

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, JUNE 17, 1916

THE ECONOMIC HEIGHT OF BUILDINGS ON FIFTH AVENUE, SOUTH OF THIRTY-FOURTH STREET

By REGINALD PELHAM BOLTON

TO the student of economics the construction of tall buildings on Fifth avenue is an evident financial error. An examination of the land values as published by the Department of Taxes shows a radical decline in value of the land in the district in which the tall building first made its appearance.

A comparison of these land values for the year 1909 with the year 1914 shows that a recession of value has taken place between 14th and 26th streets, to a substantial proportion, in some cases amounting to thirty per cent. In the section north of 26th to 30th streets, there is a practical stagnation of values in places where a tall building has been constructed. The largest relative increase is in that part of the avenue least invaded by the tall building. The loss of values from 14th to 23rd streets offsets all the gains from 27th to 33rd streets. The total loss between 14th to 23rd streets is about \$3,070,000.

The mistaken idea of owners, real estate agents and architects as to the earning value of the skyscraper has required twenty years of experience to correct. In my judgment, the construction of a tall building in excess of a certain height is a detriment to the land, and must eventually result in a decrease of its value, because, as has been the case on Fifth avenue, the decline in land values is a result of the creation of an excessive area of occupiable space. This has brought about an urgent necessity on the part of owners to fill that space with any class of tenant which will pay the rent necessary to support the building. This competition brings down the rentable returns, and as the building must pay for its own operation first, and then must pay interest, and should pay depreciation on its own cost, there is little or nothing left to support the value of the land.

The property owner who invades a locality having a given character of business, and erects therein an excessively tall building, injures himself, and also his neighbors. He creates a new area for which tenants must be found, and assumes that the extent of business in that location is capable of extension. This would be logical and possibly successful in a great many instances, if the addition to the area were upon the ground floor, or very near thereto; but the addition of space in a high building is not of the same character. The result is that a different class of business is introduced into the locality, generally to its detriment.

There is a logical and proper height of building which fits every land value, and there is a particular height which will maintain the land value at the high-

est point, beyond which there is no gain, and generally a loss. Let me present the fundamental elements which bring about the return upon the land from any building:

First. The value of the ground floor is the largest element in any building, and always commands the highest rate of rental. The rental value of the ground floor is the measure of the value of the land. If the rental obtainable does not exceed interest upon the land, and the taxes thereon, then it is necessary to build additional space above the ground floor. Whatever space is thus created above the ground floor must support itself by paying its own expense of operation, interest and depreciation upon its cost, and provide the necessary margin to meet the deficiency between the ground floor rental and the interest and taxes on the land.

Second. An important element with all buildings is that the higher the building the greater is the cost of construction per cubic foot of building. This is a matter which is lost sight of by architects, because they will not regard it from the standpoint of similar design, but generally draw two entirely different buildings, and then compare their cost one with the other. Briefly stated, the underlying principle is, building for building of similar design, height increases cost above six or seven stories.

Third. The cost of operation of all buildings increases with height. So soon as a building is raised above the second story, elevator operation is necessitated. Every story added increases expenses of heating and lighting, and reduces rental area by space devoted to stairs, elevators and toilets.

Fourth. As the rentals of upper floors are always less than that of the ground and second floors, the increase in building does not produce proportionate returns in rental. The logical height of any building can be fixed with a knowledge of the ground floor rental, and probable prevailing rents for the upper floors. The returns from these sources after deduction of operating costs and fixed charges on the building, will determine the value of the land.

To take a concrete instance, let us ascertain what is the most economical height of building for a typical inside lot along Fifth avenue, the value of which is, say, ten thousand dollars per front foot. The unit of computation is one hundred square feet of lot area.

We may consider that the ground floor would rent for at least eight dollars per square foot per annum, with the right of use of part of the basement. The second floor can be assumed to rent at two dollars and twenty-five cents per square foot. Rentals above the second

floor could not at present be assumed to average higher than one dollar per square foot.

We will compare five heights of building: twenty stories, fifteen stories, twelve stories, ten stories, and seven stories, and shall find the results given in the preceding column.

With the usual proportions of occupiable area applied to each of these, we shall find that the respective incomes per one hundred square feet of lot are as follows:

20 stories.....	\$2,007
15 "	1,708
12 "	1,507
10 "	1,381
7 "	1,187

The operating expenses of buildings of this class will increase with height, and it may be assumed that the seven-story building will require forty-two per cent. of the gross income for operating expenses, including taxation, and the highest building will require fifty per cent. for the same purposes. These figures will reduce the net income from these buildings to the following:

20 stories.....	\$1,003
15 "	884
12 "	810
10 "	772
7 "	688

A study of the cubical contents of each building can readily be made from an assumed plan, and a scale of prices can be applied, commensurate with a reasonably desirable character of construction. Whatever price may be decided for the seven story building, will be increased for any height above seven stories. Placing the seven story cost at twenty cents per cubic foot, the ten story will cost twenty-two and one-half cents.

The twelve story.....twenty-five cents
The fifteen story.....thirty-two cents
The twenty story.....thirty-eight cents

The cubical contents of the buildings will be as follows:

7 stories.....	8,380	cubic feet
10 "	11,140	" "
12 "	12,980	" "
15 "	16,140	" "
20 "	21,540	" "

All these are the cubic feet of building construction per one hundred square feet of the lot.

The cost of the building at the rates above assumed, will be as follows:

7 stories.....	\$1,676
10 "	2,506
12 "	3,245
15 "	5,164
20 "	8,185

It will thus be seen that the twenty-story building will involve five times the invested capital of the seven-story building, but will produce less than twice the gross and net rental.

Now having ascertained the investment in the building and the net income derivable therefrom, we have only to deduct from that income the fixed charges upon the building construction to find the amount of money annually available for interest upon the land value. If the fixed charges on the building be taken at six per cent interest and four per cent depreciation, then the results will be as follows: There will be left

COMPARISON OF BUILDINGS
Per 100 sq. ft. of lot area.

Floors.	20 and basement and sub-basement.	15 and basement and sub- basement.	12 and basement and sub-basement.	10 and basement.	7 and basement.
Contents.....	21,540	16,140	12,980	11,140	8,380
Cost per cu. ft.....	38c.	32c.	25c.	22½c.	20c.
Cost of building.....	\$8,185	\$5,164	\$3,245	\$2,506	\$1,676
Gross rents.....	\$2,007	\$1,708	\$1,507	\$1,381	\$1,187
Operating cost, per cent.....	50	48	46	44	42
Net income.....	\$1,003	\$884	\$810	\$772	\$688
Less 10% on building.....	\$185	\$368	\$486	\$522	\$521
Land value at 5%.....	\$3,700	\$7,360	\$9,720	\$10,440	\$10,420

Contents of 20 stories, 2 6-10 times 7 stories. Cost of 20 stories, 1 9-10 times 7 stories. Cost of building, nearly 5 times 7 stories. Rents of 20 stories, 1 7-10 times 7 stories. Net income, 1 5-10 times 7 stories. Land value, 37% of 7 stories.

the following annual amounts for interest, which at five per cent. will capitalize the land in the following values:

	Capitalized land value
20-story building.....	\$185 net.... \$3,700
15 " "	368 net.... 7,360
12 " "	486 net.... 9,720
10 " "	522 net.... 10,440
7 " "	521 net.... 10,420

This shows that the capitalized value of \$10,000 per front foot can be obtained with a seven-story building renting at eight dollars per square foot of ground floor space, two dollars and twenty-five cents for second story, and one dollar for the five upper stories, the building costing twenty cents per cubic foot.

It also shows that a ten-story building, involving additional capital investment, produces no better results, while above that point a continuous decline in the value of the land results, as the construction is extended upwards.

This method of determination can be applied to any land value and cost of building construction, and rates of rentals. The result of this application of financial principles to the construction of buildings will always be to determine a proper height, beyond which the investment of capital is wasted.

The underlying principle upon which all buildings should be constructed, is to build the least possible amount of building capable of maintaining at prevailing rentals, the value of the land.

RENTING DEMAND.

Tenants in the Fifth Avenue Section Want Small Space, Not Big Lofts.

There is an old saying, as applied to the real estate market, that unless a two-sided market exists, conditions are not healthy. As far as the renting conditions are concerned, north of 42d street, both on Fifth avenue and in the side streets, east and west, the situation is twofold. The structures on the avenue, especially the five and six-story buildings, are well tenanted and are returning fair incomes to the owners, but those buildings which have been designed with large spaces are not so easily filled.

A broker, prominent in the Fifth avenue section for several years, said this week: "Fifth avenue is essentially a section where small space is in demand, and those buildings erected along these lines are readily tenanted. On the other hand, the big space is more or less a drug on the market.

"In the side streets a peculiar condition exists, which in itself has but little to do with the rise or fall of the realty market. Many of the buildings to which I refer are tenanted by dressmakers, milliners and kindred businesses, and if they do well the landlord gets his rent, and if the reverse is true, the landlord is put off. As a rule he is willing to be lenient, because he does not relish the thought of having vacancies in the middle of the season. This class of tenant usually has a small working capital and as long as their customers pay their bills, the landlord gets his rent. At the present time the strike is an influencing factor, and many of these concerns are having hard times.

"It has been my experience that these small concerns are honest and try their best to meet their obligations, but it is sailing close to the wind, and others, especially the landlord, must share their troubles.

"I suppose that in time the condition will right itself, but some considerable time must elapse before this is accomplished. Take the Fourth avenue section, south of 32d street. The pioneers in the district fared well and found but little difficulty in filling their houses. Others, and in great numbers, followed in their trail and then the complexion of things underwent a complete change. There was vacancy after vacancy, and for a considerable period owners had hard going. Today, however, the renting demand for large space has increased to such an extent that there are no vacancies in the section to speak of."

EXEMPT PROPERTIES IN THE CITY

Estimated Value in the Five Boroughs Aggregates \$1,966,737,033

FORTY-FIVE private, religious, charitable, educational and other institutions in New York City owned real estate valued at \$1,000,000 or more, according to the figures of the Department of Taxes and Assessments, during 1915. Of these thirty-seven are in Manhattan, four in the Bronx, two in Brooklyn, one in Queens and one in Richmond.

The table presented on this page indicates each of these large holdings, showing the character of the ownership, the location and size of each parcel, the purposes for which it is used and the respective values of the land, alone, and the values with improvements thereon.

The total amount of exempt property in the five boroughs for 1915, in all classes, had an estimated value of \$1,966,737,033, divided as follows: The City of New York, \$1,502,704,340; the United States Government, \$67,130,400; the State of New York \$4,741,025. Educational, religious and other exempt institutions aggregated in value \$392,161,268. These figures indicate that about seventy-six per cent. of all the exempt property in New York is owned by the city and about nineteen per cent. by the private or semi-private institutions above mentioned; the remainder being divided between the State of New York and the United States Government.

The table concerns itself only with those classes of exempt property not involving government ownership and is a list of the \$1,000,000 ownerships vested in corporations and associations which are exempted from taxation by Sub-Divisions 5, 7, 9, 10 and 11, Section 4 of the Tax Law and in a few cases by the charter of the corporation or by special laws.

Religious institutions including churches, synagogues, convents, parochial schools and cemeteries located on church lots, represent almost two-thirds of exempt ownerships in the above classes and these also figure prominently in the million dollar division. In Manhattan, the largest single individual ownership exempt from taxation is Trinity Church and cemetery at Broadway and Rector street, where the plot, measuring 391.5x227.8 and the small parcel 78.11x76.2 in Church street, are valued at close to \$18,000,000. St. Patrick's Cathedral at Fifth avenue and 51st street is valued at \$8,050,000 and St. Paul's Church and cemetery at Broadway and Fulton street, at \$5,825,000.

The Columbia University property at Broadway and 116th street is valued at \$9,225,000. In Brooklyn the 474 acres of Greenwood Cemetery are valued at \$9,462,500, and with the buildings, at \$9,532,500. In the Bronx, the Woodlawn Cemetery property represents an exemption of \$3,100,000.

Another institution whose real estate is in the \$1,000,000 class is the Protestant Episcopal General Theological Seminary which occupies the entire block bounded by Ninth avenue, West 20th street, Tenth avenue and West 21st street, upon which a valuation of \$925,000 has been placed for the land alone and of \$1,625,000 in its entirety. Another large owner is the Academy of the Sacred Heart, which occupies a large tract between Convent avenue and St. Nicholas terrace, extending from 130th to 135th streets. This property is valued with the improvements thereon at \$3,260,000. The Union Theological Seminary at Broadway and 122d street has a valuation of \$2,100,000.

EXEMPT PROPERTY VALUED ABOVE \$1,000,000 NOT INCLUDING PUBLIC OWNERSHIPS. Manhattan.

Owner and Location.	Size.	Use.	Value Unimproved.	Value Improved.
Trinity Church, Bway & Rector..	391.5 x227.8	Church & Cemetery	\$17,500,000	\$17,700,000
Trinity Church, 88-92 Church....	78.11x 76.2	School & Chapel	200,000	235,000
Trinity Church, Bway & Fulton...	166.9 x367.4	Church & Cemetery	5,775,000	5,825,000
Trinity Church, 209 Fulton.....	49.6 x 82.2	School & Dispensary	120,000	175,000
Trinity Church, Church st.....	47.00x113.00	School & Office	200,000	215,000
P. E. Gen. Theo. Sem., 9 av & 20.	184.00x800.00	Seminary	925,000	1,625,000
N. Y. Inst. for Blind, 9 av & 33..	197.6 x400.00	Asylum	950,000	1,150,000
St. Francis Xavier, 59 W 15.....	300.9 x206.6	Church & College	886,000	1,336,000
N. Y. Hospital, W. 16	200.00x206.6	Hospital	610,000	1,090,000
N. Y. Hospital, 14 W. 16.....	21.00x103.3	Hospital	29,000	33,700
N. Y. Hospital, 16 W. 16.....	21.00x103.3	Hospital	29,000	33,000
Meth. Book Concern, 148 5 av....	104.3 x195.00	Office & Plant	502,000	*1,000,000
Masonic Hall, 6 av & 23.....	98.9 x141.00	Office & Lodge rooms	627,000	1,967,000
Masonic Hall, 46-54 W. 24.....	89.00x 98.9	Meeting Rooms	196,000	926,000
Collegiate Ref. Ch., 270 5 av....	98.9 x150.00	Church	1,385,000	1,435,000
Brick Presby. Ch., 406 5 av.....	98.9 x145.00	Church	2,125,000	2,200,000
United Eng. Soc., 25 W 39.....	125.00x 98.9	Library & Educational	550,000	1,250,000
Bway Tabernacle, Bway & 56....	80.00x171.00	Church	615,000	1,090,000
Roosevelt Hosp., 9 av & 59.....	200.10x800.00	Hospital	1,200,000	1,840,000
Interior. R. T. Co., 12 av & 58....	.....	Machinery	.....	1,475,000
Ethic. Cult. Soc., C. P. W. & 63..	160.5 x 93.3	Hall & School	550,000	1,000,000
Coll. Dutch Ref. Ch., 600 5 av....	100.10x200.00	Church	2,080,000	2,430,000
St. Thomas P. E. Ch., 676 5 av....	100.5 x235.00	Church	2,060,000	3,150,000
5th Av. Presby. Ch., 9 W. 55.....	100.10x200.00	Church	1,835,000	2,150,000
Temple Emanuel, 519 5 av.....	104.00x184.4	Synagogue	2,000,000	2,350,000
St. Barth. P. E. Ch., 348 Mad av..	145.00x100.5	Church	965,000	1,200,050
St. Patrick's Cath., 5 av & 51....	200.10x355.00	Church	4,850,000	8,050,000
Cooper Union, Lexington av & 42	200.10x167.2	Moral & Mental Impt	800,000	1,000,000
Presby. Hosp., Mad av & 70.....	200.10x400.00	Hospital	2,400,000	3,000,000
Temple Beth-El, 5 av & 76.....	102.2 x150.00	Synagogue	900,000	1,300,000
N. Y. Foundling Asyl., 3 av & 68..	210.10x420.00	Asylum	850,000	1,300,000
German Hosp., 1237 Park av.....	204. x405.00	Hospital	900,000	1,550,000
Sisters of Mer., R. C., 1075 Mad av.	204.4 x200.00	Home	850,000	1,050,000
St. Ignatius Loyola, Park av 83..	204.4 x100 ir	Church & School	740,000	1,400,000
Mt. Sinai Hosp., 5 av & 100.....	201.10x420.00	Hospital	756,000	2,710,000
Mt. Sinai Hosp., 5 av & 99.....	201.9 x320 ir	Hospital	487,000	487,000
Mt. Sinai Hosp., 99 st.....	125.00x100.11	Hospital	85,000	85,000
St. John, the Divine, Amst av....	782.00x715.6	Church	3,765,000	p5,040,000
Columbia College, Bway & 115....	463.8 x775.00	College	3,500,000	4,950,000
Columbia College, Bway & 116....	493.8 x775.00	College	3,275,000	5,500,000
Columbia College, Bway & 118....	453.8 x775.00	College	2,825,000	3,725,000
Teachers' College, Bway & 120....	201.10x650.00	College	1,425,000	2,725,000
Teachers' College, Amst & 121....	201.10x100.00	College	130,000	*468,000
Hebrew Inst., Amst & 138.....	459.8 x672.00	Training School	1,500,000	2,000,000
Union Theo. Sem., Bway & 122....	453.8 x200.00	Seminary	1,125,000	2,100,000
Trinity Church, Bway & 153....	459.8 x775.00	Cemetery	1,514,000	1,515,000
Trinity Church, Bway & 155....	459.8 x820.00	Cemetery	1,375,000	1,375,000
Deaf & Dumb Inst, Riv dr & 165..	579.8 x432.00	Asylum	800,000	1,450,000
Ac. Sac. Heart, Convent av & 130.	435.00xirreg.	Education & Religion	3,000,000	3,260,000

Bronx.

R. C. Orphan Asyl, Sedgwick av..	1,996 x390.11	Asylum	800,000	1,450,000
St. John's College, Fordham rd..	466.4 xirreg.	College	2,300,000	2,900,000
Woodlawn Cem. Assn., Webster av & 233	13,718xirreg.	Cemetery	3,000,000	3,100,000
N. Y. Cath. Prot., Van Nest.....	irregular	Protectory	1,024,095	1,324,575

Brooklyn.

Greenwood Cem. 5 av.....	474 acres	Cemetery	9,462,500	9,532,500
Evergreen Cem., Central.....	irregular	Cemetery	1,500,000	1,505,000

Queens.

Cypress Hills Cem, Suburban st..	irregular	Cemetery	1,150,000	1,150,000
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Richmond.

Sailors' Snug Har., Richmond ter.	irregular	Charitable	614,000	1,823,150
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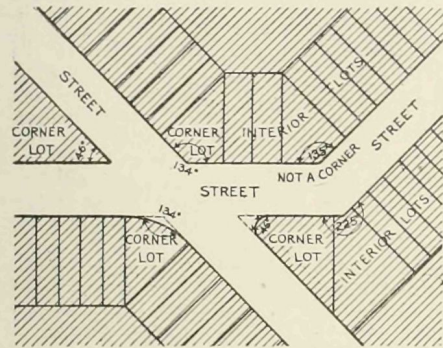
*Partial exemption. p Building under construction.

EXPLANATORY NOTES AND DIAGRAMS PREPARED BY THE ZONING COMMISSION

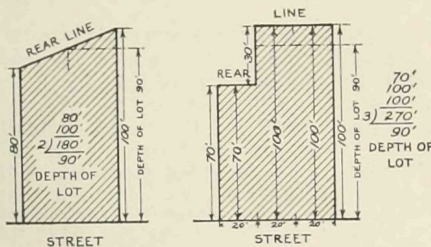
Will Serve to Illustrate and Help Simplify Certain Problems Which Occur Frequently Throughout City

NEXT Monday, at half past ten o'clock, there will be a public hearing in the Board of Estimate room, City Hall, at which time all interested in the Resolution of the Commission on Building Districts and Restrictions will be given a chance to be heard. Much of the preliminary work, as far as the objections are concerned, have been eliminated, though there are several instances where property owners differ among themselves, and these must be adjusted. It must be borne in mind that a plan as comprehensive as the one to be considered must, of necessity, have some defects, but these should not prevent its acceptance as a whole, for they can be adjusted at a later date.

Supplemental to the resolution of the commission, printed in full in the Record and Guide last Saturday, there has been prepared explanatory notes, with diagrams, which tend to make clear some of the confusing problems which have arisen as the result of the exhaustive study and recommendations of the commission. Following are some of the most interesting of these problems, typical examples having been taken, so that the largest number of property owners might be benefited.

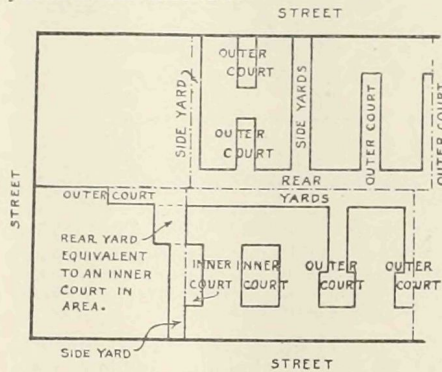


Section 1-g—Where a bend in a street, even though it is not at the junction of two or more streets, makes an angle of more than 45 degrees in its change of direction it will create a corner lot on the inner side of its angle. There can be only one corner lot at a corner.

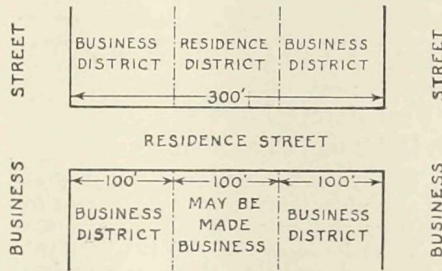


Section 1-h—In buildings where the rear yard is required to run down to the ground level the extreme rear line of the building it would be taken at the ground level. In any other building, however, it would be taken at a point 18 feet above the curb level. If the rear line of the lot is irregular or is not parallel with the rear line of the building or with the street the average distance from the extreme rear of the building to the rear line of the lot should be taken in computing the minimum depth of the rear yard or of the rear court. The electing on the plans which shall be the front side of a building and thereby determining per contra, which side shall be the rear of the lot is taken from Mr. Veiller's Model Housing Law as the best method of determining the rear line of buildings for the purpose of determining when a building is back to back or not with another building. The front of a building as chosen for this purpose need bear no relation to the front as chosen for the

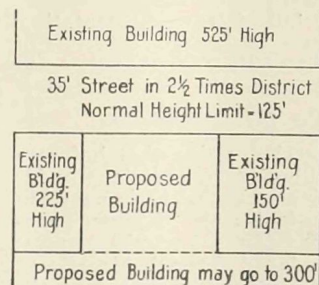
purpose of determining the height of buildings or the front as chosen under the Tenement House Law for the purpose of determining the location of rear yards under that law.



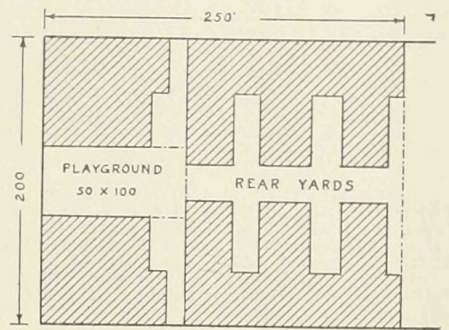
Section 1-j—The definitions of courts are approximately the same as those of the Tenement House Law. If a court extends to a rear yard of less than the prescribed size it would have to conform to the provisions for inner courts. Or, if a side yard ran through to a rear yard of less than the prescribed size, it would have to conform to the provisions for an inner court. In the case of a corner building or any other building, which is not back to back with another property, if one should wish to have instead of inner courts, prescribed outer courts opening on a rear yard, such outer courts would have to be at least of the size prescribed for inner courts for the case in question.



Section 3-d—As the district designation shown in a street intersection is allowed to extend back 100 feet along a side street, if a block between two business streets, for example, were less than 300 feet long there is often little object in

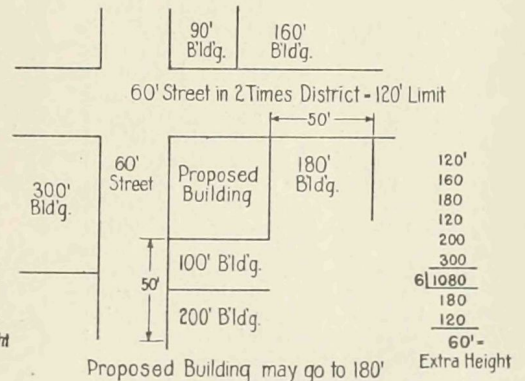


trying to preserve the middle portion for residential use. However, by the time it gets to be over 100 feet there is enough of a nucleus to be worth preserving for residential use.

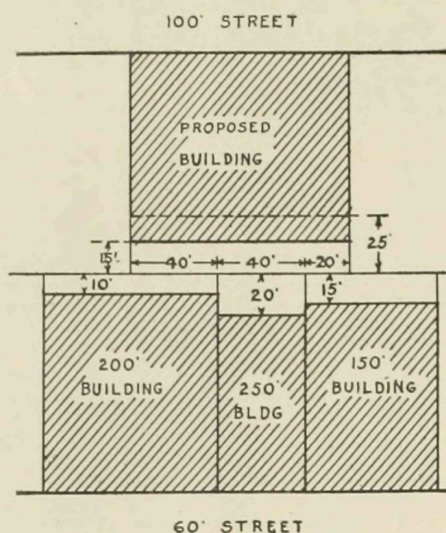


One property in "C" district, 50x100 feet in playground, in addition to other "B" district provisions.

Section 10-b—It is believed that the recreational problem is so important in residential districts that it is worth while to make a concession in the yard and court provisions in order to obtain additional space for playground use and, therefore, this arrangement was made whereby an individual developer or a group of property owners may, by giving up 10 per cent. additional of their space, be relieved from the yard and court requirements of the district in which they are located and follow instead the yard and court requirements of the next less restricted district. With the proviso that the 10 per cent. must equal at least 5,000 square feet it is obvious that the plottage which could provide this space would have to be at least 50,000 square feet or on a block end it would have to run back 250 feet into the block. The 10 per cent. given up for recreational use might be provided in the center of the block in addition to the required yard space, or it might be in any lot or lots running through to any bounding street, or it might be on an adjoining lot. Of course, this 10 per cent. would have to be in addition to any yard and court provisions required in this resolution and also in addition to the requirements of the Tenement House Law if they were greater than those in this resolution.

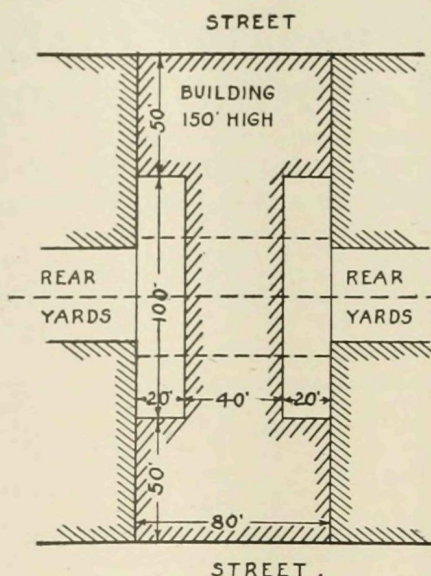


Section 8-e—Let us suppose it were proposed to erect a building on an inside lot on a 50-foot street in a two and one-half times district and a large building across the street was 525 feet high, an existing building on one side 225 feet high, and one on the other side 150 feet high. The height limit on the street would be 125 feet normally. All three of these surrounding buildings are well over that limit; one of them by 400 feet; one by 100 feet, and one by 25 feet, or a total of 525 feet. Dividing by three would give an excess average height of 175 feet, therefore, according to this provision, the proposed building might rise to a height of 125 plus 175 feet, or 300 feet. If at some future time the 225-foot building on one side were to be torn down and a new building erected on this site, the new building could use the 300 feet of the first new building in connection with computing the excess height to which it might rise. Existing buildings lower than the height limit would be considered in this computation as though they were at the height limit. If within 50 feet on either side and directly across the street there were, for example, five buildings, only two of which were higher than the height limit, the excess height of these two buildings would be divided by five in determining the excess height to which the proposed building might go. Buildings directly across either street from corner buildings may be considered, but a building diagonally across the corner could not be considered.



Example in the "B" and One and One-Half Times District, 40 times 10 equals 400 square feet, 40 times 20 equals 800 square feet, 20 times 15 equals 300 square feet, a total of 1,500 square feet, which, when divided by 100, equals the final depth of the rear yard, although otherwise, for a 150-foot building, it would be 25 feet deep.

Section 11-c—In various instances, particularly in Manhattan, existing loft, warehouse and even office buildings have been erected, sometimes to 12 or more stories in height, with rear yards considerably less in depth than would be required under this resolution. In fairness to a person who would erect a new building back to back with such buildings this section would permit him to make his rear yard about the same as the average of his back to back neighbors' yards. In determining such an average of back to back yards, a rear yard as large or greater than that required under this resolution would be reckoned as though it were of the size here required in determining the average. Above the top of an existing building its rear yard would be reckoned as though it were of the required size.



If two separate buildings back to back, yards would be 25 feet deep each, as shown by dotted lines. 80x25 equals 2,000 square foot, 100x20 equals 2,000 square feet.

Section 11-d—Under the Tenement House Law a building which runs through the block or from street to street not on a corner has to be built around a rear yard and thus the building is divided in two entirely separate units. In many non-residential buildings this is impracticable and therefore it is suggested that if a building runs through the block from street to street it contributes to the common light and air of the common rear yard spaces in the center of the block by giving up an unoccupied space above the ground story equal in area to the two back to back rear yards that would have been provided in case the plot had been considered as two separate plots back to back.

LEGAL NOTES AFFECTING REALTY

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

Foreclosure.

THE owner of the equity of redemption in land was dead when foreclosure proceedings were instituted, and his heirs at law never heard of the suit or the sale thereunder and the conveyance of the mortgaged property. The New York Court of Appeals holds in an action of ejectment by the heirs, *Herrmann v. Cabinet Land Co.*, 112 N. E. 476, that, as against the heirs, the purchaser at the sale under the judgment of foreclosure derived no title, and could not be regarded as a mortgagee in possession, although the heirs yielded up possession of the premises sold under the judgment without awaiting the issuance of a writ of assistance, since judgment of foreclosure, in which the owners of the equity have not been served and do not voluntarily appear, is void, as without jurisdiction. In such a case, where the owners of the equity of redemption are complaining, it would be unjust to say that their only remedy against the purchaser is an action for an accounting and for permission to redeem the premises from the mortgage. If that were the law the mortgagee in most cases would only have to await a time when the mortgaged premises were temporarily unoccupied and enter peacefully thereon, and the mortgagor would then be limited to an action to redeem with all the burden of attack and of proof resting on him.

Fraudulent Concealment.

A vendor may remain silent, and is not bound to tell the defects of his own title. Where, however, he assumes to tell the defects and omits the most material one, which is known to him, that may be "fraudulent concealment." A vendor who merely held an option from

the true owners represented that there were no objections to his title, except for squatters and prior conveyances, that so far as he knew he had the best title to the land, and that there was no fatal defect in his title. Action was brought in equity by the purchaser to permit him to return to the vendor a quitclaim deed of the property and to compel the vendor to return the price. The New York Appellate division held, *Continental Coal Land and Lumber Co. v. Kilpatrick*, 158 N. Y. Supp. 1056, that the vendor's representations were more than fraudulent concealment, but false representation, and it was error to exclude evidence of the option and of the fact that the purchaser relied upon the representation.

Liability for Commission.

It is a general doctrine that before a broker is entitled to commissions under a contract stipulating for their payment in the event of his sale of given property upon stated terms, a purchaser must have been produced through his efforts, ready, able and willing to buy the property upon the contract terms. But the commissions are earned and the broker is entitled to their payment according to the contract if, while it is in force, he procures a purchaser to whom the owner directly makes a sale upon terms which are satisfactory to himself, though different from those limited to the broker and yielding the owner a less amount than that for which the broker was empowered to sell. The outstanding fact is that it is by the broker the buyer is produced, and, before his negotiation is concluded, a sale is made, as the result of his effort, which is presumably just as satisfactory to the owner. The owner will therefore be deemed, in such a case, to have waived the terms to which the broker was confined, and the

law declares him liable for the commissions fixed by the contract, for the reason that except as to such waived provision, the broker's part of the contract has been fully performed. A different state of case is presented, and therefore a different rule prevails, *Goodwin v. Gunter*, Texas Supreme Court, 185 S. W. 295, where the broker's effort with a particular buyer has, after fair opportunity and without any fault of the owner, come to naught, resulting in the failure and termination of his negotiation; and, later, the owner, by direct and independent negotiation, effects a sale to the same buyer, though upon the same terms originally authorized to the broker. Under such circumstances the broker cannot be justly considered the procuring cause of the owner's sale, and the latter incurs no liability to him on that account.

Parol Agreement to Repair.

It has been uniformly held that, where a written lease contains no provision for repairs by the landlord, parol evidence of a prior or contemporaneous agreement on his part to make repairs is inadmissible. It is held, *Church v. Macnamara*, 158 N. Y. Supp. 317, that an even stronger case is presented for the exclusion of the parol agreement where the lease itself touches upon the subject of repairs by stating that the lessor shall "maintain the building in a habitable condition." Such a case is easily distinguishable from that of *Lewis v. Seabury*, 74 N. Y. Supp. 409, where the agreement allowed to be established by parol was distinctly collateral and was founded upon an independent consideration.

Tenancy Under Void Agreement.

A tenant took possession of the premises under an agreement that he was to have a lease for one year, with the option of two years more. The written lease was never executed. After an occupancy of several months the tenant gave the landlord a month's notice and vacated the premises. The key was delivered to the landlord, who accepted it, notifying the tenant, however, that he would hold him for the rent of the building until a new tenant was found. The building remained untenanted for one month, and an action was brought for the rent for that period. It was held, *Wiles v. Cohen*, 158 N. Y. Supp. 150, that, assuming the agreement could not operate as an oral lease, under section 242 of New York Real Property Laws, the character of the tenancy must be determined through the intention of the parties, which was that the tenancy should be a yearly one, and the tenant could not terminate it before the end of the year.

Waiver of Misrepresentations.

A tenant rented a house at a summer resort for one year from July 1st, by a lease providing that he was to take the premises as he found them and not call on the lessor for any repairs, and that \$100 was to be deducted from the last payment of the rent, to be applied to alterations, repairs, etc. He took possession and on September 1st paid the first quarterly installment of the rent, after having made an inspection of the heating plant. On September 25th he wrote the lessor, inquiring about an option for a year's extension of the lease. In an action for rent, the New York Appellate Division holds, *Stokes v. Avila*, 157 N. Y. Supp. 975, that he could not, after occupying the house four months, constituting the best part of the season, escape payment of the second installment of rent on the ground of misrepresentation by the lessor as to the condition of the heating plant; any such misrepresentation being waived by the conduct and delay of the tenant.

—It was in 1870 that the first passenger elevator was installed in New York City, in the old Equitable Building, at Broadway and Cedar street. Today there is now finished on the same site a building that contains a total of fifty (50) elevators, which is more than in any other building in the world.

ASSESSED VALUES ON SEVENTH AVENUE

Some Interesting Situations Brought Out By Comparing City's Valuations For 1916 With Those of a Decade Ago

SEVENTH AVENUE, from 110th to 155th street, presents an interesting study. This stretch of about two miles contains the series of contrasts, without which no New York thoroughfare could claim distinction, but essentially, it is an apartment house section. From 110th street and the northerly end of Central Park, the broad highway is flanked with high class apartment houses and this development continues until it reaches the vicinity of 125th street, where there is a small hotel and theatre center. Then, toward the north and extending to the Harlem River, the apartment houses continue to be prominently identified with the growth of the avenue, but these structures do not command as high rentals and many of the block fronts are still unimproved.

Seventh avenue has not witnessed, within recent years, any spectacular building movements nor has it offered to the speculator the lure of overnight profits. Some may be found who will say that the section has gone back while others maintain that it has advanced. Curiously enough both views are correct and may be substantiated by statistics such as have been compiled and presented on this page. An analysis of the figures will show that one side of the avenue, the westerly, has progressed, while the easterly side has retrogressed.

The table shows the comparative assessed valuations of both sides of Seventh avenue for the years 1905, 1910 and 1916 (final), block by block, and in the aggregate. In some cases, only approximate figures were available, since in former years single valuations were placed on an entire square block and no Seventh avenue frontage figures could be obtained and had to be computed. In other instances, where blocks were assessed in their entirety under one valuation, this estimate was used for the three years for conformity.

The table represents in as nearly exact a manner as is possible, the valuations of the various block fronts both in their unimproved and improved states, and serves to reveal several interesting and striking results.

The assessed valuation of the east side of the avenue for 1905 was \$9,568,700; for 1910, \$11,831,500, and for 1916, \$11,722,500; the land, itself, was valued during the same years respectively, at \$5,247,700; \$6,894,600 and \$6,848,100.

The west side of the avenue for 1905 showed a valuation of \$10,140,200, as against \$11,831,500 for 1910, and \$12,150,000 for 1916; the land values respectively for these years totaled \$5,757,900, \$6,434,500 and \$6,823,000.

These figures will show that along both sides of the avenue there was an increase in land values from 1905 to 1910. On the east side of the thoroughfare there was an increase of \$1,646,900, and on the west side of \$676,600. The valuations, including the estimated cost of the improvements, increased on the east side in that period, to the extent of \$2,262,800 and on the west side, \$1,496,600. In 1910, according to these figures, the east side of Seventh avenue appeared more costly than the west side, not only from the point of view of the land value, but also by virtue of a higher estimate placed upon the improved realty.

Unusual Situation.

During the period extending from 1910 to 1916, the west side of the avenue continued its advance and showed for 1916, as compared with 1910, an increase in land value of \$388,500 and in the value of the land and buildings, of \$513,200. The east side of the avenue, however, showed a decline in land value during the same period of \$46,500, and in total value, of \$109,000.

A rather unusual situation exists on the same thoroughfare where one side appears to be improving and the other side declining. This condition may be considered more remarkable when it is known that practically the same kind of development may be noted on both sides of the avenue and both are subject to the same influences. The decrease in land value along the east side of the avenue is to be noted between the following streets: 114th and 115th, 120th and 121st, 124th and 125th, 125th and 126th, 127th and 128th, 129th and 130th, 130th and 131st, 132d and 133d, 133d and

134th, and 136th to 150th, inclusive. On the west side decreases are to be noted in the following: between 122d and 123d, 129th and 130th, 130th and 131st, 131st and 132d, 132d and 133d, 134th and 135th, 136th and 137th, and 141st and 142d, 142d and 143d, 143d and 144th, 146th and 147th, and from 148th to 155th.

In attempting to analyze the reasons for the decline of values in so old and conservative a section, as indicated by the conditions along Seventh avenue we are confronted with various difficulties and inconsistencies. It cannot be said that the decline was brought about by the unwillingness of owners to improve their holdings or to put up modern buildings, because the structures along Seventh avenue include newer buildings embodying all the details of present day high class construction. Even in the newer buildings of more moderate character every effort has been made to attract desirable classes of occupancy. It cannot be said there is no demand for space in that section, because there is to be found in that locality, as in many other apartment house districts, an excellent demand for flats.

One reason which could be advanced and which could be strengthened by the figures, which show decreases on both sides of Seventh avenue between 129th and 138th streets, might be the character of the tenants in the intersecting streets between these two points. The influx of large numbers of negro residents within this area may have been responsible for a decline in the income producing power of many of the buildings and such a condition must eventually be reflected in a lower valuation upon the property.

Another reason may be the shift of populations to Washington Heights and parts of the Bronx, whose growth, in the opinion of many, has been made at the expense of older sections of Manhattan. Such a situation, if true, might also have resulted in a readjustment of rents in Harlem with a consequent decline in values. All and all, it is difficult to satisfactorily explain the condition which affects in two different ways opposite sides of the same thoroughfare.

COMPARATIVE ASSESSED VALUATIONS ON UPPER SEVENTH AVENUE.

Street	1916				1910				1905			
	East Side		West Side		East Side		West Side		East Side		West Side	
	Unimproved	Improved	Unimproved	Improved	Unimproved	Improved	Unimproved	Improved	Unimproved	Improved	Unimproved	Improved
110-111..	\$223,000	\$433,000	\$257,000	\$530,000	\$207,000	\$355,000	\$217,000	\$362,000	\$148,000	\$156,000	\$180,000	\$335,000
111-112..	202,900	304,500	211,500	347,000	190,500	309,000	191,200	337,000	158,000	312,000	172,000	337,000
112-113..	224,000	440,000	211,000	433,000	190,000	450,000	183,000	470,000	180,000	470,000	166,000	475,000
113-114..	217,000	445,000	220,000	420,000	187,000	470,000	190,000	450,000	178,000	480,000	180,000	490,000
114-115..	190,000	340,000	220,000	460,000	200,000	355,000	162,000	162,000	175,000	290,000	126,000	126,000
115-116..	.....	.....	297,500	515,000	.....	.....	220,000	230,000	.....	.....	200,000	212,000
116-117..	340,000	1,100,000	.....	.....	310,000	1,150,000	.....	.....	290,000	1,150,000	.....	.....
117-118..	186,000	332,000	115,500	225,000	181,200	340,000	112,000	237,000	180,000	340,000	112,000	225,000
118-119..	170,000	264,000	174,000	284,000	167,400	310,500	172,000	289,000	166,000	310,000	154,000	250,000
119-120..	168,000	257,000	182,000	420,000	165,000	257,000	180,000	450,000	155,000	235,000	170,000	\$200,000
120-121..	116,000	167,500	170,000	346,000	120,000	194,000	168,000	353,000	113,000	169,000	156,000	348,000
121-122..	172,000	298,000	180,000	408,000	168,000	310,000	175,000	405,000	159,000	226,000	168,000	405,000
122-123..	148,000	211,000	161,500	254,000	144,700	244,000	171,000	262,000	134,000	239,000	158,000	238,000
123-124..	177,000	317,000	164,000	242,000	177,000	349,000	154,000	250,000	157,000	323,000	139,000	224,000
124-125..	315,000	450,000	405,000	805,000	325,000	425,000	275,000	385,000	270,000	365,000	225,000	360,000
125-126..	148,000	175,000	535,000	745,000	154,000	196,000	480,000	725,000	132,000	174,000	400,000	\$500,000
126-127..	118,000	176,000	201,000	255,000	117,000	189,000	181,000	235,000	102,000	175,000	171,000	207,500
127-128..	151,000	247,000	156,000	240,000	164,500	264,000	156,000	230,000	147,500	239,000	143,000	211,000
128-129..	167,000	310,000	138,000	220,000	155,000	215,000	135,200	208,000	145,000	210,000	120,000	194,000
129-130..	134,000	219,000	79,800	128,000	145,500	236,000	162,500	290,500	135,000	218,000	148,000	279,000
130-131..	96,000	172,000	131,000	225,500	105,000	198,000	132,500	233,000	100,000	181,000	118,500	181,000
131-132..	165,000	260,000	131,000	236,000	134,000	134,000	133,000	230,000	124,000	124,000	121,000	217,000
132-133..	127,000	218,500	136,000	226,000	136,000	246,000	144,000	239,000	134,000	221,000	134,000	227,000
133-134..	118,000	200,500	116,000	184,000	128,000	214,000	122,000	200,000	118,000	195,000	110,000	186,000
134-135..	128,000	192,500	100,400	120,000	126,500	206,500	102,500	132,000	111,000	185,500	89,500	126,000
135-136..	130,200	198,000	147,500	230,000	123,500	200,000	146,000	268,000	112,500	157,000	128,000	227,000
136-137..	125,000	208,000	138,500	249,000	143,800	214,000	146,000	270,000	122,000	201,000	129,000	245,000
137-138..	108,000	108,000	130,500	243,000	124,000	124,000	128,000	285,000	98,000	98,000	87,000	261,000
138-139..	126,000	250,000	114,800	136,000	142,000	278,000	113,000	187,000	114,000	250,000	73,900	156,500
139-140..	133,000	135,000	129,000	243,500	147,500	151,500	68,300	281,500	103,000	109,000	87,700	264,200
140-141..	136,500	262,000	144,000	378,000	141,000	292,000	142,000	396,000	101,000	265,000	108,000	330,000
141-142..	136,000	288,000	121,000	231,000	141,000	312,000	123,500	225,000	78,000	78,000	77,900	193,500
142-143..	138,000	347,000	126,500	234,000	146,000	384,000	133,000	249,000	87,000	235,000	86,000	212,000
143-144..	135,000	268,000	140,000	323,000	142,000	296,000	142,000	343,000	89,000	\$195,000	82,000	250,000
144-145..	122,500	122,500	160,000	\$325,000	129,000	129,000	147,500	\$332,000	80,000	80,000	375,000	\$450,000
145-146..	122,000	276,000	150,000	\$315,000	143,500	329,000	147,500	\$334,000	75,500	75,500	375,000	\$475,000
146-147..	97,500	233,000	119,000	210,000	114,500	227,000	120,000	232,000	\$90,000	\$250,000	48,400	166,000
147-148..	82,500	82,500	114,000	242,000	88,000	88,000	108,500	274,000	43,000	43,000	47,000	47,000
148-149..	415,000	\$645,000	101,000	228,000	425,000	\$533,000	114,500	260,000	185,000	\$280,000	43,000	100,500
149-150..	390,000	\$515,000	80,500	80,500	400,000	\$400,000	86,300	86,300	108,700	\$108,700	35,500	35,500
150-151..	\$70,000	\$75,000	83,000	83,000	67,000	72,500	102,500	102,500	43,000	47,500	42,000	42,000
151-152..	62,000	62,000	67,000	67,000	62,000	62,000	74,000	74,000	39,000	39,000	35,000	35,000
152-153..	62,000	62,000	63,500	63,500	62,000	62,000	73,000	73,000	39,000	39,000	36,500	36,500
153-155..	56,000	56,000	.....	.....	54,500	54,500	.....	.....	30,500	30,500	.....	.....
Total..	\$6,848,100	\$11,722,500	\$6,823,000	\$12,150,000	\$6,894,600	\$11,831,500	\$6,434,500	\$11,636,800	\$5,247,700	\$9,568,700	\$5,757,900	\$10,140,200

*Valuation of square block.

†Buildings under construction.

‡Approximate valuation.

BUILDING MANAGEMENT

SAVING OF WASTE PAPER MATERIAL

How to Select, Assort and Dispose of Waste Paper, Rags and Other Paper-Making Materials

BUILDING managers, who control large properties as a rule know and realize that considerable revenue is derived yearly through the conservation of waste paper, but the manager of smaller buildings usually neglects to conserve waste paper, rags, etc., with the result that the owner fails to obtain a profit from this by-product.

Rags and old papers are used in very large quantities for manufacturing paper. Part of this material is collected in the United States, although the imports are about 50 per cent. of the amount used each year. Imports of rags and old papers during the past few months have decreased to such an extent that there has recently been almost a famine of paper-making raw material. The decrease in imports is very largely due to conditions abroad. Several foreign Governments, realizing the scarcity of paper-making material, have forbidden its export to other countries. This condition is widespread in its effect, and as the demand for raw material is greater than the supply, prices have advanced.

The effect of this increase in cost of all paper-making raw materials has been to make corresponding increases in the cost of all kinds and grades of paper. It is wise to save waste paper, rags, etc., for they are valuable. There is at present an increased demand for paper, cardboard, etc., in the United States. The present daily production of paper of all kinds is more than 15,000 tons. The present daily consumption of old papers of all kinds for remanufacture is estimated at about 5,000 tons. Competent authority states that rags form 7.8 per cent. of the fibres we use in paper making. Waste papers, books, magazines, etc., form 21.4 per cent. About 123,000 tons of rags and 380,000 tons of waste papers, etc., were imported in 1913. Saving old paper and rags means a saving of the forests. The hearty co-operation of every man, woman and child is essential if the collection of waste materials is to be made a success.

What to Save.

Clean white cotton or linen rags and clean unbleached cotton and linen rags are always in demand. Scraps and small pieces are just as suitable as much larger pieces. The finest grades of paper are made from such material, and the demand for such rags is always steady. Cuttings from fancy shirtings, table damasks, toweling, cotton and linen dress goods, etc., are in demand and are readily sold. Soiled white rags, both new and used rags, enter into the composition of a very large variety of high-grade white and colored papers. Soiled and dirty colored rags, known to the mills as "thirds and blues," except the black and dark-red colored ones, make up the largest amounts of any single grade of rags used in the manufacture of high-grade book papers, and medium-grade writing papers. In this class is included old canvas, awnings, sailcloth and all kinds of soiled rags. No light colored rag is too dirty to be used, as the manufacturing process converts the dirtiest rag into a white mass, whiter than the original cotton from which it was made.

Black rags, especially old black stockings, are in general demand. They are used in producing black papers and especially for mixing with lighter-colored paper stocks, thereby producing the effect known as granite papers.

Woolen rags of all kinds are of value; the higher grades are returned to the woolen mill for remanufacture, while the lower grades are in demand for manufacture into roofing papers or roofing

felts. These roofing felts, after being saturated with tar, pitch or asphaltum products, are used under concrete cellar floors, building foundations, etc., to make buildings damp proof. Roofing felt is also extensively used for roofs of buildings and gives excellent service as protection against rain. When saturated with asphaltum it is slow burning, and produces a roof that has excellent fire-resisting qualities.

Attention is especially called to the wide range of uses for which rags and old papers of all kinds are available. All grades should be saved, as the rag picker and the paper maker will find a use for them. The higher grades will go into the higher grades of paper, while even the lowest grades of this waste material can be made into box board. The product known as box board is an excellent substitute for wood used in the manufacture of wooden boxes, and when made into shipping containers it is fully as strong and very much lighter than the wood which it replaces. The saving of this material, therefore, produces a new superior product and at the same time conserves our forests.

Steady Demand Found.

White clippings and shavings from book papers, bond papers, ledger papers, and writing papers, are especially valuable, and a steady demand for such material is always found. White and colored writing papers are suitable for remanufacture into many other grades after the ink and coloring matter are removed. Clean wrapping papers of all kinds are valuable for remanufacture into similar grades. Old books, magazines, periodicals, account books, etc., can be remanufactured into book papers of excellent quality. All material of this kind that is saved is of direct benefit to the forests of the country, as magazine and book papers are very largely made from wood pulps. Clean folded newspaper is suitable for a number of paper products and is in demand.

All grades of cardboard, strawboard, corrugated box board, and soiled wrapping papers, newspapers, etc., are suitable and in demand for remanufacture into cardboard required to make containers for packing crackers, cereals, and other food products. The process of remanufacture is such that the material used is thoroughly sterilized. The demand for clean food products requires that all old papers must be saved. Burlap bagging and manila rope are also of value in the production of strong wrapping papers, and the supply of this material is always less than the demand.

How to Assort Material.

In the household no attempt need be made to secure an accurate separation of waste paper and rags into the ultimate grades required by the paper industry. The degree of separation of these materials should depend in large part upon the amount on hand and the method of disposal of these collected waste materials. Many householders prefer to give all their waste paper and rags to charitable organizations rather than bother with the sale of small quantities. Organizations of this type, when requested, will call and receive usable waste material of all kinds. One of their chief sources of income is from the collecting, sorting and resale of such material which they use to support their beneficent work. Material given to them will be gladly received and forwarded to the proper destination.

For those having small amounts of old rags and paper which they desire to dispose of to the dealer in junk and rags

it is suggested that the following grading be made:

1. Separate rags from old papers.
2. Separate folded newspapers from all other waste.
3. Separate books and magazines from all other waste.
4. Provide bags for keeping all rags separate from other waste material.
5. Tie magazines and books into bundles for convenience in handling.
6. Keep all other waste papers in bags, barrels, bundles or bales.
7. Keep all collected waste material dry.

In the collection of waste paper and rags it is essential that all such material be kept dry and in such a manner that it will not accumulate additional dirt. Damp papers and rags are liable to mildew. Damp papers and rags are also a source of danger from spontaneous combustion. Many fires of "unknown" origin are due to spontaneous combustion. Mildewed papers and rags are of little value as a paper-making material.

For the information of those having more waste material than may be collected by the average small householder, the following grades are suggested. They would be suitable for the amount of material available from apartment houses, small stores and hotels:

1. Clean cotton and linen rags.
2. Soiled cotton and linen rags, including old canvas, awnings, etc.
3. Woolen rags and old woolen clothing.
4. Burlap bagging.
5. Books and magazines.
6. Clean folded newspapers.
7. Clean wrapping paper.
8. Mixed papers consisting of soiled news, wrapping, cardboard, box board, etc.

Grading for Office Buildings.

Department stores and large hotels, office buildings and business houses that collect large quantities of waste paper would undoubtedly find it profitable to own their own baling press. By so doing the danger from fire is greatly lessened, as a well-pressed bale of waste paper burns very slowly, whereas the fire risk from a loose pile of old papers is always a menace to life and property. For large office buildings, department stores, etc., the following grading would be most applicable:

1. Bags of all kinds, mixed.
2. Burlap bagging.
3. White and colored waste papers from office wastebaskets, not including newspaper, wrapping paper and cardboard.
4. Clean folded newspapers.
5. Clean wrapping paper.
6. Mixed papers, consisting of soiled news, wrapping, cardboard, box board, etc.

The disposal of collected waste paper and rags may be handled in any one of several ways:

By requesting some charitable society to call and receive them.

By writing a dealer in waste paper or junk to call weekly or monthly.

By collecting large amounts and then securing prices from local junk and rag dealers.

By securing the co-operation of one or more large collectors and buyers of this material, who will establish branch agencies throughout the country, and who will also assist in carrying on a general publicity campaign.

For those who may live in small communities or rural districts where there are no dealers in waste paper, rags, etc., it is suggested that a letter be addressed to the Chamber of Commerce of the nearest city, with the request for names of nearest dealers in such waste material. There is a chamber of commerce, board of trade, or a similar organization in every city and town of any size, and such an organization will undoubtedly

(Continued on page 921)

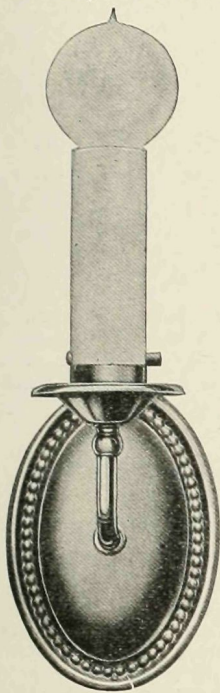
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Candle Length Lamp Sockets.

ELECTRICIANS have recently been made acquainted with a lighting device known to the trade as the candle length socket, so named because in place of the usual brass shell of the ordinary standard socket, a white fibre shell, in the shape of a candle is employed. The socket can be supported on a glass or other solid candle stick, as is shown in the illustration. No other wiring is necessary than connecting up the lamp cord to the socket.



These electric fixtures are suitable for use in the home, on the dinner table, dresser or mantle. In the position in which the socket is shown in the illustration it will be noted that there is an outlet in the side of the socket cap through which the cord passes. The parts, such as the holder and shade may be purchased in most any shop and the electric candle length socket may be secured in stores dealing in electrical specialties.

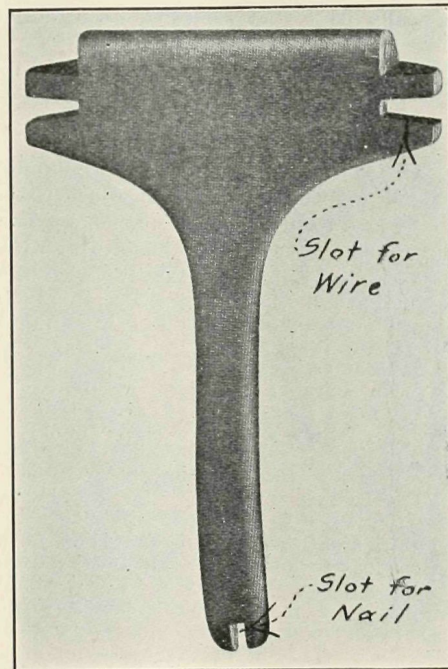
The same type of socket can be employed on ceiling and wall fixtures. For use in this manner the socket does not have the extra side outlet because the fixture wires enter from the fixture through the regular cap outlet.

Where a table or reading lamp is desired, a new push socket may be had which is like the standard type except that it is arranged so that interior wiring of the fixture on which it is used, is unnecessary. A solid wood pedestal

sockets is by means of push buttons, the pushing of the light colored button lighting the lamp and the depression of the black one turning it off.

Wire Clamp for Reinforced Concrete.

WITH the rapidly increasing popularity of reinforced concrete as a medium of construction for buildings of various types there has appeared on the market a number of devices for the purpose of reducing the cost or the saving of labor. Among these is noticed a clamp designed for use in tightening and holding wire ties in forms. The operation of these clamps is a simple matter. The wires are pulled through the forms, in such a manner that require no holes to be drilled through the studding. The clamp is then placed with the flat side to the studding, and the wires run through the slots. A slight twist holds them in position. The clamp is then turned over, which draws the wire tight,



and the tension of the wire holds the clamp in position until released. To prevent anyone accidentally knocking a clamp out of position, a nail may be driven in the slot in the end of the device, which will guard against displacement. This appliance is made in two sizes, one for use on 2-inch studding and the other made for use with larger studs. The manufacturer states that, as the clamp is made in one piece and has no working parts, it can be placed on the form instantly, and in this manner saving time, labor and money.

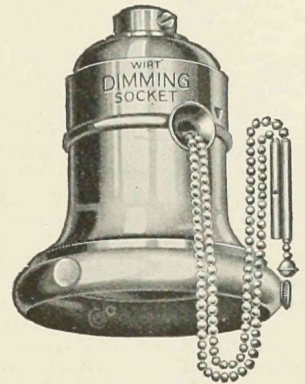
New Receptacle Cap.

A NEW type of cap, which has been designed for use with wall and flush receptacles and separable attachment plugs, has recently appeared on the market. The cap is made of a durable heat-proof composition and is provided with an elongated and knurled neck which affords a very convenient grip. This elongated neck has been purposely designed as a means of withdrawing the cap from the receptacle, and it is expected that the ease with which this can be done properly will discourage a tendency to pull the cap by means of the cord.

Dimming Sockets.

THROUGH the development of dimming sockets, an additional impetus is being given to electric lighting, particularly in regard to residential service. Ceiling fixtures, wall brackets and portable lamps can now be supplied with sockets which enable the consumer to obtain every advantage of electric lighting, together with the ability to regulate the amount of light by a small dimming arrangement. Thus, such dimming sockets enable the light to be turned down or up as readily as is possible when gas lamps are used and, therefore, meet the principal advantage which gas lighting has heretofore possessed over electric illumination.

These dimming sockets are shown in the accompanying illustrations. Each



gives five changes of light, namely, full, half, dim, night light and out. They are controlled by a convenient double chain, one part of which has the ordinary ball end and the other has a tubular part through which the former passes. One of the chains is used for increasing the light step by step, and the other is used for turning it down. Included in the socket is a very compact and durable resistance, which is introduced in series with the lamp when the light is turned down, thus effecting a saving in the current of from 30 to 80 per cent., depending upon the degree of dimming. These sockets, of course, can be used for any type of Edison base lamp and are designed to be attached permanently to the fixture with thread and set screw, the same way as the ordinary sockets are attached.

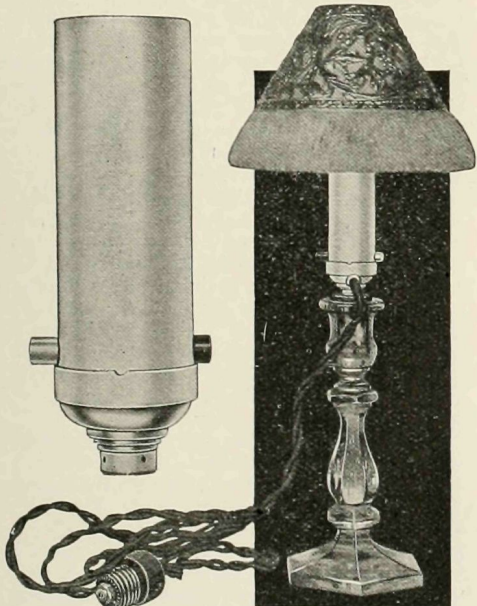
One type of these sockets is supplied with a 2.25-inch holder and is intended for use on lighting fixtures in halls, bathrooms, bedrooms, nursery, etc. Another socket is designed especially for use in portable, table, piano and floor lamps, special brackets, etc. Both of these sockets may be used on any fixture where direct control of light is desired.



The use of these sockets dispenses with the need for the ordinary pull-chain or key socket with an additional dimming device. In addition to convenience and economy, these devices lend themselves to exceptionally artistic effects when installed on ornamental fixtures.

Cement Coating.

THE protection of brick and cement surfaces calls for a composition impervious to moisture and unaffected by the alkalis and other chemicals found in cement, brick, etc. This protection is given in a new coating in which careful consideration has been given to the nature of the surface. The composition is applied practically the same as paint and is made in a variety of colors.



may be used, or a gas bracket or table lamp converted into an electric light without trouble. All that is necessary is to secure the socket at the top and lead the lamp cord from this socket to any source of current supply. The result is a serviceable portable light, quickly and cheaply made. The operation of these

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Some investors and builders seem to be getting the advantage of better appraisements on real estate, or at least are able to borrow more than 50 or 60 per cent. of the actual property value.

Senator Thompson, chairman of the Legislative Committee investigating public service corporations, says the city has paid \$40,000,000 more than it should under the Dual System agreement, and that on the whole it made a poor bargain. Did the Senator ever hear of a public works operation being completed for the estimated cost, and no more? Still, the taxpaying interests would like to hear the other side of the bargain story from the city's negotiators.

An alleyway at the side of a house is a great convenience, though a rarity for houses on single lots. Superintendent John W. Moore of the Bureau of Buildings in Queens is advocating in behalf of the builders of the borough an amendment to the Tenement House Law which will permit a 17-foot multiple family house on a 20-foot lot, and a 22-foot multiple family house on a 25-foot lot. For one thing, this plan would permit of outside windows in every room. The objection heard is that buildings of this description would not be suitable for the congested sections of Manhattan, to which the amendment would apply as well as to Queens.

The new hotel project for the Bloomingdale neighborhood is more a testimony to the rapidly growing fancy for hotel life, and the suitability of this attractive old center for exclusive family hotels, than a sign that there is any prospect of an immediate general rebuilding movement. The further improvement of a community already provided with every civic need and many natural charms cannot be a sudden process. The probabilities are, however, that a wealthier population, as a whole, will eventually claim the district, more particularly the neighborhood lying between Central and Riverside parks, from the vicinity of St. Michael's Church to the Cathedral and the University.

The West Side Track Plans.

An indefinite postponement of the West Side terminal improvements would be a regrettable circumstance for real estate and commercial interests. The tentative agreement which the Port and Terminal Committee of the Board of Estimate and the New York Central Railroad Company together have produced is naturally a shining mark for criticism, and with all the commendation that has been accorded to it there has not been wanting a modicum of objections.

For one thing, it is unfortunate that the reproductions of the maps accompanying the report are so minute and illegible as to hinder a satisfactory inspection of the details by expert appraisers and engineers predisposed to champion the work of the committee and aid the public to an understanding. It is unfortunate also, but inevitable, that the plans should be treated as a gage of battle by traditional enemies of railroad corporations, as a "casus belli" by some who delight in controversy, and as a mark for rival statesmen.

The commerce and manufacturing of the City of New York are much in need of the transportation facilities offered in the plans for the West Side improvements, and real estate interests are fairly entitled to the collateral benefits. Therefore, it is hoped that the negotiations between the city and the railroad will not be tangled with legal burrs not vital to the main question. The Port and Terminal Committee will disappoint its constituency if it does not see its course clearly, and work out a solution to the problem that will, while disregarding irrelevant remarks, incorporate the sound suggestions it has received, and prove eminently satisfactory to the general public.

Realization of Deferred Hopes.

The consummation of hopes long deferred for the demarcation of districts and zones from which incongruous buildings and objectionable business activities can lawfully be excluded, with the object primarily of preserving the residential character of neighborhoods, but also with the purpose of having a reasonable classification of business buildings in suitable localities, seems to be near, now that hearings are about to begin, as they will next week, upon the Resolution of the Commission on Building Districts and Restrictions.

The police power of the State has been invoked by the city to obtain results which private covenant has been powerless to bestow. Such limits as the regulations will set around individual rights will in practice protect those rights and concurrently conserve the interests of the community at large; first, by encouraging an appropriate and orderly building development; second, by maintaining the conditions most desirable for a district; third, by safeguarding existing and future real estate values, and finally, by distributing values more equitably.

Public interests will be advanced if the hearings are not so unduly protracted as to compel an adjournment over the summer vacation into the fall. The policy of the Commission of consulting the neighborhood folk at every step, and of imposing no restriction in opposition to the general desire, has settled in advance of the official hearings the general nature of the restrictions for each district, leaving for final arbitration and determination mainly such questions as have arisen, not between the Commission and the neighborhood owners, but between the owners themselves; as, for example, in the Murray Hill section of Manhattan, where the report recommends in accordance with the wishes of the Murray Hill Association, an exclusively residential zone, extending from 35th to 40th streets, and from the west side of Madison avenue to Third avenue; while certain other owners would set the northern boundary at 38th street.

No more popular public movement has been initiated in New York in recent

years than the districting feature, as there is general assent to the underlying principle, that the restriction of a section to a particular use will bring about the uniform improvement of that section along the lines for which it is best suited, and save values from disintegration. An important feature of the scheme is the exclusion from strictly private detached residence districts of huge multiple dwellings, such as tenement houses and hotels.

The law is not retroactive; it limits its good offices to the future. The right of cities to establish residential districts and exclude therefrom industrial pursuits has been fully recognized by the courts, even more fully than was supposed when the legality of the question was under consideration here last week. Out attention has been called to the decision of the U. S. Court of Appeals, in the Hadacheck case, handed down in January of this year, which arose under the Los Angeles ordinance. It not only sustains the right of the city to establish residential districts, but also to eject therefrom various industries—in this case a going brick manufacturing business—which need not be nuisances *per se*, but which may be excluded if declared to be in effect nuisances under the law.

A note from an eminent authority on building laws and regulations doubtless succinctly states the situation today when it says: "There is no doubt as to the right of a city (when given the power by the Legislature) to regulate the height, use and size of buildings on a different basis in different sections of the city, and any property owner who seeks to test this right will only be wasting his money."

The Municipal Research Idea.

The municipal research idea, which germinated from the editorial page of a New York newspaper and has spread to many other cities beside our own, was that adequate funds should be provided by citizens independent of political party affiliations for the maintenance of a staff of specially trained men to discover the technical faults in government administration and suggest ways and means for making it a more effective instrument for public service. The idea is now ten years old, and of this fact the public is reminded in an interesting manner by the latest number of the monthly magazine issued by the Bureau of Municipal Research, a number which is mainly devoted to a summary of the work of the decade.

Incorporated for a local purpose merely, with the financial support of three men (R. Fulton Cutting, Andrew Carnegie and John D. Rockefeller), the work of the Bureau has enlarged with the enlarged public appreciation and support. Upon request, and where provision has been made for a local "follow-up," scientific aid and instruction in governmental functions have been extended during the decade to more than forty cities; and fifteen independent bureaus have been founded.

The parent bureau avows that it has continued to guard its independent scientific character, which is its singular and distinctive quality. A contact that was at first resented seems now to be welcomed by public officers, and other unofficial civic agencies have in prominent instances followed its lead as far as time and means have allowed.

Not that the Bureau of Municipal Research has been infallible in its mission to "promote scientific principles of government." While imputations of unfairness can be disregarded, it is of course possible that the Bureau may have been justly criticised at times on grounds of expense, feasibility and sound economics. Unquestionably helpful suggestions have come from the Bureau on the subjects of revenue, expenditures, budget making, accounting, auditing, weights and measures, garbage collection and disposal, police, fire prevention, parks and playgrounds, and, in fine, the mechanics of administration.

Suggestions concerning public works,

charities, health regulations and city planning, have not upon occasion appealed so strongly to the taxpaying public, as these are departments of municipal activity through which large sums of public moneys are sometimes wasted. But the Bureau does not claim to have discovered a catholicon for all municipal ills.

If ever in the future organic policies of the Bureau are successfully impeached, it is more likely to be on the ground of paternalistic leanings than for any other reason. Too closely imitating examples found in countries where American ideals are strangers has been the cardinal fault of not a few welfare organizations in this country. The American people are the kind that need no coddling themselves, and their tax money should not be wasted in maintaining too many municipal agencies for the welfare of dependent newcomers. To the Bureau has been freely given the credit in a large measure for the recent radical improvements in efficiency and economy in the government of New York City, as the services of the Bureau have for years been at the disposal of city officials willing to take advantage of them. And Mayor Mitchel himself has said that wherever its co-operation was accepted there has resulted a marked advance in administrative method. May the Bureau be as successful in bettering the administrative methods of the State.

Construction Costs.

When speculative builders of the first order publicly announce that they cannot proceed with operations because of the high cost of materials made of iron and steel and other metals (which constitute two-thirds of the cost of modern fireproof construction when the expense of installation is added) the evidence of an economic impasse in that direction cannot be ignored.

But if the high cost is natural, there is no more sense in complaining about it than in complaining about the weather. If artificial, it is certain to react, and the public will in the end be the gainers.

Would It Block the New Jersey Roads?

Editor of the RECORD AND GUIDE:

The Citizens Union is opposing that feature of the proposed New York Central West Side settlement which proposes to locate the New York Central Line the greater part of the way south of 30th street within the block bordering on the Marginal Way, on the ground that such a location would block the possibility of the roads in New Jersey at any time in the future securing adequate terminal facilities along the lower West Side.

The Union has asked the opinion of the Board of Commerce and Navigation of New Jersey, an official State body, which has complete control over the waterfront problems of New Jersey, its opinion as to this particular phase of the proposed settlement, and has received in response a letter from J. Spencer Smith, as president of the board, holding the point of view of the Union with forceable arguments.

In his letter Mr. Smith states that if this proposed settlement with the New York Central is entered into it will preclude the possibility of the establishment of terminals for general railroad use in the section north of Canal street, and that once the plan is agreed on by the city to do what the present plans propose the door will be shut for any general railroad terminal organization in the district referred to.

The letter is in part as follows:

"First, as to the feasibility of the New Jersey roads obtaining adequate facilities on the West Side of Manhattan under the plan as now considered for the relocation of the New York Central tracks, with the right reserved to the city to cross within the lines of streets either below or at grade of the New York Central Company's elevated road, I doubt very much if such facilities can be obtained in the district above Canal street. "The private right-of-way and the elevated tracks of the proposed New York Central settlement plans will so cut up the district between the Ninth avenue elevated railroad and West street, that there will not be room for the establishment of facilities for the other roads, and the reservation of the right to the city to cross within the lines of streets either below or at grade is, in my judgment, of no importance or value whatever. I cannot see the purpose of any such reservation, unless it is thought possible to occupy these cross streets at grade or at the level of the elevated road for trackage for the loading and unloading of freight cars. I do not think that that is at all feasible nor is there enough room to do any business of any account on the cross streets themselves.

"In answer to your second question as to whether this problem can be safely left for future consideration in conjunction with a study of the entire port problem, as contemplated when a commission on this subject was authorized by the Board of Estimate and Apportionment last August; my judgment is decidedly that if this proposed settlement with the New York Central is entered into it will preclude the possibility of the establishment of terminals for general railroad use in the section north of Canal street, and that once the plan is agreed on by the city to do what the present plans propose the door will be shut for any general railroad terminal organization in the district referred to.

"It is true that as the report of the committee of the Board of Estimate states that West street and the Marginal Way are left free for the purpose of a general railroad terminal to be utilized by other roads if in the future such becomes desirable, yet in my judgment, this is scarcely a correct statement in view of the fact that the railroads could use it for nothing except as running tracks, and could scarcely use it in connection with terminals located on the easterly side of West street in the district above Canal street, inasmuch as terminals could not be established there for the reasons above stated. It seems to me that the New York Central tracks might better be located on West street or the Marginal Way, leaving the streets between the Ninth avenue elevated road and West street available for terminals into which railroad cars could run and be properly unloaded and loaded, and in giving such rights to the New York Central provision be made for the joint use of such a structure by the other roads whenever the economic conditions would require them to make a physical connection to Manhattan."

The Citizens' Union urges that the New York Central tracks be placed along West street and Marginal Way, with the right reserved to permit the New Jersey roads to operate over the same tracks.

W. E. YOUKER.

A Super-Tax on Skyscrapers.

Editor of the RECORD AND GUIDE:

I second the motion of William H. Browning, Esq., who says that those who build excessively tall skyscrapers and thereby put a heavy demand upon city sewers should be called upon to pay an extra assessment for the new sewers, which are said to be needed to take the place of the old ones. New sewers of greater capacity would not be needed, but for the erection of these great buildings. In fact, those buildings for which the original sewer accommodations were sufficient ought in justice to be relieved of the cost of building a larger size sewer.

A NEW YORKER.

The per capita fire loss in New York City last year was \$1.06, which was the lowest in the history of the city, but large compared with the per capita loss in leading foreign cities: 42 cents in Austria, 63 cents in France, 67 cents in the United Kingdom, 17 cents in Germany, and 7 cents in the Netherlands. The Supervising Statistician, who makes the report, rightly suggests waiting to see if the low record for New York can be maintained through a series of years.

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. 83.—A monthly tenant, whose rent is payable in advance, is dispossessed for non payment of rent on the 22d day of the month, warrant being duly signed on that day. In an action to recover the rent, what has been the custom of the courts in such cases? In your opinion, would a judgment for the full month's rent be allowed, or only up to the day of warrant is signed? A. B.

Answer No. 83.—The tenant, having contracted to pay in advance on the first day of the month, the termination of the tenancy by the warrant leaves unaffected the liability for that month's rent and judgment can be recovered.

Question No. 84.—Will you please let me know when the taxes become due and a lien in Nassau County, notably at Plandome? Does the water tax become due at the same time? A. T.

Answer No. 84.—There are three taxes in Nassau County. The town, county and State taxes (commonly known as the town taxes) come due at any time within a period of about three months, when the proper town board meets and signs the assessment roll. This usually happens in the latter part of January, following the year for which the tax is assessed. That is, the 1916 taxes will in all probability become a lien about January 28 or 29, 1917, the exact time varying, of course, in each town. It might, however, become a lien as early as December or November, 1916, or as late as March 1, 1917.

In the county, there are something like 250 or 300 school districts, each one of which has a separate collector, and in each one of which the school tax becomes a lien whenever the board for that district meets and signs the assessment roll. This may be any time within a period of several months, but usually happens some time between August and December of the year for which the tax is assessed. As the time may vary in each of the school districts you can readily see what a difficult matter it is to get anything very definite about it.

There is a third form of tax for those properties lying within the lines of an incorporated village. These village taxes become a lien in accordance with the terms of the Charter of each village, usually in May of the year for which the tax is assessed. The tax collectors in each of the towns and in all of the districts and in each of the villages may change, and usually do, each year.

Town taxes which are not paid about August 1 of each year are returned by the local collectors to the County Treasurer at Mineola and are thereafter payable as arrears to him. Unpaid school taxes are returned some time during the year, about August 1, to the County Treasurer and become a part of the town taxes for the succeeding year. Unpaid village taxes are never returned to the County Treasurer.

As to the incorporated village of Plandome, there is no water tax. Village taxes on real estate are due about September 1. In 1915 the collector received his warrant on August 22. The collector's fee is 1 per cent. during the first 20 days, 5 per cent. thereafter. Interest at 10 per cent. is added after the collector makes his return.

A law was passed by the last Legislature and signed by the Governor to simplify and consolidate the assessment and collection of town taxes (Chapter 541, Laws of 1916). This goes into effect in part immediately and in part on November 1, 1916. The Secretary of State will furnish a copy of this act on request.

REAL ESTATE NEWS OF THE WEEK

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Underlying Conditions in Realty Market Good,
Though Some Bad Spots Still Remain Unchanged

By HARRY STEWART HALL

Of N. Brigham Hall & Wm. D. Bloodgood, Inc.

CLOSE analysis of conditions underlying the real estate market in Manhattan today discloses several interesting points and facts. In general, it may be said that the trend is decidedly better than for a long time past, with every indication that it will continue along lines of further improvement.

A point perhaps often overlooked and certainly not frequently dwelt upon is the fact that the greatness of this city, with the naturally widely divergent character of transactions (or lack of them), beclouds the issue at times, to the disadvantage of neighborhoods that are enjoying a degree of stability, activity and prosperity. Unquestionably there are sections of Manhattan so hopelessly depreciated by local conditions that there is little, if any, hope for immediate revivification; and may it not be possible that this unfortunate state has so prominently been in the public and professional eye that it has overshadowed all else, permitting to pass, almost unnoticed, a healthy and steady development elsewhere?

Character of Sales.

Along certain lines and in various locations the selling market has been excellent, and the character of these sales has been of the best type. These transactions have been so correlated as to show a healthy condition. Sales of property for improvement have been occasioned through the almost remarkable absorption of finished products by the investing public—an absorption that has necessitated new productions; and this purchasing power has been developed very largely because of an extraordinary rentability. All of these elements are corollaries, for it goes without saying that salability is based upon productiveness and income.

Notably successful have been high-class apartment properties, especially along the upper East Side, Park avenue and adjacent streets. It is argued by some that this condition may be temporary, that later we shall see a slump, as in other years, and that much of the success is due to the European war, the theory being that people who are not now able to go abroad have taken leases of apartments, whereas in other years they have passed the winter months in hotels, spending their summers in Europe. This seems fallacious and unwarranted by the facts, for probably never before in the history of New York building operations have owners insisted on such long term leases for apartments, and equally so have tenants never so willingly obligated themselves for periods up to five years, or even longer.

West Side Activity.

The upper West Side has shared very largely in this apartment house prosperity, where, however, rentals are not so high and the general arrangement and disposition of apartments is of a somewhat different character. Very few of these properties remain unsold in the hands of the builders, and today it is no uncommon occurrence for a building to be fully leased many weeks before completion. The smaller apartment houses, the five and six-story modern "walk-ups," have also displayed great rental ability, many of these properties, in attractive neighborhoods, are fully tenanted from year to year. Here, too, the lease is often insisted upon, although it must be admitted that in such cases the financial responsibility of the tenant is oftentimes open to question, but the moral responsibility remains.

The development of the apartment house has, no doubt, injured the private dwelling, per se, and yet, in some sections, it has been beneficial to a degree. Many owners of the older types of dwellings have found their present land value

to be equal to or greater than the original purchase price, thus being able to dispose to advantage for improvement, in the meantime having had the use of the property for residential purposes for many years. This is an ideal example of amortization, although an important element is the question of restrictions, those made in perpetuity often causing much trouble.

Several types of mercantile buildings have been remarkably successful, both from a rental and selling point of view, and the new manufacturing buildings which are located outside of the proposed restricted zone, but very close thereto, seem to have a splendid future assured for many years. The zoning scheme should be advantageous. It will help to hold in many sections tenants who otherwise might have removed, and its effect on manufacturing in buildings within the restricted area should be comparatively slight, for already the manufacturing element therein is a small percentage of the whole, and space vacated will readily find non-manufacturing tenants. Best of all, it will accomplish its primary object: the preservation of one of the best mercantile neighborhoods in Manhattan.

Recent sales, so far as improved properties are concerned, show a preponderance of apartment houses, presumably because the production of this class has been greater than that of others. Many loft and mercantile buildings have found investing purchasers also, and it is a fact that there is today in the hands of the builders very little unsold high-class property. The present high cost of materials and delay in deliveries are almost certain to retard new operations; and it is easily conceivable that a shortage of space may result during the coming year.

We have many things to forget in New York; and the question is, Can we forget them?

Unfavorable Conditions.

Administration conditions are bad, with small prospect of improvement. A Tax Department with apparently little or no sense of proportion, rules with an iron hand. Discouraged owners in some neighborhoods seem to have little of promise ahead of them; but, taken all in all, it appears that there is unquestionably a reviving interest in real estate, based on an underlying strength that promises still better things. We are getting away from the quick shifting of centres, a feature so damaging in the past; and this is a point not to be lightly overlooked. There has been some overproduction, much bad judgment as to mortgage loans, a good deal of overvaluation, for all of which we have suffered much, and presumably must suffer still more, and some of this has created a sense of fear, not altogether unjustified. There are many properties for sale at attractive prices—prices that can scarcely fail to show neat profits later on. Given a fair amount of capital, a little much-needed nerve and encouragement, together with good judgment, and there are very attractive opportunities awaiting someone.

It is distinctly up to the brokerage houses to elucidate these points, to help reestablish the confidence which is already returning. The day of "putting something over on the buyer" by irresponsible and unscrupulous brokers has long since past—let us hope forever! The broker today must believe thoroughly in his project, and must be prepared to fight a not unwarranted spirit of skepticism. Let us hope that he will study the situation as it exists, so that he may conscientiously recommend to his clients the purchase of properly selected real estate. And, above all, let us all try to forget!

NEW INDUSTRIAL ZONES IN QUEENS EXTEND OVER ABOUT 22,000 ACRES

WHILE the Borough of Queens has had a great industrial development during the past five years, its future growth in this respect will be even larger, and the Municipal Commission on Building Districts and Restrictions in recognition of this fact has tentatively set aside approximately 22,000 acres, or 30 per cent. of the area of Queens for industrial development. This is an area greater than that included in the entire Borough of Manhattan, and is nearly as large as the entire Borough of the Bronx. The remaining 70 per cent. of the area of the Borough of Queens, some 53,000 acres, to be developed for residences and stores, is even greater than the area of the entire Borough of Brooklyn.

In order to properly study and set forth the commercial and industrial advantages and facilities of that borough, the Chamber of Commerce of the Borough of

The work of the Industrial Bureau will be: (a) To make a thorough study of the economic advantages of Queens; (b) ascertain the industries that will find Queens Borough best adapted to their manufacturing requirements, and (c) to make a thorough presentation of these facts both to the general public and the individual manufacturers throughout the United States.

To meet the need for exact, practical and expert handling of the transportation problems of its members, and to bring about general improvements in the receipt and delivery of freight to all parts of Queens, the Chamber of Commerce has also decided to establish a Traffic Bureau, and employ an experienced railroad man as its manager. This bureau will be fully equipped with files of railroad and boat line tariffs, enabling it to quote rates and furnish correct information on all transportation subjects. The bureau will give general transportation



INDUSTRIAL ZONE MAP OF QUEENS BOROUGH.

Queens has decided to enlarge its activities by the establishment of an Industrial Bureau, which will have a competent manager, working with the Manufacturing and Industrial Committee, of which Ray Palmer, vice-president of the New York & Queens Electric Light and Power Company is chairman. The other members of the committee are: William D. Bloodgood, James E. Clonin, M. J. Dennon, H. W. Drake, L. W. Flamlacher, C. S. Fox, John J. Halleran, Judson A. Harrington, A. L. Langdon, William H. Johns, Frank Lord, E. A. MacDougall, Harold C. McNulty, John W. Rapp, S. B. Severson, Henry M. Toch, Burton Thompson, F. A. von Moschzisker and George E. Woods.

advice and assistance to the business men of Queens, and a series of instructive bulletins with information of interest to shippers will be published.

In order to finance the establishment of these new activities, which will be of the greatest benefit to the general business development of Queens, the Chamber, which now has nearly 250 members, expects to increase its membership during the coming year to more than 400 members. The officers and directors believe that, with the operation of all the rapid transit lines into the borough during the coming year, there is an unusual opportunity for business development which should be taken advantage of by all interests working cooperatively.

ELEVATOR ACCIDENTS.

Real Estate Board Urges Members to Enforce Safety Rules.

THE Real Estate Board is co-operating with Superintendent Ludwig of the Manhattan Bureau of Buildings, in trying to reduce the number of accidents in elevators. In this matter it has also the co-operation of the Building Manager's Association. Last year the Board of Aldermen seriously considered the enactment of an ordinance requiring the installation of interlocking devices. It was pointed out, however, that these devices were still more or less in the experimental stage and that if proper care was exercised by elevator operators, the public accidents would be reduced to the minimum without the enforced adoption of devices which would entail several million dollars of additional expense to owners of buildings without any certainty of securing the desired results.

The Real Estate Board is advising its

members to enforce the rules formulated by the Bureau of Buildings to secure safe operation of elevators. It urges agents and building managers to insist that not only outside gates but inside gates on both local and express elevators be closed before the car starts and be kept closed until the car comes to a stop; also that perfect lighting be secured at all gate openings.

The importance of closing all gates is shown by a statement made by Superintendent Ludwig to the Real Estate Board. Superintendent Ludwig says:

"In 1915 there were fifty-five elevator accidents reported to this Bureau, which resulted in the death of twenty-seven and injury to thirty-three persons. This however, cannot be considered as a complete list of the accidents, inasmuch as the records of the Coroner's office show forty-seven fatal accidents due to elevator operation, or twenty more deaths than were reported to the Bureau of Buildings. In analyzing various reports, it at once becomes evident that practically all of the deaths resulted by reason of carelessness on the

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part of the operator or the passenger. In no case during 1915 were any deaths reported to the Bureau of Buildings as due to defective elevator installation, although a number of persons were injured on that account.

"It is believed that fully 90 per cent. of the fatalities in connection with elevator operation are preventable and wholly unnecessary. Experience has shown that a vast majority of the fatalities in connection with elevator operation are caused by failure to close the shaft doors or the inside safety car gates. There seems to be but little doubt that fully twenty lives and many injuries to persons could have been saved in the year 1915 by the closing of the shaft doors and the inside safety car gates. This, I think, is one of the most essential and necessary rules that should be observed by elevator operators, to be certain to close the shaft doors and the inside safety car gate before the elevator leaves its landing."

West Side Improvement.

Laurence McGuire, President of the Real Estate Board of New York, in a letter to the Board of Estimate and Apportionment, dated June 13, 1916, said:

In view of the fact that there may be some possible misunderstanding as to the attitude of the Real Estate Board toward the proposed West Side New York Central improvement, the Board of Governors believe it desirable that the attitude of the Board be properly understood.

First, the Board is in favor of the improvement.

Second, the Board believes that the city, after careful consideration and expert advice, should receive an equitable and fair adjustment of the relative real estate values.

Third, the Board further believes that, after a competent appraisal of the franchise, the city should receive a fair and just compensation for such franchise.

Furthermore, the Board believes that the estimated values of the expert appraisers of the realty and franchise should be made public at the earliest possible opportunity.

And, after these and the other points, which, at the public hearings, are demonstrated to be necessary and wise, are settled, that the matter should be brought to as speedy a conclusion as possible.

Madison Square Garden to Be Foreclosed

Proceedings have been instituted by the New York Life Insurance Company to foreclose a mortgage of \$2,300,000 with back taxes, interest and other charges amounting to about \$58,500 against the Madison Square Garden property occupying the entire block bounded by Madison and Fourth avenues, 26th and 27th streets. The defendant in the action is the F. & D. Company, which acquired the property from the directors of the Madison Square Garden Company in June 1911, for a reported price of \$3,500,000. At that time the owners contemplated the razing of the present building and the erection of four commercial structures, but this plan was eventually abandoned, and the Garden has been continued as a meeting place for conventions, trade expositions, circuses and the horse show, just as it has been since it was opened in June, 1890.

PRIVATE REALTY SALES.

TRADING was moderately active this week and confined itself in the main to investment holdings. The auction room claimed a large share of the business and absorbed considerable capital, a development which might have affected the private sales market.

Among the leading deals of the week, and one of the most interesting of the year, concerned the acquisition of the two Bowery landmarks known as the Atlantic Gardens and Thalia Theatre, directly opposite the approach to the Manhattan Bridge by a building concern, which may erect a commercial project, involving a large sum. The deal is a significant one inasmuch as it may indicate a new trend for a section that has for many years remained practically unchanged and experienced little building activity. The construction of the Manhattan Bridge, however, and the heavy increase in traffic at various points near the approach has aroused considerable speculation regarding the ultimate fu-

ture of the section and property owners and real estate men have awaited with keen interest the development which they knew eventually would come. The Brooklyn end of the bridge, known as the Manhattan Bridge Plaza, has been witnessing considerable activity since the opening of traffic over the bridge, and several large building projects for industrial purposes have been undertaken. The present project in Manhattan may mean the beginning of the creation of another commercial center surrounding the entrance to the bridge. Although this is but an individual transaction, and must be regarded as such, its size and character give it an importance which should not be undervalued.

The sale of 524 lots by Bryan L. Kennelly in the Vesey Street Exchange Sales Room on Wednesday was adjourned after forty-four lots had been struck down, at what were regarded as unusually low prices, for a total of \$20,050. The lots were located on Eastchester road, Laconia avenue, in East 222d and 223d streets. Complete details regarding the sale will be found in the Second Section of this issue.

The Special Sales day conducted by Joseph P. Day on Thursday attracted a large number of bidders to the Vesey Street Exchange Sales Room and a number of the properties were knocked down to outside buyers. Among them were R. M. Gluck who paid \$38,500 for the dwelling at 135 East 79th street, David & Harry Lippmann who paid \$60,000 for the six-story tenements at 2529 to 2531 Amsterdam avenue and Catherine T. White who acquired a dwelling at 2015 Madison avenue for \$4,150.

In Brooklyn, the Jere Johnson, Jr., Company sold at the Real Estate Exchange, 189 Montague street, sixty-six lots in Bay Ridge for a total of \$48,000. The property was offered at Supreme Court partition sale and attracted a large and representative gathering. Lots on Ovington avenue, between Stewart and Seventh avenues sold for \$670 to \$800 each; on the west side of Seventh avenue between Bay Ridge and Ovington avenues from \$855 to \$1,150 each, and on the west side of Eighth avenue between the same thoroughfares from \$640 to \$775. A complete list of the buyers, location of the lots and the description of each parcel will be published in the Metropolitan Edition of the Record and Guide next week.

A number of interesting sales are scheduled for next week, and include the offering of diversified classes of real estate in widely scattered parts of the city and in the suburbs.

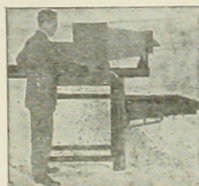
On Tuesday, Henry Brady will conduct a liquidation sale of the Northern Bank of New York, in the Vesey Street Exchange Sales Room, and will offer at auction under the direction of Eugene Lamb Richards, Superintendent of Banks, seven parcels of real estate and fifteen mortgages. The property includes vacant Bronx land on Hughes avenue, MacLay avenue and four and five story apartment houses in the same borough at 343 East 195th street, 2333 Davidson avenue, 1395 Bristow street; also the vacant plot with a 200-foot frontage on Westchester Creek. Besides the sale of first and second mortgages, on various Bronx properties, a sale of a second mortgage of \$4,000 on a West Side dwelling in Manhattan is also scheduled. On Thursday, the same auctioneer will offer at final sale a number of judgments, notes, stocks, bonds and claims also for the Northern Bank.

On Tuesday, by order of the County Court of Kings County, the Jere Johnson, Jr., Company will sell at absolute auction in the Brooklyn Real Estate Exchange, 189 Montague street, 115 desirable lots at Sheephead Bay on Ocean avenue, Avenues U and V, Neck Road and Kenmore Place. Included in this property are forty lots fronting on Ocean avenue, an important and attractive thoroughfare.

Bryan L. Kennelly will offer on Wednesday in the Real Estate Exchange Room in Manhattan, a number of Bronx, Queens, Westchester and New Jersey properties. The parcels include six Bronx lots, on the Grand Boulevard,

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Commonwealth avenue, St. George's, Crescent and Longfellow avenue; twelve building lots on Rochester avenue, Edgemere, L. I.; an estate at Dobbs Ferry; acreage at New Castle, N. Y., and a dwelling at Plainfield, N. J.

THE total number of sales reported and not recorded in Manhattan this week was 35, as against 26 last week and 17 a year ago.

The number of sales south of 59th street was 14, as compared with 6 last week and 8 a year ago.

The sales north of 59th street aggregated 21, as compared with 20 last week and 9 a year ago.

From the Bronx 8 sales at private contract were reported, as against 17 last week and 10 a year ago.

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

Bowery Landmarks in Deal.

In one of the largest transactions ever closed on the Bowery, two historic landmarks, known as the Atlantic Garden and Thalia Theatre at 46-52½ Bowery, extending through to 22-28 Elizabeth street have been sold by the Estate of William Kramer and the William Kramer Sons Realty Company to Lowenfeld & Prager, and the estate of Pincus Lowenfeld. The property was immediately resold to a building concern which will erect a sixteen-story commercial building to occupy the entire site, which has a frontage of about 150 feet on the Bowery and 187.6 on Elizabeth street, with a depth of 200 feet. Negotiations are reported pending for the lease of the entire structure for a long term to a large wholesale firm. The Atlantic Garden and Thalia Theatre were built in 1832 and have been in the possession of the selling family since 1858. They are two historic structures which years ago were among the most prominent of the old-time amusement places. Within recent years, the Atlantic Garden has been used for boxing bouts, and the Thalia Theatre for melodrama and Italian grand opera. The property was scheduled to be sold in foreclosure proceedings several months ago, but the sale was adjourned and the action finally withdrawn. The broker in the present deal was William S. Sussman. Ellison & Ellison, as attorneys, represented the Kramer family and Lind & Pfeiffer acted for Lowenfeld & Prager. In part payment for the property, it was later learned, Lowenfeld & Prager gave the eleven-story commercial building, known as the Decker Building, at 33 Union Square West, on plot 30.6x150.

Settlement to Enlarge.

The Henry Street Settlement, of which Miss Lillian D. Wald is head, has purchased as an addition to that institution the property of the Children's Aid Society, a five-story structure occupying the entire block front in the west side of Gouverneur between East Broadway and Henry street, with a frontage, respectively, of 164.10, 48.6 and 51.2 feet on each thoroughfare. Application has been made to the Supreme Court to sanction the transaction. The Douglas-Robinson, Charles S. Brown Company represented the sellers and the M. Morgenthau, Jr., Company acted for the Settlement.

Buys for \$300,000 Residence.

Mrs. John R. Drexel has sold the three-story building at 163-165 East 63d street on a plot 32x100 to a buyer reported to be Mrs. William K. Vanderbilt, who intends to build on the site a \$300,000 residence to be presented as a wedding gift to her daughter, Miss Barbara C. Rutherford. The brokers in the deal were Harris & Vaughn. O. G. Connfelt, who represents the Drexel family in New York city, represented the seller in the transaction. The plot is at present occupied by a stable which is assessed by the city at \$48,000, but it has been reported that the purchase price was more than \$12,000 above this valuation.

Buys Riverside Drive Apartment.

The Martonbert Realty Corporation, Herbert R. Snyder, president, has purchased from the Missouri Valley Realty Company, of St. Louis, Mo., the six-story elevator apartment house known as "Ulysses Court," at 528 Riverside Drive on a plot 80x95 which has been held at \$200,000. The broker was W. J. Fleming. The selling company represented Samuel Kessler of St. Louis and Kolb & Tech of Chicago.

New Washington Square Project.

William A. White & Sons, announce the sale of the three lots at 42-46 West Tenth street on plot 64.6x98.9 to Hyman Schroeder of Brookline, Mass., who intends to build a nine-story apartment house of Colonial design, planned to meet the demand for high class moderate priced apartments now existing in that section. The building is expected to be completed and ready for occupancy in October, 1917.

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Sells One and One-half Foot Strip.
 Augustine J. Smith has sold to Robert L. Livingston through Pease & Elliman 1½ feet more of the property in the south side of East 96th street, 22 feet east of Fifth avenue, which the same brokers recently sold for Justice Francis K. Pendleton. This additional strip will be added to the adjoining building site already owned by Mr. Livingston, on which he intends to have a high-class residence erected from plans being prepared by Ogden Codman. Mr. Smith has no plans at present for improving the balance of his property.

Add to Apartment Site.
 Bing & Bing have purchased, through Slawson & Hobbs from Mrs. James W. Westerfield and Mrs. William H. Frame, respectively, the two three-story dwellings forming a plot 40x100.5 at 234-236 West 71st street. This property adjoins additional plottage recently acquired by the same builders, and they now control a plot 100x100.5 upon which they will erect a high-class fourteen-story apartment hotel, which will be ready for occupancy about July 1, 1917.

Manhattan—South of 59th St.
CLIFF ST.—Cruikshank Co. has sold for Peter G. Gerry to Edward J. Barry, 62 Cliff st, a 5-sty business building on lot 19.11x75. The purchaser will alter the premises for his own occupation.

PIKE ST.—Bernard A. Ottenberg purchased from Katherine Chambers the 5-sty tenement at 54 Pike st, on lot 25x86.
4TH ST.—Talmud Torah Anshe Zitomirer, Max Myerson, president, has purchased from the Fourth Av. Presbyterian Church the Hope Chapel property at 337-341 East 4th st, where a new Jewish school will be established. It is reported that about \$25,000 will be spent in remodeling and refitting the property.

8TH ST.—Robert M. Bush & Co. sold for Charles S. Fairchild 10 West 8th st, a 3-sty dwelling, on lot 25x100.3. The buyer plans to remodel the house into bachelor apartments and studios. Robert M. Bush & Co. have been appointed agents by the new owner.

8TH ST.—Rev. Nathaniel W. Conkling has purchased from the estate of Francis D. Millet, through Robert M. Bush & Co., 10 West 8th st, a 4-sty dwelling, on lot 24.4x100.3.

10TH ST.—Wilber C. Fisk, president of the Hudson & Manhattan Railroad, has purchased, through Horace S. Ely & Co., the residence of the late Arthur G. Sedgwick, at 8 East 10th st, a 3-sty dwelling, on lot 25x92.3.

24TH ST.—James N. Wells Sons' sold for Lillian L. Gardner of Raymond, N. H., 311-313 West 24th st, two 3-sty dwellings, on plot 37x98.9, to a client who later re-sold the property to a new building company, which plans to erect a 6-sty apartment house to contain small suites.

25TH ST.—J. P. Finneran and P. J. Ryan re-sold for Anna E. Woodcock, 219 East 25th st, a 3-sty dwelling, on lot 25x100, to the Soloman Estate, which owns the adjoining property to the west, and now controls a plot 50x100.



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 Tel. 1474-5 Bay Ridge Brooklyn, N. Y.

30TH ST.—William D. Kilpatrick sold, through John T. Wall, to Sadie E. Woolson, of Lisbon, N. H., the two 5-sty newly renovated tenements at 437-439 West 30th st. The buyer gave in part payment, the plot, 50x114.10, in the north side of West 186th st, 100 ft, west of St. Nicholas av. This plot was later re-sold, through McDowell & McMahon, to the Riverview Construction Co., Henry M. Bloch, president, which will erect a 5-sty apartment house, from plans by Sass & Springsteen. McDowell & McMahon have been appointed agents for this property.

51ST ST.—Senior & Stout (Inc.) sold for the Gillespie Estate 119 West 51st st, a 2-sty garage, on lot 20x100.

57TH ST.—Smith & Blau sold for Dr. Benjamin E. Ramsdell 426 West 57th st, a 5-sty apartment house, 25x100, held at \$35,000. The buyer is Nathan L. Ottinger, who owns the adjoining property to the west, measuring 75x100, and the abutting property in 56th st, 100x100, making a plot 100x200. Mr. Ottinger now owns three plots, comprising 40,000 sq. ft., in this block.

Manhattan—North of 59th St.

63D ST.—Harris & Vaughan sold for Mrs. Adela Blumauer to Philip G. Gossler, of A. B. Leach & Co., the 3-sty dwelling, 152 East 63d st, on lot 16.8x100.

64TH ST.—Daniel H. Jackson bought from Matthew F. O'Connell, 171 64th st, a 5-sty flat, 25x100. Herman Arns & Co. were the brokers.

73D ST.—Pease & Elliman have sold for Otto Horwitz the 4-sty dwelling at 106 East 73d st, on lot 18x102.2. The purchaser is Haliburton Fales, who owns 104, adjoining, and the abutting property at 105 and 107 East 72d st.

89TH ST.—Lawson A. Carter is reported to have sold 270 West 89th st, a 4-sty dwelling, on lot 16x100.8.

128TH ST.—Shaw & Co. sold 46 West 128th st, a 3-sty dwelling, on lot 18x100.

142D ST.—The Church of Our Lady of Lourdes in the City of New York has been granted permission by Justice Donnelly of the Supreme Court to sell 523 West 142d st, a plot 40.6x99.11, to the Felician Sisters, of the Order of St. Francis, of Lodi, N. J., for \$40,000.

145TH ST.—John J. Egan sold for Agnes L. Lester to Dr. John E. O'Connell 413 West 145th st, a 3-sty dwelling, for an office and residence.

150TH ST.—The F. R. Wood-W. H. Dolson Co. has sold for William Ash 557 West 150th st, a 3-sty dwelling, on lot 25x100. The purchaser is Samuel Wacht, who owns the three adjoining lots on the west. Mr. Wacht has re-sold the combined site, 100x100, to the Samuel Davis Construction Co., which will improve the property with two 6-sty apartment houses.

LENOX AV.—Bryan L. Kennelly sold for Louis B. Rolston to J. L. Sheafer, 415 Lenox av, a 3-sty dwelling, on plot 26x80.

CENTRAL PARK WEST.—Negotiations are pending for the sale by the Union Dime Savings Bank of the 9-sty elevator apartment house, known as the "Elberon," at 385 Central Park West, on plot 55.6x100, to a newly formed corporation, with a directorate of Samuel L. Jackson, Edward M. Piratzky and William H. Fresse.

RIVERSIDE DR.—Pease & Elliman sold for T. J. Martin, 85 Riverside dr, a 5-sty dwelling, on plot 26.2x70, which has been held at \$60,000.

ST. NICHOLAS AV., ETC.—Arnold, Byrne & Baumann sold for the Corporal Realty Co., Ennis & Sinnott, to Anton Weinig, the southeast corner of St. Nicholas av and 178th st, a 5-sty apartment house, with six stores, on a plot 36.5x100. In part payment Mr. Weinig gave the four lots, 100x94.10, in the south side of 188th st, 100 ft west of St. Nicholas av.

7TH AV.—The Lawyers Mortgage Co. has sold the northeast corner of 7th av and 143d st, a 5-sty flat with stores, on plot 42.11x100, to a client of M. I. Strunsky & Co. The property was held at \$65,000.

Bronx.

CLAREMONT PARKWAY, ETC.—James T. Barry has sold to Dr. Solomon Bossak 415 Claremont Parkway, a new 5-sty apartment house, on plot 56x85. In part payment the buyer gave 1228 and 1230 Hoe av, a 1-fam. frame house, on plot 50x100; also 421 East 119th st, a 2-sty dwelling, on lot 16.8x100. The deal involved about \$75,000, and was negotiated by Henry I. Cooper.

OGDEN AV.—A. Kronengold sold the eight lots fronting on Ogden and Nelson avs, beginning 75 ft north of 166th st. The buyer gave in exchange the 4-sty buildings at 660-670 Broadway, Brooklyn.

PROSPECT AV.—Trojan Building Co., Joseph Schwartz and Worm Brothers, sold 1913 Prospect av, a 5-sty apartment house, on plot 50 x100.

RIVERDALE.—Herbert A. Sherman has sold for Arthur C. Sheridan his residence at Pallisade and Independence avs and Sigma pl, overlooking the Hudson. It consists of a large stone mansion, stone garage and outhouses, with about three acres of land. The estate had been occupied by the Sheridan family for many years. The new owner was represented by Eugene L. Larkin and the Delafield Estate (Inc.).

SIMPSON ST, ETC.—Daniel H. Jackson has sold 1024 and 1028 Simpson st, two 5-sty apartment houses, each on plot 40x100. The buyer, the Thornworth Realty Company, gave in exchange a free and clear place at Amityville, L. I., fronting on the Great South bay, and consisting of a 12-room residence and a garage, on a site 100x300; also a lot 25x116 on the west side of Fort Independence av, about 300 ft. south of the junction at Bailey av, Bronx. The deal involved about \$125,000. Mr. Jackson will use the Amityville property for his summer home.

SPUYTEN DUYVIL.—Mrs. Helen T. Ayres has sold her property at Spuyten Duyvil, fronting 228 ft. in Kappock st, to Theodorus Van

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Classified Advertisement Department

Wants and Offers

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

Price 15c Per Line.

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.

Discounts for two, three and five insertions.

WANTS AND OFFERS

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.

YOUNG man, 31, seeks position in any line; have had eight years' executive business experience managing a New York City real estate office; would consider any location. Box 122, 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.

WANTED—An experienced renting man, real estate firm handling business property; salary and commission. Box 125, Record and Guide.

REAL ESTATE EXECUTIVE, AN EXPONENT OF EFFICIENT METHODS, NOW ASSOCIATED WITH WELL KNOWN REAL ESTATE CONCERN, WOULD CONSIDER NEW PROPOSITION FROM REAL ESTATE OFFICE, ESTATE OR TRUST COMPANY. ADDRESS "EXECUTIVE," BOX 133, RECORD & GUIDE.

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

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

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

TWO WELL PAYING
colored tenements for sale or exchange.
Answer Apt. AA, 300 West 109th St., N. Y.

ROSEDALE.
For sale, plot, 100x100, near station; bargain. **SICE, 837 6th Ave., New York.**

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

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

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

WANTED LOTS OR SMALL SUBDIVISION
near city at bargain price; 10% cash, balance mortgage.
F. P. GAILLARD, Mott Av., Far Rockaway.

SHORE FRONT,
with or without house; thirty minutes; exceptional. **Owner, Box 126, Record & Guide.**

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, sewered, asphalt streets; all assessments paid; near subway; \$950; some less. To close estate.
BIELFELD, 1460 Commonwealth Ave.

BRONX—VACANT LOT,
37.6x110, suitable for Factory, Stone Yard, etc. Bargain. Full particulars,
BOX 128, Record and Guide.

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 OR RENT
unfurnished beautiful new nine-room house, two baths; garage; facing water; privileges; exceptional value.
JETTER, 78 West 85th St.

REAL ESTATE FOR SALE.
Bronx—Four story brick corner building, 29x95, lot 29x100, suitable for Factory or Lofts; bargain. Full particulars,
BOX 129, Record and Guide.

FOR SALE.
Three choice corner lots in Brooklyn; Ave. R, East 21st st; will sacrifice and make easy terms to purchaser.
Box 132, Record and Guide.

NEW JERSEY REAL ESTATE.
Belleville—House, six large rooms and bath; all improvements; fruit trees; grape arbors; chicken run; garage. Owner **W. ALLAN, 503 Fifth Ave.**

BERGENFIELD, N. J.
Will sell at bargain two choice corner lots on Washington Ave. Further information address **I. G. KELLEY,**
Room 2208, 37 Wall St., N. Y. City.

SHORE FRONT,
8 acres on L. I. Sound, 11-room house, all improvements, with barn and outbuildings; splendid view; bathing, fishing; 2 road frontages.
WM. H. SWARTWOUT, Southold, L. I.

5-ROOM HOUSE, \$1,000.
Builder will build 5-room frame house, with cement cellars, for \$1,000 completed, any place wanted.
Box 123, Record and Guide.

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

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\$15,000 cash, balance in monthly notes, rents paying for the notes; easy way to own a paying property. For further particulars inquire
BRACKETT REALTY CO., 122 E. 25th St.

BARGAIN.
Must sell a summer home in good condition, 8 rooms, gas; 75x100 ft. on the P. R. R.; near the pines; 5 minutes from station; price, \$2,500. For information,
F. S. ALLEN,
314 New York Ave., Jersey City Heights.

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A desirable ¾ acre Plot, about 450 feet frontage on Palisade Ave. Apply own broker or owner,
CLARENCE S. NATHAN, 241 W. 37th St.,
New York. Telephone Greeley—5960.

FOR RENT
in Larchmont, for one month, attractive furnished nine room House, with garage; will rent from July 1, July 15 or August 1. Address **Box 421 Larchmont,** or telephone 388—Larchmont.

WANTED
a garage or building about 50x100 feet, 3 to 5 stories high, that can be altered to be used for the overflow business of an established garage. East side preferred; any length of lease considered.
Box 131, Record and Guide.

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.**

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.

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.

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situated on new State road, six miles west of Pawling, N. Y., suitable for thoroughbred Holstein herd; 134 acres; large brick house, tenant house, three large barns, milk, ice, spring, and hog houses; all buildings in good repair; apple orchard, 125 trees; price \$20,000.

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ROCKVILLE CENTRE, L. I.
For sale, gentleman's place, suitable for summer home or all the year round residence; plot 75x175; fine house and garden, with all improvements; steam heat, gas and electric light; price reduced to \$10,000. Apply to **OWNER, 396 N. Village Ave.**

CONGERS.
Large House, facing three streets, eight lots, 15 large rooms; garage; improvements; abundance fruit and shade trees, &c.; suitable hotel or business.
Box 127, Record & Guide.

LOTS FOR SALE.
Very prominent triangular plot on Third and Washington Aves., and two streets, excavated; also 75x100, near Steinway and Flushing Aves., Long Island City; both free and clear; combined value \$35,000; might exchange for New York business property and give some money.

OWNER, 443 Westchester Ave., Bronx.

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 SWEPPEHAUSER,
262 West 135th St.

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.

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.

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FOR SALE.

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

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.

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.

BUILDERS AND INSTITUTIONS TAKE NOTICE.

For Sale—Plot of Land, bounded by Marion Ave., 196th St. and Bainbridge Ave.; high elevation; accessible transportation; easy terms.
ESTATE ELIZABETH C. BAILEY,
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BARGAIN.

GENTLEMAN'S VILLAGE COUNTRY ESTATE, three houses, large 11 room Colonial, beautifully equipped, hot, cold water, bath, gas; commuting, hour New York; 70 acres grain, 40 hay, abundance water; thoroughly equipped; horses, cows, hogs, chickens; principals only.
BOX 130, Record and Guide.

HOUSE, WITH GARAGE,

on Villard Ave., Hollis; 11 large rooms, two baths; plot 115x100; spacious porch, fine lawns, all improvements; \$10,000 equity over \$12,500 mortgage; will sacrifice or exchange; make offer.
F. J. POLLOCK,
806 Broadway.

CLARENDON SPRINGS, VT.

Large Brick Hotel of 50 rooms, with 3-story veranda on 3 sides; park in front; house in centre of acre of land ornamented with shade trees; fountain in centre; two other houses near main house, one of stone with 16 chambers; other of wood with 25 rooms; more or less furniture in all of them; spring that is noted for its purity and benefit in cutaneous diseases; large supply; new spring house and also good-sized bottling house; 12 acres.
BOX 99, Record and Guide.

A WONDERFUL STOCK FARM,

LINCOLN HIGHWAY
AT LANGHORNE, PA.

280-Acre Stock Farm fully equipped except breeding stock; direct road Philadelphia to New York, Lincoln Highway, Langhorne, Pa., 9 miles Trenton, 22 miles Philadelphia, 70 miles New York; Pennsylvania R. R. and Reading Jersey Central, New York main line. A commercial proposition unequaled anywhere for location, railroad facilities, main highways, &c. Excellent farming and pasture lands rich in fertility, growing corn, wheat, oats, hay, clover, and 40 acres of luxuriant alfalfa. Two stone residences and tenant houses; nearly new half stone and timber barn; necessary outbuildings; large brook and springs. Everything perfect condition and repair. Non-resident owner orders quick sale; long-time credit if desired.

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is placed for the attention of a syndicate or realty operator who knows the value and opportunity afforded by a real live proposition on Long Island. Consider an improved tract on the south side of the island, consisting of over 2,000 lots, part facing on Great South Bay, within one hour of New York City; best surroundings and conditions; can be purchased for half its appraised value; no partial sales; all or nothing. Sale will be made under the easiest terms; 25 per cent. cash.

OWNER, Box 124, Record and Guide.

FOR SALE,

10 MILES FROM NEW YORK,

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

E. E. SUYDAM, 2d Ave. and 9th St.,
College Point, L. I. Phone Flushing—1800.

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 north-west 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.

Excavation and Concrete Work

The Connors Bros. Co., 64 West 88th St., New York N. Y., has 20,000 yds. of excavation and 8,000 yds. of concrete work to let.

Wyck. The property commands Hudson River views and is assessed at \$23,000.

WALTON AV.—Mrs. J. J. Price sold to M. Hollander, the plot 125x75, at the southeast corner of Walton av and 177th st. The buyer will improve with 5-sty apartment houses.

Brooklyn.

AGATE COURT, ETC.—John Woodenbury and the Albany Av. Real Estate Co. sold for Emma F. Bennett to Henry McLeer the dwelling at 12 Agate court; also for Rose Roger 1629 Dean st, a 2-sty house, to V. Sanseverino.

DIVIDEND NOTICE.

FULTON TRUST COMPANY OF NEW YORK

149 Broadway, New York City, June 15, 1916.

48TH CONSECUTIVE SEMI-ANNUAL DIVIDEND.

By Resolution of the Board of Trustees, a Semi-Annual Dividend of FIVE PER CENT. is payable on July 1, 1916, to stockholders of record at the close of business, 3 P. M., June 19, 1916.

CHARLES M. VAN KLEECK,
Secretary.

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 first 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

"Castles of Comfort"

The wise builder knows that the more comforts and conveniences he places in his new buildings the quicker they will be rented or sold.

That's why the up-to-date apartment house is a veritable "Castle of Comfort."

Not the least of the many comforts installed is electric lighting service. It places at the fingers' tips of the tenants wonderful opportunities to lessen household cooking and cleaning labors.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone, 8000 Main (Connecting all branches)

JAMES L. BRUMLEY

ESTABLISHED 1888

EXPERT

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189 MONTAGUE ST.

Telephone BROOKLYN, N. Y.

Established 1879

William G. Morrissey REAL ESTATE

BROKER APPRAISER

189 MONTAGUE STREET

Telephone 5856 MAIN 5857

JEFFERSON AV.—Friday & Lehmann sold for August Loesch 1421 Jefferson av, a 3-sty dwelling.

PARK PL.—Bulkeley & Horton Co. sold for William Behrman 1300 Park pl, a 3-sty dwelling.

PULASKI ST.—Lewis H. May Co. sold for A. Gussow, 186 Pulaski st, a 3-sty private house on lot 19x100.

10TH ST.—John Pullman sold 652 10th st, a 3-sty dwelling, on lot 20x100, for James Painter.

BAY 50TH ST, ETC.—Realty Associates sold, through Constantin & Nezzo, 128 Bay 50th st, a 2-sty house, on lot 20x100, to Charles Corrales. Realty Associates also sold the 1-fam. dwelling 1125 51st st, on lot 20x100.

65TH ST.—Alco Building Co., associated with the Realty Trust, sold to Mrs. M. M. Goldenberg, 2075 65th st, a 1-fam. house, on lot 23x100.

68TH ST.—Realty Associates sold through James R. Ross the plot, 110x100, in the south side of 68th st, 381 ft. east of 6th av, to Charles L. Lucke, the builder, who will erect 2-fam. houses.

78TH ST.—Louis Stern and Horace S. Ely & Co. sold eight lots in the south side of 78th st, between 14th and 15th avs, to builders, who will erect 2-fam. houses.

PITKIN AV.—Daniel H. Jackson bought from the Brooklyn Building and Material Co. the lot at the southeast corner of Pitkin av and Chestnut st. Mr. Jackson is reported to be about to sell it to a builder who will improve with a 2-sty taxpayer. Herman Arns & Co. were the brokers.

5TH AV.—Tutino & Cerny sold for the Levy Brothers Realty Co., 7104 5th av, a 3-sty building, on lot 20x95.

LEASES.

Manhattan.

AMES & CO. have leased for the Challenge Realty Co. 2790-2792 8th av, the 5-sty store and apartment building, 50x80, to Leopold Weiss; also for Samuel W. Peck to S. & M. Manasse the ground floor store at 6 West 29th st for stationery business; and for George W. Wepler to M. M. Joyce the 3-sty dwelling at 303 West 102d st.

BRETT & GOODE CO. has leased space in the Keen Building, 7-11 West 45th st to M. Reiter & Sons, Robert B. Woodward, Elm Costume Co. and Eadie, Freund & Campbell; also at 49 West 45th st to Morris Naidoff and the store at 51 West 45th st to L. E. Nace.

FIRM OF LEONARD J. CARPENTER rented the 2d and 3d lofts at 696-702 Broadway, to A. A. Marks, manufacturer of artificial limbs, who has been in his present quarters, 701 Broadway, for the past 40 years. The same brokers rented for the heirs of Lewis C. Jones the building at 70 Greene st to Antonio Mormando & Co.

CROSS & BROWN CO. has leased the store at 1748 Broadway to the Colonial Motors (Inc.); also 3,000 ft. on the 3d floor of 2 West 47th st to the Daniels Gallery, and 1,500 additional ft. to the Erskine-Danforth Corp.; at 104 West 57th st the 3d floor to C. Rafter; at 9-13 East 59th st space on the 2d floor to Michael C. A. Formato; at 22 West 39th st the 2d floor to the M. M. Importing Co.; space at 18 East 41st st to Claude M. Spaulding, Mastic Bond Co., Electro Bleaching Gas Co., Clyde S. Coleman, Louis G. Shields, Thomas L. McCreedy, Elaterite Products Corp.; Glen Islands Corp., Commonwealth Hotel Construction Corp., and space at 1790 Broadway to the Timken Roller Bearing Co.

CROSS & BROWN CO. has leased, in conjunction with Horace S. Ely & Co., the 9th floor of the Rogers Peet Building to the Paramount Pictures Corp., for 15 years; at 246 West 65th st, the 5th floor to Joseph Marcus; at 794-798 10th av, the 4th and 5th floors and part of the basement to Edgar Metal Decorating Co.; at 727 7th av, space to Louis Weis and William P. Dunham; the 7th loft at 14-18 East 32d st, to the Kensington Mfg. Co.; 7,000 ft. on the 3d loft at 1140-46 Broadway, in conjunction with Cutner & Lipset, to Weinreb & Horowitz.

CROSS & BROWN CO., in conjunction with L. Tannenbaum, Strauss & Co., leased the 1st loft at 649-51 Broadway to David Lorence; at 1416 Broadway space to George M. Betts; at 30 East 42d st to the U. S. Light & Heat Corp., Empire State Aircraft Corp., Felix Malitz; at 1790 Broadway space to Daniel E. Wolfe & Co., Alex. C. Schwartz, Robert W. Maginnis, Needham Gas Appliance Co., Abbott Motor Equipment Co., William F. Mohr and Motors Security Corp.

DUROSS CO. leased to W. G. Cornell Co. 4,000 sq. ft. of storage and office space at 245 West 19th st for five years; also to Peter Hebel the store and basement at 39 9th av.

DOUGLAS L. ELLIMAN & CO. have leased for Miss Adele Kneeland the house she recently purchased through the same brokers at 159 East 70th st for a long term to William H. Davidge, of Johnson & Higgins. It is a 4-sty dwelling.

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

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.





Office building and plant of Robbins & Myers Co., Springfield, Ohio. The world's largest exclusive manufacturers of small electric fans and motors. Four-story building in foreground heated with two Kewanee Smokeless Boilers each capable of heating 17,000 square feet of hot water radiation. W. E. Russ, Indianapolis, Architect; Hayes Bros. Inc., Indianapolis, Heating Contractors. Snider & Rotz, Consulting & Erecting Engineers, Indianapolis, designed the heating system.

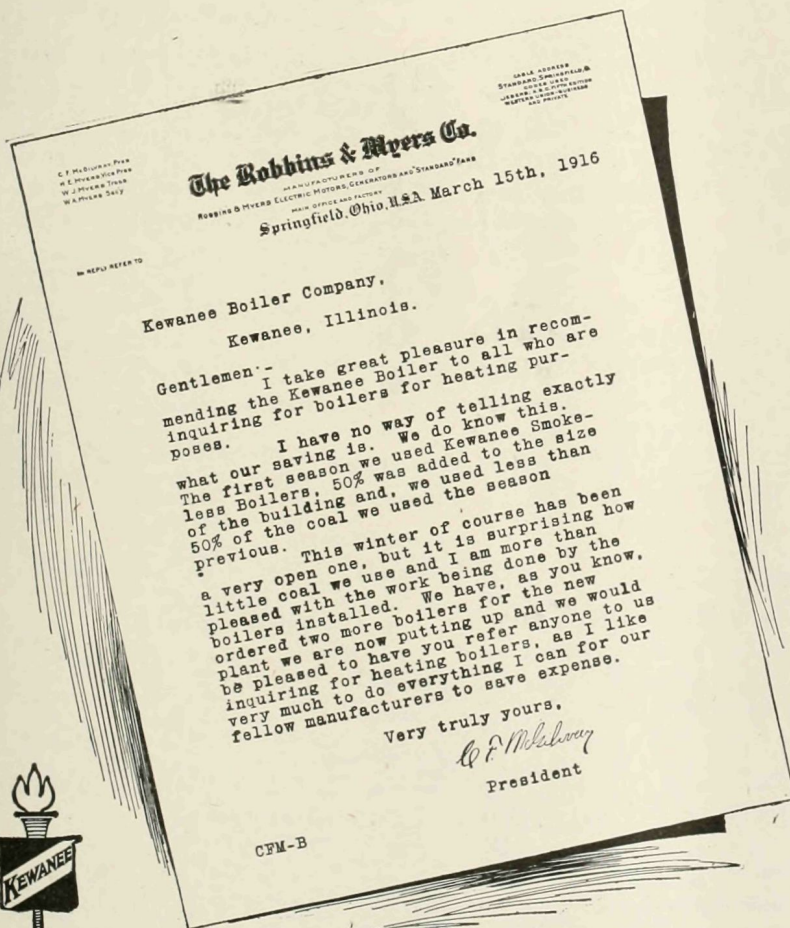
Big Saving in Heating Costs Brings Order for more KEWANEE Smokeless Boilers

The Robbins & Myers Co. kicked the old heating boilers out of the four-story building (shown in the foreground of the above picture) and installed two Kewanee Smokeless Boilers.

In spite of the fact that the size of the building was increased about 50 per cent the Kewanee Smokeless Boilers required *less* coal to heat the building than was used the previous season in the old boilers.

This saving in heating costs made by Kewanee Smokeless Boilers caused them to buy two more for a new building.

Read the letter written us by the president of the Robbins & Myers Company reproduced in this advertisement.



KEWANEE BOILER COMPANY
 KEWANEE, ILLINOIS
 Steel Heating Boilers, Radiators, Tanks, Garbage Burners
 New York City, 47 W. 42nd Street

on a lot 19x100, and was purchased to protect the light of Miss Kneeland's new house abutting at 154 East 71st st.

DOUGLAS L. ELLIMAN & CO. have leased a large corner apartment at 930 Park av for Edgar A. Levy to Mrs. Albert S. Laffin; also at 116 East 58th st to John L. McSweeney; at 108 East 82d st for Samuel A. Herzog to Harvey D. Goulder; and at 55 West 55th st to S. Merrill Banner to Frederick W. McGourkey.

DOUGLAS L. ELLIMAN & CO. have leased for Fernando Wood 119 East 39th st, a 5-sty dwelling, on a lot 20x half the block, to Theodore E. Steinway, of Steinway & Sons, piano manufacturers.

DOUGLAS L. ELLIMAN & CO. have leased for Henry C. Meyer 142 East 38th st, a 4-sty dwelling, on a lot 20x98.9, to Bancroft Ghe-rard.

J. B. ENGLISH has leased for J. F. Kessler the 3-sty dwelling, 238 West 49th st, to N. Stephan.

J. B. ENGLISH has leased for N. Lyon the 4-sty dwelling 160 West 46th st to Louis Pane for business purposes.

J. ARTHUR FISCHER has leased for Joseph W. Stern to Cooper & Berger the store at 645 6th av, for a photograph studio.

GOODWIN & GOODWIN rented to the Win-good Realty Co. for a long term of years the 5-sty apartment house at 972 Leggett av.

HUBERTH & HUBERTH have leased the two stores at 67-69 East 59th st to Paul E. Hoebler, publisher of medical books; also leased in the Clarendon, south corner of Riverside dr and 86th st, an apartment of 12 rooms and 4 baths to Louis Firuski, and a similar apartment to Arthur W. Furf.

CHARLES F. NOYES CO. has leased the building 97 North Moore st for Steffen Dieckmann to J. S. MacKenzie & Co.; a floor at 405 4th av for Morris Umans to H. Schlein Silk Co.; and for Brett & Goode Co. a portion of the 3d floor at 30-38 Ferry st to Morris & Walsh.

THOMAS J. O'REILLY leased apartments in the "Fairholm," at 503 West 121st st, to Florence Benjamin, Mary L. Benedict, Harry B. Muir, Samuel W. Hughes, Eva Noe, Berrian Armstrong, Elmer L. Anderson; also in "Avalon Hall," at 227 Riverside dr, to Joseph C. Bigalke, George L. Davidson, Irwin Coyle, William D. Shivers, Elizabeth J. Marsalis, Lilly B. Verity, N. H. Kennedy, Chas. H. Seymour, Julius Horner, Abe S. Silverman, Helen M. Watkins, Antol Fodor, Elizabeth W. Peters; in the "South Medford," at 561 West 163d st, to Joseph Jackson, Mrs. Francis R. Brandt, Jacob Manne, Isaac Fox, Alvin P. Black, Sig-mund Rosenbaum, David Cohen, Louis Wein-berg; and in the "Eastview," at 401 West 118th st, to Frederick Hirth, Harry T. Ducker, Hans Neilson, Isaac Winston, Mrs. Ann Moore, Ella F. Topping and Lewis J. Sonneborn.

THOMAS J. O'REILLY has leased apart-ments in the "Quidnet," at 526 West 113th st, to Emanuel J. Heitner, Sol. C. Sugarman, William E. Sternberg, Adolph Damman, Milton Geiger, Genevieve Flatley, Moses Hirsch, Charles F. Wright, E. C. Wertheimer, Henry H. Davis; in the "Galanthea," at 510 West 113th st, to Mrs. Alberta West, M. Eva Brown, Leopold Lowenthal, Misses Gibbs, Galloway and Godfrey, William A. Miller, and in the "Alvine," at 101 East 123d st, to Lena Diemel.

THOMAS J. O'REILLY has leased the store at 3904 Broadway to Joseph C. Harris, for a Pathe Frere's phonograph shop.

PEASE & ELLIMAN have leased through the Douglas Robinson, Charles S. Brown Co. an apartment at 116 East 63d st to J. Lloyd Derby, son-in-law of Theodore Roosevelt; also for Charles Mayer in the new house he is building in the north side of 74th st, near Park av, a special apartment of 17 rooms, com-prising the entire top floor, to George Landers, of New London, Conn.; for Edgar A. Levy in the new house at the southwest corner of Park av and 81st st two apartments, of which one is on the ground floor and the other above stairs, to Dr. Marcus Rothschild; in the new houses at 138-144 East 36th st, being built by James Humes Construction Co., apartments to Miss Florence La Rue, Armitage Whitman, Oscar Matthiessen and Mrs. Beals McCye; and for Bing & Bing in the house they are building at the northwest corner of Park av and 84th st, to Dr. Leo Buerger.

PEASE & ELLIMAN have leased for the Horn & Hardart Co. in 604-606 Broadway, south-east corner Houston st, a portion of the ground floor space adjoining the corner. The same brokers recently leased to the Horn & Hardart Co. the entire ground floor and basement, and released the corner store to the Schulte Cigar Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has rented to Mrs. Herman B. Duryea an apartment of seventeen rooms and five baths in the house at 535 Park av. Another rental of a big apartment by the same brokers involves a suite of similar size in the house at 903 Park av, which has been taken by Mrs. C. H. Mellon.

SHAW & CO. leased for Henry Presser, the 3-sty dwelling, 304 West 138th st, to Samuel M. Barry.

SHAW & CO. have leased for Sarah Fullan the 3-sty dwelling 6 East 130th st to Catharine Phillips.

SHAW & CO. have leased for A. D. Rockwell, Jr., the 3-sty dwelling 125 West 123d st to Charity E. Banta.

SPEAR & CO. have rented for the firm of Leonard J. Carpenter the entire building at 70 Green st to A. Mormando Co.; with Frederick Southack & Alwyn Ball, Jr., the top loft at 119-121 Wooster st to Max Ginsberg; and with Wm. C. Walker's Sons the 1st loft at 682 Broadway to the Diamond Cap Works.

WM. A. WHITE & SONS have leased the entire building at 47 Water st, to the Oppenheimer Casing Co., of Chicago, Ill., which will open a New York branch.

WM. A. WHITE & SONS have rented the 3d loft at 25 East 4th st to Jacob Weissbord; the 3d loft at 109-111 Leonard st to Neostyle En-velope Co.; the 1st loft at 24 West 20th st to Werstein & Baron; the 1st loft at 414 Broad-way to Louis Katzenberg; the 3d loft at 28-30 East 12th st to Jacob Knopf; and for Clarence Sackett the 1st loft at 47 Beekman st to A. Bursch.

REAL ESTATE NOTES.

KNAP & WASSON CO. has been appointed agent for 66 Fort Washington av, 752 West 178th st and 5 and 9 Pinehurst av.

CHARLES S. KOHLER has been appointed agent for the 6-sty elevator apartment house, the "Rochambeau," at 312 Manhattan av.

CROSS & BROWN CO. has been appointed agents of 346 Canal st, owned by the John W. Cornish Construction Co.

SOL. STERN was the broker in the sale of the 12-sty store and loft building 30 Irving pl, on plot 80x103.3, for the estate of Edward Rothschild, to the 30 Irving Place Corp.

J. P. RYAN and P. J. Finneran, formerly con-nected with Goodale, Perry & Dwight, have opened offices at 200 Broadway, where they will transact a general real estate business.

A. V. AMY & CO. have been appointed agents for the "Ferncliff," a 7-sty elevator apartment house, at the northwest corner of 7th av and 120th st.

RAYMOND P. ROBERTS, who for several years past has been associated with the Ameri-can Real Estate Co. as rental and building man-ager, has severed his connection with that con-cern and is now with Geo. R. Read & Co. He will have charge of the uptown office, at 3 East 35th st. Mr. Roberts was for some time the real estate editor of the Record and Guide.

H. NELSON FLANAGAN, for the last thirty-three years at 53 Bond st, has moved his offices to 23 Union sq. west. The business was estab-lished in 1846 by his uncle, W. C. Flanagan, who began as a real estate broker in Stanton st, when that section was a quiet residential district, consisting exclusively of private dwell-ings. For many years the office has specialized in the care and management of estates in the older sections of the city.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

Table with columns for 1916 (June 9 to 15) and 1915 (June 11 to 17). Rows include Total No., Assessed value, No. with consideration, and Consideration.

Mortgages.

Table with columns for 1916 (June 9 to 15) and 1915 (June 11 to 17). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Mortgage Extensions.

Table with columns for 1916 (June 9 to 15) and 1915 (June 11 to 17). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1916 (June 10 to 16) and 1915 (June 12 to 18). Rows include New buildings, Cost, and Alterations.

Jan. 1 to June 16 Jan. 1 to June 17

Summary table for Manhattan Conveyances comparing 1916 and 1915 totals.

BRONX.

Conveyances.

Table with columns for 1916 (June 7 to 15) and 1915 (June 11 to 17). Rows include Total No., No. with consideration, Consideration, and summary for Jan. 1 to June 15.

Mortgages.

Table with columns for 1916 (June 9 to 15) and 1915 (June 11 to 17). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given, and Amount.

Jan. 1 to June 15 Jan. 1 to June 17

Summary table for Bronx Mortgages comparing 1916 and 1915 totals.

Mortgage Extensions.

Table with columns for 1916 (June 9 to 15) and 1915 (June 11 to 17). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Jan. 1 to June 15 Jan. 1 to June 17

Summary table for Bronx Mortgage Extensions comparing 1916 and 1915 totals.

Building Permits.

Table with columns for 1916 (June 9 to 15) and 1915 (June 11 to 17). Rows include New buildings, Cost, and Alterations, and summary for Jan. 1 to June 15.

BROOKLYN.

Conveyances.

Table with columns for 1916 (June 8 to 14) and 1915 (June 10 to 16). Rows include Total No., No. with consideration, Consideration, and summary for Jan. 1 to June 14.

Jan. 1 to June 14 Jan. 1 to June 16

Summary table for Brooklyn Conveyances comparing 1916 and 1915 totals.

Mortgages.

Table with columns for 1916 (June 8 to 14) and 1915 (June 10 to 16). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Jan. 1 to June 14 Jan. 1 to June 16

Summary table for Brooklyn Mortgages comparing 1916 and 1915 totals.

Building Permits.

Table with columns for 1916 (June 9 to 15) and 1915 (June 11 to 17). Rows include New buildings, Cost, and Alterations, and summary for Jan. 1 to June 14.

QUEENS.

Building Permits.

Table with columns for 1916 (June 9 to 15) and 1915 (June 11 to 17). Rows include New buildings, Cost, and Alterations, and summary for Jan. 1 to June 15.

RICHMOND.

Building Permits.

Table with columns for 1916 (June 9 to 15) and 1915 (June 10 to 16). Rows include New buildings, Cost, and Alterations, and summary for Jan. 1 to June 15.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

REPORTS to the Record and Guide from all parts of the metropolitan section indicate that the week has been fairly prolific of new contracts for building construction and materials, but with many new projects held in abeyance, either pending a revision of plans or waiting for a lower level of costs.

Concessions from former prices are unquestionably being made to buyers of materials that have had large advances. At the same time architects are carefully revising plans in order to cut out excess quantities and make substitutions. It has been observed that they are getting figures from more contractors for each operation than has been customary, and that when the plans have been revised and are being given out the second time only a few from the lowest bidders are invited to figure again.

It is also noted that in important instances the architects of the buildings are acting as master builders and giving out the sub-contracts, there being no general contracts in such cases. These innovations are of course with the object of reducing costs to the minimum basis.

Material prices now are stationary, or receding. The steel market is undergoing readjustment, with the trend toward easier conditions. Some builders are able to make satisfactory terms for supplies, in contrast to those who are holding off. Sub-contracts are being given out on a number of large jobs this week, notably for the Bing & Bing apartment house, on Park avenue and 55th street, and the Carpenter house at 62d street.

Nothing in the financial situation warrants either undue optimism or caution. The country has had to buy back from Europe a billion dollars' worth of its own securities, a sum which would have otherwise gone into the development of home industries. Thus the war has impeded as well as aided American business.

The index number compiled by Bradstreet for June 1 discloses another drop in the price of general commodities, although the level is still 20 per cent. higher than a year ago.

The state of employment among building mechanics, taking in the whole metropolitan district, is reported to be good, and in some trades very good. There is no diminution in the wave of suburban work for new buildings, alterations and renovations.

Brick.—The strike of bricklayers' helpers has upset the market for common brick completely, leaving only a modicum of business. Only twenty cargoes were taken out of the wholesale market during the week, leaving thirty-eight cargoes unsold yesterday. Manhattan took only five and Brooklyn four cargoes. Prices dropped under these circumstances to a minimum of \$7.50 as the price to dealers alongside the wharf. From this minimum quotations ranged to \$7.75 for the best grades.

As the bricklayers are not supporting the laborers in their strike, they are accepting the services of such helpers as the employers can engage. In some cases where a contractor has several jobs, he is able to man but one. Instances are reported where laborers have been driven away by intimidation, and even violence, by the striking faction. The strike has extended to all the city boroughs, but has not so far affected the demand from New Jersey points.

SUMMARY—Official transactions in the wholesale market for North River brick, for the week ending Friday, June 16:

Condition of market, weak. Demand, light. Prices, \$7.50 to \$7.75. Number of cargoes sold, 20. Distribution: Manhattan, 5; Brooklyn, 4; Bronx, 2; New Jersey, 8; Eastchester, 1. Cargoes left over Friday A. M., 38.

Cement.—Manufacturers and agents in this district have adopted the policy of

limiting the period for which quotations are given to five days, beyond which period the quotations will be void unless renewed.

The expected advance in the price of Portland has been so long in coming, in Eastern territory, to conform in some degree with the higher prices in Chicago territory, that some authorities now believe no change is likely until there is an unmistakable realization of the promise of large activity that has been held out to the trade ever since the opening of spring, but which has been delayed by adverse weather and the evident determination of speculative interests to hold off building contracts until certain other materials are more reasonable in price.

Meanwhile manufacturers are having difficulty in keeping their help, especially in the Lehigh region, owing to the higher wages paid in the steel industries. An increase in wages would necessarily mean an advance in cement quotations.

Concrete road-building is taking a large amount of cement, and has become an important branch of the cement trade. The State of New Jersey has spent \$70,000,000 in the last seven years on the construction of concrete roads.

Plate Glass.—Plate glass continues in the ascending scale. The discount is now 85 off the jobbers' list of May 1, 1914, or in other terms, approximately

150 per cent. higher than a year ago, the quotation being in some cases 26 cents per sq. ft., with a bonus of 6 cents per sq. ft. added. Window glass prices are quotably unchanged, but somewhat unsettled, owing to stimulating influences. The hand-operated factories have shut down, and some of the machine factories are taking stock, and consequently production is curtailed.

Structural Steel.—While steel buyers for speculative operations are awaiting lower prices, and the assurance of speedier deliveries, new projects are coming out steadily and being submitted for general figuring. The accumulation of plans may be termed large in number. Easier conditions have tempted out several new city contracts of note. A number of old projects are being refigured. A lessened inquiry for industrial plant and miscellaneous undertakings is also noted, but the inquiry for bridge material keeps up well.

Generally it is admitted by steel authorities that prices have crossed the divide and are on the way down, so far as domestic orders in major lines not altogether controlled by munition-making conditions are concerned. The mills are offering plain material for delivery in four to six weeks at concessions from the former quotations, namely, 2.669c. to 3.169c., New York, according to urgency, with New York warehouse prices at \$3.25 to \$3.50 for ordinary and \$3.10 for large lots.

Bing & Bing have given the order for the 450 tons of material needed for their Park avenue and 55th street apartment house to the Passaic Structural Steel Company, and have taken tenders on another operation. Their example in going full steam ahead is in contrast to the resolution of Dr. Paterno, announced last week, to wait awhile. The contract for the steel for the Carpenter apartment house on Park avenue at 62nd street, 1,500 tons, has been awarded to the Phoenix Bridge Company. The Hay Foundry and Iron Works have booked small tonnages for alterations to the buildings of the Remington Typewriter Co. at 374 Broadway, and the Knickerbocker theatre. Levering & Garrigues have booked the 800 tons required for the telephone building at Walker and Lispenard streets.

Standard Pipe.—The tables giving the mill prices of standard black and galvanized pipe at the present time and a year ago show that there has been a decided increase in the interim. A few selections from the list prices are here given, rated in cents per foot for car-load lots, f.o.b. mill:

Size	Black		Galvanized	
	1916.	1915.	1916.	1915.
2-inch	11.10	7.03	18.32	10.18
3-inch	24.48	15.30	39.40	21.04
4-inch	34.88	21.80	56.14	29.98
5-inch	47.36	29.60	76.22	40.70
6-inch	61.44	38.40	98.88	52.80

From New York stock the following discounts hold:

	Black	Galv.
3/2 to 6-in. steel lap welded	61%	36%
3/4 to 3 in. steel butt welded..	64%	42%

Sheets.—A heavy foreign demand, added to the domestic demand, can be counted on to sustain the market for steel sheets at about its present level. Galvanized sheets are easier, owing to more favorable spelter conditions. Steel sheets are used largely in the manufacture of fire doors, windows and trim for buildings. No. 28 black Bessemer sheets are quoted at following prices for 100 bundle lots and over, f.o.b. mill: Blue annealed, Nos. 3 to 8, \$2.95 to \$3.20 per lb.; Nos. 9 to 12, \$3.05 to \$3.30; Nos. 13 to 16, \$3.20 to \$3.45. Galvanized sheets, black sheet gauge—Nos. 10 to 14, \$3.75 to \$3.95; Nos. 15 to 24, \$3.95 to \$4.30; Nos. 25 to 28, \$4.35 to \$4.85.

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.....\$7.50@**\$7.75**
 Raritan common.....**7.50@ 7.75**
 Second hand common, per load
 of 1,500.....**5.75@ 6.00**
 Front or face, in car lots.....20.00@36.00
 Paving brick.....24.00@—

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):
 Domestic Portland, Spot.....\$1.67@—
 Over 30 days.....@**\$1.72**
 Rebate on bags returned, 10c. bag.
 Mill base.....1.05@—
 Rosendale, natural, net, to dealers, wood or duck bags 1.00@—
 Rebate on bags returned, 10c. bag.
 Alsen's German.....No Quotation
 Dyckerhoff German.....No Quotation

CRUSHED STONE (500 cu. yds. lots f. o. b. alongside dock N. Y., wholesale):
 Trap rock, 1½ in.....\$0.90@—
 Trap rock, ¾ in.....1.00@—
 Bluestone flagging, per sq. ft. .17@**\$0.18**
 Bluestone curbing, 5x16......40@—

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):
 1½ in.@**\$0.90**
 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...\$0.70@—
 Less than 5 bbls......71@—

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. base price, per M.....@ 24.00
 Hemlock, W. Va., base price per M.....@ 23.50
 Hemlock, Eastern mixed cargoes.....22.00@—
 (To mixed cargo price add freight \$1.50.)
 Spruce, Eastern, 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)......07½
 Boards, ¾ in. x 8 ft......11
 ¾ in. x 8 ft......145
 ½ in. x 8 ft......185

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

STRUCTURAL STEEL (Plain material at tidewater):
 Beams & channels up to 14 in.2.669@3.169
 Beams & channels over 14 in..2.669@3.169
 Angles 3x2 up to 6x8.....2.669@3.169
 Zees and tees.....2.669@3.169
 Steel bars, half extras.....2.669@3.169

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

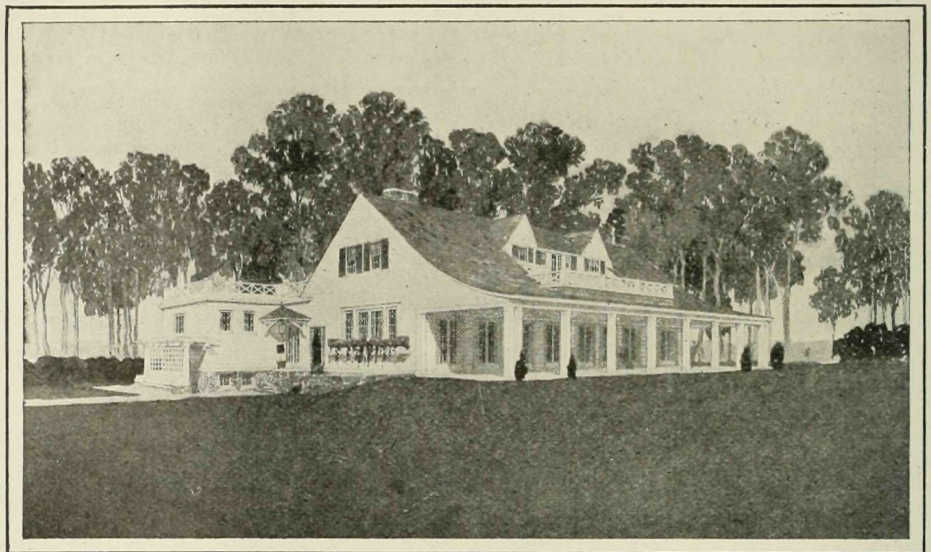
WINDOW GLASS:
 Window, A grade, 1st three brackets...89
 Window, B grade.....90-10
 All other single thick.....88
 Double thick, A grade.....89
 Double thick, B grade.....90
 Plate, discounts off lists up to 5 ft....90
 Plate, discounts off lists over 5 ft....90

ST. ALBANS COUNTRY AND GOLF CLUB

New Structure Designed to Meet Needs of Growing Community

THE current year has witnessed activity in the construction and improvements of country clubs. The increasing popularity of suburban living has taxed the facilities of the existing clubs to the utmost and has made it necessary for a number to provide accommodations for increased membership. In various districts adjacent to New York City have sprung up private and semi-public clubs, organized to provide for those unable to find accommodations in the older clubs. Golf, tennis and other field sports are now more generally within the means of a larger class of people, and, furthermore, the necessity of athletic exercise is more keenly felt, and its benefits more firmly established. No man is able to accomplish his best at a continual grind; therefore golf and tennis are games more popular than ever before, and ones which are yearly making necessary better facilities for their enjoyment.

Prominent among the new clubs is the one now nearing completion at St. Albans, L. I., and which will be known as the St. Albans Golf and Country Club. The course has been planned by A. W. Tillinghast, the well-known links architect, and the clubhouse was planned by H. P. Knowles, architect, 52 Vanderbilt avenue, Manhattan. This structure is being erected under a general contract by Charles Van Dyke, builder, Richmond Hill, L. I. The clubhouse is a frame structure, one and one-half stories in height, designed in the Colonial farmhouse style, with quaint and comfortable lines and spacious porches. The ground dimensions are approximately 44x76 feet. The club features will consist of a large lounge or club room, kitchen, dining-room, locker-rooms and lavatories, and a limited number of bedrooms. The cost of the operation will be about \$20,000, exclusive of the value of the land and the cost of the construction of the golf course.



Chas. Van Dyke, Builder.

H. P. Knowles, Architect.

TEST WELDED SHEATHING.

New Product Recently Tested Complies With All Regulations.

Professor James S. Macgregor of Columbia University recently conducted an interesting test at his laboratory in Greenpoint, L. I. The test was made strictly in accordance with the regulations as defined in the new Building Code for the City of New York and was viewed by the following representatives of the Bureau of Buildings, the National Board of Fire Underwriters, the New York Board of Fire Underwriters, and the State Industrial Commission. George Strehan, Manhattan Bureau of Buildings, Edward Wilkinson, Brooklyn Bureau of Buildings, Thomas Heatley, Bronx Bureau of Buildings, A. C. Siebert, Queens Bureau of Buildings, H. N. Spieght, Richmond Bureau of Buildings, Ira H. Woolson, National Board of Fire Underwriters, T. Y. Lancaster, New York Board of Fire Underwriters, R. J. Cullen, Deputy Commissioner, State Industrial Commission, and R. D. Bradbury of Boston, Mass.

The test walls were erected by Albert Oliver & Son, Inc., 101 Park avenue, for the Clinton Wire Cloth Co., and consisted of two walls, one of 2 x 4 inch wood studs and one of No. 0 vertical wire studs and No. 6 horizontal bonding wires welded at intersections. The walls were hollow and lathed and plastered on both sides. The lath used was the Clinton Welded Sheathing, now being introduced by Albert Oliver & Son, Inc., for the Clinton Wire Cloth Co.

The new sheathing is a combination of Clinton Electrically Welded Wire and heavy tar paper, the latter being placed between the wires at the time of weld-

ing. The result is that when erected ready for plastering the material presents a paper backing against which the mortar is flattened, at the same time imbedding the reinforcing wires. The claim is made that every particle of mortar is put into actual use and the waste always resulting from the mortar passing through open mesh material is entirely avoided. The further claim that plastering erected on Clinton Welded Sheathing is damp resisting was entirely borne out by the results. The following extract from the report of Professor Macgregor means much to the owner or occupant, who ordinarily must face the ruin by water of portions of any structure with its contents where even a slight fire occurs.

"The inside plaster coat together with the sheathing was carried away by the force of the water to a great extent, almost as soon as the water struck the wall. The sheathing on the outside then took the force of the stream and effectively prevented penetration. The outside tar paper was not charred and was in almost perfect condition subsequent to the fire and water test. No fire, smoke or water came through either wall and no moisture appeared on the surface of the west wall."

Having complied with all the regulations, and the construction successfully withstanding the fire and water test, approvals have been issued by the Bureau of Buildings of the City of New York and the State Industrial Commission.

Sound Absorbing Material.

Following is the result of an interesting test of a sound proofing material, known to the trade as "Amremoc Acous-

tic Material," the product of the Tile Arch Construction Co., 103 Park avenue. The test was made at the University of Illinois, by F. R. Watson, Associate Professor of Experimental Physics. This material is a non-homogeneous product, four inches thick, and its sound absorbing power was compared directly with commercial hair felt 1/2 inch in thickness, by the following method:

A middle C organ pipe of 256 vibrations per second was blown by a steady air pressure in the resonance chamber until the sound filled the room, and then the blowing of the pipe was stopped. The time taken for the sound to die out was noted by an observer who made a record of the time on a chronograph by means of an electric circuit and tap key. Similar measurements were taken with organ pipes of 512, 1024 and 2048 vibrations per second. These measurements were repeated when 81 square feet of the 1/2 inch hair felt was replaced by 81 square feet of the 4 inch Amremoc material. Each measurement was repeated about 160 times and the average of all taken for the final value. The following table gives the results:

Table of Time Taken for Sound to Die Out in Resonance Chamber.

Pitch of Sound. (Vib.)	Bare walls. (Sec.)	Hair felt on walls. (Sec.)	Amremoc material on walls. (Sec.)
256	2.57	2.11	1.90
512	2.66	1.83	1.46
1024	2.14	1.47	1.30
2048	1.74	1.21	1.15

Inspection of the results show that for all pitches tested, the Amremoc material caused the sound to die out in a shorter time than an equal area of hair felt.

SAVING WASTE PAPER.

(Continued from page 904)

do all it can to add to the financial development of the surrounding community.

The attention of storekeepers in small rural towns and villages is called to the possible benefit to themselves by acting as the local collection agency for waste paper and rags brought in by those living in the surrounding community. Fifteen or twenty years ago the collection and sale of old paper and rags was considered a very profitable branch of the business of the country store. Storekeepers buying such waste material from the surrounding community would in turn be able to dispose of it in larger quantities to the nearest junk dealers.

It is recommended that baling devices be provided and used by all collectors of waste material required to handle over 100 pounds a day. A bale of paper or rags has the following advantages over an equal quantity of the loose material. 1. Great saving in storage space. 2. Great decrease in fire risk, as a well pressed bale of paper will not blaze, but will only smoulder, whereas the loose paper will, if ignited, almost instantly cause a serious fire hard to handle. 3. Increased cleanliness and sanitation. 4. Easier to handle. 5. More readily salable. 6. Great saving in freight charges, as a bale of well pressed paper may be shipped for about one-third of the charges on a bag of loosely packed paper.

PERSONAL AND TRADE NOTES.

Bronx Artificial Stone Works is now located at Harlem River and East 170th street.

Richard Lamb, consulting engineer, has moved his office from 136 Liberty street to 90 West street.

Atmospheric Screen Co. has moved its office from 261 Broadway to new quarters at 220 West 42d street.

Charles Wessel, architect, has moved his offices from 38 Ormond place to 843 East 12th street, Brooklyn.

Riger Construction Co., general contracting, has moved its offices from 1777 Broadway to 489 Fifth avenue.

George J. Dietel, architect, has recently moved his office from 676 Riley street to 706 Humbolt Park, Buffalo, N. Y.

Sidney F. Oppenheim, architect, has recently moved his office from 333 East 80th street, to 247 East 83d street.

Robert H. Kelley has recently been appointed assistant sales manager of the Sand Mixing Machine Co., 52 Vanderbilt avenue.

Sarco Engineering Co. has recently moved its offices from 1 State street to the Woolworth Building, Broadway and Park place.

John S. Loomis Co., lumber, has moved its office from 215 Nevins street to the corner of Court and Montague streets, Brooklyn.

Rudolph P. Miller's salary as chairman of the new Board of Standards and Appeals has been fixed by the Board of Aldermen at \$7,500 a year.

George H. Schubert has been appointed manager of the New York office of the Beaton & Cadwell Manufacturing Co., at 234 Water street.

Lee & Hewitt, engineers and architects, 1123 Broadway, Manhattan, have

opened a branch office in the Citizen's Trust Building, Paterson, N. J.

Perlstein & Perlstein, architects, 37 Fulton avenue, Middle Village, L. I., have recently opened a branch office at 2517 Surf avenue, Coney Island.

Loomis-Manning Filter Distributing Co. has moved its offices from Madison avenue and 23d street to the Transit Building Annex, 10 East 43d street.

Wolverine Company, plumbing specialties, has recently leased additional space at 316 West 42d street, thus nearly doubling its storage and salesroom capacity.

Bruno Grosche & Co., have changed their name and will hereafter be known as the S. P. F. Wood Preserving Co. The old office at 90 Wall street will be continued.

Bruston Automatic Electric Lighting & Power Co. has moved its office from 126 Liberty street to new quarters in the Architects Building, 101 Park avenue.

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CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York

Robert A. Keasbey Co., manufacturer of pipe covering, packing, etc., has moved from 100 North Moore street to Bank and West streets, where a warehouse has been established.

J. D. Johnson & Co., plumbing fixtures, has opened a branch office at the corner of Fulton and Front streets, Newark, N. J. A large showroom will be maintained at the new office.

Wilbur S. Wilding has been appointed Eastern representative of the International Filter Co., of Chicago, Ill., builder of filtration plants. Mr. Wilding will maintain offices in the Woolworth Building.

Henri Vallet, architect, 192 Main street, New Rochelle, N. Y., has formed a partnership with George J. Fernschild, Jr., under the firm name of Vallet & Fernschild. The office of the firm will be continued at the former location.

Meyers & Thompson, plumbing and heating contractors, 13th avenue and 38th street, Brooklyn, have dissolved partnership by mutual consent. Benjamin Meyers will succeed to the assets and will continue the business of the firm at 2942 West 8th street, Coney Island.

Association of American Portland Cement Manufacturers recently passed an amendment to the constitution changing the name of the organization to the Portland Cement Association. A New York office has been opened in the Architects Building, 101 Park avenue, in charge of Lewis R. Ferguson.

Edward T. Terry has recently formed the Terry Manufacturing Co., with offices in the Grand Central Terminal Building, to carry on the business of manufacturing cranes, derricks and structural steel, formerly handled by the Terry & Tench Company, Inc. The business of the Terry & Tench Company, with the exception of the above departments will be conducted as usual.

Plans for Terminal Zone Apartment.

Warren & Wetmore, architects, 16 East 47th street, have been retained to prepare the plans and specifications for the proposed twelve-story apartment house to occupy the block bounded by Madison and Vanderbilt avenues, 47th and 48th streets. The structure is to be built on property owned by the New York Central & Hudson River Railroad, which has been leased to the Vanderbilt Avenue Realty Corporation, Dr. Charles V. Paterno, president. The plot scheduled for improvement measures 200 feet on each avenue and 215 feet in 47th and 48th streets. The details of construction will be announced in a later issue of the Record and Guide.

Cement as Pavements.

The Portland Cement Association reports that between January 1 and June 1, 1916, contracts for 10,247,465 square yards of Portland cement have been contracted for, to be used for pavements throughout the forty-eight States of the Union. On May 26 the Board of Estimate decided to include Portland cement in the classification of ordinary pavements. The Board's action is expressed in the following:

That Portland cement concrete pavements not less than six inches in thickness may also be laid as a preliminary pavement on streets and roads in undeveloped districts under conditions to be prescribed by the Board in each particular case.

Marc Eidlitz & Son Obtain Contract.

A general contract was recently awarded to Marc Eidlitz & Son, 30 East 42nd street, for the construction of a handsome private residence at 53-57 East 79th street, for John S. Rogers, owner, 27 Cedar street. The plans and specifications for this project were prepared by Trowbridge & Livingston, architects, 527 Fifth avenue. The building will be five stories in height, constructed of brick, with a facade of limestone. Construction throughout will be fireproof. The cost is estimated at approximately \$200,000.

Contract for Country Residence.

The R. H. Howes Construction Co., 105 West 40th street, Manhattan, has obtained the general contract for the

erection of a 2½-story residence at Great Neck, L. I., for Henri Bendel, 10 West 57th street, owner. The plans and specifications for this operation were prepared by Henry Otis Chapman, architect, 334 Fifth avenue. The house will have ground dimensions of approximately 85 x 150 feet and the construction will be of stucco on frame and metal lath. The cost of this project is placed at about \$100,000.

Addition to Engineering Building.

Henry G. Morse, 101 Park avenue, has completed plans for a two-story addition to the fourteen-story office building at 25-33 West 39th street, owned by the United Engineering Societies. The work involved includes the construction of four steel columns from rock bottom, up through the building to support a book stack floor, and the erection of two extra stories, 88x115 feet. The cost of the operation is estimated at approximately \$250,000.

Architect for Automobile Factory.

Albert H. Kahn, architect and engineer, 60 Lafayette avenue, Detroit, Mich., has been retained to prepare the plans and specifications for the projected reinforced automobile factory to be erected at Kearny, N. J., on Newark Bay between the Passaic and Hackensack Rivers, for the Ford Motor Company, Detroit, Mich. The details of this project have not been decided at the present time, but it is expected that the cost of the construction will be in the neighborhood of \$1,000,000.

NO ARCHITECTS SELECTED.

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

RED BANK, N. J.—The Red Bank Skirt Mfg. Co., Gustave Plonsky, 76 Madison av, Manhattan, contemplates the erection of a hollow tile or brick factory, 2 stys, 100x 100 ft, on the east side of Walk av, to cost approximately \$15,000. No architect selected.

HUDSON, N. Y.—The Polish Greek Catholic Church, John Zbar and John Hendus, building committee, contemplates the erection of a 1½-sty church in North 4th st. Details not decided. Architect not selected.

BINGHAMTON, N. Y.—The Loyal Order of Moose, Clinton L. Ogden, 14 College av, sect'y, contemplates the erection of a brick club house in Washington st. Architect not selected.

EAST CHATHAM, N. Y.—The Board of Education, W. B. Pitcher, pres., contemplates the erection of a 2-sty brick or hollow tile school containing two classrooms and auditorium, to cost approximately \$6,000. Site not selected. Architect not selected.

BUFFALO, N. Y.—F. M. Tallman, 368 Auburn av, Buffalo, N. Y., has purchased property at the cor of Hoyt and Auburn av and contemplates the erection of a 2½-sty residence and garage for which details are not decided and architect not selected.

SYRACUSE, N. Y.—The University Av. M. E. Church, C. E. Chappell, A. J. De Mott, A. H. Pond, H. B. Andrews and Prof. Edgar Emans, building committee, are receiving competitive sketches for rebuilding the church at the northeast cor of Genesee st and University av. Architect not selected. Cost, about \$75,000.

NEW BERLIN, N. Y.—The Mutual Fire Ins. Co., F. E. Holmes, president, New Berlin, N. Y., has recently purchased property and contemplates the erection of an office building to cost approximately \$12,000. No architect selected.

ORCHARD PARK, N. Y.—The Park Club of Buffalo, 1401 Elmwood av, James Wilson, chairman building committee, contemplates the erection of a 2½-sty clubhouse to cost approximately \$50,000. Details later. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—Sidney F. Oppenheim, architect, 247 East 83d st, is taking estimates on plastering, masonry and tiling for the 5-sty brick tenement, 25x87 ft, at 201 East 77th st.

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.

PELHAM, N. Y.—Howard Major, 597 5th av, Manhattan, is taking estimates on general contract to close June 21 for a 2½-sty brick and frame residence, 60x60 ft, at Pelham, N. Y., for W. T. Grant, 28 West 23d st, Manhattan, owner. C. W. Leavitt, 220 Bway, Manhattan, landscape architect. Cost, about \$35,000.

MT. VERNON, N. Y.—Townsend, Steinle & Haskell, 1328 Broadway, Manhattan, are taking estimates on general contract to close June 22 for two 2½-sty frame dwellings, 20x48 ft, and 28x47 ft, with garage, 23x23 ft, at Mt. Vernon, N. Y., for Mathew Howe, Pelham Manor, N. Y., owner. Total cost, about \$23,000.

HALLS AND CLUBS.

BUFFALO, N. Y.—The Armory 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, near 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.

FREEHOLD, N. J.—The Town of Freehold, Herbert J. McMurtrie, 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 construction 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., architects. Cost, approximately \$100,000.

PAWLING, N. Y.—The Board of Education of Pawling, N. Y., is taking estimates on general contract for construction of 2-sty brick and imitation stone school, 58x91 ft, containing 8 class-rooms and combination auditorium and gymnasium from plans by Alfred L. Hopkins, architect, 101 Park av, Manhattan. Bids close 8 p. m., June 19th. Cost, approximately \$35,000.

MAMARONECK, N. Y.—The Board of Education of Mamaroneck, N. Y., Charles M. Bingham, clerk, is taking revised estimates on general contract to close 8:30 p. m., June 20, for a top addition to the 3-sty grade school, 106x75 ft, on Mamaroneck av, from plans by A. G. C. Fletcher, 103 Park av, Manhattan, architect. Cost, about \$22,000.

ISELIN, N. J.—The Board of Education of Woodbridge Township, E. C. Ensign, district clerk, Woodbridge, N. J., is taking estimates on general contract to close 8 p. m., June 21, for a 2-sty brick and terra cotta school, 38x66 ft, from plans by Jensen & Brooks, 196 Smith st, Perth Amboy, N. J., architects. Cost, about \$20,000.

MT. KISCO, N. Y.—The Board of Education of Mt. Kisco, N. Y., F. J. Carpenter, clerk, is taking estimates on general contract to close 8:30 p. m., June 19, for an addition to the Hyatt av public school, from plans by Ernest Sibley, Palisade, N. J., architect. Cost, about \$40,000.

STABLES AND GARAGES.

MANHATTAN.—Sidney F. Oppenheim, 247 East 83d st, is taking estimates on masonry, iron work and fireproofing for the 1-sty garage at 208 East 81st st.



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See Page 149 Sweet's Catalogue for particulars



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APARTMENTS, FLATS & TENEMENTS.
CROTON ST.—Geo F. Pelham, Inc., 30 East 42nd st, is preparing plans for a 6-sty brick and limestone apartment, 50x120 ft, at the cor of Croton st and Audubon av, for the Enwil Holding Co., Harry

Turek, pres., 505 5th av, owner and builder.
186TH ST.—Sass & Springsteen, 32 Union sq, are preparing plans for a 5-sty brick and limestone apartment, 54x114 ft, in the north side of 186th st, 100 ft west of St. Nicholas av, for the Riverview Const. Co., Henry Bloch, president, 474 West 158th st, owner and builder. Cost, \$75,000.

150TH ST.—Samuel Cohen, 32 Union sq, and Mitchell Bernstein, 131 East 23d st, associate architects, have completed plans for two 6-sty brick apartments, 37x86 ft, in the north side of 150th st, 100 ft east of Broadway, for the S. D. Davis Const. Co., Samuel D. Davis, president, 131 East 23d st, owner and builder. Cost, \$100,000.

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

172D ST.—E. H. Janes, 124 West 45th st, has completed plans for a 6-sty brick apartment, 80x100 ft, in 172d st, 230 ft west of Port Washington av, for the Eccalew Company, 1 Madison av, owner and builder. Cost, \$80,000.

DWELLINGS.

79TH ST.—Herbert Lucas, 2 West 45th st, has completed plans for alterations to the 4-sty brick and limestone residence, 25x80 ft, at 4 East 79th st, for Catherine A. Fitzpatrick, 131 East 47th st, owner.

63D ST.—F. J. Sterner, 154 East 63d st, has completed plans for alterations to the 4-sty brick residence, 20x56 ft, at 160 East 23d st, for John Magee, 166 East 63d st, owner. Cost, \$12,000.

64TH ST.—John C. Greenleaf, 15 West 38th st, has plans in progress for a 5-sty brick and limestone residence, 31x100 ft, at 15 East 64th st, for Warren Thorpe, 61 Broadway, owner. Details later.

81ST ST.—Charles Brandon, 500 5th av, has completed plans for alterations to the 4-sty brick residence, 16x60 ft, at 40 East 81st st, for Dr. Samuel Murtland, owner, on premises. Cost, about \$7,000.

63D ST.—Frederick J. Sterner, 154 East 63d st, will prepare plans for a 5-sty brick and limestone residence on plot 32x100 ft, at 163-165 East 63d st, for Mrs. W. K. Vanderbilt, owner. Cost, about \$30,000. Details later.

HOSPITALS AND ASYLUMS.

30TH ST.—F. P. Kelley, 437 5th av, is preparing plans for a 5-sty brick day nursery, 23x83 ft, at 249 East 30th st, for the Bethlehem Day Nurseries, Miss F. M. Smith, president, owner, on premises. Cost, about \$45,000.

68TH ST.—I. E. Ditmars, 111 5th av, has completed plans for alterations and 1-sty brick addition to the hospital at 175 East 68th st, for the Foundling Hospital, Mrs. Margaret E. Cullen, pres. Cost, about \$8,000.

STABLES AND GARAGES.

55TH ST.—F. A. Norris, 624 East 15th st, Brooklyn, has completed plans for a 1-sty brick automobile service station, 100x130 ft, at 647-655 West 55th st, for Thomas G. Patterson, Inc., 637 West 55th st, owner. Cost, approximately \$7,000.

55TH ST.—J. C. Cocker, 2017 5th av, has completed plans for a 6-sty brick and reinforced concrete garage, 100x100 ft, in the south side of 55th st, 375 ft west of 9th av, for Daniel Meenan, 1966 Bway, owner. Cost, \$130,000.

STORES, OFFICES AND LOFTS

LENOX AV.—Lorenz F. J. Weiher, 271 West 125th st, is preparing plans for alterations to the 3-sty brick residence at 407 Lenox av, into stores and apartments, for J. L. Schaffer, 415 Lenox av, owner.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
UNIVERSITY AV.—Kreymborg Architectural Co., 1029 East 163d st, has com-

pleted plans for two 5-sty brick tenements, 59x92 and 61x105 ft, on the east side of University av, 42 ft south of Burnside av, for the 1930 University Av Corp., J. F. Meehan, president, 1029 East 163d st, owner and builder. Total cost, \$130,000.

SHAKESPEARE AV.—T. de Bobula, 10 East 43d st, will prepare plans for a 6-sty brick and terra cotta apartment on plot 150x100 ft, at the southwest cor of

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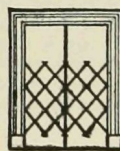
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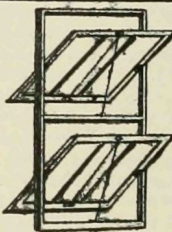
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STABLES AND GARAGES.

147TH ST.—H. T. Howell, Willis av and 149th st, has completed plans for a 1-sty brick garage, 75x95 ft, in the south side of 147th st, 335 ft east of Willis av, for Christian Vorndran, 412 East 147th st, owner and builder. Cost, \$20,000.

PROSPECT AV.—W. A. Faiella, 391 East 149th st, has plans in progress for a 1-sty brick garage, 50x152 ft, on the north side of Prospect av, 175 ft east of 156th st, for Edward Breslin, 601 East 139th st, owner. Cost, \$12,000.

STORES, OFFICES AND LOFTS

BROOK AV.—Harold Lee Young, 32 Union sq, is preparing plans for a 3-sty brick store and hall, 25x100 ft, on the west side of Brook av, 175 ft north of 170th st, for J. A. Tompkins, 5 Beekman st, owner.

GRAND AV.—Lloyd I. Phyfe, 131 University av, has completed plans for a 1-sty brick store, 52x105 ft, on the west side of Grand av, 484 ft north of 181st st, for the Highbridge Building Co., J. H. Jones, president, 1455 Undercliffe av, owner. Cost, \$4,500.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

JEROME ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 5-sty brick apartment at the northwest cor of Jerome st and Belmont av. Name of owner and details will be announced later.

SNYDER AV.—Charles Infanger, 2634 Atlantic av, has completed plans for three 4-sty brick and limestone apartments, 41 x92 ft, on the south side of Snyder av, 224 ft west of Bedford av, for Freda Klein, 315 Etna st, owner. Ginsburg & Morse, 117 Pennsylvania av, general contractor. Total cost, \$60,000.

NEW LOTS AV.—S. Millman & Son, 1780 Pitkin av, is preparing new plans for two 3-sty brick tenements, 20x80 ft, on the south side of New Lots av, 63 ft east of Jewel st, for Samuel Koenig, 1687 St. Johns pl, owner and builder. Cost \$6,500 each.

BEDFORD AV.—Charles M. Straub, 147 4th av, Manhattan, has completed plans for a 6-sty brick apartment, 44x90 ft, on the west side of Bedford av, 72 ft south of South 1st st, for Solomon Kaplan, 750 Driggs av, owner and builder. Cost, \$50,000.

17TH ST.—Maximilian Zipkes, 405 Lexington av, has completed plans for a 5-sty apartment, 53x60 ft, at the northwest cor of 17th st and 4th av, for the L. R. Realty Co., L. Rosenberg, president, 184 Montague st, owner and builder. Cost, about \$40,000.

66TH ST.—C. A. Olsen, 1762 69th st, has completed plans for two 3-sty brick tenements, 20x70 ft, in the south side of 65th st, 80 ft east of 13th av, for Domenico Cosenzo, 1354 63d st, owner and builder. Cost, \$11,000 each.

CHURCHES.

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

DWELLINGS.

COLUMBIA RD.—Henry Vollweiler, 696 Bushwick av, has completed plans for five 2-sty brick dwellings, 20x45 ft, at the southwest cor of Columbia rd and 76th st, for the Gustav A. Johnson Building Co., 1920 19th av, Brooklyn, owner and builder. Total cost, \$26,000.

ST. MARKS AV.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 2-sty brick dwelling, store and garage, on the north side of St. Marks av, 200 ft east of Howard av, for Bessie Donnerstein, 1511 St. Marks av, owner. Cost, \$6,000.

EAST 18TH ST.—B. F. Hudson, 319 9th st, has completed plans for four 2-sty brick dwellings, 20x53 ft, in the west side of East 18th st, 160 ft north of Av H, for Jeanette E. Dickenson, 1139 East 19th st, owner and builder. Total cost, \$20,000.

61ST ST.—Laspia & Salvati, 525 Grand st, have completed plans for two 2-sty brick dwellings, 18x49 ft, in the north side of 61st st, 360 ft west of 18th av, for the Portland Const. Co., 61st st and 18th av, owner and builder. Total cost, \$6,000.

62D ST.—Kallich & Lubroth, 215 Montague st, have completed plans for fourteen 2½-sty dwellings, 17x42 ft, at the northeast cor of 62d st and 19th av, for the Alto Building Co., A. Levy, president, 44 Court st, owner and builder. Total cost, \$56,000.

92D ST.—J. A. Boyle, 367 Fulton st, has completed plans for two 2-sty frame dwellings, 18x35 ft, in the east side of East 92d st, 696 ft south of Flatlands av, for Paul Finkelstein, 121 Vernon av, owner and builder. Cost, \$5,000.

MCDONOUGH ST.—J. J. Carroll, Rockaway Park, L. I., has plans in progress for a 3-sty and basement brick dwelling, 20x46 ft, in McDonough st, east of Throop av, for owner, c/o A. J. Clark, 150 Nostrand av. Cost, \$7,500.

HENRY ST.—Ulrich & Hoffman, 371 Fulton st, have completed plans for alterations and additions to the 4-sty brick residence, 25x50 ft, in west side of Henry st, 90 ft north of Joralemon st, for Maurice B. McDonald, 1352 Carroll st, owner. Cost, about \$10,000.

57TH ST.—Franfort & Kirchner, 4812 Av D, have completed plans for six 2-sty brick dwellings, 16x63 ft, with stores, in the north side of 57th st, 100 ft west of 14th av, for W. E. Kay, 1358 56th st, owner and builder. Total cost, \$18,000.

LINCOLN RD.—F. R. Hasselman, 333 Washington pl, East Orange, N. J., has completed plans for a 2½-sty frame and stucco residence, 31x60 ft, and garage, 20 x30 ft, in Lincoln rd, bet Washington and Bedford avs, for Charles L. Huifking, Lincoln rd, owner. Cost, about \$15,000.

FACTORIES AND WAREHOUSES.

PALMETTO ST.—L. Allmendinger, 20 Palmetto st, is preparing plans for a 3-sty brick factory, 40x95 ft, in Palmetto st, near Hamburg av, for Fred Weber & Sons, 192 Woodbine st, owners and builders. Cost, \$10,000.

CREAMER ST.—Thomas Bennett, 5123 3d av, has completed plans for a 1-sty brick factory bldg, 50x100 ft, in Creamer st nr Court st, for David P. Sammon, 245 Bush st, owner. Lessee will be announced later. Cost, \$10,000.

MYRTLE AV.—Warren & Clarke, 489 5th av, Manhattan, are preparing plans for a 2-sty brick warehouse, 50x150 ft, at the cor of Myrtle av and Taaffe pl, for owner to be announced later. Lessee, the Waterbury Co., 32 Taaffe pl. Cost, \$15,000.



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SCHOOLS AND COLLEGES.
45TH ST.—F. J. Berlenbach, 260 Graham av, is preparing plans for a 2-sty brick and limestone parochial school, 38x67 ft, in the south side of 45th st, 162 ft east of 4th av, for St. Patrick's R. C. Church, Rev. Father Patrick J. Heffernan, pastor, 4th av and 95th st, owner. Cost, \$10,000.

STABLES AND GARAGES.
51ST ST.—Thomas Bennett, 5123 3d av, is preparing plans for a 1-sty brick garage, 45x60 ft, in the north side of 51st st, bet 2nd and 3rd avs, for J. F. Duffy & Co., 51st st and 2nd av, owners and builders. Cost \$5,000.

LEXINGTON AV.—J. J. Carroll, Rockaway Beach, L. I., has completed plans for a 1-sty brick and concrete garage, 80x100 ft, on Lexington av, east of Tompkins av, for William C. Carr, owner, on premises. Walter Ryan, 913 Bedford av, general contractor. Cost, \$11,000.

91ST ST.—Joseph Hartung, 548 2d st, has completed plans for a 1-sty brick garage, 20x100 ft, in the west side of 91st st, 140 ft west of Colonial rd, for T. S. Driscoll, 316 20th st, owner and builder. Cost, \$3,000.

STORES, OFFICES AND LOFTS.
FLATBUSH AV.—Cohn Bros., 361 Stone av, have completed plans for a 3-sty store and office bldg, 87x59 ft, on the east side of Flatbush av, at the intersection of Nosstrand av, for the Beekman Holding Co., Isaac Kleinfeld, 5 Beekman st, Manhattan, owner and builder. Cost, \$7,000.

Queens.
APARTMENTS, FLATS & TENEMENTS.
LONG ISLAND CITY.—Shampan & Shampan, 732 Broadway, have completed plans for two 5-sty apartments on plot, 100x100 ft, at the southwest cor of Hunterspoint av and Van Alst av, for the Degnon Contracting Co., 30 East 42nd st, Manhattan, owner and builder.

LONG ISLAND CITY.—Frank Chmelik, 796 2nd av, has completed revised plans for a 3-sty brick apartment, 25x46 ft, containing store and 1-sty brick store, 25x27 ft, at the southeast cor of Potter av and Steinway av, for N. Kohn, 726 Steinway av, owner. Cost, \$8,000.

LONG ISLAND CITY.—F. W. Korsman, 406 9th av, has completed plans for a 5-sty brick tenement, 25x87 ft, in the west side of Crescent st, 50 ft north of Paynter av, for Elizabeth Costello, 157 William st, L. I. City, owner. Cost, \$20,000.

DWELLINGS.
WOODHAVEN, L. I.—L. Danancher & Co., 12 Washington st, Jamaica, L. I., have completed plans for twelve 2-sty frame dwellings, 18x36 ft, on the north side of Franklin av, for Albert Lits, 15 N. Washington st, Jamaica, L. I., owner and builder. Total cost, \$35,000.

FLUSHING, L. I.—Aymar Embury, 2d, 132 Madison av, Manhattan, is preparing plans for a 2½-sty hollow tile and brick veneer residence, 75x irreg, on Broadway for Mrs. Cecile Griffen, owner, c/o architect. Cost about \$18,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for two 2-sty brick dwellings, 20x55 ft, in the east side of Bailey st, 100 ft south of Park av, for Joseph Callan, 153 East Jackson av, owner and builder. Total cost, \$8,500.

MORRIS PARK, L. I.—F. J. Dassau, 1373 Broadway, Bklyn, has completed plans for twelve 2½-sty tile and stucco dwellings, 22x36 ft, at the southwest cor of Freeland and Vandever avs, for Henry Belhing, Richmond Hill, L. I., owner and builder. Total cost, \$36,000.

BAYSIDE, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 22x28 ft, on the east side of Highland av, 220 ft south of Palace rd, for George Harnden, 3d st, Bayside, L. I., owner. Cost, \$5,000.

WHITESTONE, L. I.—A. E. Richardson, 100 Amity st, Flushing, L. I., has completed plans for a 2½ sty frame dwelling, 24x30 ft, and six greenhouses, 18x100 ft, at the northeast cor of 9th st and 11th av, for Frank Piliski, 296 Bayside av, Whitestone, L. I., owner. Cost, about \$8,000.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2½-sty brick dwelling, 27x41 ft, on the east side of Greenway North, 160 ft south of Borage pl, for the Sage Foundation Homes Co., Forest Hills, L. I., owner and builder. Cost, \$8,500.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2½-sty brick dwelling, 27x41 ft, on the east side of Greenway North, 115 ft north of Puritan av, for the Sage Foundation Homes Co.,

Forest Hills, L. I., owner and builder. Cost, \$8,500.

MIDDLE VILLAGE, L. I.—William Von Felde, 2188 Metropolitan av, Middle Village, has completed plans for two 2-sty frame dwellings, 20x55 ft, in the north side of Winifred st, 75 ft east of Lilac st, for Christian Hoerning, 12 Admiral st, owner and builder. Total cost, \$7,500.

FACTORIES AND WAREHOUSES.
LONG ISLAND CITY.—Plans are being prepared privately for a 1-sty brick boiler house, 25x40 ft, at the foot of Blackwell st, for the Astoria Veneer Mills & Dock Co., owner, on premises. Details later.

STABLES AND GARAGES.
RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 1 and 2-sty brick garage, 80x72 ft, in the north side of Cornelia st, 90 ft west of Doscher av, for Robert Weissmantel, 2311 Cornelia st, owner. Cost, about \$12,000.

ELMHURST, L. I.—Charles Hendry, Baxter av, Elmhurst, has completed plans for a 2-sty brick stable and garage, 46x31 ft, at the northeast cor of Queens Blvd and Broadway, for Victor C. Webber, Queens Blvd, owner. Cost, \$5,000.

Suffolk.
EAST QUOGUE, L. I.—Carl P. Johnson, 30 East 42d st, Manhattan, is preparing plans for a 2½-sty frame dwelling, 36x56 ft, at East Quogue, L. I., for George A. Gardner, 120 West 86th st, Manhattan, owner. Cost, \$7,000.

Westchester.
CHURCHES.
PELHAM MANOR, N. Y.—Nelson & Van Wagoner, 15 West 38th st, Manhattan, has been selected to prepare plans for the 1 and 2-sty church and Sunday school at Pelham Manor, N. Y., for the Huguenot Memorial Forest Church, Rev. Lewis G. Leary, pastor. Cost, about \$80,000. Details later.

DWELLINGS.
SCARSDALE, N. Y.—William G. Grieb, president of the Ajax Grieb Rubber Co., 1796 Broadway, Manhattan, contemplates the erection of an addition to his residence at Scarsdale. Name of architect and details will be available later.

LARCHMONT, N. Y.—W. S. Moore, 30 East 42nd st, Manhattan, is preparing plans for a 2½-sty frame and stucco dwelling, 29x35 ft, with garage in Chatworth Heights, for Mrs. B. G. Armstrong and Miss R. Lowell, owners, c/o architect. Cost, \$7,000.

SAGAMORE PARK.—Ludwig Lindemeyer, 37 East 28th st, Manhattan, has been retained to prepare plans for a 2½-sty hollow tile and stucco residence and garage at Sagamore Park, for Paolino Gerli, 354 4th av, Manhattan, owner. Cost, approximately, \$20,000.

TARRYTOWN, N. Y.—John Russell Hope, 527 5th av, Manhattan, has plans in progress for a 2½-sty brick residence, 40 x120 ft, at Tarrytown, N. Y., for owner to be announced later.

ARDSLEY PARK, N. Y.—H. Barnes, 36 East 22d st, Manhattan, has recently purchased property on Hudson av opposite the golf course, and contemplates the construction of a 2½-sty residence. Details and name of architect will be announced later.

HARTSDALE, N. Y.—Edward I. Shire, 373 4th av, Manhattan, has plans in progress for a frame superintendent's cottage and farm buildings, at Hartsdale, N. Y., for Otto Meyer. W. A. L'Hommedieu & Co., 1 Madison av, Manhattan, general contractor. Details later.

MUNICIPAL.
PEEKSKILL, N. Y.—The State Armory Commission, Franklin W. Ward, secy, 174 State st, Albany, N. Y., is having plans prepared by Ralph Metzger, for a 2-sty reinforced concrete and steel storehouse, 260x40 ft, to be erected at Peekskill, N. Y. Cost, approximately \$25,000. Details later.

Nassau.
DWELLINGS.
FREEPORT, L. I.—J. J. Cromwell, Walsh av, Woodmere, L. I., is preparing plans for a 2½-sty tile and stucco dwelling, 28x33 ft, at Freeport, L. I., for Dr. F. A. Myrick, 348 South Main st, Freeport, L. I., owner. Cost, \$7,000.

STABLES AND GARAGES.
BROOKVILLE, L. I.—Alfred Hopkins, 101 Park av, Manhattan, is preparing plans for a 2-sty frame cow-barn, 18x100 ft, and addition to farm building, 18x50 ft, for George S. Brewster, 49 Wall st, Manhattan, owner. Cost, about \$10,000.

New Jersey.
APARTMENTS, FLATS & TENEMENTS.
JERSEY CITY, N. J.—Carl I. Goldberg,

437 Broadway, Bayonne, N. J., has completed plans for a 3-sty brick and limestone apartment, 35x70 ft, on the north side of Pavonia av, 228 ft west of Westside av, for Max Potashkin, 129 West 28th st, Bayonne, owner and builder. Cost, \$15,000.

NEW BRUNSWICK, N. J.—Plans have been prepared privately for a 2-sty brick flat, 44x48 ft, at the cor of John and Marre sts, for B. Elfant, 25 Hiram st, owner and builder. Cost, \$8,000.

NEWARK, N. J.—Charles L. Steinbrenner, Essex Building, Newark, N. J., has completed plans for a 3-sty frame flat, 28x77 ft, at the southwest cor of Schley and Nye avs, for Mathias Hiltgen, 77 19th av, owner and builder. Cost, \$9,000.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, has plans in progress for a 5-sty brick apartment, 68x88 ft, at the southwest cor of Boulevard and Highland av, for Alexander Kaplan, owner and builder, c/o architect. Cost, \$50,000.

CHURCHES.

TOTOWA, N. J.—John Van Vlandren, Kinney Bldg., Newark, N. J., has completed plans for a 1-sty frame church, 35x50 ft, for the Union M. E. Church, Rev. George McGill, pastor. Cost, about \$5,000.

JERSEY CITY, N. J.—Walter Hankin, 28 Del View av, Trenton, N. J., has completed plans for a 2-sty brick and stone church and parish house, 45x100 ft, in Union st, near Westside av, for St. Stephen's Church, Rev. E. S. Sweet, 20 Boy av, pastor. Cost, about \$20,000.

DWELLINGS.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for a 2½-sty frame dwelling, 20x48 ft, at 18 Stevens av, for Benj. Fishman, 135 West 22nd st, Bayonne, N. J., owner and builder. Cost, \$4,000.

JERSEY CITY, N. J.—E. M. Patterson, 1 Montgomery st, has completed plans for five 2-sty brick dwellings, 22x62 ft, at 3162-3170 Boulevard, for the Standard Development Co., 279 Grove st, owner and builder. Cost, \$4,500 each.

PLAINFIELD, N. J.—W. H. Clum, 152 Park av, has completed plans for a 2½-sty frame and stucco dwelling, 33x41 ft, for Israel Friedlander, 514 Plainfield av, owner and builder. Cost, \$4,500.

BAYONNE, N. J.—Samuel Horowitz, 718 Broadway, has completed plans for seven 2-sty frame and stucco dwellings, 18x48 ft, on Av C, 56th to 57th sts, for Daniel J. Murphy, 43 West 52d st, owner and builder. Cost, \$3,500 each.

MAPLEWOOD, N. J.—W. K. Dalzell & Co., Inc., Burnett st, are preparing plans for a 2½-sty frame dwelling, 40x30 ft, for Dr. Knowles, Maplewood, N. J., owner. Cost, \$6,000.

SHORT HILLS, N. J.—David M. Ach, 1 Madison av, Manhattan, is preparing plans for extensive alterations to 2½-sty residence at Short Hills, N. J. Details and name of owner will be announced later.

POMPTON LAKES, N. J.—F. J. Schwarz, Colt Building, Paterson, N. J., has completed plans for two 2½-sty frame semi-detached dwellings, 40x60 ft, at Lenox and Ramapo avs, for Joseph Scharr, Pompton Lakes, N. J., owner. Cost, about \$8,000.

PERTH AMBOY, N. J.—G. M. Tuzik, 272 Oak st, has completed plans for two 2½-sty hollow tile and stucco dwellings, 22x52 ft, on the west side of Brighton av, for E. Z. Cohen, 118 Smith st, owner and builder. Cost, \$6,000 each.

WOODCLIFFE, N. J.—Leo Feinen, 3697 Blvd, Jersey City, N. J., has completed plans for a 2½-sty frame dwelling, 20x38 ft, in 30th st, for Fred Brockel, 30th st and Palisade av, Woodcliffe, N. J., owner and builder. Cost, \$4,500.

HILTONIA, N. J.—Charles L. Steinbrenner, Essex Building, Newark, N. J., has completed plans for a 2½-sty frame dwelling, 34x40 ft, on Hiltonia av, for Mathias Hilpgen, 77 19th av, Newark, N. J., owner and builder. Cost, \$6,500.

FACTORIES AND WAREHOUSES.

NORTH BERGEN, N. J.—David M. Ach, 1 Madison av, Manhattan, is preparing sketches for a brick warehouse and stable at North Bergen, N. J. Name of owner and details will be available later.

ORANGE, N. J.—Starrett & Van Vleck, 8 West 40th st, Manhattan, are preparing preliminary plans for a 2-sty fireproof warehouse on Lincoln av for Charles Decker & Bro., 539 Main st, East Orange, N. J. Details later.

KEYPORT, N. J.—Monks & Johnson, 78 Devonshire st, Boston, Mass., are preparing plans for a brick and steel shed 300x100 ft, at Keyport, N. J., for the Aero-

Marine Plane & Motor Co., Times Building, Manhattan, owner. Cost, \$150,000.

NEWARK, N. J.—Glas & Tidestrom, 133 East 16th st, Manhattan, are preparing plans for a 2-sty brick and terra cotta factory, 55x125 ft, on Elizabeth av, for A. Finck & Son, 129 Belmont av, owners. Cost, about \$13,000.

HALLS AND CLUBS.

UNION, N. J.—Alex C. Schoen, 711 Bergenline av, West New York, N. J., is preparing preliminary plans for a 2-sty brick and terra cotta lodge building, 50x110 ft, containing auditorium, lodge rooms, bowling alleys and billiard room, for the Palisade Council of Knights of Columbus. Cost, about \$25,000.

SCHOOLS AND COLLEGES.

BAYONNE, N. J.—S. E. Gage and D. G. Anderson, 28 East 49th st, Manhattan, are preparing plans for a 3-sty brick school to be located in the Fifth Ward for the Board of Education of Bayonne, N. J., J. D. Boyd, 26 Willow st, sect'y. Cost, about \$146,000. Details will be available later.

WEST BELMAR, N. J.—Warren H. Conover, 114 Liberty st, Manhattan, has been retained to prepare plans for a brick addition to the public school at West Belmar, N. J., for the Board of Education, John Alger, pres., New Bedford, N. J. Cost, \$6,500.

CEDAR GROVE, N. J.—John Pierson & Son, Perth Amboy, N. J., have plans in progress for a 2-sty brick addition to the public school, 31x119 ft, containing eight

classrooms, for the Board of Education of Cedar Grove, J. W. Bradshaw, president. Cost, about \$25,000.

BRIELLE, N. J.—Clinton B. Cook, 505 Bond st, Asbury Park, N. J., is preparing plans for a 1-sty brick school, 50x90 ft, containing four classrooms, for the Board of Education of Wall Township, John Auger, president, New Bedford, N. J. Cost, \$15,000.

STABLES AND GARAGES.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, has completed plans for a 1-sty brick and concrete garage, 50x90 ft, at 729-731 Madison av, for Martin White, owner, on premises. Cost, \$5,000.

Other Cities.

DWELLINGS.

BREWSTER, N. Y.—Bertram G. Goodhue, 2 West 47th st, is preparing preliminary sketches for the construction of a large residence at Brewster, N. Y., for Frederick Peterson, owner, c/o architect. Details will be available later.

MUNICIPAL.

SYRACUSE, N. Y.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., has completed plans for a 3-sty brick and stone post-office building, 240x270 ft, for the U. S. Government, Treasury Dept., Washington, D. C. Cost, approximately \$550,000.

SCHOOLS AND COLLEGES.

ROSCOE, N. Y.—Robert Berner, 500 Park av, Manhattan, has been retained to



Old Solomon could have tipped us off about 2000 B. C.

The success of work of any kind depends on the first steps—"Train up a child," etc.

Good concrete does not, like Topsy, "Jes' grow," but requires interested, intelligent and thorough care in its making.

And yet there's nothing complicated about satisfactory concrete construction; simply—the proper handling of proper materials.

So Friend Builder may assimilate his Hard Facts with his rolls and morning Arbuckles, and have his concrete voting a straight ticket in that day's election.

Another Solomongram:—A word to the wise is sufficient.

LEHIGH
CEMENT

prepare plans for a 2-sty brick school containing ten classrooms and study hall seating about 100, at Roscoe, N. Y., for the Board of Education, Dr. John A. Miller, clerk. Cost, about \$35,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
JERSEY CITY, N. J.—Paul Grillo, 18 5th st, Weehawken, N. J., has the general contract for a 4-sty brick flat, 22x90 ft, at 171 Delaware av, for Mrs. Frances Nilan, 46 Condict st, owner, from plans by A. Schule, 360 Av C, Bayonne, N. J., architect. Cost, \$15,000.

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.

SEALED PROPOSALS will be received by the Board of Contract & Supply, City of Bridgeport, Conn., until 12 o'clock noon, June 24th, 1916, for Municipal Ice & Storage Buildings inclusive of insulation and elevator.

Plans and specifications may be obtained from the Engineers, Fletcher-Thompson, Inc., Bridgeport, Conn., on a deposit of \$25.00, which deposit will be refunded upon the return of said plans and specifications in good condition on or before June 24th.

Each proposal must be accompanied by a certified check equal to five per cent. of bid, made payable to Municipal Ice Plant Commission, as a guarantee that the bidder receiving the award will enter into a contract and furnish satisfactory bond within ten days after contract is awarded; otherwise, certified check will be forfeited to Municipal Ice Plant Commission.

The Municipal Ice Plant Commission reserves the right to reject any or all bids, to waive any informality, and to award contracts as may be deemed to the best interests of the City.

SEALED PROPOSALS will be received by the Board of Contract & Supply, City of Bridgeport, Conn., until 12 o'clock noon, June 24th, 1916, for Equipment for a Municipal Ice-Making & Cold Storage Plant.

Plans and specifications may be obtained from the Engineers, Fletcher-Thompson, Inc., Bridgeport, Conn., on a deposit of \$25.00, which deposit will be refunded upon the return of said plans and specifications in good condition on or before June 24th.

Each proposal must be accompanied by a certified check equal to five per cent. of bid, made payable to Municipal Ice Plant Commission, as a guarantee that the bidder receiving award will enter into a contract and furnish satisfactory bond within ten days after contract is awarded; otherwise, certified check will be forfeited to Municipal Ice Plant Commission.

The Municipal Ice Plant Commission reserves the right to reject any or all bids, to waive any informality, and to award the contracts as may be deemed to the best interests of the City.

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Plumbing and Drainage and Electric Work for Armory for Troop H, First Cavalry, N. G. N. Y., Rochester, N. Y., will be received by Col. Franklin W. Ward, Secretary, State Board of Armory Commissioners, 158 State St., Albany, N. Y., until 3 o'clock P. M., on Tuesday, June 27, 1916, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specifications Nos. 2396, 2413, 2414 and 2415. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Quarters of the Second Ambulance Co., State Armory, Main Street, Rochester, N. Y.; at the Armory of Troop H, First Cavalry, Exposition Park, Rochester, N. Y.; at the New York office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and upon the deposit of a certified check in the sum of \$10.00 made payable to the State of New York for each set of plans and specifications, which check will be returned when plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: May 20, 1916.

CHURCHES.

MANHATTAN.—Niewenhou Bros., 163d st and Park av, have the contract to erect the interior stone work, chapels, etc., for the Notre Dame Church at 114th st and Morningside Drive.

DWELLINGS.

MANHATTAN.—C. T. Wills, Inc., 286 5th av, has the general contract for a 5-sty brick and limestone residence on plot 37x100 ft, at 50-52 East 69th st, for O. L. Domerich, 254 4th av, owner, from plans by Henry C. Pelton, 35 West 39th st, architect. Cost, about \$55,000.

YONKERS, N. Y. (Subs.)—Lynch & Larkin, 195 Riverdale av, have the mason work, and Chadburn & Edwards, 40 Neperhan st, the carpenter work, for the 2½-sty frame residence, 40x26 ft, with garage, at the northeast cor of Rockland and Hillcrest avs, for Frederick M Cook, 15 Maiden la, Manhattan, owner, from plans by H. Lansing Quick, 18 South Broadway, Yonkers, N. Y., architect.

FLUSHING, L. I.—Walter S. Gassner, Flushing, L. I., has the general contract for four 2½-sty brick dwellings, 26x35 ft, at the northeast cor of Chestnut st and Parsons av, for John W. Crawford, owner, from plans by W. S. Worrall, Bridge Plaza, L. I. City, architect. Total cost, \$32,000.

WESTFIELD, N. J.—H. L. Becker, 342 Edgewood Pkwy, has the general contract for a 2½-sty frame dwelling in Mountain rd, for Theodore B. Reynolds, 702 Mountain av, from plans by Clyde C. Bell, 8 West South av, Cranford, N. J., architect. Cost, \$5,500.

PLAINFIELD, N. J.—J. L. Manning, 323 Madison av, Plainfield, has the general contract for a 2½-sty frame dwelling, 30x40 ft, in Dixie la, for Martin Fawcett, Baumbrook, N. J., owner, from plans by George H. Fischer, 224 Manson pl, architect. Cost, \$7,000.

BEDFORD HILLS, N. Y.—L. C. Remsen, 134 Croton av, Mt. Kisco, N. Y., has the general contract for alterations to the 2½-sty frame dwelling and addition, 33x66 ft, at Bedford Centre, for Eldon Bisbee, 61 Broadway, Manhattan, owner, from plans by Arthur C. Jackson, 25 Madison av, Manhattan, architect. Cost, about \$25,000.

DOUGLSTON, L. I.—W. A. Cockeran, Lynbrook, L. I., has the general contract for a 2½-sty frame dwelling, 37x33 ft, at Hillside av and Cadar la, for Julia Bryon, 800 6th av, Manhattan, owner, from plans by H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., architect. Cost, \$7,500.

MANHATTAN (Sub.)—Watt & Sinclair, 348 West 27th st, have the contract for the carpenter work for the 4-sty brick and stone residence, 100x110 ft, at the northeast cor of 5th av and 91st st, for Otto Kahn, 52 William st, from plans by P. H. Gilbert, 1123 Broadway, architect. Thompson-Starrett Co., 49 Wall st, general contractor.

ADRSELEY, N. Y.—William Greenlees, 429 East 238th st, N. Y. City, has the general contract for a 2½-sty brick residence, 45x30 ft, with garage, for Wm. F. Robertson, owner, c/o Bannister & Schell, 69 Wall st, Manhattan, architects.

SCARSDALE, N. Y.—Thomas T. Hopper Co., 280 Madison av, Manhattan, has the general contract for a 2½-sty brick and stucco residence, 33x75 ft, and 1½-sty stable and garage, 20x150 ft, at Heathcote Station, for H. D. Orvis, owner, from plans by A. J. Bodker, 62 West 45th st, Manhattan, architect. Cost, about \$20,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—James Wilson & Co., 314 West 4th st, Manhattan, has the general contract for a 1-sty concrete power house, 22x100 ft, in the north side of West 9th st, 177 ft west of Smith st, for the Doehler Die Casting Co., Court and 9th sts, Brooklyn, from plans by the Standard Gas Power Co., 17 Battery pl, Manhattan. Cost, \$7,500.

BROOKLYN.—The Turner Const. Co., 11 Broadway, Manhattan, has the general contract for a 4-sty reinforced concrete factory building, 50x125 ft, with wing 25 x50 ft, at Court st and Huntington av, for the Doehler Die Casting Co., Court and 9th sts, owner. Private plans.

GLOVERSVILLE, N. Y.—Nathan & Noble, 105 West 40th st, Manhattan, have the general contract for a 2-sty brick factory, 50x153 ft, on Woodside av, for D. Levor & Co., Inc., Gloversville, N. Y., from plans by Comstock & Van Dreser, 29 West Fulton st, Gloversville, N. Y., architects. Cost, \$25,000.

PLAINFIELD, N. J.—Levering & Garriques Co., 552 West 23d st, Manhattan, has the general contract for a 1-sty brick and steel factory building, 60x200 ft, at

Plainfield, N. J., for the Niles, Bement, Pond Co., 111 Broadway, Manhattan, owner, from plans by Harris & Richards, Drexel Building, Philadelphia, Pa., architects. Cost, about \$25,000.

ROSSVILLE, S. I.—The Berlin Const. Co., 220 Broadway, Manhattan, has the general contract for a 1-sty brick and steel chemical building, 84x50x75x50 ft, on the Shore rd, for the Oakland Chemical Co., 10 Astor pl, Rossville, S. I. Private plans. Cost, \$25,000.

NEWARK, N. J.—The Armstrong Hill Const. Co., 109 Munn av, has the general contract for a 2-sty brick and terra cotta factory, 28x150 ft, in South st, nr Pacific st, for Dehls & Stein, Inc., owner, from plans by F. H. Koenigsberger, 665 Broad st, Newark, N. J., architect. Lessee, National Pneumatic Action Co., 556 West 23rd st, Manhattan. Cost, \$12,000.

JERSEY CITY, N. J.—Charles L. Stockhouser, Baltimore, Md., has the general contract for a 3-sty brick and steel chemical factory, 100x300 ft, on Westside av, for the Mutual Chemical Co. of America, 55 John st, Manhattan, owner, from plans by Peter F. Gilgrist, Charlotte, N. C., architect and engineer. Cost, \$100,000.

JERSEY CITY, N. J.—Joseph Jewkes & Sons, 676 Montgomery st, has the general contract for a 3-sty brick and reinforced concrete factory, 35x46 ft, on Suydam av, for Thos. Hall, owner, on premises, from plans by J. T. Rowland, Jr., 100 Sip av, architect. Cost, about \$11,000.

HALLS AND CLUBS.

RAMBLERSVILLE, L. I.—M. E. Sullivan, 312 South 3d av, Mt. Vernon, N. Y., has the general contract for a 2-sty frame clubhouse, 52x30 ft, at Howard Beach, for the Metropolitan Trust Co., 49 Wall st from plans by Holmes & Winslow, 103 Park av, Manhattan, architects. Cost, \$15,000.

KEW GARDENS, L. I.—David Hill, Ozone Park, L. I., has the general contract for a 2½-sty concrete and stucco clubhouse, 100x80 ft, with two wings, for the Kew Gardens Country Club, Arthur Mann, president, 56 Wall st, Manhattan, from plans by Nathaniel Vickers, 71 Broadway, Manhattan, architect. Cost, about \$40,000.

SCHOOLS AND COLLEGES.

PATERSON, N. J.—A. Gleeck & Sons, 65 Garfield av, have the general contract, and Jacob Englishman, 508 East 24th st, the carpenter work, for a 2-sty and basement brick and limestone parochial school, 84x86 ft, in River st, for the Church of Our Lady of Lourdes, Rev. Father E. A. Degen, pastor, from plans by Bruce P. Kitchell, 207 Market st, Newark, N. J., architect. Cost, about \$35,000.

STABLES AND GARAGES.

GRANTWOOD, N. J.—Joseph Pollach, 323 West 125th st, Manhattan, has the general contract for a 1-sty brick garage at Anderson and Lawton avs, for Wm. Nicholson, owner, on premises, from plans by Thomas F. Dunn, Palisade, N. J., architect. Cost, \$8,000.

SYOSSET, L. I.—E. W. Howell, George st, Babylon, L. I., has the general contract for a 2½-sty hollow tile and stucco stable, garage and gardner's cottage, at Syosset, L. I., for Bronson Winthrop, 32 Liberty st, Manhattan, from plans by Delano & Aldrich, 4 East 39th st, Manhattan, architects. Cost, about \$35,000.

STORES, OFFICES AND LOFTS

MANHATTAN (Sub.)—American Bridge Co., 30 Church st, has the contract for structural steel for the 16-sty store, loft and office building, 43x98 ft, at 21-23 West 38th st, for the A. B. S. Co., Arthur Brisbane, president, 236 William st, from plans by Holabird & Roche, Chicago, Ill. Marc Eidlitz & Son, 30 East 42d st, general contractor. Cost, about \$350,000.

NEWARK, N. J.—Miller & Sons Co., 441 Main st, East Orange, has the general contract for a 3-sty brick store and loft, 44x173 ft, at 601-603 Broad st, for the Fairchild-Baldwin Co., 786 Broad st, owner, from plans by W. E. Lehman, 738 Broad st, architect. Cost, about \$40,000.

NEWARK, N. J.—Miller & Sons Co., 441 Main st, East Orange, N. J., has the general contract for a 1 and 2-sty brick store and loft building, 56x103 ft, at 595-599 Broad st, for the Fairchild-Baldwin Co., 786 Broad st, from plans by Wm. E. Lehman, 738 Broad st, architect. Cost, \$30,000.

THEATRES.

MANHATTAN.—Max Rothbart, 1935 Madison av, has the general contract for alterations to the moving picture theatre, including seating for about 600, at 207-209 Park row, for Rose Gordon, owner, on premises, from plans by Louis A. Sheinart, 192 Bowery, architect. Cost, about \$15,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF CIVIL ENGINEERS will hold its annual meeting at Pittsburgh, Pa., June 27-30. Secretary, Charles Warren Hunt, 220 West 57th St.

HARDWARE BOARD OF TRADE, LTD., has moved its headquarters from 127 Duane street to the East River Savings Bank Building, 291 Broadway.

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.

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.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. Municipal Building.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles in Places of Public Assembly.

- A.....Interior Alarm System, DL.....Locked Doors, EI.....Electrical Equipment, Ex.....Exits, FA.....Fire Appliances, Miscellaneous, FD.....Fire Drills, FE.....Fire Escapes, FP.....Fireproofing, Rec.....Fireproof Receptacles, GE.....Gas Equipment and Appliances, DC.....Heating or Power Plants (Dangerous conditions of), O.....Obstructions, Rub.....Rubbish, ExS.....Exit Signs, NoS.....No Smoking Signs, Spr.....Sprinkler System, St.....Stairways, SA.....Standpipes, Tel.....Telegraphic Communication with Headquarters, TD.....Time Detector for Watchman, Vac.....Vacate Order (Discontinue use of), WSS.....Windows, Skylights and Shutters, CF.....Certificates of Fitness, D&R.....Discontinuances or Removals, FilSy.....Approved Filtering and Distilling Systems, OS.....Oil Separator, RO.....Reduce Quantities, StSys.....Storage System,

*NOTE—The symbols—A—FE—FP—Spr—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 10.

MANHATTAN ORDERS SERVED.

Beach st, 78-80—Est Mary E Newhold, c Thos, 289 Madison av.....WSS(R) Bowery, 197—Alice Flynn, 200 E 27.....Tel Delancey st, 172—New Idea Umbrella Co, 188 Delancey.....FA-Rec East Broadway, 2-6—Gaston Trachtenberg, FA-Rec 8 st, 33 E—Chas Weibel, D&R-Ex-FP-WSS-FE(R) 8 av, 580—Est Wm H Johnston, c W I Roe, 43 6 av.....DC-FP 113 st, 210-12 E—Henry Gross.....Rub-El 118 st, 53 E—Mary E Lenahan et al, 753 E 152.....FP Washington st, 81-5—Abd El Aziz.....Rec Water st, 550-2—Lawrence Son & Garrish (Inc), 140 Pearl.....FA Waverly pl, 28—Weiner Bros.....O-Rec-Rub Waverly pl, 28—Carl A Bornn.....O-Rub West End av, 320—Wm E D Stokes, 262 W 72 A Willett st, 7-11—Beth Harkness Anscher Bialystock.....Tel 37 st, 70 W—John Finn.....FA-GE 37 st, 70 W—Costos Chapalides.....FA-DC-Rub 37 st, 70 W—Preville & Son.....Rec-FA-GE 74 st, 160-2 W—Louise Velton, 29 W 68.....A 81 st, 119 W—Est John A Silberstein, c B Castell, 3456 Bway.....FP-Ex(R)-DC-GE-O 39 st, 211-15 W—Asylum St Vincent De Paul, Inc.....A Broadway, 1293-1311—Herald Sq Re Co, 30 E 42.....WSS(R)-ExS-FP-O-Ex Broadway, 2285—New Bway Market.....Rec Broome st, 469-71—Marcus Singer.....El-Rec Catherine st, 16—Jas Watkins.....FA-Rec Duane st, 116—Emil Fried, 118 Duane, FE(R)-Ex-O East Broadway, 2-6—Izzy Rabstein.....FA-FP East Broadway, 36—Roggen Realty Co, 43 East Bway.....Rub

NEW YORK CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, regular meeting second Wednesday of each month except July, August and September, at the Fine Arts Building, 215 West 57th st.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION OF THE UNITED STATES will hold its annual convention at the Hotel McAlpin, New York, July 18, 22. Secretary, G. W. Duffield, 41 Martin Building, Utica, N. Y.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at Atlantic City, N. J., June 22-24. The headquarters will be at the Hotel Breakers. The program for this convention will be announced later.

NATIONAL LUMBER MANUFACTURERS' ASSOCIATION calls attention to the most important railroad rate meeting in the history of the Interstate Commerce Commission, to be held soon after the first of July, in Chicago, when the entire problem of rates and classification of lumber will be taken up and discussed from every angle.

East Broadway, 36—Dender & Siegel, FA(R)-GE-FP-El-Rec East Broadway, 36—Richman & Ginsberg, D&R East Broadway, 36—Abraham Rosenberg, El-Rec East Broadway, 36—Yedlin & Co., GE-FP-Rec 17 st, 319 E—Hanna Lavenberg Home (Inc), FE-FP-ExS-GE-Ex(R)-FP(R)-WSS(R) Gramercy Pk, S, 9—Est J Alfred Davenport, c I, 31 E 39.....FP-DC Grand st, 309-11—Wienstein, Feltman & Nathanson.....FP-GE Hester st, 91-3—American Ready Made Canvas Co.....GE-Rec Hester st, 91-3—Richard J Ashner.....GE Madison av, 1915-9—Jewish Hospital for Deformities.....FP Waverly pl, 14-16—Wm Lauterbach.....FD 28 st, 115 W—Kervan Florist Co.....Rub 42 st, 437-9 W—Est Robt Fulton Cutting, 32 Nassau.....FE(R)-WSS-FP(R)-Tel 77 st, 36 W—Mrs Sophia Sterns, FP-WSS(R)-Ex(R)-Ex 51 st, 117 W—Florence Schwerin, 28 Prince, Elizabeth, N. J.....O-Ex(R)-DC-GE-FP Amsterdam av, 1253—Isreal Odence, FA-Rec-D&R Beaver st, 15—Est Wm F Nishet, c Farmers L & Tr Co, 22 William.....FE-Rub-D&R-Ex(R)-GE-FA(R)-WSS(R) Beaver st, 16—Howard C Smith, 45 Wall, FP-FE(R) Broadway, 61—Rockefeller Foundation, Internat'l Health Com.....RQ Broadway, 580—Wm Gluckin & Co.....FA Broadway, 583—M Goldsmith & Co, Rub-NoS-FA Broadway, 1600—Atlas Film Trading Co, CF-El-DC-Rec-NoS Canal st, 10—J P Duffy Co, Park av & 138, CF-FA-NoS Cliff st, 46—Innis, Speiden & Co.....El Crosby st, 57—Crosby Packing Box Co.....FP 8 av, 264—Abraham Stern.....Rec 8 av, 938—F W Mullin.....FA-CF Elizabeth st, 213—Mareantino Taddino.....D&R 16 st, 544 E—Hyman Resnikoff.....FP-FA-Rec 22 st, 27 E—Joseph Birnbaum.....Rec-FA-NoS 66 st, 122 E—Horace Havemeyer, 129 Front, Rub 73 st, 517 E—L A Storch & Co., NoS-FA-D&R 75 st, 335 E—Antonio Camponcius.....D&R 91 st, 407-13 E—Sigmund Orbach, 1457 Bryant av.....A-FD 103 st, 325 E—David Miller Co.....FD-A 120 st, 167-71 E—Jas W Kennedy, FA-FP-Rub-NoS-El-D&R-Rec(R) 121 st, 519 E—Cono Mordente.....FA-NoS 5 av, 80—Motion Picture Patents Co, Rec(R)-FA-El-FP(R) 1 av, 514—John H Carl & Sons.....Rec-FA(R) 1 av, 1474—Isaac Haft et al, 419 W 42.....O Front st, 265—Maurice O'Meara Co, 488 Pearl, GE-FA(R)-FP(R) Fulton st, 125—Harry Fogelson.....FA-Rec(R) Fulton st, 125—American Photo Print Co, Rec-D&R-FA-NoS-Rub Gold st, 8—Imperial Products Co, 246 Water, NoS-FA-Rec Greenwich st, 33—Flinn-O'Rourke Co, 17 Battery pl.....Rec-FP-D&R-FA-NoS Greenwich st, 344—Bultman Est, c Hy D, 130 Washington pl.....Ex(R) Jacob st, 6-8—Est John McColgan, c Eliz, 169 Lexington av.....St(R) Lafayette st, 295—Keller Printing Co, FA-SP(R) Lenox av, 322-4—Ida C Poillon et al, 447 Ft Washington av.....Rub Lewis st, 14—Specialty Baking Co., D&R-FP(R) Madison av, 1519—Marcus Jacobson.....FP-El Madison av, 1728—Joseph Most.....FP(R) Stanton st, 27—Louis Finkelstein.....D&R-FP 3 av, 1371—Max Gottlieb.....FA-DC-Ex 3 av, 2341—Renee H Canalizo, 287 Ocean av, Freoport, L. I., St(R)-Ex(R)-FE(R)-GE-FP University pl, 45—Ph Siegel.....D&R Washington st, 386-8—Lewis DeGross & Son, RQ-WSS(R)-FP(R)-O-Rec(R)-FE 14 st, 132 W—Manicure Nov Mfg Co, 49 E 21, FP 18 st, 211 W—Herman F Epple, 2516 Grand av.....Rub 19 st, 143 W—American Pearl Button Wks, FA-Rub 27 st, 40-2 W—Cleveland Holding Co, 100 Bway.....A-FD 42 st, 220 W—Leggett-Gruen Corp, DC-RQ-FP(R)-CF 49 st, 510 W—Ten Broeck & Morrison, FA-NoS-Rec 50 st, 151 W—N Y Railways Co, 165 Bway, D&R 55 st, 245 W—Nat'l Cash Register Co, 1170 Bway.....Rec-CF-D&R-NoS-El 56 st, 123 W—R E Aitken, 438 Central Park West.....NoS-D&R-FP(R)-Rec

BRONX ORDERS SERVED. Harts Island—B G Lewis, Com Dept of Correction, Municipal Bldg. Ex-A-D&R-TD-WSS(R)-FA(R)-FP-DC-Rub 165 st, 389 E—Semon Oil Co.....Rec-FA-NoS 137 st & Rider av—Central Smelting & Refining Co.....FA-NoS 3 av, 2595—Bayer Bros Co.....Rec Courtlandt av, 489—Ike Jaffe.....WSS-FA-D&R 165th st, 596 E—Henry Fisher.....Rub Lincoln av, 125-7—Chas Derleth, 224 W 139 st, A' 135 st, 749 E—Chas Ramsey.....WSS

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Manhattan av, 43—Fannie Resnikoff, FP(R)-GE-Rec Maujer st, 260-2—Joseph Weitz.....GE-FA Maujer st, 260-2—Rex Cabinet Wks.....FA Maujer st, 260-2—Fred Schaeffler.....FA Maujer st, 260-2—Aaron Balamut.....FA Richardson st, 232—Chas E Large.....GE-Rec Scholes st, 83-91—Adgar Imp Co.....Stp(R) Shepherd av, 368—Peter Klum & Son.....FP-DC Shepherd av, 368—Morris & Harry Wolfman, FP(R)-GE-Rec Steuben st, 16-20—Universal Metal Bed Co., Rec Steuben st, 16-20—Adolph Fisher.....DC Broadway, 1717—York Realty Co., Tel-Stp-FP Chester st, 1-3—Morris Levy.....WSS(R) Flatbush av, 830—Henry C Ruhmshottel, Ex-WSS(R)-FE(R) Hopkins st, 14-16—Est Isreal Minor, WSS(R)-FP Park Pl, 920—Mary Young.....A Montague st, 103-5—Wm C Bolton.....A Adams st, 293-5—Thos P Farley.....O-Rub Blake av, 537—Isidor Resnick, GE-FP(R)-Rec Blake av, 537—Sol Goldberg.....Rec-GE-FP(R) Broadway, 657-9—Max Kureok.....WSS(R) Broadway, 1717—Mayer's Dept Store, FD-FP(R)-O

Broadway, 1717—Bklyn Union Gas Co, 176 Remsen st.....GE Buffalo av, 236 (rear)—Mary E Budnick.....FP Coney Island av, 694—Samuel Levy.....DC Howard av, bet St Marks av & Prospect pl—Dept of Education, Park av & 59.....A Manhattan av, 80-2—Knickerbocker Novelty Co.....Rec Rockaway av, 767—Joseph Schvoneman.....GE Rockaway av, 767—Grossman & Heskowitz.....GE Rockaway av, 767—Berkowitz & Itzkowitz, GE-DC Rockaway av, 767—Tuchman & Emerling.....GE Rockaway av, 767—Markowitz & Goldberg, GE-DC Rockaway av, 767—Progressive Cloak Co., GE-DC Rockaway av, 767—Cottle & Friedman, Rec-GE Rockaway av, 767—Phillip Silverstein.....DC Rockaway av, 767—Bklyn Union Gas Co, 176 Remsen Adams st, 291-3—Thos P Farley, St-WSS(R)-Ex(R)-FP(R)-FP-Ex

Manhattan av, 80-2—Jacob Camine, WSS(R)-GE Navy st, 127-9—Peter Barrett.....FP Broadway, 657-9—Max Kurzok.....A-FD Hopkins st, 14-16—Est Isreal Minor.....A Hopkins st, 14-16—Trap Chocolate Co.....FD Broadway, 138-44—Trion Toy Co.....Rec-FA 50 st, 1440—Phillip Cedar.....DC 51 st, 1515—Gustave S Roth.....D&R Flatbush av, 202—Geo J McFadden.....Rec Flushing av, 726—Louis Shulman.....NoS Flushing av, 854-6—John G Schultz Co.....FP Av J, 1504—Wolff Greenberg.....NoS King st, 256—Diamond Cork Co, WSS(R)-FP-SA Knickerbocker av, 9-11—Schaul Coopers Co.....FP Meeker av, 118-28—John Kroder & Henry Reubel Co.....Rec Pacific st, 161—H S Bowns, 116 Willow, WSS(R) Richard st, 9-31—J H Williams Co, Rec-NoS-FP(R) Richardson st, 242-4—Chas F Adolph.....GE(R) 7 av, 240—Jacob Hershkowitz.....Rub 12 av, 3905—T N Bradley.....FA 20 av, 6305—J J Shea.....NoS-FA-Rec

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