Owner,
50 State St., Albany, N. Y.

FOR SALE.

Beautiful large 10-room house, plot 60x150; all modern improvements; very select neighborhood; near two stations; 14 minutes from Jersey City; price \$8,000.
4 Eilshemius Place, Arlington, N. J.

GENTLEMAN'S PLACE.

In the best part of Vermont. This property is the real place for pleasure or profit; run as a dairy and poultry farm at present, and is one of the most up to date places of its kind in the East; acreage about 1,000 acres, with three complete sets of buildings; timber, estimated at \$10,000-\$13,000; will cut 200 to 250 tons of hay, and there are fruit trees enough to harvest 1,000 bbls. or more when all in bearing; price, including stock and tools, \$40,000. C. PFLUGER, Chester, Vt.

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., Brooklyn, Cor. 5th Ave.

to A. C. Bigalke and to George L. Davidson and the furnished apartment at 229 West 109th st for A. Vogel to Mrs. M. Mills.

PEASE & ELLIMAN have leased offices in the Lords Court Building at William st and Exchange pl to Harry J. King, the National Resuscitating Apparatus Co., George H. Henderson, Abram & Bein, Morris Sternbach & Co., Philip J. Mitten, Joseph Golden, the Joplin Ore and Smelter Company, Oliver Humphrey, Becker & Levy, J. T. Lewis and P. W. Sothman; also for the Jatison Construction Co., controlled by Julius Tishman & Sons, in the new house on the south side of 70th st, west of Central Park, apartments to Frederick H. Man and to Drs. M. D. Touart and A. H. Schmitt; for W. I. Stitt in the "Hereford," in 79th st, between West End av and Riverside dr, to Carl A. Mead; for the Townsend Odell Realty Co., at 154 Riverside dr, to Jesse M. Smith; for Robert Thorne and his associates, at 863 Park av, to Beekman F. Ilsley; subleased for R. D. McCarter his apartment on the southeast corner of 78th st and Park av to Mrs. Jeanne L. Ford; and leased for the American Real Estate Co. an apartment at 40 East 62d st to R. S. Goulding.

PEASE & ELLIMAN have leased the following apartments: For W. Vincent Astor, at Broadway and 89th st to Mrs. N. W. Liggett; for Edgar A. Levy, at the southwest corner of Park av and 81st st to Arthur S. Vernay, the dealer in antique furniture; for Arthur Levy and his associates, at the northwest corner of Park av and 61st st to George Baldwin, vice-

BRONX BUYERS.

MUST SELL TO CLOSE ESTATE.

STEBBINS AV. and East 170th St., northeast corner; four vacant lots, 100x105 feet; free and clear.

JEROME AV., west side, 100 feet northwest 183d St., at subway station; 2 vacant lots, 50x100; free and clear.

WEBSTER AV., Nos. 3073, 3075 and 3077, northerly side, 350 feet west 204th St.; three 3-story and cellar frame attached one family dwellings; 8 rooms and bath; plot 50x120 feet; free and clear.

HENRY ALBERS, JR.,

74 Broadway, New York City.
Tel., Rector 9086.

FOR SALE,

10 MILES FROM NEW YORK,

4 1/2 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.

OIL AND GAS LANDS

For sale, to close an estate, Oil and Gas Lands, 1,400 acres, in Pennsylvania; three miles from Warren, on the Allegheny River, on New York Central and Pennsylvania Railroads; 150 acres cleared, balance oak, young timber; two trout streams; especially fine for game preserve; \$10.00 per acre.

W. N. DAVIS, Warren, Pa.

BROOKLYN FACTORY AT SACRIFICE

Plot 100x100, with good brick structure, vicinity Howard Ave. and Pacific St.; elevator, electric, steam heat; rents about \$3,000 year; assessed \$25,000; sell for \$19,000; bank mortgage \$15,000.

S. ZIRN, 215 Montague St.

SEVEN-ROOM BUNGALOW PLOT, 60x100; parquet floors, electric lights; restricted section; price \$9,000.

DICKINSON, 1316 84th St., Brooklyn.

OFFICE TO LET
168 East 91st Street

Suitable for Building Trades

Second floor—900 sq. ft., 5 large light rooms, steam heat, electric light; 3-story building with architect on third floor and plumber on ground floor.

Apply to

KELLER BROS.,
168 East 91st St., New York

**Make your advertise-
ments talk—Just as
your salesman must
talk—Then, they will
pull business.**

president of the International Banking Corporation; as agents for Mrs. Marmaduke Tilden, at the northwest corner of Park av and 74th st to Francis L. Geer, and to J. L. B. Mayer; renewed the lease of a 14-room apartment at the northwest corner of Park av and 82d st, held by H. C. de Rham; and rented apartments at 309 West 99th st to Marcus L. Schwartz at 49 West 57th st to Frank L. Stratton; at 178 East 70th st to J. Byers Holbrook; and at 146 East 49th st to Mrs. M. R. Sherwood.

PEASE & ELLIMAN have leased for Theodore Rosenwald to Dr. H. C. Pelton the 3-story dwelling at 324 West 85th st; also made the following renewals of apartment leases: at 56

West 11th st to Pirie MacDonald; at 145 East 35th st to Mrs. J. Williston Wright; at 144 East 56th st to Mrs. Anna C. Bullus; at the northwest corner of 82d st and Madison av to Benjamin Duvenc, of Duvenc Brothers; and at 565 Park av to L. T. O'Connor Marsh; and apartment in the "Montana," on the east side of Park av, from 52d to 53d sts, for Potter Brothers to H. N. Worth; for Edgar A. Levy at the southwest corner of 81st st and Park av to I. W. Schenker; and as agents for Gustav & Hugo Blumenthal a floor at 20 West 47th st to Emmet Poy, designer.

PEASE & ELLIMAN have leased apartments at 144 East 36th st for the James Humes Con-

Special Sales Day
Next Thursday, June 15th

AT 12 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14 VESEY ST., N. Y. C.

Absolute Executors' Sale

Estate of FREDERICK DIETZ, Dec'd.

312 West 76th Street

(Bet. West End Ave. and Riverside Drive)

A 3-story and basement brownstone front dwelling, on a lot 25x102.2.

60% May remain on mortgage for 3 years at 4 1/2%

I. J. KRESEL, Esq., Atty.,
37 Wall St., N. Y. City.

Absolute Partiton Sale

451 East 137th Street

(Bet. Brown Place and Willis Ave.)

BRONX BOROUGH

A 3-story and basement limestone front dwelling. Size of lot 16.8x100.

LIND & PFEIFFER, Attys.,
46 Cedar St., N. Y. City.

Trustee's Sale

To close MARY H. ECHOLS, Trust.

2050 Madison Avenue

(Bet. 129th and 130th Sts.)

A 3-story and basement brownstone front dwelling on a lot 16.5x75.

66 2-3% MAY REMAIN ON MORTGAGE FOR THREE YEARS AT 4 1/2% OR 75% MAY REMAIN FOR THREE YEARS AT 5%

WHITE & CASE, Attys., 14 Wall Street, N. Y. City.

Executor's Sale

Estate of HARVEY W. HALL, Dec'd.

8 West 122nd Street

(Bet. Mt. Morris Park West and Lenox Ave.)

A 3-story and basement brownstone front dwelling on a lot 21x100.11.

Executor's Sales

Estate of JAMES SULLIVAN, Dec'd.

379 Pearl Street

(Bet. Frankfort and Vandewater Sts.)

A 6-story brick building. Size of lot 20.11x89.6x irreg.

70% may remain on mortgage for three years at 5%

GEO. H. TURNER, Esq., Atty.,
51 Chambers St., N. Y. City.

Estate of MINNA LE VINO, Dec'd.

135 East 79th Street

(Adj. N. W. Cor. Lexington Ave.)

A 3-story and basement brownstone front dwelling, on a lot 20x102.2.

70% may remain on mortgage for three years at 5%

KURZMAN, FRANKENHEIMER & GUTMAN, Attys.,
25 Broad St., N. Y. City.

Estate of WILLIAM J. GEOGHEGAN, Dec'd.

331 East 58th Street

(Bet. First and Second Aves.)

A 5-story brownstone front tenement. Lot 23.6x 100.5.

J. A. BENNETT, Esq., Atty.,
14 Wall St., N. Y. City.

Estate of CAROLINE A. SIMS BEREUTER, Dec'd.

121-3-5 Fourth Avenue

(Adj. N. E. Cor. East 12th St.)

A 1-story frame store and two 3-story and basement brick loft buildings. Size of plot 50.9x76.4x irreg.

POWELL & SILVER, Attys.,
51 Chambers St., N. Y. City.

Administrator's Sale

Estate of MARGARET T. RODNEY, Dec'd.

320 East 157th Street

(Bet. Courtlandt and Park Aves.)

BRONX BOROUGH

A 1-story frame building. Size of plot, 50x215.08x irreg.

70% may remain on mortgage for three years at 5%

GEORGE W. HARPER, Jr., Esq., Atty., 115 Broadway, N. Y. City.

323 East 157th Street

(Bet. Courtlandt and Park Aves.)

BRONX BOROUGH

A 2-story and basement frame building. Size of plot 33x101.

A 2-story and basement frame building. Size of plot 33x101.

Executrix Sale

Estate of WILLIAM MADISON THOMAS, Dec'd.

BELLE HARBOR, L. I.

S. W. Cor. Newport and Suffolk Aves.

A frame cottage, on a plot 60x100.

JOHN C. JUDGE, Esq., Atty., 44 Court St., Brooklyn, N. Y.

S. E. Cor. Bayside Drive and Denison Ave.

A vacant plot, 80x100.

JOHN C. JUDGE, Esq., Atty., 44 Court St., Brooklyn, N. Y.

ESTATE OF ROBERT PETTY.

331 Seventh Avenue

(Bet. 28th and 29th Streets)

A 4-story brick tenement with store in front and a 4-story brick tenement in rear. Size of lot, 24.8 1/4 x 98.05x irreg.

Special Sales

84 Lenox Avenue

(Adj. N. E. Cor. 114th St.)

A 5-story and basement brick apartment house with stores. Size of plot, 30.11x100x55.11x irreg.

HUNT, HILL & BETTS,
120 Broadway, N. Y. C.

LYNBROOK, L. I.

Town of Hempstead

Tract of 19 acres fronting on Rocklyn Ave., Denton Ave. and adjacent streets.

DANIEL D. SHERMAN, Esq., Atty.,
55 Liberty St., N. Y. City.

BELLE HARBOR, L. I.
S. E. Cor. of Washington
and Orienta Avenues.

A vacant plot 96.53x120.36x irreg.

\$3,000 may remain on mortgage for 3 years at 6%

JAMES E. KELLY, Esq., Atty.,
45 Broadway, N. Y. City.

2525-27 & 2529-31 Amsterdam Av.

(Adj. N. E. Cor. West 185th St.)

To be sold separately and as one parcel. Two 6-story brick tenements with stores. Size of each plot, 41.4x100.

75% may remain on mortgage for 3 years at 5%

IRA BLISS STEWART, Esq., Atty.,
346 Broadway, N. Y. City.

JERSEY CITY, N. J.

N. E. Cor. Grove and 13th Streets.

A 3-story and cellar brick factory building. Electric light and steam heat. Freight elevator. Size of plot 100x102x irreg.

COLLINS & CORBIN, Attys., 243 Washington St., Jersey City, N. J.

'Phone
744—Cort.

Joseph Day
Auctioneer

31 Nassau St.,
N. Y. City.

struction Co. to Miss Anne Meyers and to R. B. Banton; at 1190 Madison av to Livingston Wetmore; at 411 West 114th st to Charles Armstrong; at 1190 Madison av, through J. J. Kavanagh to Miss Marjorie I. Hewitt; at 101 East 74th st for Charles Mayer to Mrs. Marjorie Wessels; and at 563 Park av to Mrs. Robert M. Phillips; also, furnished, for W. W. Magee, his apartment in the "Nevada," at Broadway and 70th st, to Dr. Guillermo Cano; and leased for A. D. Strauss to James F. Shaw the 4-sty dwelling at 20 East 76th st.

PEASE & ELLIMAN have leased, in conjunction with Mark Rafalsky & Co., for Jos-

eph Keen represented by the Brett & Goode Co. as agents, the 15th floor at 7-11 West 45th st to Morris Weinstein; also renewed the lease of a loft at 13 West 39th st held by the Misses Burns and Barbier.

PEASE & ELLIMAN have leased for Bing & Bing an apartment in the new house which they are building at the southwest corner of 63d st and Park av, to J. J. Grey.

JOHN P. PEEL CO. leased for Catherine Golding to Frank Gordon the building 459 West 22d st for five years; also for Annie Woodcock the dwelling 242 West 25th st for two years;

for Cross & Brown to The Henshaw Floral Co. 127 West 28th st for ten years at a rental of about \$25,000; and for the Henshaw Floral Co. to Morris Braff for three years a loft in the same building.

PORTER & CO. leased dwellings for the estate of Catharine Kountze to Louise Reynolds at 4 West 95th st; also for William M. Purdy to Albert L. Hopson at 236 West 131st st; and for the estate of Adolph Brussel the store at 133 East 125th st to Colucci Bros.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. sub-leased a large apartment at 45 East 62d st for Russell Cowles to Felix Rosen; also an apartment at 116 East 63d st to J. Lloyd Derby for Pease & Elliman, as agents.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for William Church Osborn his residence, 38 East 36th st, to Henry T. Sloane.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased offices at 30 Broad st to William G. Loomis and Charles E. Reiss.

JOSEPH F. SEITZ has leased the dwellings 149 East 60th st to Ellen Hakanson; 204 East 60th st to Alice Ulman; 250 East 61st st to August Gylm, and an apartment at 789 Lexington av to Mayo Bunker.

SHAW & CO. have leased for Bertha B. Grad the 3-sty dwelling 159 West 120th st.

SHAW & CO. have leased for the F. F. Freehold Estates (Inc.), the 3-sty dwelling 110 East 127th st to Minna Runkos.

SHAW & CO. have leased for Richard K. Fox the 3d floor at 2038 5th av to the Metropolitan Minstrels.

SLAWSON & HOBBS rented the private houses 59 West 89th st for Caroline A. Buhler, to Dr. Walter F. Bopp and 70 West 87th st for Mrs. Alfred Roelker to Mrs. A. E. Small.

SLAWSON & HOBBS leased 115 West 78th st for the U. S. Trust Co. to Mrs. N. Carey and 131 West 73d st for the Clark Estate to Russell G. Pruden.

SLAWSON & HOBBS have rented the house at 312 West 82d st for Isaac Steigewald to Henry B. Leary.

LUDWIG C. TRAUBE has leased the store at the northwest corner of 1st av and 94th st, for five years.

CHARLES B. VAN VALEN leased for Henry A. Bourne the store at 48 Roosevelt st to James Murat for five years.

Bronx.

DELAFIELD ESTATE has leased at Fieldston, Riverdale-on-Hudson, a house in West 245th st to Virgil V. McNitt, of Cleveland, Ohio; also a house to J. W. Perry; and to George Houston, one of the houses recently designed by Harry Lindeberg.

IN FURTHERANCE OF AN ORDER

County Court, Kings Co.,
JERE JOHNSON JR. CO.

HAS BEEN AUTHORIZED AND EMPOWERED TO SELL AT

ABSOLUTE AUCTION

WITHOUT RESERVE OR LIMIT

Tuesday, June 20th, 1916

At 12 o'clock noon, in the Brooklyn Real Estate Exchange, 189 Montague St.

115 VALUABLE LOTS

Ocean Ave., Aves. U & V

Neck Road and Kenmore Place (E. 21st St.)

SHEEPSHEAD BAY

31st Ward, Borough of Brooklyn, City of New York

Particular attention is invited to the
40 LOTS FRONTING ON OCEAN AVENUE.

one of Brooklyn's most important and attractive thoroughfares,
OCEAN AVENUE, AVENUE U AND NECK ROAD MACADAMIZED.

65% May Remain on Mortgage

TITLES INSURED by THE NEW YORK TITLE INSURANCE COMPANY

TO REACH THE PROPERTY take or transfer to an Ocean Avenue (Rogers Ave.) trolley direct to property; or take any Brighton Beach elevated train and get off at Avenue U or Neck Road and walk to the left four short blocks to the property. Fare on all lines, 5 cents. Map and full particulars from

TIMOTHY J. LINANE, Esq., Attorney for Special Guardian, 375 Fulton Street, Brooklyn, JERE. JOHNSON JR. CO., Auctioneers, 193 Montague St., Brooklyn.

To Real Estate Brokers

I am advised by a prominent broker in the mid-town section that he has not a single empty loft for rent in buildings that comply with the rules and regulations of the Labor, Fire, and Buildings Departments.

**He has plenty of applicants but nothing to offer.
He has plenty of empty lofts in buildings that don't.
The inference is obvious.**

If you, Mr. Broker, will prevail upon your owners to consider replacing their present obsolete types of buildings with modern loft buildings, either by alteration or re-construction the lofts can be rented from plans.

The prospective tenants are many—the exodus from the Fifth Avenue section is going to increase their number.

Buildings now failing to show a satisfactory profit will next year show a loss and every year thereafter the loss will grow greater. You know that—but have you the nerve to tell it to your owners?

If you will interest your owners in taking advantage of the present unusual opportunity I can place at your services an organization ready and competent to solve and execute any problem of reconstruction.

J. Odell Whitenack

231 West 18th Street
New York City

Brooklyn.

PEASE & ELLIMAN have leased for the Schulte Realty Co. to a restaurant corporation for ten years the store, basement and sub-basement space at 577 Fulton st, at the junction of Flatbush av.

PEASE & ELLIMAN have leased to the Schulte Cigar Co. for 15 years, the ground floor and basement at 1289-1291 Fulton st, at the northwest corner of Nostrand av, for a branch.

Queens.

LEWIS H. MAY CO. has leased cottages at Far Rockaway, for Henry Gipson in Gipson st to E. Newburger; for Pauline Burkhaender in Pinson st to A. Jacobson; for Carrie Weissman on Dickens av to B. Hahn; for J. M. Tobias on Ocean Crest av to A. S. Iserson.

LEWIS H. MAY CO. has leased cottages at Arverne, L. I., for Max Kramer on Summerfield av to L. Lachman; for N. Trainor on Wave Crest av to S. Salzer; and for Thomas Kelly on Clarence av to J. Daum.

LEWIS H. MAY CO., Rockaway Park Office (Inc.), leased cottages: At Rockaway Park, for the Sherwood Estate, on 6th av, to Charles Lipsky; for James Keenan, on North 10th av, to David S. Hoffman; at Belle Harbor, for Lena Schwartz, on Henley av, to Aaron Salant, and for D. K. Looran, on Henley av, to E. A. Burke.

CROSS & BROWN CO. has leased the store south side Jackson av, near the west bridge approach, Long Island City, for a long term to Paul Capkanis et al.

Richmond.

BRIGHTON HEIGHTS.—Moffatt & Schwab have sold for John Negren to Benjamin B. Chappell a plot of land adjoining Mr. Chappell's residence on Fairmount av; also sold for the Staten Island Realty Co. to Charles F. Wallace two lots in Bay View pl, Bay View Park, Tompkinsville. Mr. Wallace already owns the two adjoining lots and intends improving the property with a residence for his own occupancy.

CORNELIUS G. KOLFF has leased for Judge M. M. L. Ryan to S. Anclowitz, the stucco dwelling on Bement av, West New Brighton; also for the summer for O. T. Johnson, his cottage on Pelton av, Livingston, to M. Fenn, and the home of Mrs. J. F. Pendleton in Pendleton pl, New Brighton, to Mrs. E. B. Weisbrod.

Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for the estate of John H. Mentz to Isaac E. Miller the dwelling at 28 Rutgers st.

Suburban.

FISH & MARVIN have leased the estate of Alfred Valentine at Chappaqua, N. Y., to Mr. N. A. Macloud; also for the Sagamore Development Co. a house recently constructed on Park av, at Sagamore, Bronxville, to B. F. Pope, of Brookline, Mass.; a store in the new building under construction on the station square at Bronxville to the National Cash Grocer Co.; and for Dr. H. R. Hasbrouck his country home at Cedar Knolls, Bronxville, to Harry A. Ford.

FISH & MARVIN have rented for Charles A. Tier, a property on Gramatan av, Bronxville, to Captain John McClintock.

MRS. PIERRE LORILLARD, of Tuxedo Park, has leased through Fish & Marvin the "Walter Large Property," in the town of New Castle, N. Y.

PELL & TIBBITS have leased for Joseph A. Physioc his water front estate at Oyster Bay, L. I., to Stephen Baker, president of the Bank of the Manhattan Co., for summer.

WORTHINGTON WHITEHOUSE (INC.) leased for William C. Fargo his country estate at East Williston, L. I., consisting of 26 acres, modern house and outbuildings, to M. Taylor Pyne, Jr.

ment house at 568 West 192d st for the Epros Realty Corporation to the City Real Estate Co., which gave in exchange nineteen lots in the east side of Wadsworth terrace, south of 192d st.

JOHN C. NICOLSON and George C. Johnson have combined and formed the Nicolson-Johnson Co., with offices at 297 Kingston av, corner

Eastern Parkway, Brooklyn, where they transact a general real estate, insurance and brokerage business. The firm will specialize in the Eastern Parkway section, but will have departments to handle property in other districts.

THE CHAMBER OF COMMERCE OF THE BOROUGH OF QUEENS will have Henry W.

LIQUIDATION SALE

OF

The Northern Bank of New York

PUBLIC AUCTION

Under Order of Supreme Court by

**EUGENE LAMB RICHARDS, Superintendent of Banks
STATE OF NEW YORK**

7 Parcels of Real Estate—15 Mortgages

Borough of Bronx

Tuesday, June 20th

12 o'Clock Noon, Real Estate Exchange, 14-16 Vesey Street

Real Estate to Be Sold

**N. E. Cor. Marion Ave. and
195th St.**

4-story brick apartment, 46.9x100x irregular.

**N. W. Cor. Hughes Ave. and
178th St.**

Vacant lot, 28x101.

**Westchester Creek, Hermany and
Turnbull Aves.**

Vacant plot, 200x126x400x431.

**S. W. Cor. Davidson Ave. and
North St.**

5-story brick apartment, 25x100.

**East Side Maclay Ave., 48 ft. so.
of Overing St.**

Vacant lot, 40.57x129x irregular.

**S. E. Cor. Maclay Ave. and
Overing St.**

Vacant strip, 5x48.43.

**S. W. Cor. Bristow St. and
170th St.**

51.876x105.5, 5-story apartment and store.

**Mortgages to Be Sold
First Mortgages**

A first mortgage of \$3,500 at 5%, expiring Nov., 1916, on EACH of the following properties, to be sold separately:

Nos. 1354	1356	1358
1332	1334	1336
1338	1342	1348

COLLEGE AVENUE.

\$3,750 at 5%, west side Maclay Ave., 75 ft. south of Montgomery Place.

Second Mortgages

\$450 at 5½%, west side Van Buren St., 225 ft. south of Van Nest Ave.

- \$3,750 at 5%, on 112 W. 69th St.
- \$5,000 at 5%, on 812 E. 170th St.
- \$350 at 6%, on 1350 College Ave.
- \$400 at 6%, on 1352 College Ave.

This is a real liquidation sale, and everything must be sold. The mortgages are purchase money mortgages, made, with exception of Maclay Ave. mortgage, under authority from the SUPREME COURT and STATE SUPERINTENDENT OF BANKS.

A FURTHER AUCTION SALE

OF

450 Items, Consisting of

sundry judgments, notes, claims, stock, bonds, etc., of THE NORTHERN BANK of NEW YORK. will be held on Thursday, June 22d, 1916, at 10.30 A. M., at No. 14 Vesey Street. No reservations. Highest bids accepted.

Catalogue with detailed information regarding either of above sales on request from

Henry Brady
AUCTIONEER

200 West 23rd St.

STATE SUPERINTENDENT OF BANKS

61 Broadway, or

Messrs. Breed, Abbott & Morgan, Attorneys, 32 Liberty Street

REAL ESTATE NOTES.

JOHN J. BOYLAN has been appointed by the receiver agent of 554 West 50th st, 5-sty apartment house, pending foreclosure proceedings.

C. F. W. JOHANNING has been appointed agent for "The Stella," 306 and 308 West 112th st; also for 153-155-157 Lenox av and 100 West 118th st.

LEWIS H. MAY CO. negotiated the recently-recorded sale for the Isadore Realty Co. to Ida H. Tostevin, of the 5-sty loft building, at the southwest corner of Av A and 71st st.

DUROSS CO. reports that Thomas M. McCarthy is the purchaser in the recently-reported sale of 43 Morton st. He is the owner of the adjoining property, 41 Morton st, and with the newly-acquired property now has a plot 47x100.

LUDWIG C. TRAUBE has been appointed agent for 1328 2d av and 1549-1555 Park av.

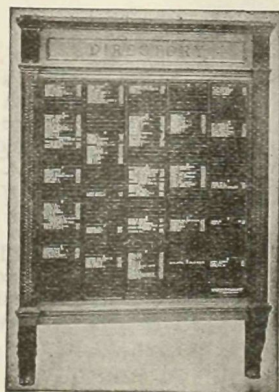
THOMAS J. O'REILLY has been appointed agent by the Emigrant Industrial Savings Bank for 19 West 124th st and 413 West 25th st.

JOHN J. BOYLAN was the broker in the recently-recorded sale of the 5-sty tenement at the southwest corner of 9th av and 51st st, for the estate of Richard Vandenhenden to the Excellent Realty Co.

HARLEM PROPERTY OWNERS' ASSOCIATION will hold an open meeting, to be followed by a dance, on Thursday, June 22. Tickets may be obtained by addressing Dr. Abraham Korn at 1857 Madison av.

RICHARD H. SCOBIE has placed for the Frangold Realty Co. a mortgage of \$28,500 at 5 per cent. on 154 West 46th st. The same broker negotiated the recently recorded sale of 3351 3d av for Patrick Fanning to Anna Otto.

M. I. STRUNSKY & CO. were the brokers in the recently recorded sale of the 5-sty apart-



Willson's Building Directory

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

The best service for your building—large or small.

See owners, agents or managers now using our system.

Catalogue and full particulars on application.

The Tablet & Ticket Company

381-383 Broadway, New York

CHICAGO

SAN FRANCISCO

Hodge of the Public Service Commission as its guest at the regular monthly meeting to be held Friday afternoon, June 16. Commissioner Hodge will speak on the subject of "Rapid Transit for Queens," and has indicated his willingness to answer any questions relating to the completion and operation of the various lines of the Dual Subway System that have been constructed in Queens. The operation of the extensions to Astoria and Corona is dependent upon the power that will be supplied through the duct lines in East Forty-fourth st, Manhattan. Word has been received from the Public Service Commission that a new stipulation in this matter between the Interborough Rapid Transit Company and the city has been prepared and sent to the Interborough for execution. This will be presented to the Board of Estimate at once for action. As the amount of this contract is only \$39,000, whereas the interest charges for two months alone on over \$5,000,000 of elevated construction work will equal the cost of the contract, it is evident that every day of delay in starting this work will be costly to the city as a whole in addition to the loss caused to the business interests in Queens by its rapid transit lines lying idle.

home, 217 Union st, in that borough, aged fifty-two.

CHARLES F. WALDRON, real estate broker, living at the Hotel Collingwood, died of apoplexy on Monday, aged fifty. He was a son of the late Rev. Charles N. Waldron of Cohoes, N. Y. He was a graduate of Greylock Institute, South Williamstown, Mass., and lived formerly at Detroit, Mich.

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
	June 2 to 8	June 4 to 10
Total No.....	142	117
Assessed value.....	\$11,568,500	\$5,278,600
No. with consideration..	18	25
Consideration.....	\$1,296,162	\$578,214
Assessed value.....	\$1,332,000	\$778,500

	1916	1915
	Jan. 1 to June 8	Jan. 1 to June 10
Total No.....	3,301	3,159
Assessed value.....	\$189,507,150	\$192,689,219
No. with consideration..	474	455
Consideration.....	\$21,771,392	\$22,558,167
Assessed value.....	\$23,122,113	\$24,061,050

Mortgages.

	1916	1915
	June 2 to 8	June 4 to 10
Total No.....	83	77
Amount.....	\$2,594,752	\$1,257,918
To Banks & Ins. Cos....	16	21
Amount.....	\$678,065	\$425,000
No. at 6%.....	28	33
Amount.....	\$231,465	\$511,318
No. at 5½%.....	4	4
Amount.....	\$691,000	\$20,500
No. at 5%.....	18	17
Amount.....	\$515,900	\$346,000
No. at 4½%.....	6	3
Amount.....	\$345,500	\$79,500
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	27	20
Amount.....	\$810,887	\$300,600

	1916	1915
	Jan. 1 to June 8	Jan. 1 to June 10
Total No.....	1,660	1,816
Amount.....	\$48,984,009	\$43,202,209
To Banks & Ins. Cos....	388	342
Amount.....	\$21,042,450	\$15,356,069

Mortgage Extensions.

	1916	1915
	June 2 to 9	June 4 to 10
Total No.....	38	27
Amount.....	\$2,316,450	\$2,589,800
To Banks & Ins. Cos....	20	15
Amount.....	\$1,395,750	\$2,387,000

	1916	1915
	Jan. 1 to June 9	Jan. 1 to June 10
Total No.....	894	836
Amount.....	\$47,601,278	\$50,090,346
To Banks & Ins. Cos....	454	348
Amount.....	\$33,824,850	\$33,491,350

Building Permits.

	1916	1915
	June 2 to 9	June 4 to 11
New buildings.....	20	6
Cost.....	\$2,376,000	\$180,000
Alterations.....	\$937,760	\$154,800

	Jan. 1 to June 9	Jan. 1 to June 11
New buildings.....	269	224
Cost.....	\$39,605,995	\$36,276,065
Alterations.....	\$9,622,521	\$4,353,458

BRONX. Conveyances.

	1916	1915
	June 2 to 8	June 4 to 10
Total No.....	116	119
No. with consideration..	26	25
Consideration.....	\$106,860	\$222,167

	1916	1915
	Jan. 1 to June 8	Jan. 1 to June 10
Total No.....	2,700	2,747
No. with consideration..	413	357
Consideration.....	\$2,925,219	\$3,011,254

Mortgages.

	1916	1915
	June 2 to 8	June 4 to 10
Total No.....	74	73
Amount.....	\$387,136	\$1,223,747
To Banks & Ins. Cos....	3	10
Amount.....	\$28,000	\$294,500
No. at 6%.....	19	37
Amount.....	\$75,185	\$751,770
No. at 5½%.....	2	6
Amount.....	\$15,000	\$60,000
No. at 5%.....	9	12
Amount.....	\$132,000	\$222,150
Unusual rates.....	12	3
Amount.....	\$29,296	\$37,227
Interest not given.....	32	15
Amount.....	\$135,655	\$152,600

	1916	1915
	Jan. 1 to June 8	Jan. 1 to June 10
Total No.....	1,514	1,486
Amount.....	\$14,353,098	\$14,782,029
To Banks & Ins. Cos....	136	110
Amount.....	\$3,239,500	\$2,476,000

Mortgage Extensions.

	1916	1915
	June 2 to 8	June 4 to 10
Total No.....	7	11
Amount.....	\$139,500	\$281,500
To Banks & Ins. Cos....	.....	4
Amount.....	.....	\$108,500

	1916	1915
	Jan. 1 to June 8	Jan. 1 to June 10
Total No.....	342	348
Amount.....	\$7,445,252	\$7,177,265
To Banks & Ins. Cos....	1,009	94
Amount.....	\$3,219,000	\$2,428,250

Building Permits.

	1916	1915
	June 2 to 8	June 4 to 10
New buildings.....	13	6
Cost.....	\$421,800	\$48,200
Alterations.....	\$26,950	\$8,100

	1916	1915
	Jan. 1 to June 8	Jan. 1 to June 10
New buildings.....	323	478
Cost.....	\$9,874,950	\$14,678,825
Alterations.....	\$592,505	\$280,355

BROOKLYN. Conveyances.

	1916	1915
	June 1 to 7	June 3 to 9
Total No.....	590	461
No. with consideration..	41	50
Consideration.....	\$269,718	\$332,445

	1916	1915
	Jan. 1 to June 7	Jan. 1 to June 9
Total No.....	9,999	9,846
No. with consideration..	853	1,023
Consideration.....	\$6,576,555	\$8,716,446

Mortgages.

	1916	1915
	June 1 to 7	June 3 to 9
Total No.....	483	366
Amount.....	\$1,880,106	\$1,366,997
To Banks & Ins. Cos....	144	85
Amount.....	\$751,613	\$933,850
No. at 6%.....	246	198
Amount.....	\$884,379	\$591,053
No. at 5½%.....	131	101
Amount.....	\$572,300	\$533,675
No. at 5%.....	61	46
Amount.....	\$290,450	\$188,102
Unusual rates.....	1	.....
Amount.....	\$800	.....
Interest not given.....	44	21
Amount.....	\$132,177	\$54,167

	1916	1915
	Jan. 1 to June 7	Jan. 1 to June 9
Total No.....	7,445	7,253
Amount.....	\$31,355,900	\$29,554,876
To Banks & Ins. Cos....	1,743	1,352
Amount.....	\$11,669,792	\$9,544,576

Building Permits.

	1916	1915
	June 2 to 8	June 4 to 10
New buildings.....	92	107
Cost.....	\$562,200	\$611,900
Alterations.....	\$68,732	\$56,780

	1916	1915
	Jan. 1 to June 8	Jan. 1 to June 10
New buildings.....	2,421	2,349
Cost.....	\$19,199,375	\$19,080,790
Alterations.....	\$2,701,628	\$1,602,884

QUEENS. Building Permits.

	1916	1915
	June 2 to 8	June 3 to 10
New buildings.....	91	99
Cost.....	\$235,440	\$458,240
Alterations.....	\$10,642	\$17,488

	1916	1915
	Jan. 1 to June 8	Jan. 1 to June 10
New buildings.....	2,435	2,401
Cost.....	\$10,369,815	\$9,127,206
Alterations.....	\$657,037	\$403,835

RICHMOND. Building Permits.

	1916	1915
	June 2 to 8	June 3 to 9
New buildings.....	18	26
Cost.....	\$22,750	\$29,065
Alterations.....	\$4,600	\$11,499

OBITUARY.

EDWARD J. COX, Brooklyn real estate operator, died of pneumonia on Wednesday at his

GEO. J. RYAN

Queens Borough Real Estate

AGENT BROKER APPRAISER

Member Real Estate Board of New York

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

Nathan L. Ottinger

HAS REMOVED HIS MID-TOWN OFFICE TO

148 WEST 57TH ST.

Between 6th and 7th Aves.

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

SPECIALIZING In 57th Street and Columbus Circle Section

PHONE 6095 CIRCLE

Unreserved Auction SUPREME COURT PARTITION SALE

JNO. T. ENO, Esq., Referee.

THURSDAY, JUNE 15th, 1916

At 12 o'clock noon, in Brooklyn Real Estate Exchange, 189 Montague St.

66 BAY RIDGE LOTS

LOCATED ON

Bay Ridge, 7th and 8th Avenues and Ovington Avenue (70th St.)

3 blocks to FOURTH AVENUE SUBWAY STATION on Bay Ridge Avenue, short walk to SEA BEACH SUBWAY STATION. It is expected that the EIGHTH AVENUE TROLLEY line, a franchise for which has been granted, will be constructed in the very near future. Remember that the intersection of two important trolley lines makes valuable "transfer corners." MOST OF THE LOTS HAVE ALL CITY IMPROVEMENTS. The property adjoins the FLEET ESTATE holdings, which were so successfully sold by Jere Johnson Jr. Co. in June, 1914. The FLEET ESTATE property has since become a centre of building activity. A partition sale by order of the Court is absolute—EVERY LOT OFFERED MUST BE SOLD TO THE HIGHEST BIDDER. The lots are located in prominent avenues in an active section, and are worthy the consideration of builders and of conservative investors. Diagram and particulars from M. E. FINNIGAN, Esq., Plaintiffs' Attorney,

44 Court St., or JERE JOHNSON JR. CO., Auctioneers, 193 Montague St., Brooklyn.



CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

FOLLOWING an extremely quiet entrance, the week in the building material market improved in activity toward the close, as measured by the development of new business. It is undeniable that a large amount of first-class construction is being held up on account of the extreme quotations on iron and steel and other metal products. Dr. C. V. Paterno's pronouncement that he would not proceed with his operation near the Grand Central Station caused a sensation in building circles.

Since this resolve, leading iron and steel interests have made price concessions. Copper, lead and zinc prices have also receded. With a lessening foreign and domestic demand for metals, and a steadily enlarging productive capacity, the probabilities are that prices have passed their perihelion and that building operations will gather new force presently.

The sub-contracts for the steel of a number of new buildings were let during the week, following the drop in quotations. The New York Central Railroad Company informed the Record and Guide that there will be no postponement of the issuance of the contract for the new hotel when details of plans are settled. Orders for certain materials, particularly sand, gravel, plaster products and lime are increasing. Rainy weather obscured true market conditions in some respects. Ocean freight rates are reported easier, and cement manufacturers are making headway with their export business. Freight congestion on the railroads is still a factor for lumber and some other interests to contend with.

Building took a big step forward in May, and the total value of the construction permitted for in that month as reported to Bradstreet's from 132 cities far exceeded any previous month in the country's history. New York City reported an increase of 12.8 per cent.

Wages in the building trades continue to mount up. The Building Trades Council reports the following agreements between employers and journeymen: Cement masons, \$5.30 a day after October 1, and \$5.60 after January 1. The painters' strike has been settled by an agreement on a uniform wage of \$5 a day in all the boroughs for painters, decorators, paperhangers and varnishers alike, without distinction. The wages of riggers and machinery movers have been advanced \$4 to \$5 a day. Concrete workers (laborers) are to receive \$3 a day hereafter. Asbestos workers and electrical workers are negotiating with their employers for increases.

The trouble in the carpenter trades has developed internal strife in the councils of the unions. The latest phase is the issuance of a temporary injunction by Justice Mullan against President Hut-

chinson of the national organization restraining him from enforcing his order of suspension of the District Council and all local unions and against any attempt on his part to form new unions. Only about 3,000 out of 17,000 men are now idle.

A concrete instance of the postponement of a building operation because of the high cost of materials was supplied by the announcement of the closing of the negotiations for the leasing by the Vanderbilt Avenue Realty Corporation, of which Dr. Charles V. Paterno is the head, of a site on the Grand Central Plaza (Park avenue) for a ten or twelve-story apartment house a block square, with the understanding that the building will not be erected at present for the reason named.

To the writer Dr. Paterno confirmed the report of his decision to postpone the construction until building materials have returned to a lower level of cost. And by building materials he meant particularly the iron, steel and other metal shapes and products; but referred also to other materials which have been advanced in price without, as he claimed, the justification of demand, but rather as the effect of pools.

"They have crippled the market for 1917," continued Dr. Paterno. "It is cheaper to wait, lose the rentals of a whole year and pay the carrying charges, than to proceed with the construction and pay the extra cost of materials. We are making money by doing nothing.

"It is a cold fact that it costs twenty-five per cent. more to build now than it did a year ago. Do you know that last year I paid but \$35.37½ per ton for structural steel at tidewater and that this year the price asked is \$70 to \$75? Twenty per cent. of the cost of a modern building goes into the steel frame. Take a building requiring 4,000 tons, at \$80 per ton, and you have a charge of \$320,000 for the structural steel alone. Then there is the iron and steel going into the piping for heating, plumbing and lighting, and into stairs, elevator enclosures, reinforced concrete floors, and metal-covered trim, not to mention innumerable other things made of metal.

"I want to send one thought home, that it is my opinion there is no justification for the current prices of most of these materials, especially steel, because it is the result of pooling among the producers.

"It would have been a wonderful year for building but for that. Renting was never better. We shall wait until prices return to a moderate basis. In the case of a million-dollar building going ahead now would mean an extra cost of \$250,000. This would be lost when prices returned to a normal level. Besides, nobody will buy property improved at such an extra cost."

Brick.—With outside building operations blocked for two days in midweek by heavy rains, the brick market was not, on the whole, very active. Demand was fair during the clear days, however, and prices were not changed.

SUMMARY: Official transactions in the wholesale market for North River brick, for the week ending Friday, June 9:

Condition of market, firm. Demand, fair. Prices, \$7.75@88. Number of cargoes sold, 31. Distribution: Manhattan, 7; Brooklyn, 11; Bronx, 5; New Jersey, 8. Cargoes left over Friday A. M., 28.

Cement.—An improvement in local demand is noted. New building work is taking more material. While there is no change in New York quotations, the mill price in Western territory is now \$12.5.

Practically every cement man, when referring to the status of the market, bears testimony that cement has advanced less in proportion than other

materials for which there is a large use, and that such advance as it has had over the low level of a year ago, as the effect of the larger cost of manufacturing, has not interfered in any way with the demand. Wages in the cement industry have practically doubled in the last few years.

An advance statement from Washington of final statistics of the Portland cement industry in 1915 confirms the estimate published January 1 of this year that there was a slight increase in shipments and a slight decrease in production and stocks as compared with 1914.

The shipments of natural cement in 1915 were 750,863 barrels, valued at \$358,627, a decrease in quantity of 422 barrels and an increase in value of \$7,257 compared with those of 1914. The shipments of puzzolan cement in 1915 were 42,678 barrels, valued at \$39,801, a de-

crease in quantity of 25,633 barrels and in value of \$23,557 compared with the shipments of 1914.

The Lehigh District produced 24,876,442 barrels in 1915, to compare with 24,614,933 in 1914, and had left over in stock 3,400,936 in 1915, and 954,218 in 1914.

New York State produced 5,043,889 barrels in 1915, to compare with 5,886,124 in 1914, and had left over at the close of 1915, in stock, 723,019, to compare with 954,218 in 1914.

Lumber.—Transportation difficulties are still a factor for consideration, especially for firms depending solely on lighterage service. The amount of business in both the wholesale and retail branches is generally fair for the metropolitan district as a whole, with the exception of Manhattan. But for labor troubles in the carpenter trade, it would have reached satisfactory proportions; all things considered. Officers of the carpenters' unions state that, while Manhattan is a soft spot, the state of employment for the members of the 63 unions in Greater New York and vicinity was never better.

About the only change of note in quotations of lumber is a recession averaging about 50 cents in N. C. pine, except that among hardwoods birch has had a slight advance. Spruce, cypress and long-leaf yellow pine are steady. On the whole, the market is \$2 to \$3 a thousand less than it was last December.

Structural Steel.—The general protest against the high price of steel has had its effect. This week prices yielded a little. A leading interest quoted \$2.50, mill, for forward delivery, and 3 cents, mill, for early shipment. Low visibility has characterized new contracts for speculative work for some weeks. The needs for industrial plant extensions seem to have been supplied for the time being. Altogether there has been a decided diminution of steel building orders from this city.

The moderation in prices has brought out some new business. The Prince Company will fabricate 225 tons for the Geographical Building at 155th street and Broadway, and the Hay Foundry and Iron Works the material for the Boys Club at Avenue A and East 10th street. The 1,200 tons for the Underwood Building at Vesey and Greenwich streets have been booked by the Empire Structural Steel Co. Levering & Garrigues have booked an order for a plant at Coatesville, Pa.

Sand and Gravel.—The demand for sand and gravel increased decidedly during May, and quotations have been advanced. Fully twenty per cent. more material is being utilized than a month ago, and Manhattan shows the largest proportion of increase. Cow Bay sand has been advanced from 40 to 50 cents per 500 cubic yard lots as the wholesale price; gravel, 1½-inch size, from 80 to 90 cents; ¾-inch size, from 85 cents to \$1.00.

Lead.—The American Smelting & Refining Company announced last Saturday a reduction of \$10 a ton in its price for lead, which brings the quotation down to 7 cents a pound, New York. Since March the official price had been 7.5 cents.

Overproduction has demoralized spelter prices. Zinc ore producers are planning to curtail output by stopping night operations. Such action would strengthen the market, as smelters paying more for ore would immediately raise prices on the refined product. Spot is quoted at 14¼ cents, New York.

Iron and Steel Bars.—The market is without significant change. New York warehouse prices for iron and steel bars are 3.25c. to 3.50c.

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 brick 24.00@ —

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

Domestic Portland, Spot.....\$1.67@ —
 Over 30 days.....@ \$1.72
 Rebate on bags returned, 10c. bag.
 Mill base..... 1.05@ —

Rosendale, natural, net, to dealers, wood or duck bags 1.00@ —
 Rebate on bags returned, 10c. bag.
 Alsen's 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.@ \$0.90
 ¾ in.@ 1.00
 Paving gravel 1.25@ —
 P. S. C. gravel.....@ 1.25

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

N. C. pine flooring, 13-16x2½ & 3 ins. 16.50@ 26.50

Hemlock, Pa., f. o. b. N. Y. —@ 24.00

base price, per M..... —@ 23.50

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, 2-in. cargoes, 28.00@ 35.00

Spruce (W. Va. f. o. b. N. Y., lighterage limits):

2x4 to 8x8, 10 to 16 ft..... \$29.00

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 \$4.25@ \$4.40

Cypress lumber (by car, f. o. b. N. Y.):

Firsts and seconds, 2-in. \$51.00@ —

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

Cypress shingles, 6x18, No. 1 Prime 7.25@ —

Quartered oak \$88.00@ \$95.00

Plain oak 58.00@ 60.00

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

Masons' finishing in 100 lb. bags, per ton \$10.50@ \$11.00

Mill base 8.50@ —

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

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

3 in. (hollow)..... .06

4 in. (hollow)07¼

Boards, ¼ in. x 8 ft..... .11

¾ in. x 8 ft..... .145

1½ in. x 8 ft..... .185

SAND—

Screened and washed Cow Bay, 500 cu. yds. lots, wholesale..... \$0.50@ —

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

Window, A grade, 1st three brackets... .89

Window, B grade90-10

All other single thick..... .88

Double thick, A grade..... .89

Double thick, B grade..... .80

Plate, discounts off lists up to 5 ft.... .90

Plate, discounts off lists over 5 ft..... .90

APARTMENT IN EAST 49TH STREET

Structure, East of Terminal Zone, Being Erected to Meet the Demand for Small Suites

APARTMENT houses, which contain suites consisting of three and four rooms with baths, are growing in popularity at a rapid rate. Multi-family structures of this type have generally proved excellent investments from a rental viewpoint, and past experiences have shown the owners of these properties that the problem of vacancies was not to be considered as one of the detrimental aspects of apartment house ownership. The renting situation in structures of this type, practically in all locations, has demonstrated that the three and four room units in multi-family houses are by long odds the most popular, and in some districts their demand has exceeded the supply.

A new building of this classification is now in process of construction at 145-149 East 49th street, in a neighborhood that is rapidly undergoing important structural changes. The owner and builder is the Antler Realty Company,

roof. The rooms in the various units in this building have been carefully arranged with due regard for the convenience and privacy of the tenants. All of the rooms are of good proportions and generous in size, the living room in particular being exceptionally large.

The facade of the structure has been treated in an interesting manner. The materials which have been employed include bright red tapestry brick laid in ornamental bond, with a frieze stuccoed in white, decorated with inserts of polychrome tile. The base and entrance are built of marble and in the upper stories terra cotta matching in color has been used. This building will cost in the neighborhood of \$200,000.

The neighborhood in which this building is being constructed is at the present time the scene of a number of important operations. The district is adjacent to the Grand Central Terminal Zone, which has experienced great activity during the last year, and which



Geo. & Edw. Blum, Architects.

ANOTHER EAST SIDE APARTMENT.

Goldberg & Kramer, 103 Park avenue. The plans for this operation were prepared under the direction of George and Edward Blum, architects, 505 Fifth avenue, who have designed a number of apartments of a similar nature. No general contract for the construction was awarded, as the owners are in charge of the erection and are contracting for the necessary labor and materials as the work on the building progresses.

This structure is being built to a height of nine stories, with basement, and the construction throughout is fire-proof, with floors of reinforced concrete and partitions of terra cotta. The dimensions measure approximately 56x85 feet. According to the plans, accommodations will be provided for a total of thirty-seven families in suites containing three and four rooms, each with bath. Additional rooms for servants have been provided in the large pent house on the

has, beyond a doubt, influenced a number of improvements in the adjacent sections. At 213-219 East 48th street building operations have recently been started for the erection of a six-story apartment house on a plot 58x100 feet, for Louis J. Marx, owner and builder. This project has been planned by Sommerfeld & Steckler, architects, 31 Union Square. Another operation along these lines is the eleven-story apartment house, scheduled for erection at the northeast corner of Lexington avenue and 50th street, on property bought some time ago by the Strathcona Construction Co., Harry Falk, president, 320 Fifth avenue.

A considerable part of the construction work in this territory involves the alteration and remodeling of existing apartment houses, re-arranging the suites and making general improvements to meet the existing demand of tenants for modern living quarters.

THE NEW RESOLUTION.

(Continued from page 866)

ing shall hereafter be wholly or in part removed or destroyed whatsoever may be the cause, purpose or manner of its removal or destruction, it shall not be rebuilt or restored unless it conforms with the provisions herein prescribed; but except as otherwise provided in Section 3a, nothing in this resolution shall prevent the restoration of a building or industrial plant which is damaged less than 50 per cent. of its structural parts or the restoration of a wall declared unsafe by the Superintendent of Buildings. No building now existing or hereafter erected shall be so altered or enlarged as to bring it in violation of any of the provisions of this resolution, nor shall any lot area be so reduced or diminished that the unoccupied areas shall be less than required by this resolution. When additional stories for which plans have not been filed at the time of passage of this resolution are added in the future to existing buildings, the requirements of this resolution as to set-backs shall start at the top of the existing walls if they are over the prescribed height limit and the least dimensions of yards or courts shall be computed from the top of the existing yard or court walls as though they were of the prescribed sizes at such heights and the carrying up of existing elevator and stair enclosures shall be exempted from such provisions.

Section 15. Unlawful Use; Certificate of Occupancy: It shall be unlawful to use or permit the use of any building or premises hereafter created, erected, altered, changed or converted wholly or partly in its use until a certificate to the effect that said structure, building, premises or place and the use thereof conforms to all of the requirements of this resolution shall have been issued by the Superintendent of Buildings of the borough in which said building or premises are located. It shall be the duty of the Superintendent of Buildings to issue a certificate of use within 20 days after a request for the same shall be filed in his bureau by any owner of a structure, building or premises affected by this resolution, provided said building or premises conforms with all the requirements herein set forth. It is provided, however, that in the case of tenement houses such certificate of occupancy shall be issued by the Tenement House Commissioner.

Section 16. Enforcement, Legal Procedure, Penalties: This resolution shall be enforced by the Tenement House Commissioner, the Fire Commissioner and by the Superintendent of Buildings in each borough under the rules and regulations of the Board of Standards and Appeals. The Superintendent of Buildings shall in each borough enforce the provisions herein contained insofar as such enforcement can be effected through the issue of the building permit and the certificate of occupancy. The Fire Commissioner shall enforce the provisions herein contained insofar as they relate to the use of buildings or premises. The Tenement House Commissioner shall, subject to the rules and regulations of the Board of Standards and Appeals, have exclusive jurisdiction to enforce the provisions herein contained insofar as they affect or relate to tenement houses. Any and every violation of the provisions of this resolution or of the rules and regulations adopted thereunder shall subject the owner, agent, contractor, lessee or tenant of a building or premises where such violation has been committed or shall exist and the agent, architect, builder, contractor, or any other person who has assisted in the commission of such violation or who maintains any building or premises in which such violation exists to the same legal procedure and the same penalties as are prescribed in any law, statute or ordinance for the violations of the Building Code, and such violations shall be subject to the same legal remedies and prosecuted in the same manner prescribed in any law or ordinance for violations of said Building Code.

Section 17. Rules and Regulations;

Modifications of Provisions: The Board of Standards and Appeals shall adopt from time to time such rules and regulations as they deem necessary to carry into effect the provisions of this resolution. Under the rules and regulations prescribed by the Board of Standards and Appeals the application in a specific case of the provisions of this resolution may be varied in harmony with its general purpose and intent. Where by the terms of this resolution the Superintendent of Buildings may approve certain exceptions to the general provisions of this resolution such approval shall be after notice and hearing and appropriate conditions and safeguards may be attached to such approval.

Section 18. Amendments, Alterations and Changes in District Lines; Method Provided: Whenever the owners of 50 per cent. or more of the frontage in any district or part thereof shall present a petition duly signed and acknowledged to the Board of Estimate and Apportionment requesting an amendment, sup-

plement, change or repeal of the regulations prescribed for such district or part thereof, it shall be the duty of this Board to vote upon said petition within 90 days after the filing of the same by the petitioners with the secretary of this Board. If, however, a protest against such amendment, supplement or change be presented, duly signed and acknowledged by the owners of 20 per cent. or more of the frontage proposed to be altered, or by the owners of 20 per cent. of the frontage immediately in the rear thereof, or by the owners of 20 per cent. of the frontage directly opposite the frontage proposed to be altered, such amendment shall not be passed except by the unanimous vote of the Board.

Section 19. Interpretation; Purpose: In interpreting and applying the provisions of this resolution, they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. It is not intended by this resolution to interfere with or ab-

Light and Power Preparedness

Ninety-seven per cent of New York's large, new buildings as part of their preparation for high-rent tenantry provide Edison Service for light and power

The modern tenant demands two things of an electric supply

- (1) He wants current when he wants it
- (2) He wants current steady and in unlimited quantity

The private plant with its meager equipment guarantees neither condition. Edison Service assures the building owner and his prospective tenant a current supply independent of operating stoppages and variations. Be prepared!

The New York Edison Company

At Your Service

General Offices

Irving Place and 15th Street

Telephone: Stuyvesant 5600



Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

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

rogate or annul any rules, regulations or permits previously adopted or issued or which shall be adopted or issued pursuant to law by the Fire Department or Health Department, relating to the use of buildings or premises; nor is it intended by this resolution to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this resolution imposes a greater restriction upon the use of buildings or premises or upon height of buildings or requires larger open spaces than are imposed or required by such rules, regulations or permits or by such easements, covenants or agreements, the provisions of this resolution shall control.

Section 20. Tenement House Law to Control When: Wherever the provisions of this resolution require larger open spaces and permit less height or less area of the lot to be covered by a building under the jurisdiction of the Tenement House Law than is required by that law, this resolution shall govern, but wherever the provisions of the Tenement House Law, Chapter 99 of the Laws of 1909, require larger open spaces and permit less height or less area of the lot to be covered by a building under its jurisdiction than does this resolution, the Tenement House Law shall govern.

Section 21. When Effective: This resolution shall take effect immediately.

USE OF BUILDINGS.

(Continued from page 868)

are far better off below 23d street, assuming that proper buildings will be constructed there, than they are to the north in the district from which the Fifth Avenue Association has requested that they be excluded in the future, for the following reasons, among others:

(1) Because they would be arousing no opposition or hostility on the part of the public, the city and the business interests from 23d to 59th street. (2) Because they could not do any harm there to values, appearances and in other ways that have not already been done. (3) Because they would fit in with the general city plan and there have their own district. (4) Because it would help to solve the problem of the transportation of employees and a very large percentage of the workers would be within walking distance of their homes. (5) Because the vehicular congestion is infinitely less there than in the district above, and the transportation of goods to terminals could be more easily and quickly effected. (6) Because rentals are cheaper below 23d street.

Between 12th and 23d streets, buildings used exclusively as offices or salesrooms bring the rental of about 85 cents per square foot on the avenue and 70 to 75 cents on the side streets. Manufacturers pay between 65 and 75 cents per square foot. From 23d to 34th street, office buildings and salesrooms pay about a dollar to \$1.20 per square foot on the avenue. On the side streets, the same class of buildings will bring about 95 cents to \$1.00. With the exception of very few instances, the manufacturers pay at the average of 90 cents per square foot in this section.

The Fifth Avenue Association heartily approves the tentative report of the Commission on Building Districts and Restrictions as a whole, and pleads earnestly for the early enactment of the desired legislation for the restriction of the height, area and use of buildings in the Fifth Avenue district and throughout the entire city.

New Park Avenue Operation.

Another high-class apartment house is scheduled for erection at an early date. This structure will be located at the southeast corner of Park Avenue and 78th street, on a plot 78x100 feet, and will be built by Edgar A. Levy, 505 Fifth Avenue. The structure will probably be thirteen stories in height, with facades of brick, limestone and terra cotta, and in construction and appointments will be similar to the group of apartments recently erected. Mr. Levy is now actively engaged in the construction of an

apartment house at the corner of Park Avenue and 81st street, from plans prepared by Schwartz & Gross, architects, 347 Fifth Avenue, and it is quite likely that the plans for the new operation will be drawn by the same architects. Further details of this project will be announced in a later issue of the Record and Guide.

Contract for Boys' Club Addition.

A general contract has been obtained by the Edward Corning Company, 52 Vanderbilt Avenue, for the construction of an additional building at 281-285 East 10th Street, for the Boys' Club Association, which has outgrown the structure erected for its occupancy about fifteen years ago. The new building will be located on an adjoining plot and will practically become a part of the original structure. The architects for the project are Townsend, Steidle & Haskell, 1328 Broadway. The new building will be up-to-date in every particular and will contain added facilities for greatly increasing the scope of the work of this institution. The operation is scheduled to cost approximately \$200,000.

Architect for Apartment Project.

George F. Pelham, Inc., 30 East 42d Street, has been retained to prepare the plans for the group of eight multi-family houses to be erected on the property bounded by Dyckman and Academy Streets, Post and Nagle Avenues. The owners of this operation are Harry and Joseph Falk, 320 Fifth Avenue. The buildings will be five stories in height, each with ground dimensions of 103x100 feet. The facades will be of brick with trimmings of Indiana limestone and terra cotta. The operation will represent the expenditure of approximately \$800,000.

PERSONAL AND TRADE NOTES.

Novo Manufacturing Co. will move about July 1 from 359 West Broadway to 424 West 33d Street.

S. Kahan's Iron Works has recently moved from 314 North 8th Street to 122 Newton Street, Brooklyn.

D. A. Ebinger Sanitary Manufacturing Co. has opened a showroom in the Architects Building, 101 Park Avenue.

F. G. Fearon Company, general contracting, has moved its offices from 165 Broadway, to 280 Madison Avenue.

John B. Roberts Co., general contracting, has moved its offices from 1 Madison Avenue to new quarters at 3 West 29th Street.

Howard S. Beidleman, electrical contractor, has recently moved his office and shop from 2382 Broadway to 2343 Broadway.

Molby Boiler Co., Inc., formerly located at 39 Cortlandt Street, has moved its offices to the Architects Building, 101 Park Avenue.

Charles C. Thain, architect, has moved his offices from 1181 Broadway to the Vanderbilt Concourse Building, 52 Vanderbilt Avenue.

Henry Corse, Jr., architect, formerly at 225 Fifth Avenue, is now connected with the office of Bertram G. Goodhue, 2 West 47th Street.

E. Leo McCracken, architect, formerly located at College Point, L. I., has recently moved his office to 92 Dunmore Avenue, Springfield, Mass.

Ward-Leonard Electric Company has announced the removal of its main office and factory from Broxville, N. Y., to its new building at Mt. Vernon, N. Y.

Fahnestock Electric Company has recently moved its factory from 129 Patchen Avenue, Brooklyn, to larger quarters in Meadow Street, Long Island City, L. I.

Paul Starrett and F. M. Sanders have recently been elected directors of the U. S. Realty & Improvement Co., to succeed William A. Merriman and P. A. Valentine.

J. M. Voss, general building contractor, 15 Warburton Avenue, Yonkers,

Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

INSURANCE AND BONDS FOR BUILDING OPERATIONS

Architects' Bldg 101 PARK AVE

Richey, Browne & Donald, Inc.

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

Architectural Iron and Bronze

BROWNE WINDOW

Fire—Weather—Dust and Fool Proof

Works

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

Telephone Orchard 6629

Joseph G. Donkese

Contractor of

Cement Sidewalks and Floor Constructions
16 BROOME STREET NEW YORK

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

Jobbing a Specialty

RAPP CONSTRUCTION CO.

(Incorporated)

Fireproof Arches

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

DENNIS G. BRUSSEL ELECTRICAL WORKS

ENGINEERING and CONSTRUCTION
FOR LIGHT—HEAT—POWER

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

N. Y., desires samples and catalogues from manufacturers and dealers in building materials and supplies.

Stanley & Patterson, 23 Murray street, have announced that they have opened their new warehouse at West and Hubert streets, where a large stock of electrical supplies will be maintained.

Empire Sidewalk Bridge Co., 30 East 42d street, announces that A. C. Gonder is no longer connected with the concern. Thomas F. Roach has been elected a director to fill the vacancy caused by the withdrawal of Mr. Gonder.

Joseph H. McGuire, A.I.A., has discontinued his office and general practice of architecture at 103 Park avenue, and has opened an office in the Architects Building, 101 Park avenue, where he will engage in a purely consulting practice.

W. R. Ostrander & Co., manufacturers and dealers in electrical supplies, will shortly move from 22 Dey street to larger and better equipped quarters at 371 Broadway. A further advantage of the new location will be the improved shipping facilities.

American Elevator Co., 117 Cedar street, has recently reorganized and will in future be known as the American Elevator & Machine Corporation, with offices at the former address. The officials of the concern are J. D. Wilson, president, and Charles Van Zandt, secretary and treasurer.

G. W. Kaltenbach recently severed his connection with the Jeffrey Manufacturing Company to accept the position as sales manager for the Standard Gas Power Company. During his five years' experience with the Jeffrey Manufacturing Company Mr. Kaltenbach has developed a wide circle of friends among the leading machinery manufacturers and mill supply concerns throughout the United States.

George W. Washburn.—The Hudson River brick interests have lost a good friend and colleague by the death of George W. Washburn, president of the Washburn Brothers' Company, of Saugerties, N. Y. Mr. Washburn's family tree had its roots at Stony Point and Haverstraw, where the third generation is still engaged in brick manufacturing. It was from Haverstraw that the industry spread up-river. In 1867 George W. and his brother, the late John T., started the plant at Glasco, which to-day is one of the largest and best equipped. Mr. Washburn and his son, George, also operated a yard at Catskill. Years ago he organized the Washburn Towing Line, which built the "George W. Washburn" in her day said to be one of the largest tugs on the river. In Saugerties affairs Mr. Washburn was president of the Water Board, a bank director and chairman of the Republican County Committee. He leaves four sons, William of Jersey City, George W., Edward H. and Richard C., of Saugerties. His age was 74.

NO ARCHITECTS SELECTED.

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

PLAINFIELD, N. J.—The First Presbyterian Church of Plainfield, Rev. Charles B. Herring, pastor, contemplates the erection of a 1½-sty Italian Mission Church, seating approximately 350, at Fillmore av and 3rd st. Cost about \$7,000. No architect selected.

CHATHAM, N. J.—The Chatham M. E. Church, Frank Kelly, pres. Board of Trustees, Rev. A. Schatzman, pastor, contemplates the erection of a 2-sty frame addition, 50x60 ft, for parish purposes, containing bowling alleys, billiard room, social and reading rooms. Details not decided. Architect not selected.

PLANS FIGURING.

DWELLINGS.

BRONXVILLE, N. Y.—Bates & How, 542 5th av, Manhattan, are taking estimates on general contract to close June 20 for a 2½-sty brick residence, 35x156 ft, for W. V. Lawrence, Bronxville, N. Y., owner. Cost approximately \$40,000.



Safety First

If you will use us as counsellors in your insurance matters, we will gladly show you how you might lower your rates and we will inform you as to the best kind of insurance to carry.

WILLIAM T. RITCH
(Inc.)

INSURANCE SPECIALISTS

Builder's Exchange, 34 W. 33d Street

ATTENTION

Architects and Builders

The Committee and Engineer in charge of the revision of the "Building Code" have acknowledged the merits of



Rosendale Natural Cement

and allowed the free use of this Cement in general construction, viz.: In Footings, Foundations, Piers, Curtain, Skeleton, Enclosure and Exterior Walls, and in all Brick and Stone Masonry.

Use Dark Rosendale for Safety, Strength and Economy

CAELMSEENT

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

45 BROADWAY, NEW YORK

See Page 149 Sweet's Catalogue for particulars



Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

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

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

OTIS ELEVATORS

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

Escalators, Gravity Conveyors and Incline Railways.

For full information and estimates address

OTIS ELEVATOR COMPANY

Eleventh Avenue and Twenty-sixth Street, NEW YORK
Offices in All Principal Cities of the World.

SAYRE & FISHER COMPANY

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF **Fine Face Brick** (White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and

ENAMELED AND PORCELAIN BRICK, several colors

Pompeian (or Mottled), both Plain or Moulded.

HARD BUILDING BRICK

Office, 261 BROADWAY, Cor. Warren Street,

HOLLOW AND FIRE BRICK

Telephone, 6750 Barclay

NEW YORK

FACTORIES AND WAREHOUSES.

ACQUEDUCT, L. I.—Isadore Ravich & Sons, Acqueduct, L. I., are taking estimates on general and separate contracts for a 2-sty factory addition, 54x60 ft, for their own occupancy, on Snedeker av, nr Old South Rd., from plans by H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., architect. Cost about \$12,000.

HALLS AND CLUBS.

BUFFALO, N. Y.—The Army Commission of the State of New York, Franklin W. Ward, secy., 174 State st, Albany, is taking estimates on general contract to close 3 p. m., June 27, for the armory and stable to be erected in East Culver rd, nr Erie Canal Basin, Buffalo, for Troop H, 1st Cavalry N. G., N. Y., from plans by Lewis F. Pilcher, State Architect, Albany, N. Y. Cost, \$150,000.

TROY, N. Y.—Charles C. Grant, 37 East 28th st, Manhattan, architect, is taking estimates on general contract to close June 23rd for a 6-sty brick association bldg, 84x130 ft, at the southwest cor of State and 1st sts, for the Young Women's Christian Association. Cost, about \$200,000.

MUNICIPAL.

NEW BRUNSWICK, N. J.—The Board of Chosen Freeholders of Middlesex County, A. W. Bissett, clerk, is taking estimates on general contract to close 2 p. m., June 19th, for a 2-sty brick workhouse, 40x90 ft, with wing 114x34 ft, to cost about \$50,000 from plans by Alex. Merchant, 363 George st, New Brunswick, architect.

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

FREEHOLD, N. J.—The Town of Freehold, Herbert J. McMurtie, Mayor, Edward Simonson, clerk, is taking estimates on general contract to close 8 p. m., June 19th, for a 2-sty brick town hall and fire headquarters, 50x100 ft, in Main st, from plans by Warren H. Conover, 114 Liberty st, Manhattan, architect. Cost, about \$28,000.

SCHOOLS AND COLLEGES.

POMPTON LAKES, N. J.—The Board of Education of Pompton Lakes, N. J., W. C. W. Durand, pres., is taking estimates on general contract to close 7:15 p. m., June 26, for the const. of a 2-sty brick school containing ten class-rooms, on Lenox av from plans by Rasmussen & Wayland, 1133 Broadway, Manhattan, architects. Cost about \$40,000.

EAST ORANGE, N. J.—The Board of Education of East Orange, Warren A. Clapp, sec'y, is taking estimates on general and separate contracts to close 8:30 p. m., June 19th, for additions to the Elmwood Public School, 320 S. Clinton st, from plans by Guilbert & Betelle, 665 Broad st, Newark, N. J., architect. Cost, approximately \$100,000.

STABLES AND GARAGES.

YONKERS, N. Y.—Albert Kahn and E. Wilby, associated architects, 58 W Lafayette Blvd., Detroit, Michigan, are taking estimates on general contract to close 12 m., June 12, for a 4-sty brick and reinforced concrete automobile service station, 80x75 ft, in South Bway, for the Ford Motor Co., Detroit, Michigan, owner. Cost, about \$50,000.

THEATRES.

BROOKLYN—Louis Farber, 1715 Park Place, architect, is taking estimates on general contract for alterations and additions to the 1-sty brick moving picture theatre, 65x95 ft, at 621-625 Sutter av, for Mrs. Rose Mandelbaum, 329 Stone av, owner. Milzer Theatre Co., cor Sutter and Miller avs, lessee. Cost, about \$20,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS. GROVE ST.—Andrew J. Thomas, 2526 Webster av, has completed plans for a 6-sty brick apartment, 31x107 ft, at 92-94 Grove st, for Horace D. Forman, Jr., et al, Haverford, Pa., owners. Cost, \$40,000.

21ST ST.—George M. McCabe, 96 5th av, is preparing plans for alterations to the 4-sty brick residence, 17x50 ft, at 461 West 21st st, into bachelor apartments, for the Gagen Const. Co., owner, c/o architect. Cost, \$5,000.

16TH ST.—G. A. & H. Boehm, 7 West 42d st, are preparing plans for three 6-sty brick apartments, 100x92 ft, at 115-137 West 16th st, for William Lustgarten &

Co., Inc., 68 William st, owners. Total cost, \$300,000.

86TH ST.—Schwartz & Gross, 345 5th av, 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. Gunvald Aus Co., 11 East 24th st, steel engineer. Cost, \$175,000.

3RD AV.—Maximilian Zipkes, 405 Lexington av, has completed plans for alteration to the 5-sty brick tenement with stores at 1838-1844 3rd av, for Pearlstein & Rosenthal, 100 5th av, owners. Cost, \$20,000.

PARK AV.—Rouse & Goldstone, 40 West 32nd st, are preparing plans for a 12-sty brick and limestone apartment house, 77x100 ft, at the southeast cor of 75th st and Park av for Samuel Borchardt, 220 West 98th st, owner. Details will be available later.

DWELLINGS.

80TH ST.—Harry Allen Jacobs, 320 5th av, has completed plans for alterations to the 4-sty brick and stone residence, 23x102 ft, at 48 East 80th st, for James H. Leopold, 7 Wall st, owner. Architect will take bids on general contract about June 15.

73RD ST.—Harry Allen Jacobs, 320 5th av, has completed plans for alterations to the 5-sty brick and stone residence, 22x102 ft at 52 East 73rd st, for James L. Ashley, 43 Exchange Pl., owner. Architect will soon be ready for estimate on general contract.

PARK AV.—Harry Allen Jacobs, 320 5th av, will prepare plans for alterations to the 5-sty brick and stone residence, 25x100 ft, at 607 Park av, southeast cor of 65th st, for Vernon S. Prentice, 115 Bway, owner. Details later.

HOTELS.

BOWERY.—A. E. Nast, 546 5th av, has completed plans for a 2-sty brick hotel, 25x62 ft, at 116 Bowery, 56 ft south of Grand st, for Paul Whitcomb, 32 West 23d st, owner. Cost, \$12,000.

47TH ST.—Emery Roth, 119 West 40th st, has completed plans for a 14-sty brick hotel, 45x96 ft, at 4850 West 47th st, for the Esthold Realty Co., Martin Samuels, president, 119 West 40th st, owner. Cost, \$175,000. Details will be available later.

STABLES AND GARAGES.

WATT ST.—De Rosa & Savignano, 150 Nassau st, are preparing plans for a 4-sty brick and reinforced concrete garage, 42x87 ft, at 52-54 Watt st, for owner to be announced later. Cost, about \$22,000. Architect will take bids on general contract about June 15.

WASHINGTON AV.—Yockel Bros., 1058 Washington av, contemplates the construction of a brick garage on plot 50x80 ft on the east side of Washington ave, 101 ft south of 164th st. Name of architect and details will be announced later.

56TH ST.—Plans are being prepared for a 5-sty reinforced concrete garage, 50x100 ft in 56th st bet 2nd and 3rd avs, for George B. Briston, 154 Nassau st, owner. P. Pereira, 220 West 42nd st, architect. E. Seelye, 101 Park av, structural engineer. Cost, about \$45,000.

STORES, OFFICES AND LOFTS.

38TH ST.—J. C. Cocker, 2017 5th av, has been retained to prepare plans for extensive alterations to the 6-sty store and loft bldg, 75x100 ft at 519-523 West 38th st, for William H. Callanan, 528 West 38th st, owner on premises. Details later.

5TH AV.—S. B. Eisendrath, 500 5th av, has been retained to prepare plans for remodelling the 5-sty brick store and business bldg, 25x100 ft, at 622 5th av, for August Heckscher, 576 5th av, lessee, London Feather Co., 21 West 34th st. Details later.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

235TH ST.—L. Pisciotta, 391 East 149th st, has completed plans for a 4-sty brick apartment, 27x90 ft, with stores at the southeast corner of 235th st and Carpenter av, for William Maass, 605 East 236th st, owner and builder. Cost, \$20,000.

DAVIDSON AV.—Neville & Bagge, 105 West 40th st, are preparing plans for two 5-sty brick and limestone apartments, 50x90 ft, at the northwest corner of Davidson and Burnside avs, for the M. M. S. Bldg. Co., Milton M. Silberman, pres., 507 5th av, owner and builder. Cost, \$45,000 each.

MARMION AV.—F. J. Schefcik, Park av and 176th st, has completed plans for a 5-sty brick apartment, 45x84 ft at the northwest cor of Marmion av and Crotona Park North for the Lino Bldg. Co., J. W. Cornish, pres., 104 East 177th st, owner and builder. Cost, \$40,000.

DWELLINGS.

LIVINGSTON AV.—Clarence W. Brazer, 1133 Bway, has completed plans for a 2½-sty stone and stucco residence, 70x36 ft on the east side of Livingston av, 205 ft north of 245th st, for the Delafield Estate, 27 Cedar st, owner. Cost, \$12,000.

GOODRIDGE AV.—Dwight J. Baum, Waldo av, Riverdale, is preparing plans for a 2½-sty frame brick and stucco residence, 30x50 ft on the west side of Goodridge av nr 250th st for owner to be announced later. Cost, about \$11,000.

FACTORIES AND WAREHOUSES.

187TH ST.—Lucian Pisciotta, 319 East 149th st, has completed plans for a 2-sty brick factory, 35x75ft, in the north side of 187th st, 80 ft west of Beaumont av, for Leboris Lumbardo, 325 Arthur av, owner. Cost \$10,000.

STORES, OFFICES AND LOFTS.

180TH ST.—M. W. Del Gaudio, 401 East Tremont av, has completed plans for a 1-sty brick store, 21x50 ft, in the south side of 180th st, 90 ft north of Hughes av, for P. D'Auria, 670 East 180th st, owner and builder. Cost, \$4,000.

THEATRES.

FAIRMOUNT PL.—Charles Schaefer, Jr., 401 Tremont av, has completed plans for a 1-sty brick moving picture theatre and stores, 141x131 ft, at the southwest cor of Fairmount Pl and Southern Blvd, for the Benenson Realty Co., Benj. Benenson, pres., 401 East 152nd st, owner and builder. Cost about \$40,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

36TH ST.—Charles Braun, 459 41st st, has completed plans for a 4-sty brick apartment, 25x76 ft, in the north side of 36th st, 175 ft west of 4th av, for Peter Benedetto, 237 36th st, owner and builder. Cost, \$10,000.

68TH ST.—Cantor & Dorfman, 367 Fulton st, are preparing plans for eighteen 3-sty brick tenements, 25x72 ft, in the south side of 68th st, 78 ft west of 5th av, for the 68th St. Bldg. Corp., c/o architect, owner and builder. Total cost, \$180,000.

SOUTH 2D ST.—Gronenberg & Leuchtag, 303 5th av, Manhattan, have completed plans for a 1-sty brick taxpayer, with apartments, 25x70 ft, in the south side of South 2d st, 78 ft east of Berry st, for Rose Shanker, 513 East 5th st, Manhattan, owner. Cost, about \$6,000.

2ND AV.—Cohn Bros., 363 Stone av, have completed plans for two 4-sty brick apartments, 54x90 ft and 54x81 ft, at the northwest cor of 2nd av and 82nd st, for Oscar Palmleaf, 2017 Coton av, Bklyn, owner and builder. Total cost, \$55,000.

BAY 22ND ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for five 4-sty brick and limestone apartments, 41x85 ft, in the west side of Bay 22nd st, 111 ft south of Bath av, for the Franko Const. Co., M. Kaiser, pres., 8617 16th av, owner and builder. Total cost, \$137,000.

SOUTH 9TH ST.—Sass & Springsteen, 32 Union sq, Manhattan, are preparing plans for a 6-sty brick and terra cotta apartment, 35x87 ft, at the southwest cor of South 9th and Roebing sts, for Aaron Segal, 558 Bedford av, owner and builder.

BERRIMAN ST.—Charles Infanger, 2634 Atlantic av, has completed plans for five 2-sty brick flats with stores, 20x55 ft, at the northeast cor of Berriman and Dumont sts, for the Southside Bldg Co., 287 Vermont st, owner and builder. Total cost \$20,000.

CHURCHES.

SHEFFIELD AV.—Morris Whinston, 459 Stone av, will prepare plans for a 2-sty and basement brick synagogue, 40x95 ft, on the east side of Sheffield av, 150 ft south of Sutter av, for the Congregation Neschness of East New York, Inc., Harris Cohen, 377 Williams av, president. Cost, about \$30,000.

4TH AV.—Simeon Eisendrath, 500 5th av, has been retained to prepare plans for a 2-sty brick and limestone synagogue, 50x100 ft, seating approximately 850, at the northwest cor of 4th av and 50th st, for the Congregation Bnai Israel A. Fischlowitz, 550 48th st, chairman. Cost about \$30,000.

DWELLINGS.

EAST 18TH ST.—Harry Gratton, 523 East 14th st, has completed plans for a 2½-sty frame dwelling, 26x42 ft, in the west side of East 18th st, 177 ft south of Ditmas av, for W. C. Shadbolt, 495 East 18th st, owner. Cost, \$8,000.

OCEAN PKWAY.—Cantor & Dorfman, 367 Fulton st, are preparing plans for two semi-detached dwellings, 2½-stys, 23x52, with garage 12x20, on the west side of Ocean Pkway, 115 ft north of Av M, for the Maynard Const. Co., Louis Eisen-

berg, 74 Broadway, Manhattan, owner and builder. Total cost, \$18,000.

AV. L.—F. L. Hine, 189 Montague st. has completed plans for a 2½-sty frame dwelling, 18x40 ft, at the northeast cor of Av L and East 17th st, for the Elsworth Bldg. Corp., 5780 Broadway, Manhattan, owner and builder. Cost, \$4,000.

EAST 15TH ST.—Foster & Kaiser, 1 West 34th st, Manhattan, have completed plans for two 2-sty frame dwellings, 16x42 ft, in the east side of East 15th st, 420 ft south of Av N, for Isadore Jacobson, 756 Hegeman av, owner and builder. Total cost, \$6,000.

UNION AV.—W. C. Winters, 106 Van Sicklen av, has completed plans for twelve 2-sty brick dwellings, 20x36 ft, on the west side of Union av, 104 ft north of Shelton av, for the Hanover Investing Co., Morris Sillman, pres., 44 Court st, owner and builder. Total cost, \$42,000.

EAST 17TH ST.—F. L. Hine, 189 Montague st, has completed plans for seven 2½-sty frame dwellings, 18x40 ft, in the east side of East 17th st, 21 ft north of Av L, for the Elsworth Bldg. Corp., 5780 Broadway, Manhattan, owner and builder. Total cost, \$24,500.

15TH AV.—Slee & Bryson, 154 Montague st, have plans in progress for a 2½-sty frame and stucco dwelling, 30x48 ft, at the southeast cor of 15th av and 51st st, for Nathan D. Finklestein, owner, c/o architect. Cost, \$9,000.

58TH ST.—F. W. Eisenla, 156 Remsen st, has completed plans for three 2-sty brick dwellings, 20x32 ft, in the north side of 58th st, 186 ft west of 6th av, for Thomas Williams, 616 75th st, owner and builder. Cost, \$3,500 each.

MERMAID AV.—Perlstein & Perlstein, 37 Fulton av, Middle Village L. I., have completed plans for five 2-sty brick dwellings, 20x58 ft, in the south side of Mermaid av, 77 ft east of West 35th st, for the Williamsburgh Plaza Realty Co., 128 Marcy av, owner and builder. Total cost \$15,000.

FACTORIES AND WAREHOUSES.

BERGEN ST.—C. A. Olsen, 1762 69th st, has completed plans for a 2-sty brick factory, 50x100 ft, in the north side of Bergen st, 375 ft west of Vanderbilt av, for Peter J. Reilly, 618 Dean st, owner. Cost, \$6,500.

NORTH 11th ST.—William Higginson, 13 Park Row, Manhattan, has completed plans for a 6-sty reinforced concrete factory, 100x100 ft, at the cor of North 11th and Berry sts, for McKesson & Robbins, 91 Fulton st, Manhattan owner. Cost \$90,000. Architect will soon be ready for estimates on general contract.

SCHOOLS AND COLLEGES.

4TH AV.—H. M. De Voe, 131 Livingston st, has completed plans for alterations to P. S. No. 118, at the southwest cor of 4th av and 59th st, for the Board of Education of the City of New York, owner. Cost, about \$7,000.

STABLES AND GARAGES.

TROY AV.—Max Hirsch, 375 Fulton st, is preparing plans for a 1-sty brick and limestone garage, 27x100 ft, on the east side of Troy av, 50 ft south of Park Pl, for Mrs. Ferris, owner, c/o architect. Cost, \$6,000.

91ST ST.—Harry Rucker, 9004 5th av, Brooklyn, has completed plans for a 1-sty brick garage, 50x100 ft, in the north side of 91st st, 179 ft west of 4th av, for John O'Rourke, owner and builder, on premises. Cost, \$7,000.

CONEY ISLAND AV.—B. F. Hudson, 319 9th st, is preparing plans for a 1-sty brick garage, 40x100 ft, on the east side of Coney Island av, 150 ft north of Av I, for Peter Linbloom, 716 East 14th st, owner and builder. Cost, \$8,000.

STORES OFFICES AND LOFTS.

SOUTH 3RD ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 1-sty brick store, 50x76 ft, in the south side of South 3rd st, 100 ft east of Havemeyer st, for the Lowell Const. Co., Louis Levy, pres., 119 Nassau st, Brooklyn, owner and builder. Cost \$5,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.
LONG ISLAND CITY.—Frank Braun, 585 9th av, has completed plans for a 4-sty brick tenement, 50x88 ft, on the south side of Vandeventer av, 50 ft west of 14th av, for Wm. Roach, Tremont and Willis avs., N. Y. C., owner. Cost, \$30,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty brick tenement, 29x80 ft, in the south side of Bleecker st, 198 ft east of Forest av, for William Weyhrauch, 155 Harmon st, Brooklyn, owner and builder. Cost, \$8,000.

LONG ISLAND CITY.—Edward Hahn,

Bridge Plaza, is preparing plans for three 5-sty brick apartments, 42x106 ft, in Crescent st north of Freeman av, for the H. & H. Bldg. Co., D. W. Hunt, pres., owner and builder, c/o architect. Total cost \$105,000.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, is preparing plans for two 5-sty brick apartments, 37x100 ft, in the south side of Jamaica av, 200 ft west of Crescent st, for Jere Ryan, Bridge Plaza, owner and builder. Total cost \$70,000.

DWELLINGS.

FLUSHING, L. I.—Eric Holmgren, 371 Fulton st, Brooklyn, has completed plans for a 2½-sty brick dwelling, 36x30 ft, on the west side of Parsons av, 83 ft north of Park av, for Charles F. Erdman, 54 East 59th st, N. Y. C., owner. Cost, \$7,000.

CORONA, L. I.—A. L. Marinelli, 11 East Jackson av, Corona, has completed plans for a 2-sty brick dwelling, 20x52 ft, on the south side of Fillmore av, 150 ft west of 42nd st, for Tony Capobanco, 9 East Park av, owner and builder. Cost, \$4,500.

CORONA, L. I.—A. L. Marinelli, 11 East Jackson av, Corona, has completed plans for a 3-sty brick store and dwelling, 20x55 ft, at the northwest corner of 49th st and Hayes av, for Andrew Torrachino, 15 East Jackson av, Corona, owner and builder. Cost, \$8,000.

QUEENS, L. I.—Walter B. Wills, 1181 Myrtle av, Brooklyn, has completed plans for a 2½-sty frame dwelling, 36x26 ft, in the north side of Spruce st, 220 ft east of Jackson av, for Charles Thiele, 167 Haywood st, Brooklyn, owner. Cost, \$5,000.

RICHMOND HILL, L. I.—G. E. Crane, Jamaica av, Richmond Hill, has completed plans for a 2½-sty frame dwelling, 16x40 ft, at the northeast corner of Breevort st and Hillside av, for Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owners and builders. Cost, \$5,000.

FLUSHING, L. I.—L. Danancher & Co., 12 Washington st, Jamaica, L. I., have completed plans for two 2½-sty frame dwellings, 18x40 ft, in Cypress av and Delaware st, near 16th st, for the Elm Const. Co., Joseph Miller, president, Stoothof av, Morris Park, L. I., owner and builder. Total cost, \$40,000.

FLUSHING, L. I.—L. Danancher & Co., 12 Washington st, Jamaica, L. I., have completed plans for six 2½-sty frame dwellings, 20x50 ft, at the southeast cor of Cypress av and 16th st and the southwest cor of Delaware av and 16th st, for the Elm Const. Co., Joseph Miller, president, Stoothof av, Morris Park, L. I., owner and builder.

FLUSHING, L. I.—William A. Swasey, 47 West 34th st, Manhattan, has completed plans for a 2½-sty frame dwelling, 32x34 ft, on the west side of Boerum av, 181 ft north of Jackson av, for the McCreery Estate, Inc., 321 Bway, Flushing, L. I., owner and builder. Cost, \$6,500.

QUEENS, L. I.—George E. Crane, Jamaica av, Richmond Hill, has completed plans for a 2½-sty frame dwelling, 22x30 ft, on the east side of Madison av, 120 ft north of Stewart st, for Harry E. Wade, 460 Guion av, Richmond Hill, owner and builder. Cost, \$4,500.

RICHMOND HILL, L. I.—Morris Rothstein, 601 Sutter av, Brooklyn, has completed plans for two 2-sty dwellings, 19x53 ft, on the west side of Cortland av, 200 ft south of Jerome av, for Abraham Burnstein, 227 Belmont av, owner and builder. Cost, \$7,000.

LONG ISLAND CITY.—Peter M. Coco, 120 West 32d st, Manhattan, has completed plans for two 3-sty brick dwellings, 19x36 ft, with stores, at the northwest cor of 17th and Grand avs, for the Matthews Bldg Co., 312 11th av, L. I. C., owner and builder. Cost, \$9,000.

FAR ROCKAWAY, L. I.—Morrell Smith, Bank Bldg., Far Rockaway, has completed plans for two 2½-sty frame dwellings, 23x44 ft, on the east side of Greenwood av, 55 ft north of Lockwood st, for Mrs. Margaret Brady, 17 Chestnut st, Flushing, L. I. Cost, \$18,000.

WOODHAVEN, L. I.—J. D. Geddes, 4481 Fulton st, Richmond Hill, has completed plans for six 2½-sty frame dwellings, 16x42 ft, in the south side of Hopkins Court, 90 ft east of Bigelow av, for A. J. Cobb, 830 Benedict av, Woodhaven, L. I., owner and builder. Total cost, \$14,000.

ST. ALBANS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., has completed plans for a 2½-sty frame dwelling, 20x34 ft, on the west side of Herkimer and 160 ft south of Rutland st, for Edwin H. Brown, St. Albans, L. I., owner and builder. Cost \$4,500.

MORRIS PARK, L. I.—George E. Crane, Jamaica av, Richmond Hill, has completed

POMEROY
FIRE RETARDANT
WINDOWS

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

S. H. POMEROY CO., Inc.
30 East 42nd Street NEW YORK
Telephone, M. H. 3338

KNOBURN

METAL DOORS
and WINDOWS

KALAMEIN WORK

Fire Doors in Copper
Bronze and Iron

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



FIREPROOF
WINDOWS

M. F. Westergren
Incorporated
213-231 East 144th St.
NEW YORK
Telephone { 3291 } Melrose
{ 3292 }
{ 3293 }

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

ECLIPSE Fireproof Sash
& Door Co.
330-332 GRAHAM AVENUE, BROOKLYN
Phone, Stagg 2961

We Specialize in Removing Fire Prevention
Bureau and State Labor Violations

Manufacturers of
Kalamein Doors, Windows, Interior
Trim and Standard Fire Doors
ALLIANCE Fireproof Door Co.
245 Java St., Brooklyn Phone, Greenpoint 1631



Dragon
PORTLAND CEMENT

THE LAWRENCE CEMENT CO.
1 BROADWAY, NEW YORK

A. BATAILLE & CO.

MANUFACTURERS OF
Elevator Enclosures

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

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

Tel. 891 Chelsea **WINE BOTTLE RACKS**

"HAYES"

SKYLIGHTS
FIREPROOF WINDOWS
VENTILATORS
METAL LATH

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

plans for two 2½-sty frame dwellings, 16x38 ft, on the east side of Curtis av, 100 ft north of Liberty st, for Harry E. Wade, 460 Guion av, Richmond Hill, owner and builder. Cost, \$4,500 each.

FLUSHING, L. I.—L. Danancher & Co., 12 Washington st, Jamaica, has completed plans for two 2½-sty frame dwellings, 18x40 ft, in the east side of 22nd st, 50 ft south of Cypress av, for the P. R. D. Construction Co., 452 Bandman av, Jamaica, L. I., owner and builder. Cost, \$6,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for five 3-sty brick stores and dwellings, 20x55 ft, on the south side of Kingsland av, 400 ft east of Irving pl, for I. Weichselbaum, 134 46th st, Corona, L. I., owner and builder. Total cost, \$30,000.

ELMHURST, L. I.—James Boyle, 367 Fulton st, Brooklyn, has completed plans for a 2½-sty brick dwelling, 25x57 ft, in the east side of 19th st, 60 ft south of Fairbanks st, for Patrick Moran, 109 Etica st, Elmhurst, L. I., owner. Cost, \$6,000.

FLUSHING, L. I.—L. Danancher & Co., 12 Washington st, Jamaica, has completed plans for two 2½-sty frame dwellings, 18x40 ft, in the west side of 33rd st, 60 ft south of Cypress av, for the P. R. D. Const. Co., 452 Bandman av, Jamaica, L. I., owner and builder. Cost, \$6,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for a 2-sty brick dwelling, 19x52 ft, in the west side of Karkarow st, 140 ft north of Shopoler av, for T. Stulbaum, 10 Shopoler, owner and builder. Cost, \$4,000.

WOODHAVEN, L. I.—Charles Infanger, 2634 Atlantic av, Bklyn, has completed plans for three 2½-sty frame dwellings, 16x48, on the east side of Oxford av, 30 ft north of Emerson st, for W. D. Losee, 726 Hatch av, Woodhaven, owner and builder. Total cost \$10,000.

Richmond.

HOSPITALS AND ASYLUMS.

SEAVIEW, S. I.—Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, have completed plans for the erection of additional bldgs. to the Seaview Hospital for the Dep't of Public Charities of the City of New York, John A. Kingsbury, Commissioner. Frank Sutton, 80 Bway, Manhattan, engineer for steam, electric and plumbing work. Cost, about \$520,000.

Nassau.

DWELLINGS.

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

ROSLYN, L. I.—Thomas Henry, Elmhurst, L. I., is preparing plans for a 2½-sty residence and garage at Roslyn for Ernest Bigelow, 11 William st, Manhattan, owner, Cauldwell-Wingate Co., 381 4th av, general contractor. Cost, about \$30,000.

OYSTER BAY, L. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing revised plans for a 2½-sty hollow tile brick and stucco residence at Oyster Bay, L. I., for Bertram G. Work, c/o E. F. Goodrich Co., 1780 Broadway, Manhattan, owner.

PLANDOME, L. I.—F. G. Lippert, 132 Nassau st, Manhattan, is the architect for the 2½-sty frame dwelling, 32x36 ft, for Clark T. Chambers, 6th av and 34th st, owner. Cost \$8,000. Louis Eickwort, Manhasset, L. I., general contractor.

Westchester.

DWELLINGS.

YONKERS, N. Y.—De Rose & Cavalieri, 2333 1st av, Manhattan, have completed plans for a 2½-sty stone dwelling, 25x34 ft, on Sherman av, 450 ft east of Slocum av, for Dario Bianchini, 34 Sherman av, Yonkers, owner and builder. Cost, \$5,000.

PELHAM, N. Y.—Ludwig Lindenmeyr, 37 East 28th st, Manhattan, is preparing plans for a 2½-sty frame residence, 28x61 ft, to cost approximately \$13,000. Name of owner will be announced later.

LARCHMONT, N. Y.—Walter B. Kirby, 527 5th av, Manhattan, is preparing plans for a 2½-sty frame and stucco residence, 30x70 ft, on Locust av, for F. P. Fairbanks, Grand Central Terminal, Manhattan, owner. Cost, about \$12,000.

YONKERS, N. Y.—DeRose & Cavalieri, 2333 1st av, Manhattan, have completed plans for a 2½-sty frame dwelling, 25x25 ft, on the north side of 5th av, 130 ft east

of Saw Mill River rd, for Vincenzo Manzelli, owner and builder, c/o architects. Cost, \$4,500.

YONKERS, N. Y.—Plans have been prepared privately for a 1½-sty frame bungalow, 46x42 ft, on Lockwood av, near Glen rd, for John Campbell, 17 Irving pl, Yonkers, owner. J. M. Voss, 15 Warburton av, Yonkers, N. Y., general contractor. Cost, \$4,000.

SAGAMORE PARK.—Palino Gerli, 354 4th av, Manhattan, contemplates the erection of a 2-sty hollow tile and stucco residence and garage, to cost approximately \$20,000. Details and name of architect will be announced later.

MT. VERNON, N. Y.—The Milligan Co., 154 East 1st st, has completed plans for a 2½-sty frame dwelling, 33x30 ft, on Prospect av, near Sidney av, for John R. Shilady, 322 South 2nd av, owner. Architect builds. Cost, \$7,500.

MT. VERNON, N. Y.—Gustave Kilthau, Depot sq, Tuckahoe, N. Y., has completed plans for a 2½-sty frame dwelling, 28x30 ft, at 200 Altoona Dr, for the New York Interurban Development Co., 8 S. 2nd St, Mt. Vernon, builder. Cost, \$5,500.

MT. VERNON, N. Y.—Gustave Kilthau, Depot sq, Tuckahoe, has completed plans for a 2½-sty frame and stucco dwelling, 27x30 ft, at 622 Hanover pl, for C. W. Langenbahn, owner, c/o New York Interurban Development Co., 8 S. 2nd av, general contractor. Cost, \$5,500.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg., is preparing plans for a 2½-sty frame dwelling, 31x38 ft, on Claremont av, near Primrose av. Owner withheld. Architect builds. Cost, \$8,500.

MT. VERNON, N. Y.—Gustave Kilthau, Depot sq, Tuckahoe, has completed plans for a 2½-sty frame dwelling, 24x28 ft, at 574 Hutchinson blvd, for the New York Interurban Development Co., 8 S. 2nd av, owner and builder. Cost, \$6,000.

MT. VERNON, N. Y.—Rockert & Vatet, 15 E. 40th st, Manhattan, are preparing revised plans for a 2½-sty brick and stone residence, 60x80 ft, with garage, at the southeast cor of Lincoln av and Esclenade, for John F. Whalen, c/o United Cigar Stores Co., 44 West 18th st, Manhattan, owner. Cost, approximately \$17,000.

STABLES AND GARAGES.

BRIERCLIFF, N. Y.—E. W. Applebee, Clinton av, Ossining, N. Y., has completed plans for a 2-sty frame garage, 60x58 ft, containing chauffeur's quarters, for U. T. Hungerford, 80 Lafayette st, Manhattan, Cowen & Applebee, Ossining, N. Y., general contractor. Cost, about \$25,000.

MT. KISCO, N. Y.—Kenneth Murchison, 101 Park av, Manhattan, is preparing preliminary plans for a 2-sty stable and garage, 34x108 ft, in Guard Hill Rd, for Thomas L. Kirby, 6 East 23rd st, Manhattan, owner. Details will be available later.

THEATRES.

NEW ROCHELLE, N. Y.—E. C. Horn Sons, 1476 Bway, Manhattan, are preparing plans for a 2-sty brick theater, 73x168 ft, with auditorium seating 1,600 in Church st, for the New Rochelle Theater Co., c/o John A. MacMartin, 8 West 40th st, Manhattan. Cost, approximately \$60,000. Details later.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—M. J. Nadel, Union Bldg., has completed plans for a 4-sty brick and limestone flat, 40x84 ft, containing two stores, at 362-364 Warren st, for Hyman Demel, owner, on premises. Cost, \$18,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, is preparing plans for a 3-sty frame apartment, 25x70 ft, including stores, at the southwest corner of Watson and Hillside avs, for Adolph Rosenblatt, 178 Spruce st, Newark, owner. Cost, about \$9,000.

WEST NEW YORK, N. J.—Joseph Turck, 770 Bergenline av, West New York, N. J., has completed plans for two 3-sty brick apartments, 75x79 ft, with stores, on Hudson av, bet 19th and 20th sts, for John Aragone, 768 Bergenline av, West New York, N. J., owner and builder. Total cost, \$30,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, N. J., has completed plans for two 3-sty brick flats, 32x77 ft, in Woodward st, bet Communipaw and Lafayette avs, for Isadore Brother, 154 Myrtle av, Jersey City, owner and builder. Cost, \$14,000 each.

JERSEY CITY, N. J.—William Tilton, 76 Montgomery st, is preparing plans for a 4-sty brick apartment, 50x90 ft, for Charles Levine, owner, c/o architect.

Exact location will be announced later. Cost, \$30,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., has completed plans for a 4-sty brick and limestone apartment, 32x74 ft, on Monticello av, 202 ft east of Storm av, for Morris and Jacob Solway, 90 West 17th st, Bayonne, N. J., owners and builders. Cost, \$18,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has completed plans for three 3-sty brick flats, 25x60 ft, at 159 Ridge st, for Nicholas Casale, 143 Ridge st, owner and builder.

JERSEY CITY, N. J.—Carl I. Goldberg, 347 Broadway, Bayonne, is preparing plans for two 2-sty brick flats, 41x44 ft, at Sheffield and New sts, for Morris Blackman, 17 Rutgers av, owner. Barnet Singer, 1028 Broadway, Bayonne, N. J., general contractor. Total cost \$7,000.

DWELLINGS.

NEWARK, N. J.—William D. Jones, Essex Bldg., Newark, N. J., is preparing plans for a 2-sty brick store and dwelling, 25x80 ft, at 666 Mt. Prospect av, for William J. Roberts, 670 Mt. Prospect av, owner. Cost, \$8,000.

DOVER, N. J.—D. R. Rizzolo, 238 Washington st, Newark, has completed plans for a 2½-sty tile and stucco dwelling, 23x42 ft, in Perry st, for Frank Mazzaro, Dover, N. J., owner and builder. Cost, \$4,000.

NEWARK, N. J.—R. Bottelli, 207 Market st, has completed plans for a 2½-sty frame dwelling, 22x62 ft, at 785 Ridge st, for Louis Koplowitz, 431 Grove st, Irvington, N. J., owner and builder. Cost, \$7,000.

MONTCLAIR, N. J.—Davis, McGrath & Kiessling, Fuller Building, Manhattan, are preparing plans for a 2½-sty frame and stucco residence, 36x60 ft, and garage, 20x26 ft, for Henry Bertram, c/o A. P. Babcock Co., 116 West 14th st, Manhattan, owner. Cost, about \$25,000.

NORTH BERGEN, N. J.—Joseph Turck, 770 Bergenline av, West New York, N. J., is preparing plans for a 2-sty brick dwelling, 24x55 ft, in 38th st, for Robt. Leischer, owner, c/o architect. Cost, \$6,000.

HACKENSACK, N. J.—W. K. Wenzel, 76 Montgomery st, Jersey City, N. J., is preparing plans for a 2½-sty tile and stucco dwelling, 22x30 ft, at the cor of Rowland av and Essex st, for Fredk. Schutte, owner, c/o architect. Cost, about \$6,000.

PLAINFIELD, N. J.—W. A. Garrigues, 552 West 23d st, Manhattan, contemplates the erection of a new residence at Plainfield, N. J. Name of architect and details will be announced in a later issue.

MONTCLAIR, N. J.—Dudley S. Van Antwerp, 44 Church st, has completed plans for a 2-sty frame and stucco dwelling, playhouse and garage, 30x40 ft, for Mrs. Drysdale, owner, c/o architect. Cost, about \$9,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 347 Broadway, Bayonne, has completed plans for two 2-sty frame dwellings, 20x48 ft, in Dwight st bet Bergen av and Boulevard, for William Fisco, 40 West 16th st, Bayonne, owner and builder. Cost \$4,000 each.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has completed plans for two 2½-sty frame dwellings, 24x50 ft, in North 22nd st nr 4th av, for M. Polakoff, 22 12th st, Newark, owner and builder. Cost \$5,500 each.

FACTORIES AND WAREHOUSES.

BLOOMFIELD, N. J.—Fred L. Pierson, Bloomfield av, is preparing plans for a 2-sty hollow tile factory building with a frontage of 111 ft on Bloomfield av, near Grove st, for Bert L. Morris, Bloomfield av, owner. Cost, \$12,000.

SCHOOLS AND COLLEGES.

FAIRVIEW, N. J.—William Mayer, Jr., Bergenline av, West New York, N. J., has been retained to prepare plans for a 2-sty brick school, 68x84 ft, containing four class-rooms and auditorium, for the Board of Education of Fairview, N. J., Edward Linskie, secretary. Cost, about \$40,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—Frank Seery, 30 East 42d st, has the general contract for alterations and additions to the store and apartment at 2255 3d av, 50 ft south of 123d st, for the E. P. Farrell Estate, c/o John T. O'Brien, 62 West 125th st, owner, from plans by Horenburger & Bards, 122 Bowery, architects. Cost, about \$8,000.

MANHATTAN (SUB)—Passaic Structural Steel Co., 30 Church st, has the contract for structural steel for the 12-sty apartment, 75x100 ft, at the southeast cor of Park av and 55th st, for the Bing & Bing Const. Co., 119 West 40th st, from plans by Emery Roth, architect. Alex. Brociner, 104 West 42nd st, structural engineer. Cost, about \$40,000.

YONKERS, N. Y.—James A. Cosgrove, Inc., Palmer av, Yonkers, has the general contract for a 3-sty frame apartment, 38x60 ft, in St. Andrews pl, for Mrs. Marion T. D. Barton, 419 West 119th st, Manhattan, owner, from plans by Charles B. Young, architect. Cost, \$12,000.

HACKENSACK, N. J.—Edward Seaman, 25 Kansas st, Hackensack, has the general contract for a 3-sty frame store and flat in Hudson st, for Sarah Columbia, owner. Private plans. Cost, \$5,500.

ORANGE, N. J.—George Robinson, Orange, N. J., has the general contract for a 3-sty frame apartment, 39x72 ft, with stores, at Alley and Nassau sts, for G. McManus, Orange, N. J., owner, from plans by John J. Lamb, 222 Main st, architect. Cost, about \$6,000.

DWELLINGS.

MANHATTAN.—John K. Turton, 101 Park av, has the general contract for alterations to the 4-sty brick dwellings, 22x60 ft, at 128 East 62nd st, for A. H. Mosle, 30 Broad st, from plans by A. C. Nash, 345 5th av.

WHITE PLAINS, N. Y.—Thompson & Alexander, White Plains, have the general contract for a 2½-sty frame dwelling, 29x47 ft, on Greenridge av, for F. D. Van Kloeck, owner, c/o Louis Petry, Depot Sq, White Plains, architect. Cost, \$9,000.

GREENWICH, CONN.—J. C. Lyons & Sons, 30 East 42d st, Manhattan, have the general contract for alterations to the 2½-sty frame dwelling at Greenwich, Conn., for Miss Baker and Miss Spence, owners, on premises, from plans by W. E. Baker, 37 Liberty st, Manhattan, architect.

GLENN RIDGE, N. J.—George C. Marsted, 14 Gould st, Verona, N. J., has the general contract for a 2½-sty frame dwelling in the north side of Oxford st, 200 ft west of Ridgewood av, for A. Rowden King, 34 Clinton rd, from plans by E. Fairchild, 244 5th av, Manhattan, architect. Cost, \$8,500.

NEW ROCHELLE, N. Y.—Peter Cameron, 21 Morris st, has the general contract and John Benz, 301 Van Gelder ter, the mason work for the 2½-sty frame dwelling, 28x35 ft, in Halcyon Park, for E. G. Reynolds, Jr., from plans by E. N. MacCollin, Lambden Building, New Rochelle, architect.

CARLSTADT, N. J.—Oscar Kastner, 605 Broad st, Carlstadt, N. J., has the general contract for the 2½-sty hollow tile and stucco dwelling at the northeast cor of Hoboken and Union sts for Parlo Angelino, Hoboken rd, Carlstadt, N. J., owner. Private plans. Cost, \$5,000.

BROOKVILLE, L. I.—Milton W. Young, Philadelphia, Pa., has the general contract for the 3-sty brick residence, 60x100 ft, stable, garage and farmer's cottage, at Brookville, L. I., for David Dows, 45 Wall st, Manhattan, owner, from plans by Horace Trumbauer, Philadelphia, Pa., architect. Fred Olmstead, Brookline, Mass., landscape architect. Cost, about \$100,000.

SYOSSET, L. I.—Central Building Co., Inc., 58 Front st, Worcester, Mass., has the general contract for a 2½-sty brick and reinforced concrete residence, 195x50 ft, and 2½-sty brick garage and chauffeur's quarters, 60x40 ft, at Syosset, L. I., for James A. Burden, Jr., 7 East 91st st,

Manhattan, owner, from plans by Delano & Aldrich, architects, 4 East 39th st, Manhattan.

YONKERS, N. Y.—J. M. Voss, 15 Warburton av, has the general contract for the construction of a 2½-sty frame dwelling, 26x20 ft, at Parkhill and Landscape avs, for Dr. Le Roy E. Burr, 8 Main st, owner, from plans by J. Wilford Kirst, Radford Building, Yonkers, N. Y., architect. Cost, \$8,000.

BRONXVILLE, N. Y.—John J. Kennedy, Riverdale, N. Y. City, has the general contract for a 2½-sty frame and stucco dwelling, 33x32 ft, at Bronxville, N. Y., for Dr. A. H. Babcock, 571 East 184th st, N. Y. City, owner. Private plans. Cost, \$8,000.

FOREST HILLS, L. I.—Sage Foundation Homes Co., 27 Grenway ter, has the general contract for a 2-sty brick and tile dwelling, 25x38 ft, in the west side of Beechnoll rd, 114 ft south of Puritan av, for Walter D. Peaque, 179 Madison av, Manhattan, owner, from plans by W. T. Simon, 4 East 44th st, Manhattan, architect. Cost, about \$10,000.

YONKERS, N. Y.—Northeastern Const. Co., 225 5th av, Manhattan, has the general contract for a 2½-sty brick and limestone residence, 40x80 ft, in Lawrence Park West, for Arthur H. Johnson, 14 Wall st, Manhattan, from plans by Starrett & Van Vleck, architects, 8 West 40th st, Manhattan. Cost, about \$20,000.

BERNARDSVILLE, N. J.—Dunn & Sheridan, 168 East 32d st, Manhattan, has the general contract for a 2½-sty hollow tile and stucco residence at Bernardsville, N. J., for Reeve Schley, Monmouth Beach, N. J., owner, from plans by Peabody, Wilson & Brown, 389 5th av, Manhattan, architects. Cost, about \$35,000.

FACTORIES AND WAREHOUSES.

ATHENIA, N. J.—John W. Ferguson & Co., United Bank Building, Paterson, N. J., has the general contract for a 1-sty brick and concrete factory building, 20x30 ft, for the Standard Oil Cloth Co., 320 Broadway, Manhattan, from plans by H. Lansing Quack, 18 South Broadway, Yonkers, N. Y., architect. Cost, about \$15,000.

NEWARK, N. J.—Edward M. Waldron, Inc., 207 Market st, has the general contract for a 3-sty factory, 126x78 ft, in the east side of Lockwood st, opposite Albert st, for the American Hair Felt Co., owner, from plans by McMurray & Pulis, 31 Clinton st, Newark, architects. Cost, about \$60,000.

HOBOKEN, N. J. (Subs.)—Martin Farrell & Son, 1108 Garden st, has the mason work, and Robert J. Rath, 259 6th st, the carpenter work for the 2-sty brick warehouse, 50x90 ft, at 15th and Adams sts, for Travers & Co., owners, from plans by McByer, Second National Bank Building, architect. Cost, about \$25,000.

SCHOOLS AND COLLEGES.

BROOKLYN—Frank Rush, 393 Greene av, has the general contract for alterations and additions to the 3-sty brick parochial school at the northeast cor of Court and Nelson sts, for St. Mary's R. C. Church, Rev. Father James Corrigan, pastor, from plans by Wm. J. Ryan, 162 Ryerson st, architect. Cost, about \$30,000.

PASSAIC, N. J.—Rossmo Bros., 400 Highland av, have the general contract for the 2-sty brick and reinforced concrete school, 62x51 ft, seating approximately 200, for the Passaic Collegiate School, from plans by John H. Jacksom, architect, 1328 Broadway, Manhattan, architect.

TRADE AND TECHNICAL SOCIETY EVENTS.

EASTERN SUPPLY ASSOCIATION will hold its summer meeting at the Hotel Astor, Wednesday, June 14.

NATIONAL ASSOCIATION OF STEAM AND HOT WATER FITTERS will hold its annual convention at the Charles Hotel, Atlantic City, N. J., June 21-24.

AMERICAN SOCIETY OF SANITARY ENGINEERS will hold its annual meeting at the Robert Treat Hotel, Newark, N. J., August 1-3.

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

BERGER'S METAL CEILINGS

S. E. COR. 11th AVENUE AND 22d STREET
Telephone, 1409 Chelsea
402 East 152d Street
Telephone, 2853 Melrose

BERGER'S METAL LATH

ARTISTIC HIGH GRADE

METAL CEILINGS and Wall Decorations

IMMENSE STOCK CARRIED

We Sell Material to the Trade or Contract to Erect the Work, as desired.

We Consider it a Privilege to Estimate

Immediate Deliveries Guaranteed

The Brier Hill Steel Co., Inc., of N. Y.
521-523 West 23d Street, New York
Telephone 8020 Chelsea

HOLLOW STEEL DOORS

Quality steel doors and trim at a little over half former prices; prices definitely published; definite standard sizes, styles, details and finishes; quick delivery.

Write for Handbook

The Solar Metal Products Co.
2nd Ave., Columbus, Ohio
1182 Broadway, N. Y. C.

GEO. HARRISON JOHN F. MEYER

HARRISON & MEYER Artificial Stone Pavements

Centurian Building

Telephone Madison Square 8718 1182 Broadway

THE NEW JERSEY TERRA COTTA CO.

K. MATHIASSEN, President

ARCHITECTURAL TERRA - COTTA
Tel. 2903-4 Cort. Singer Bldg., 149 Broadway

TELEPHONE STAGG 3500

GLASS AND GLAZING HEADQUARTERS J. H. WERBELOVSKY

Glass for New Buildings and Alterations. Wired Glass. Colored and Fancy Glass. GLASS FOR EVERY PURPOSE. Beautify your Home, Library, Desk, Table, etc., by GLASS TOPS FOR FURNITURE. MIRRORS MADE TO ORDER OR RESILVERED. If you are Building or Altering your Store Front, ask about my new METAL BAR FOR STORE FRONTS, which is STRONG, ORNAMENTAL AND LOW PRICED
J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

HENRY MAURER & SON Manufacturer of Fireproof Building Materials OF EVERY DESCRIPTION
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.
Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK

RONALD TAYLOR Granolithic and Asphalt Pavements "TAYLORITE" FLOORING
Office and Factory, 520 EAST 20th STREET
Telephone, 4 Gramercy NEW YORK

CHRISTIAN VORNDRAN'S SONS, 412 East 147th St.
Tel. 456 Melrose
HOUSE MOVERS and SHORERS
House Moving, Shoring and Jobbing Promptly Attended To

NATIONAL RETAIL HARDWARE ASSOCIATION will hold its annual convention at Boston, Mass., June 13-15. Secretary, M. L. Corey, Argos, Ind.

MUNICIPAL ENGINEERS OF THE CITY OF NEW YORK have chartered the steamer Mandalay for a moonlight sail up the Hudson River on the evening of Thursday, June 15.

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.

NEW YORK CHAPTER OF THE NATIONAL FIRE PROTECTION ASSOCIATION will hold a meeting at the City Club, 55 West 44th st, Monday evening, June 12, at 8.15 p. m. The subject of the evening will be "Wired Glass."

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

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

APPEAL 35 of 1916, New Building 129 of 1916, premises 60 Cortlandt st, Manhattan. Schwartz & Gross, appellants.

Minimum width of stairway should be 44 inches. Note, examination to be continued.

The Code of Ordinances regulates exit stairways on a basis of one person for one and a half treads on stairs and one person for each 3 1/2 sq. ft. of floor area on the halls and landings within the stairway for each full 22 inches of stair width.

To allow stairway as shown, 2' 6" in width, to be provided for this building.

The building has a floor area of but 750 sq. ft., which is so small that if the regulation 3' 8" stairway were to be provided, the remaining floor area would be so small that it would be impractical to erect the building.

The stairs are of ample width to accommodate all people that will use the floor. The stairs are enclosed with partitions, constructed of expanded metal on steel studding covered with

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.

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 Army 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.

2 inches of cement, as specified under §355 of the Code.

The cellar, 1st floor, mezzanine, 2d and 3d floors will be occupied by owner as a private bank, employing a maximum of 30 people.

Appearances: S. I. Schwartz and John W. Friend.

On motion, DISAPPROVED.

APPEAL 36 of 1916, Alteration 659 of 1916, premises 150-160 East 59th st, Manhattan. Adolph E. Nast, appellant.

1. Stores under stage are unlawful. That the rules and regulations of the President of the said Borough or the provisions of law or ordinances do not apply; also that in accordance with §558 of the Building Code, this proposed alteration should be approved.

To allow the proposed stores as shown on plans filed herewith.

That this building is not a theatre building. That conditions created are better than now exist, these two rooms are now used for storage purposes. Under the new arrangements they will be used for stores and open directly on to street. They will not be used for any hazardous business; there are now stores at present on both sides of proposed stores and have been there for over 20 years.

The partitions surrounding the proposed stores will be made fire-resisting by covering as shown with No. 24, U. S. gauge metal lath and 3/4" Portland cement mortar. The ceiling over stores will be made fire resisting by applying 1/2" cocoa filled fibre plaster boards, joints pointed and covering same with No. 26 gauge metal.

In general the conditions are made better, since the entire walls and ceilings of proposed new stores will be made fire resisting and superior to the present arrangements.

Additional drawings filed by appellant, as directed.

Appearance: Adolph E. Nast.

On motion, APPROVED.

APPEAL 37 of 1916 (new), Alteration 865 of 1916, premises 5 Pine st, 96 Broadway and 6 Wall st, Manhattan. Herman Lee Meader, appellant.

1. Proposed increase in height is unlawful, as the present non-fireproof building already exceeds the height limit for non-fireproof business buildings.

2. Means of egress are inadequate. "An equally good and more desirable form of construction can be employed."

1. To add a mansard roof 19 ft. high and containing two floors of filing rooms.

2. To provide a horizontal exit on each floor into the adjoining building (American Surety Co.'s building).

1. (a) The added part will be entirely fireproof. (b) It will be used mainly to file records. 2. The horizontal exit to be added will provide a second means of exit.

Appearance: Herman Lee Meader.

After prolonged discussion, and on motion, entered on the record as WITHDRAWN by request of the appellant.

APPEAL 38 of 1916, Alteration 561 of 1916, premises 304 Grand av, Long Island City, Queens. Mrs. Anna Reges, owner; George J. Fischer, architect.

2. Construction of extension unlawful within the fire limits. \$480. Plans not further examined.

Said Supt. has refused to approve the mode and manner of construction to be used in the alteration of this building. And that an equally good and more desirable form of construction is employed.

Is the two-story frame extension to rear of house unlawful; and if so, would the substitution of exterior brick walls be allowed? May the first story be used for store purposes?

The present frame house is four stories high, the three upper stories are of frame construction and the first story is of stone and brick; said first story being the lowest story of the house, as there is no cellar, the foundation of which extends only 6" below lowest floor of house, which, at the same time, is 18" above curb level, a condition caused by the city in lowering the grade about 6 to 7 ft. in front of premises; the entire house is now occupied by one family and I desire to improve conditions by constructing a cellar under said house; also to rebuild entire first story of brick, to be used for store purposes, and also to add two-story extension, frame, to present frame structure, for the purpose of arranging its occupancy for two families. This alteration will not affect an increase in the present height.

Appearances: Mrs. Anna H. Reges, owner; George J. Fischer, architect.

On motion, APPROVED: in view of the fact that the height of the building is not increased.

APPEAL 40 of 1916, New Building 85 of 1916, premises 418-420 West 16th st, Manhattan. William F. Wilmoth (for the National Biscuit Co.), appellant.

No. 4. Means of egress are inadequate. Clear width of stairs must be not less than 44 ins. In business buildings over 85 feet high, one stair must be a fire tower. At least one stairway to basement must be provided. No point on any floor must be more than 100 feet from the nearest exit. See basement plan. A bridge across the court should be provided at each story as an additional means of egress. Show same on plans.

No. 6. Enclosure for pan conveyors is of unlawful construction. See §373-3.

"When a Supt. of Buildings, to whom such question has been submitted, shall reject or refuse to approve * * *." "Or when it is claimed that the rules * * * do not apply." "Or that an equally good and more desirable form of construction can be employed * * *"

(a) Are not the two more horizontal openings or doorways on each floor, connecting directly with the fireproof building, in addition to the large stairway, adequate means of exit under the conditions named below?

(b) It is desired to omit the fireproof enclosure of the two conveyors which run from the 6th floor to the 4th floor, for the reasons stated below.

(a) This building is a small annex to the

existing "Uneeda Building," a first-class fireproof structure with two (2) modern smokeproof fire tower stairways, and one internal stairway. This annex building is separated from the present "Uneeda Building" by a brick wall with communicating doors on each floor. The new annex, and the present "Uneeda Building" will be operated as one.

The present number of persons to be employed in this building will be 134, while the exits as planned would allow 686 persons to work above the first story. In the existing "Uneeda Building," the Department of Labor posted the building allowing 2,538 persons above the first floor, whereas only 422 is the maximum number employed on these floors.

These buildings are all equipped with automatic sprinklers.

(b) The biscuits are baked on the 6th floor and are transferred to the 4th floor for packing, on steel conveyors. In transit from the 6th floor to the 4th floor, the biscuits are cooled, so that they may be packed. If these conveyors are tightly enclosed with fireproof partitions, the heat cannot escape. The pans on the conveyor frequently get caught in the chains and the enclosure has to be removed to replace the pans.

Appearances: Wilmoth and Stumpf.

BUREAU OF FIRE PREVENTION. Municipal Building.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles in Places of Public Assembly.

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

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FilSy—OS—StSys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending June 3.

MANHATTAN ORDERS SERVED.

- Bowery, 197—Alice Flynn.....TD-FA-Ex(R) "The Tombs," Centre st—Municipal Bldg, Burdette G Lewis, Com of Correction, Ex-Stp(R)-FP-WSS(R)-FA-DC 86 st, 3 E—Louise Gwynne et al, Park Hill, Yonkers.....DC 114 st, 169-73 E (P S Annex 57)—C B J Snyder, Supt Sch Bldgs, Park av & 59, A-FP(R)-ExS-DC-GE 121 st, 514 E—Valentyna Laworski.....DC Prince st, 94—Herman Gerken Est.....A 2 av, 1438—Est Jas Everard.....DC Spring st, 335—Consol Gas Co, 130 E 15.....GE 10 st, 272 W (P S No 107)—C B J Snyder, Supt Sch Bldgs, Park av & 59, FP(R)-GE-DC-A-O-ExS-Rec 81 st, 117-19 W—Consol Gas Co, 130 E 15.....GE 86 st, 3 E—Est Edith O Gill.....DC Academy st (P S No 52)—C B J Snyder,FP-Rec Albany st, 16 (P S No. 29)—C B J Snyder, A-Ex-O-Rub-FA-DC-GE-Rec-FP(R)-ExS-D&R Amsterdam av, 180 (P S No 94)—C B J Snyder, ExS-FP-O-Ex(R)-Rub-D&R-Rec-WSS Ex-DC-GE Amsterdam av, 361-5 (P S No. 87)—C B J Snyder, ExS-Rub-Ex-O-FP(R)-D&R-Rec-WSS-DC-GE Audubon av, bet 168 & 169 sts (P S No 169)—C B J Snyder.....D&R-ExS-FP-DC-Rec Av A, 1458 (P S No. 158)—C B J Snyder, Rec-O-ExS-D&R-FP(R)-WSS-DC-GE-Ex(R) 4 & 5 sts, w of Av D (P S No 15)—C B J Snyder, DC-FP-GE-Rec-ExS-Ex-Rub-A-FA-O-D&R-WSS Baxter st, 125-7—Sarah Gabriel.....A-FD Baxter st, 143—C B J Snyder, ExS-O-FP(R)-GE-DC-D&R-Ex-A-WSS Blackwell's Island (wkshop)—B G Lewis, Com of Correction, Municipal Bldg, FP-D&R-WSS-Ex(R) Bowery, 21—Harris Lanidus.....GE-FP Broadway, 203—195 Bway Corp, 195 Bway...A Broadway, 817-9—Isabel Anderson.....FD Broadway, 1482—1482 Bway Corp.....Spr Broome st, 23—Wachatsinsky & Wescher.....FA Broome st, 154 (P S No 92)—C B J Snyder, GE-FP(R)-ExS-Rec-DC-D&R-Ex-O Broome st, 344-6—Kenneth McNeil Wylie..FD-A Canal st, 83-7—Jacob Speller.....FP Canal st, 193—Edw Chason & Bro.....FA

Canal st, 261-7—Saml Galewski.....Rec
 Desbrosses st, 30—Independent S S Passenger
 Transfer Co.....TD-D&R-GE
 Delancy & Ludlow sts (P S No 161)—C B J
 Snyder.....St-GE-FP-Rub-DC-Rec-ExS
 Broadway, 59 E—J Edgar Laceyraft, 30 E 42...A
 Broadway, 293 E (P S No 147)—C B J Snyder,
 Rec-FP-DC-O-GE-ExS-D&R-A
 Eldridge st, 58—Witty Realty & Constn Co, 50
 Eldridge.....A
 4 st, 25 E—Biggart Solar Print Co.....GE-Rec
 4 st, 25 E—N Y Savgs Bank, 81 8 av,
 WSS(R)—Stp(R)
 15 st, 331-51 E—C B J Snyder,
 A-O-Rub-FP(R)—ExS-Rec-FA-WSS
 16 st, 411 E (P S No 104)—C B J Snyder,
 FP-D&R-FA-DC-ExS-Rec-WSS
 19 st, 40-2 E—Emily I Mommer.....Stp(R)
 32 st, 211 E (P S No 116)—C B J Snyder,
 A-O-FP(R)—ExS-Rec-GE-WSS-Ex
 38 st, 228-32 E (P S No 49, Annex)—C B J
 Snyder.....ExS-Ex-FP-GE-DC
 1 av & 51 st (P S No 135)—C B J Snyder,
 L Rub-DC-D&R-GE-O-FP-Rec
 1 av & 70 st (P S No 82)—C B J Snyder,
 Rub-FP-D&R-ExS-DC-GE-Rec
 75 st, 213 E (P S No 70)—C B J Snyder,
 FP-D&R-Rec-Rub-ExS-DC-GE-O
 76 st, 122 E—Julius Tishman & Sons (Inc),
 18 E 41.....Stp(R)
 76 st, 416 E—Abe Weinstein.....O-FA
 77 st, 170 E (P S No 117)—C B J Snyder,
 Ex-Rec-GE-FP-DC-Rec-FA-D&R
 79 st, 207-15 E (P S No 53)—C B J Snyder,
 DC-FP(R)—O-Rub-GE-FA-D&R-Ex(R)—ExS-Rec
 80 st, 208-14 E (P S Annex No 53)—C B J
 Snyder,
 O-A-ExS-Ex-FP(R)—D&R-Rec-DC-GE-FA
 88 st, 230 E (P S No 30)—C B J Snyder,
 O-Rub-FP-DC
 88 st, 413-21 E (P S No 66)—C B J Snyder,
 Rub-ExS-Rec-DC-GE-WSS-FP
 102 st, 406-12 E—Adam C Wicke,
 Ex(R)—FP-WSS(R)
 103 st, 236 E (P S No 21, Annex)—C B J
 Snyder.....DC-A-ExS-Rec-FP-GE-Spr
 108 st, 309 E (P S No 172)—C B J Snyder,
 ExS-FP-O-Rub-D&R-Rec-DC-GE-FA
 113 st, 305-27 E (P S No 102)—C B J Snyder,
 FA-FP-Rec-GE-D&R-DC-A-Ex-WSS-GE
 115 st, 176 E (P S No 57)—C B J Snyder,
 FP-O-ExS-Rec
 119 st, 241 E (P S No 159)—C B J Snyder,
 ExS-FP-A-Ex-O-D&R-Rec-DC-GE
 122 st, 206 E—Elizabeth Hawthorn.....FP
 125 st, 77 E—Peter Jansen.....FA
 125 st, 77 E—Est Wm T Purdy.....D&R
 125 st, 77 E—John Lehti.....GE-FA
 125 st, 77 E—Geo W Bergman.....FA
 125 st, 227-47 E (P S No 39)—C B J Snyder,
 D&R-WSS-Ex-FP-O-Rub-ExS-Rec-DC-GE
 126 st, 216-34 E (P S No 39 Annex)—C B J
 Snyder.....DC-Rec-A-FP-Ex-O-ExS-GE
 182 st and Wadsworth av (P S No 132)—C B
 J Snyder.....FP-Rec-FA-O
 5 av, 244—Andrew J Connick.....Ex
 1 av, 1971-3—Aetna Mortgage Co.....A-FD
 1 st, 38 (P S No 79)—C B J Snyder,
 ExS-Rec-DC-FP-Ex(R)—D&R-O-GE-A-Rub
 1 av, 1761 (P S 151)—C B J Snyder,
 GE-FP-O-Rec-DC
 Forsyth st, 198 (P S No 91)—C B J Snyder,
 Sup-ExS-FA-Rec-D&R
 Franklin st, 48—John S Supphen, 311 W 72,
 FD-A
 Front st, 244—Grace M Lane.....Ex
 Grand st, 348 (P S No 137)—C B J Snyder,
 O-FP-Rec-DC-GE-ExS-A-Ex-WSS
 Gold st, 40-2—Frank R Kraus & Son.....Rec
 Gold st, 40-2—Fred Bieg Co.....Rec
 Greenwich st, 253—Est Geo W Welsh, 217
 Bway.....A-FD
 Hester st, 71 (P S No 42)—C B J Snyder,
 D&R-FP-O-Rub-ExS-Ex-Rec-DC
 King st, 29 (P S No 8)—C B J Snyder,
 DC Rub-FP-O-DC-ExS-Rec-Ex-GE-A
 Lafayette st, 249 (P S No 106)—C B J Snyder,
 D&R-FP-Rub-O-Rec-Ex-WSS
 Lispenard st, 11—Alfred R Conkling, 80 Maid-
 en la.....FD
 Ludlow st, 9-11—Rathner & Liebowitch.....Rec
 Ludlow st, 9-11—Joseph Valavelsky.....Rec
 Ludlow st, 19—Brown & Solomon.....GE-FP-Rec
 Ludlow st, 19—Lundow & Brown.....Rec
 Ludlow st, 27—Reliable Dress Co.....FP-GE-Rec
 Mangin st, 133 (P S No 97)—C B J Snyder,
 Rec-FP(R)—ExS-Spr-FA
 Monroe st, 200 (P S No 31)—C B J Snyder,
 GE-ExS-FP-Rec-Rub-D&R-DC-O-WSS
 Mott st, 60 (P S No 108)—C B J Snyder,
 A-Ex-GE-FP-WSS-DC-Rub-Rec-ExS
 Mulberry st, 267-71—Hawley & Hoops.....FD
 Orchard st, 20—Max Stillerman.....FP-GE
 Orchard st, 20—Isreal Backer.....FA
 Norfolk st, 112-16 (P S No 140)—C B J Sny-
 der.....DC-ExS-FP-O-Rec-GE-D&R-A
 Park pl, 59-61—Milton Mayer et al.....FD-A
 Pleasant av, 362 (P S No 78)—C B J Sny-
 der.....Ex-FP-ExS-Rec-DC-GE-O
 Rivington st, 300 (P S No 88)—C B J Snyder,
 Rec-FP(O)—DC-GE-A-Ex
 Elizabeth st, 83 (P S 112)—C B J Snyder,
 GE-DC-ExS-FP(R)—O-Ex-Rec-A
 2 st, 135—St Nicholas R C Ch.....A
 7 st, 188 (P S No 71)—C B J Snyder,
 A-FP-ExS-O-DC-GE-Rec-D&R
 6 av, 920—John Slayter.....SA
 6 st, 607 (P S No 71 An)—C B J Snyder,
 GE-FP-O-ExS-DC-Rec
 126 and 127 sts and St Nicholas av (P S No
 157)—C B J Snyder,
 Rec-FP-GE-ExS-DC-D&R-Ex-O
 Spring st, 335—Geo J Bartaszins.....TD-ExS-FA
 Sullivan st, 177—Frank Peter Galle,TD-FA-D&R
 Thames st, 15—Cassie J Doyle.....FE
 3 av, 2341—Peter Geisen.....GE-TD-FA-ExS-Rub
 Thompson st, 228—Charlote Ginochia,
 TD-GE-D&R-FA
 Wooster st, 61-3—Herbert C Pell et al.....FD
 Walker st, 81—American Mortgage Co, 46
 Cedar st.....GE-Stp
 Warren st, 33—Est Hane W Slevin.....A
 Washington pl, 13-5—Isabel Anderson.....FD
 West st, 47-9—B Crystal & Son,
 Spr-Stp(R)—FP(R)—WSS(R)
 Houston st, 228 W—Ess Ef Realty Co.....Rub
 13 st, 60-4 W (Julia Rich H S)—C B J Sny-
 der.....D&R-A-FP-R-O-ExS-DC-GE

William st, 259—Century Printing Co.....Rec
 17 st, 135-9 W—Wilbeth Realty Co.....A-FD
 19 st, 243 W—Prudential R E Corp, 220 Bway
 Ex(R)
 20 st, 141 W—West 20th St Bldg Co.....FD
 26 st, 135-9 W—Loft Realty Co.....A
 54 st, 125 W (P S No 69)—C B J Snyder,
 O-A-Ex-FP(R)—Rec-DC-GE-FP-GE
 54 st, 241 W—Mrs Edith Bowers.....GE
 54 st, 241 W—Wm Sommer, 925 West End av,
 GE
 81 st, 117-9—Carlos Delgado.....TD-FA-Rub
 89 st, 132 W (P S No 166)—C B J Snyder,
 O-ExS-Rec-Rub-FP(R)—WSS-DC-GE
 Amsterdam av, 692 (P S No 93)—C B J Sny-
 der.....FP(R)—ExS-D&R-Rub-FP-O
 Ex(R)—Rec-Ex-DC-GE
 N e cor Amsterdam av and 104 st (P S No
 54)—C B J Snyder,
 Rub-FP-Ex(R)—O-ExS-D&R-Rec-DC-GE-FA
 129 st, 509 W (P S No 43)—C B J Snyder,
 D&R-FP-O-Rub-ExS-Rec-WSS-DC-GE-FA-Spr
 113 st, 64 W—Adelaide E Thompson.....A
 4 st, 422-4 E—Fred D Philips.....A
 91 st, 407-13 E—Sigmond Orbach, 1014 Park
 pl, Bklyn.....FP-WSS-GE
 Greenwich st, 107—Cornelius Hayes.....A
 Greenwich st, 304—Empire State Surety Co,
 58 William.....FE(R)
 Madison av, 578—Henry H Rogers, 26 Bway,FE
 Mercer st, 171—Union Trust Co, 80 Bway,
 WSS(R)
 44 st, 123-9 W—Wm Rankin.....FA-O-FP-
 WSS-FE(R)—ExS-D&R-Stp(R)—Ex(R)
 99 st, 143 W—Mrs Eliz Guilfoyle,
 FP-Ex(R)—WSS(R)
 Blackwells Island—City of N Y, Dept of Cor-
 rection, Municipal Bldg.,FP-St(R)—FE(R)—
 El-FA-Ex-Stp(R)—FA-A-WSS(R)
 Broadway, 299-303—Barclay Realty Co.,Stp(R)
 Broadway, 1491—Tai Sy Restaurant Co.,ExS
 Chrystie st, 45—Federal Underwear Co, 125
 Canal.....FA-R
 9 st, 710 E—Consol Gas Co, 130 E 15.....GE
 9 st, 710 E (P S No 36)—C B J Snyder,
 St-FP-D&R-Rec-GE-DC
 20 st, 320 E (P S No 40)—C B J Snyder,
 Rec-D&R-ExS-Spr-GE
 57 st, 228 E (P S No 59)—C B J Snyder,
 FP(R)—A-D&R-ExS-FA-DC
 63 st, 220 E (P S No 74)—C B J Snyder,
 D&R-A-FP-Ex-ExS-Rub-Rec
 2 av, 1397-9—Fredk Herrmann.....FD
 67 st, 113 E (P S No 37)—C B J Snyder,
 A-Rub-FP-Rec-DC-GE
 95 st, 321 E (P S No 150)—C B J Snyder,
 Ex(R)—ExS-FP(R)—Rec(R)—DC-GE
 102 st, 227 E (P S No 121)—C B J Snyder,
 DC-A-FP-ExS-Rec-GE-D&R-WSS
 102 st, 406-12 E—A C Wicke Mfg Co,
 Rec-FA-El-D&R-FP
 104 st, 402 E—Moses Schwartz.....Rub
 109 st, 215-21 E (P S No 83 An)—C B J Sny-
 der.....A-D&R-Rub-FP-ExS-Rec-DC
 111 st, 117 E (P S No 101)—C B J Snyder,
 Rec-Ex(R)—ExS-FP(R)—GE-D&R
 5 av, 244—Andrew J Connick.....O
 5 av, 244—Jas F Douglas & Co.....O
 Franklin st, 90-4—Consol Gas Co, 130 E 15.....GE
 Franklin st, 90-4—Mrs Chas D Becker.....Rub
 Greenwich st, 36 (P S No 41)—C B J Snyder,
 A-FP-Ex-O-ExS-Rec-D&R-GE-FA-Stp(R)
 Lexington av, 921 (P S No 76)—C B J Snyder,
 A-FP-Ex(R)—O-Rub-Rec-DC-D&R
 Lexington av, 1231—Geo W Clarke.....Rub
 Lexington av, 1487—C B J Snyder,
 A-O-Rub-FP-D&R-Rec-DC
 Madison av, 578—Henry H Rogers, Jr, 26
 Bway.....O
 St Marks pl, 90—Henry Fick, 1600 Av A,
 TD-ExS-FA-GE
 3 av, 2071—Charles Guzy.....El
 Water st, 78-82—Est J L Dean.....A-FD
 Willett st, 7-11—Beth Harkness Ansel
 Bialystock.....Ex-ExS-FP-WSS(R)
 50 st, 430 W (P S No 84)—C B J Snyder,
 Rec-DC-A-O-FP(R)—ExS
 52 st, 317 W (P S No 58)—C B J Snyder,
 A-FP-Ex-O-Rub-ExS-DC-D&R-GE-Rec
 76 st, 49 W—Consol Gas Co, 130 E 15.....GE
 Bleeker st, 108—Ben Platzman.....FA-Rec
 Bleeker st, 108—Anthony Plaia.....FA-Rec
 Bleeker st, 108—Isabel Stiefel,
 DC-GE-FP(R)—WSS(R)—FE(R)
 Rleecker st, 108—Max Herman.....FA-Rub-Rec
 Broadway, 1372-82—Reichman, Rethman &
 Bieber.....FA(R)—FP-El-Rec
 Canal st, 99-105—Wiener & Schaurer.....Rec
 Canal st, 121-3—Max Linder.....Rec
 Canal st, 121-3—Hakina & Entibi.....Rec
 Chatham sq, 1-4—Henry and Wm C Bergh, 109
 W 75.....FP-DC-FE(R)—D&R
 Chrystie st, 65—Rosentraugh & Ganger.....FP
 Chrystie st, 65—Goodman & Golubchich.....GE
 4 st, 41 E—Benj Moorsten.....Rub
 10 st, 28 E—406 W 31st St Co, 80 Maiden la,
 Spr
 10 st, 28 E—Wm J Hughes.....Stp(R)
 58 st, 5 E—P Henry Dugro, Hotel Savoy,
 FP-Ex-Stp(R)
 75 st, 315 E—Mary Stastny.....Rub
 81 st, 56 E—Chas Moran.....D&R
 82 st, 335 E—Philip D Epstein.....DC-FP-D&R
 85 st, 149 E—Fredk Spanholtz.....FA
 86 st, 226 E—John Foster.....WSS-FP
 91 st, 403-5 E—Est John J Schillinger.....FD-A
 102 st, 416 E—Geo Wittman.....A
 105 st, 333-7 E—Frank Fallotico et al,
 WSS(R)—DC-FP(R)—Rec-GE
 124 st, 119-21 E—Duetsch Bros.....D&R
 128 st, 52 E—All Saints R C Ch.....A
 5 av, 244—Tracy & Swartwout.....O
 5 av, 244—Hopkin & Koen.....O
 5 av, 244—McClure (Inc).....O
 Franklin st, 90-4—Bacon & Co.....Rec-GE-O
 Franklin st, 90-4—Adwerth Mfg Corp.....Rec
 Franklin st, 90-4—Isaac Unterberg & Co,
 DC-FA-El-D&R-FP
 Fulton st, 73-9—David Wilson Co.....WSS(R)
 Goerck st, 35—Harry Weitz.....FP
 Greenwich st, 402-4—Carmana Realty Co.....Ex
 Ludlow st, 9-11—Simon Bros.....FP-Rec
 Ludlow st, 19—Sam Gluckman.....Rec
 Madison av, 578—Joseph Gross.....Rec-FA
 Madison av, 578—Daniel Healy.....FA-FP
 Prospect pl, 2—Consol Gas Co, 130 E 15.....GE
 Madison av, 1075—Sisters of Mercy.....FA-Rec
 Pitt st, 15—Joseph Sperber.....FA-Rec

2 av, 2141—Frank Palmutt.....Rec-GE
 3 av, 2291—Wendolin J Nauss et al,
 WSS(R)—FP-D&R-Ex
 West st, 47-9—Anderson Bros, Inc.,Rec-FA-El
 West st, 47-9—Northwestern Chemical Co,
 FA-Rec
 West st, 47-9—Edw Ehrbar.....FA
 West st, 47-9—Talbot & Co.....FA-Rec
 West st, 47-9—American Exp Co.....Rec
 West st, 47-9—Fidelity & Casualty Co.....Rec
 West st, 47-9—Davis & Fitzgerald,Rec-FA-El
 West st, 47-9—Standard Statistics Co.....Rec-El
 West st, 47-9—Globe Printing Co.....Rec-FA
 West st, 47-9—Mallouk Bros.....Rec-FP-El
 West st, 47-9—European & Far Western Sales
 Co.....Rec
 West st, 47-9—Barrett Towing Line.....FA
 West st, 47-9—Broad Rock Mineral Springs
 Co.....FA
 West st, 47-9—Atlantic Communication Co,
 Rec(R)
 West st, 47-9—Wyeth Chemical Co.....FA-Rec
 West st, 47-9—B Crystal & Son.....Rub
 Broadway, 533 W—Kamon & Forman,
 FA-GE-Rec
 4 st, 147 W—Victoria M Cavagnato et al,
 DC-FP
 24 st, 525-31 W—Nat'l Mutual Laundry Co,Rec
 58 st, 534-8 W—John Linden.....El-Rec
 58 st, 534-8 W—Nicholas Sauer,
 FA(R)—Rec-GE
 58 st, 534-8 W—B & L Auto Lamp Co,
 FA-Rec-GE
 58 st, 534-8 W—John Bossong.....Rec-GE
 58 st, 534-8 W—Edgar Selwyn.....FA-Rec
 76 st, 49 W—Zupord Sugerman.....FA-GE
 113 st, 64 W—Adelaide E Thompson,
 Tel-FP-Ex(R)—O-DC-WSS(R)—FE
 137 st, 210 W—Germania Life Ins Co.....DC

BRONX ORDERS SERVED.

Walton av, 953—Alfred Friedenberg,
 Rub-ExS-FP-FA
 Walton av, 953—Consol Gas Co, 130 E 15.....GE
 Cypress av, bet 135 and 136 sts (P S No 29)—
 C B J Snyder,
 FP-WSS(R)—O-ExS-Rec-GE-DC-Spr

BROOKLYN ORDERS SERVED.

Prospect pl, 1899—Bklyn Hebrew H Sch.....A
 Leonard st, 82-4—Schulman Corp.....A-FD
 S Elliott st, 105—Mrs John Hoock.....GE
 Amity st, 118—L I College Hosp, 186 Amity,
 ExS-WSS(R)—FE(R)—FP(R)—A
 Rockaway av, 260—Koppel Bauman.....DC
 Bridge st, 153—A Dillon.....FP(R)
 Broadway, 460-70—Broadway Penn Garage
 (Inc).....CF-FP-StSys(R)
 Dobbin st, 44-6—Wm L Russell, 78½ Nor-
 man av.....FA-CF
 Driggs av, 279—M Rubin.....D&R
 21 st, 866 E—Jacob Schunkler,
 StSys(R)—NoS-FA-Rec-El-FP
 53 st, 1531—H F Hawkins.....FA-Rec
 4 av, 224—Cohn Bros.....FA-El-DC-FP
 42 st, 1251—Samuel Rendelstein.....FA-Rec
 Leonard st, 170—B B Berkowitz,
 NoS-Rec-El-FP(R)
 New Utrecht av, 7421—Samuel Schwartz,
 NoS-FA-Rec
 Pioneer st, 149—Baltimore Oil Engine Co,
 NoS-FA-Rec-Rub
 13 av, 7501—J Henry Rogge.....Rec-Rub
 Tiffany pl, 21—Walther & Co, 104 Harrison,
 NoS-FA-GE(R)
 Warren st, 379—I Holtzman.....Rec
 Hicks st, 349—Paper Products Co.....DC
 Leonard st, 81—Samuel Rosenbaum.....RQ
 Belmont av, 171-9—Liberty Trading Co,WSS(R)
 Broadway, 1731—Isaac Riesenberger.....DC
 Gates av, 430—Samuel Lee,
 FE-WSS(R)—FP-GE-FE(R)
 Irving st, 46-56-64—Nills Bros Co,
 FP(R)—WSS(R)
 McDonough st, 302—Mrs Eva E Marine,
 FE-FP-WSS(R)
 Osborn st, 247-9—Harry Silverstein.....A(R)
 Chester st, 1-3—Kohrbeg & Douglas,FA-Rec
 Chester st, 1-3—Samuel Eisner.....Rec
 Chester st, 1-3—Joseph Levy.....FA-Rec
 Chester st, 1-3—Liberty Mirror Wks.....FA-Rec
 Dean st, 603-11—Bklyn Union Gas Co, 176
 Remsen.....GE
 Dean st, 603-11—Fredk Loesser & Co, 484 Ful-
 ton.....Rec-FA-Rec(R)
 Dean st, 603-11—Robt McEmmamy,
 WSS(R)—DC-WSS(R)
 De Kalb av, 952—Borden Cond Milk Co, 106
 Hudson, Manhattan.....DC
 Douglass st, 1944-52—Daniel O'Connor,Sub-FP
 Dumont av, bet Sackman & Powell sts—Dept
 of Education, Park av & 59.....A
 Fulton st, 1410—Irving Bennett.....GE
 Fulton st, 2838—Mechanics Bank, 215 Mon-
 tague.....WSS(R)
 Fulton st, 2838—Harry Sitzman.....Rec
 Flatbush av, 503—Mary E Reynolds.....FP(R)
 Flushing av, 567-73—Maurer Bros Co.....A-FD
 Gates av, 430—Lydia J Steiger.....FA
 Gates av, 812-14—Louis Schnibbe.....DC
 Gates av, 812-14—Schnider Bros.....GE
 Gates av, 812-14—Shirley Knitting Mills.....GE
 Gates av, 812-14—Lancaster Steam Laundry,GE
 Greene st, 278-86—Protective Steam Laundry
 Co.....GE-FA-FP(R)—DC-GE
 Halsey st, 1164—Ella Williams.....Rub
 Henry st, bet 3 and 4 pls (P S No 142)—
 Dept of Education, Municipal Bldg.....A
 Herkimer st, 713—Safety Door & Gate Co,
 FP-DC
 Hicks st, 137-57—Bklyn Union Gas Co, 176
 Remsen st.....GE
 Hicks st, 137-47—Bklyn Union Gas Co.....GE

QUEENS ORDERS SERVED.

N W cor Hammels av and Blvd (Rock B)—
 Mrs Mary Pachinger.....FP-Ex-WSS-Ex(R)
 Hillside av and N Villa st—Dept of Educa-
 tion.....DC
 South st, 271-3 (Jamaica)—Edw J Dorf.....FA
 Broadway and Greenwood av (Far Rock)—
 Mrs J K Steifil, NoS-FA-RecStSys(R)FP(R)

RICHMOND ORDERS SERVED.

Richmond ter, 686 (N B)—Patrick Collins,DC
 Ft of Nautilus st (Rosebank, S I)—Mrs Peter
 Donnelly.....FP
 Richmond Ter, 2044—Otto Keuchman.....Rub

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.

Building Management.

HALL-BERWIN CORP., 35 W. 39th street. Tel. Bryant 7895.
MANAGING REALTY CORP., 97 Varick St. Tel. Spring 3187.

Building Directory.

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

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.
McCARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

Building Material (2nd Hand).

SEAGRIST HOUSE WRECKING CORP., 533 E. 18th St. Tel. Gramercy 6584.

Building Reports.

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

Cabinet Work.

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

Carpenters, Contracting.

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

Cement.

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

Cement Work.

CLAIRMONT CONCRETE CO., 103 Park Ave. Tel. Murray Hill 2552.
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.
PATTEN-BROWN CO., 143-145 Prince St. Tel. Spring 545.

Electrical Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.
MAINTENANCE CO.—Sub-metering of current, Billing, Testing and Checking of meters, 417-421 Canal St. Tel. Spring 9670.
N. Y. EDISON CO., Irving place and 15th street. Tel. Stuyvesant 5600.
UNITED ELECTRIC LIGHT & POWER CO., 130 East 15th st., N. Y. Tel. Stuyvesant 4980.

Elevator, Alterations and Repairs.

AMERICAN ELEVATOR & MACHINE CORP., 117 Cedar St. Tel. Rector 4738.
MAINTENANCE CO., 417-421 Canal St. Tel. Spring 9670.
PATTEN-BROWN CO., 143-145 Prince St. Tel. Spring 545.
STALEY ELECTRIC ELEVATOR & MACHINE CO., 136 Prince St. Tel. Spring 7710.
WARNER ELEVATOR REPAIR CO., 113 Warren St. Tel. Cortlandt 1362.

Elevator Fire Doors—Safety Appliances.
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. Ch-ls 891.
HOPKINS & CO., 199 Franklin St. Tel. Franklin 3782.

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.

House Wreckers.

NORTHERN WRECKING CO., 103 Park Ave. Mr. Hill, Harris Ave. and Sherman Pl., L. I. City. Tel. Hunters Point 2966.

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.