

REAL ESTATE BUILDERS RECORD AND GUIDE.

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REMODELING OLD LAW TENEMENT HOUSES

How an Owner Can Alter Old Structures and Obtain Increased Rental Returns on Investment

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THE greatest problem in the real estate market in the city today is "What can property owners do to obtain a fair and honest return on their investments?"

There are many causes which have contributed to the depreciation of real estate, over some of which the owner has had no control, while other cases are directly traceable to poor management.

The inflated prices obtained in the boom era, of a few years ago, are contributing much of the embarrassment of the present owners' difficulties. In many cases there is no method of adjusting this condition; in others, time alone may offer partial relief.

Many kinds of buildings have, in the last decade, shown reduction in rentals. This article will deal only with the multiple dwelling.

The great number of individual investors affected in this class of build-



FIG. B.—ROOF GARDEN TREATMENT.

ings undoubtedly warrants serious consideration of the conditions, and a practical solution of the situation must be found to enable the owner to obtain a better income return. Why are there any vacant apartments? Why are whole houses empty? It seems to me the answer may be found in the following: The people today demand something more than their parents wanted a few years ago. Smaller and up-to-date living units are demanded.

This is brought about by three important agencies:

First, the smaller families; second, the need for economy, and third, the change of residential neighborhoods.

The old law tenements, especially the type erected before the dumb-bell multiple dwellings, where apartments ran through from street to yard, six, seven and eight rooms deep, were the prevailing arrangement of the home unit. These apartments contained all the ordinary conveniences and accommodations that were looked for in the age of their popularity. Today, however, the limited number of families who could afford to occupy these, require all the latest improvements and luxuries, such as elevators, telephones, all light rooms, private incinerators, laundries and hot air dryers, electric light, ice boxes connected with a refrigerator plant in the cellars, hot water, steam heat and one or more hall boys. But these can only be found in the new law multiple dwelling. It is therefore easily seen, that the old law tenement is an undesirable piece of property to own; in fact, even a drug on the market.

The march of progress in all ages has left by the wayside the weak and undesirable, and in a short time the flourishing village, town, factory site, and even the mountain side, or the river course is changed to suit the new ideas and demands of the current times.

What is the owner of the old law tenement to do with his burden, frequently containing his life's savings, or representing years of work. This is the greatest problem that has to be solved by the real estate interests in New York City today.

There are practically only two ways of remedying the situation, so that the improvements made will meet the requirements of the purchaser and renter,

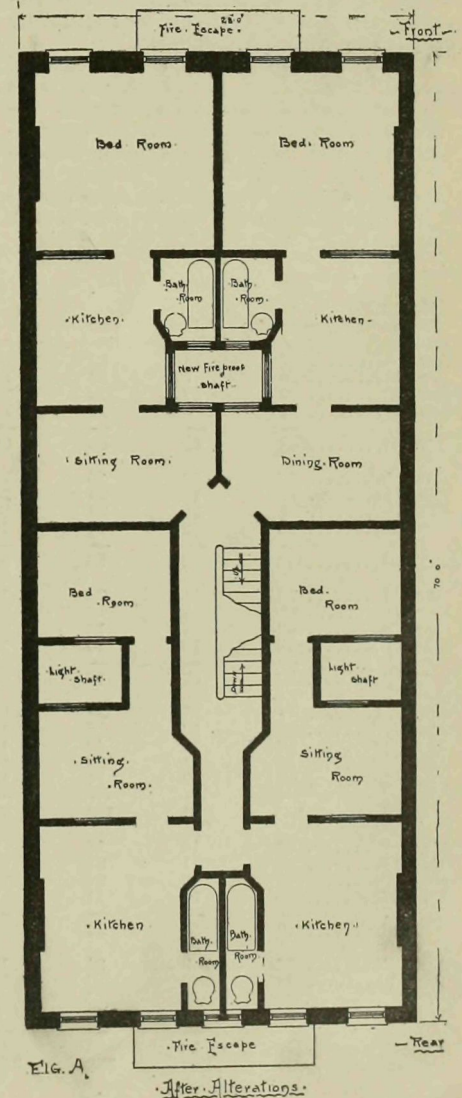
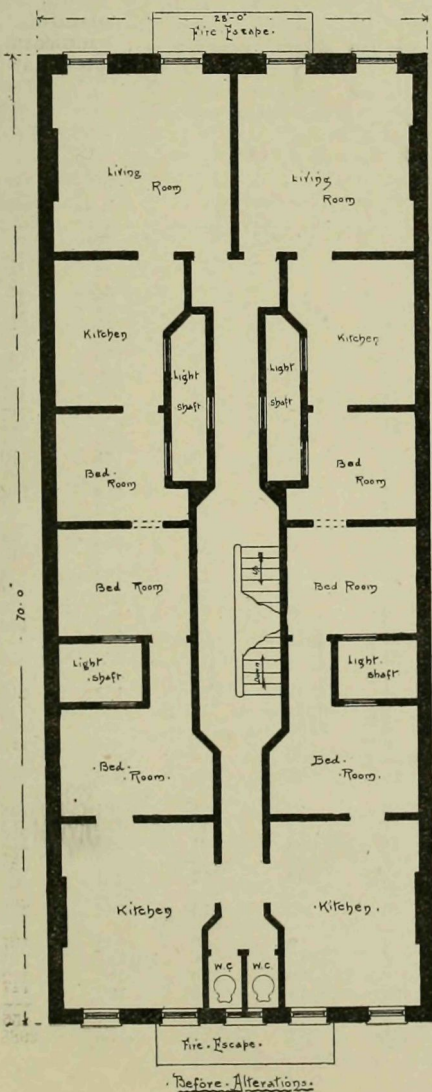
for a reasonable time, and at the same time give a fair return on the investment.

The building must be remodeled in a way that will approach the improvements and conveniences of the new law building so far as possible, or the structure must be torn down and a new law multiple dwelling erected in its stead.

The first suggestion, although considerably less costly, is surrounded by many difficulties. The Tenement House Law requires that any alterations made in a tenement (new or old building) must conform to all the requirements of tenements hereafter erected;

even in the case of change of occupancy, an additional family must have the same benefits as would be required in a tenement erected today.

Frequently, a more desirable alteration can be made by connecting two tenements into one, so that the space required for light shafts, courts, stairs,



entrance halls, etc., can be used to better advantage and far more economically than if each building were to be remodeled separately. These are matters, however, that should be left to the architect, as he knows the requirements of law and will advise the owner how best to safeguard his interests and further protect his equity.

The second suggestion usually permits but little of the old house to be used. Occasionally the front wall, as well as a small portion of the two side walls may be worked into the design of the new building, but usually the opportunities for such an arrangement are small, and, as is the case in most instances, the site of the old house is too small for the new structure. Additional houses frequently are demolished and

the new tenement designed to cover the increased frontage.

The floor plan, Figure A, shows the re-arrangement of an old type tenement, which, in its remodeled condition, earned for the owner \$576 a year, the cost of the alterations being about \$3,500. The rentals of this house are considerably less than those of new law houses in the immediate neighborhood, thus enabling the owner to compete favorably with the better class of building, and if the remodeled tenement is maintained and kept in good repair the chances are that it will always be filled.

A popular and prevailing desire of most owners, in order to increase their income, is to want to add another story to their building, but to save time in designing such an addition I might say

that such an arrangement is impracticable and should be discouraged at the outset on account of the many requirements of law pertaining to this increase of height, which makes it, in most cases, impossible to construct.

Occasionally a well arranged but poorly paying apartment house can be made more attractive at very little cost by the introduction of a roof garden and tea room, as shown in Figure B. The opportunity of spending the hot summer evenings among the foliage and tea houses of a tropical palm garden right on the premises and within a flight of stairs of your apartment, appeals to the most fastidious and is a new and pleasing innovation for the flat dwellers of this great metropolis.

(To be continued)

SALES FOR CURRENT SIX MONTHS COMPARED WITH SAME PERIOD LAST YEAR

IN order that real estate brokers and others interested in the realty market may obtain a concise digest of the realty sales market for the past six months, the Record and Guide has compiled the following table which makes comparisons of the first half yearly periods of 1916 and 1915. The table is so arranged that, at a glance, the number of sales reported for each week in the month can be seen; also the corresponding period last year. The totals for the various months are given; also the grand total for the entire period. In addition the number of recorded deeds in Manhattan and the Bronx are tabulated, which affords the information complete, both as to the total number of documents filed with the registrars in both counties, and the number of transactions at private treaty reported by brokerage concerns.

The result of the investigation shows that the current year has been more active in all departments, except as to the number of conveyances filed in the Bronx, and these latter figures are virtually the same, 1915 exceeds 1916 by only sixty-three documents.

In Manhattan there is an increase of roughly twenty-five per cent. in sales reported, and these deals were well distributed throughout the city. For convenience, the borough has been divided into two parts, 59th street having been taken as the dividing line. About one-third of the reported deals were south

of this thoroughfare, and the remaining two-thirds in the northern section. These figures compare favorably with those of 1915, which indicate that the business was distributed during both years in about the same proportion.

The month of April of the current year was the most active and seemed to reflect the improved business conditions. A total of 180 sales were reported in Manhattan, as against 113 for the same month in 1915, and the filings totalled 682 in Manhattan, as against 598 in April, 1915. In fact, there was not a single month this year which fell behind the corresponding one last year, though May's figures were exactly the same in both years. In the recorded conveyance column this statement does not hold good, because there were instances where the totals last year exceeded those of 1916. It must be remembered, however, that deeds are not recorded in the majority of cases until several weeks have elapsed after they are first reported.

The mortgage situation indicates the betterment of conditions. In Manhattan there were a total of 1793 mortgages filed during 1916, involving \$53,207,790, as against 1966 in 1915, aggregating \$48,360,691. While there was a less number of papers filed during the current year, still the amount totalled a greater sum. It is interesting to note that banks and insurance companies loaned \$22,710,208, this year's, as against \$19,383,754 last year.

In the Bronx there was practically no change, though the current year shows a slight decrease. The figures are \$15,685,319 and \$16,028,533, respectively. Roughly speaking, banks and insurance companies loaned about one-sixth more money this year than last, which indicates that the institutions are more favorably inclined towards real estate as an investment.

In Brooklyn the total amount loaned on real estate mortgages since January 1, 1916, was \$34,456,928, as against \$34,064,019 during the first six months in 1915. The loaning institutions have increased their loans during the current year, the 1916 total amounting to \$13,431,611, as against \$10,914,201 in 1915. In the former year 1915 loans were made, while in 1915 the total was only 1536.

There has been but little change in the auction situation, though buyers for high class properties are somewhat more inclined to bid. The total amount obtained at public sales for properties, during the current year was \$3,893,299, as compared with \$3,734,513 during the corresponding period in 1915. Bidding, as a general rule, is not up to the standard set several years ago, and frequenters of the Exchange Salesrooms are bargain hunters. It is still a fact that many properties, especially those sold at foreclosure, go to the plaintiffs in the actions, but there are indications that outside buyers are contemplating entering the market.

COMPARATIVE SALES TABLE.

1916 Week Ending	Manhattan Total.	Below 59th St.	Above 59th St.	Bronx.	Manhattan Convey- ances.	Bronx Convey- ances.	1915. Week. Ending.	Manhattan Total.	Below 59th St.	Above 59th St.	Bronx.	Manhattan Convey- ances.	Bronx Convey- ances.
Jan. 8.....	37	18	19	13	133	118	Jan. 9.....	15	3	12	8	171	124
Jan. 15.....	25	7	18	16	129	96	Jan. 16.....	19	4	15	9	120	103
Jan. 22.....	22	10	12	20	161	131	Jan. 23.....	19	7	12	9	123	122
Jan. 29.....	24	7	17	11	156	103	Jan. 30.....	24	7	17	9	136	115
Total.....	108	42	66	60	579	448	Total.....	77	21	56	35	550	464
Feb. 5.....	37	12	25	12	173	124	Feb. 6.....	27	9	18	8	171	109
Feb. 12.....	41	17	24	20	171	136	Feb. 13.....	17	7	10	11	110	87
Feb. 19.....	34	11	23	15	117	88	Feb. 20.....	30	9	21	33	133	112
Feb. 26.....	26	2	24	10	96	94	Feb. 27.....	21	7	14	20	92	87
Total.....	138	42	96	57	557	442	Total.....	95	32	63	72	506	395
Mar. 4.....	38	14	24	19	197	90	Mar. 6.....	26	13	13	23	182	156
Mar. 11.....	31	13	18	28	142	138	Mar. 13.....	26	10	16	20	131	124
Mar. 18.....	23	7	16	20	159	128	Mar. 20.....	24	6	18	24	128	111
Mar. 25.....	33	13	20	19	135	121	Mar. 27.....	32	5	27	10	112	113
Total.....	125	47	78	86	632	477	Total.....	108	34	74	77	553	504
April 1.....	44	15	29	18	111	110	April 3.....	28	11	17	20	157	113
April 8.....	21	13	8	14	148	127	April 10.....	20	6	14	14	143	149
April 15.....	53	13	40	13	130	113	April 17.....	35	5	30	17	134	108
April 22.....	39	11	28	19	168	127	April 24.....	30	6	24	9	164	119
April 29.....	23	9	14	12	125	98	Total.....	113	28	85	60	598	489
Total.....	180	61	119	76	682	575	May 1.....	35	5	30	21	164	138
May 6.....	28	10	18	8	204	144	May 8.....	23	11	12	10	159	143
May 13.....	39	11	28	10	140	123	May 15.....	45	14	31	21	147	119
May 20.....	43	16	27	16	165	141	May 22.....	19	7	12	15	139	154
May 27.....	39	18	21	8	130	133	May 29.....	27	12	15	7	137	127
Total.....	149	55	94	42	639	541	Total.....	149	49	100	74	746	681
June 3.....	33	9	24	12	121	129	June 5.....	14	6	8	5	129	107
June 10.....	26	6	20	17	142	116	June 12.....	22	7	15	11	117	119
June 17.....	35	14	21	8	174	99	June 19.....	17	8	9	10	112	112
June 24.....	27	7	20	9	141	96	June 26.....	21	10	11	11	128	117
Total.....	121	36	85	46	578	440	Total.....	74	31	43	37	586	455
Grand total.....	821	283	538	367	3,667	2,923	Grand total.....	616	195	421	355	3539	2988

FAVORS ZONING PRINCIPLE FOR THE CITY

Claim Made That Proper Restrictive Methods Will Benefit Real Estate As A Whole

By LAWSON PURDY



LAWSON PURDY.

DURING the decade, since 1906, in which I have been President of the Department of Taxes and Assessments, there has been an average of eight to ten thousand applications for the reduction of the assessed value of real estate filed with the department. I have personally examined and been familiar with more than fifty per cent. of such applications. These applications gave reasons in behalf of the owner of the property for his conclusion that the assessed value is more than the actual value. By the examination of these applications I have become familiar with many of the causes for the decline in value in real estate in various parts of the city. A large proportion of these applications contain allegations to the effect that the value of buildings has been depreciated by the erection of buildings in the neighborhood, sometimes adjoining, which covered too large a proportion of the area of the lot, or are too high, or both.

Many applications have stated that the character of the neighborhood has been depreciated through the erection of buildings of great height and housing a very large number of factory workers. This intense use of the land has resulted in street congestion, both for vehicular traffic and pedestrian traffic. It has, moreover, so darkened the streets and the interior of blocks as to render neighboring buildings unprofitable.

Suitable Buildings Necessary.

As a result of my experience I am confident that in order to preserve the value of land, which is another mode of expressing the idea of preserving the opportunity to put land to its most profitable economic use, and to preserve the value of buildings, it is essential that no building should be permitted which would not serve as a suitable type, both as to height and as to area of land covered, for the development of all the territory suitable for the erection of such buildings. The proper height and area of land to be covered must depend upon the character of use. There must be room for vehicular and pedestrian traffic on streets. And there must be adequate light and air for every building without stealing light and air from neighbors.

The evil effect of failure to protect property owners from the ill considered action of their neighbors, is well illustrated by the decline in value of the land between Union Square and Madison Square, and between Seventh avenue and Broadway. In 1911 land in 23d street, on the south side between Fifth avenue and Sixth avenue, was assessed at \$285,000 a lot; in 1916, at \$80,000 a lot. In 1911, between 14th street and 23d street, on Sixth avenue, land was assessed from \$85,000 a lot to \$175,000 a lot; in 1916 the same land is assessed at \$50,000 a lot to \$80,000. On Fifth avenue, in 1911, the lowest assessment on the thoroughfare, between 14th street and Madison Square, was \$100,000 a lot, rising to over \$200,000 a lot. In 1916, the assessment ranges from \$75,000 to \$90,000.

Loft Construction.

In the intervening cross streets, from 15th street to 22d street, loft buildings were erected, twelve stories high, and when first opened paid well because they obtained light and air and street space from their neighbors. Owners were induced to build similar buildings, or builders were induced to pay extravagant prices for land and erect similar structures on the theory that if one twelve story loft building was profitable any twelve story loft building in that zone would be profitable. Experience has shown that when the first leases for three or five years expired, and similar lofty buildings had blanketed the first building, leases could not be renewed at the old figures, and often could not be renewed on any terms that would pay

carrying charges. The supposed values proved to be a delusion.

The erection of high buildings drove neighboring owners to erect lofty buildings, for their old buildings were no longer suitable for the neighborhood, the value of such improvements was destroyed, and the value of the land seem to have acquired double its former value or more. Today the assessed value of lots in these side streets has declined to a sum less than what the land was worth prior to the boom. The old buildings although often so well constructed as to last for one hundred years have practically no value and must be charged off.

Somewhat similar results have followed in the office building zone from the failure there to protect the owners of buildings of reasonable height from deprivation of light, air and access, by the erection of neighboring structures of monstrous heights, and covering all the land the law allows, which is substantially all there is. I suppose I have heard applications for reduction of the assessed value of at least three-fourths of all the buildings of more than ten stories in height, south of Chambers street. The reason for the requests have been similar to those given by owners for the reduction of the assessed value of many of the loft buildings in the middle of the borough.

Value of Light and Air.

An office building which was profitable when it got its light and air, was rendered unprofitable when there was no longer light and air to obtain. The value of the land has been inflated to a point based on the theory that on certain streets the approximate improvement is a building approximately thirty stories in height. It must be obvious that the land cannot be covered with buildings thirty stories in height and profitably rented, even if there were people enough who wanted to do business in that territory to fill the building. There would be no room for the people to walk in the streets. They would all work by artificial light, and ventilation would be wretched, except when we had violent gales which obtain around lofty buildings when there is a moderate breeze.

I have in mind one parcel of land on which there is erected a twelve story office building of good construction, not more than twenty years old; it is full, at fair rentals. The gross rent is \$55,000. The assessed value of the land is \$500,000. The building was assessed last year at \$150,000. One of the best appraisers of the city valued the property for the owner at a total sum of \$550,000, of which \$50,000 was assigned to the building. I asked him what sort

of a building he would erect if that building now on the property was destroyed by fire. He said he could not erect a better building than the one that stands there now, that it would not be profitable to erect a higher building. I then asked him whether such a new building could earn four per cent. on its cost and four per cent. on the value of the land that he had assigned to the building after paying operating expenses and taxes, without any allowance for depreciation. He said it could not.

Sales of Neighboring Property.

After some discussion both of us concluded that while it is necessary on land as having a value of about \$500,000 based on sales of neighboring property, and on the opinions of those best informed, and on rental values obtained in buildings within a few hundred yards, which were more than twenty stories high, and still can steal light and air from their neighbors, that nevertheless, such a land value was a mirage and an illusion; that no use to which the land could be put would yield a return of four per cent on such a value.

There are many such cases and I describe this in detail to illustrate what I call a fictitious value that comes to land based on the erroneous theory that all land in a given neighborhood can be put to as an intensive use as the most intensively used land. And again we come back to the proposition that no building should be permitted which would not serve as a suitable type for the development of the entire area appropriate for such buildings. I have known a number of cases where office buildings, when first erected, were profitable, and subsequently they were hemmed in by other buildings to such an extent that the rentals were seriously reduced on account of the lack of light and air.

Another Example.

I have in mind a building on the corner of two streets, which for some years enjoyed the light and air that belonged to its neighbors on the south for about sixteen stories of its height. It also had a similar advantage on the east. A few years ago an office building of equal height, about twenty-two stories, was erected south and east of it, and the owner thereupon requested a reduction of the assessed value and made the allegation that as to a large percentage of the rooms having windows to the south and east the rent was reduced by two-thirds, because the windows were in most cases entirely closed up, and in others the windows were on a court, too small to give any light and ventilation to amount to anything below three stories from the roof. I knew the building in its condition prior to the erection of the building adjoining and I know it well now, and if it were not for very good management I can hardly see how the southerly rooms could be rented for anything but storage.

Equitable Building.

A notable illustration of the evil effect of the erection of a building that is too high and covers too much of the land is that of the new Equitable Building, at Broadway and Pine and Cedar streets. After the old Equitable Building was destroyed, the owners of some of the land that surrounds that block negotiated with the Equitable for the purchase of an easement of the light and air from a point above eight stories from the ground; in other words, for a limitation upon the Equitable to the construction of a building eight stories high. I am informed that for two and a half million dollars the Equitable Corporation was willing to sell such an easement and that the owners of the surrounding property subscribed two and one quarter million dollars to buy that

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THE FAILURE OF PRIVATE RESTRICTIONS

Are Effectual Only Between Land Owners Who Enter Into Such Covenants—Changes in Character of Localities Factor

By EDWARD M. BASSETT

THE history of private, contractual restrictions in the State of New York has not been such as to warrant the hope of permanent help for the cities. Private restrictions are effectual only between the land owners who enter into such covenants with one another, or as is more usually the case, the owner of a considerable tract of land will sell portions subject to restrictions enumerated in the deeds. In the latter case the covenants run with the land, as between owners who derive their titles from the same source that imposes the restriction.

These restrictions have usually been imposed to preserve localities from nuisances, or from the invasion of business of any sort in residential localities, to prevent the invasion of industry and business in residential localities, to prevent the sale of liquor, and more latterly to insure private residences, in some cases detached residences, and in some cases, in developments that are intended to be for high class residences only, there have been restrictions requiring set

backs, one family detached residences of a cost not less than a certain amount; and restrictions against flat roofs have been common.

Restrictions imposed in Kings and Queens Counties thirty-five or forty years ago were often put into the form of conditions, for instance, a deed would provide that the land was conveyed on the condition that liquor should never be sold on the premises, or that the premises should never be used for business. As the violation of a condition is forfeiture, these conditions rendered land almost unsaleable. After the title companies began their work, they as a rule, required the release of these conditions, or their change into covenants before they would sanction the title.

During the past twenty-five years, in both counties, restrictions have been by covenants, running with the land. A violation of these covenants could ordinarily be prevented by injunction, or after a building in violation of them has been constructed, damages can be obtained against the violator. These covenants throughout the city have sometimes been

in perpetuity. The trouble with perpetually restricted for residences has become surrounded with business, so that the character of the locality has changed; in such cases the courts have frequently held that restrictions have become inoperative because of the change of character of the neighborhood. The process of change has produced a turmoil in every case where the supposed protected landowner has, for a series of years, been uncertain whether his property would be protected by the courts or not. This has led to lack of improvements, lack of proper up-keep, and to the removal of people from the locality who would have stayed if the prospect was more certain.

Sometimes a locality that has been perpetually restricted for residences has become surrounded with business, so that the character of the locality has changed; in such cases the courts have frequently held that restrictions have become inoperative because of the change of character of the neighborhood. The process of change has produced a turmoil in every case where the supposed protected landowner has, for a series of years, been uncertain whether his property would be protected by the courts or not. This has led to lack of improvements, lack of proper up-keep, and to the removal of people from the locality who would have stayed if the prospect was more certain.

Stated Term Restrictions.

More frequently, however, the restrictions have been for a certain number of years, the date being expressed when they would lapse and become void. The courts have not been so ready to set aside these time limit restrictions because of change of character of neighborhoods. They have, however, been an uncertain and incomplete protection for a permanent class of structures.

If the locality is a small one, the surroundings sometimes grow up in a way that renders a small locality unable to carry out the restrictions to advantage; then, too, one owner will violate the restrictions in a slight degree, the next owner violate them a little more, and when a gross violation occurs the property owners applying for an injunction will be met with the allegation that he has acquiesced in the violation of restrictions in former cases to such an extent that he has now become divested of the equitable assistance of the court. In this way, restrictions are sometimes virtually abolished before the time limit has run. While this gradual change is going on, the locality is in a chaotic condition and owners are afraid to build in a permanent way.

Another drawback with time limit restrictions is that within the last five or eight years of the restrictive period people who have vacant land will hold it out of the use required by the restrictions, hoping that when the restrictions expire they can build in a way that will exploit the land which is already improved. When, therefore, prospective purchasers come into a restricted locality and see corner lots, or desirable locations unimproved, they are warned not to buy or build in that locality because they foresee that the land that is being held out of use will probably be built up with structures that will be injurious to the surrounding buildings.

Recent Tendencies.

A tendency has developed within recent years for developers to place short time restrictions on their land, hoping that they can bring about a high class of dwellings, on that which is sold, and the developer himself holds part of the property until the restrictions expire, when the developer himself will expect to get a higher price for the land by building on the parcels which he has retained, thus exploiting his own prior customers. This method is akin to the method adopted by some unscrupulous developers who have sold parcels to purchasers who will covenant to erect high class detached one-family dwellings.

When the owner has sold practically all of his property except the corners, but holding what remained in his own hands, entirely unrestricted, he will sell the corners for apartment houses, keeping the higher priced, because the sur-

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FAVORS ZONING PLAN.

(Continued from page 5)

easement. The project fell because the owners who would have been required to contribute the additional quarter of a million were not in a favorable position to make their proportionate contribution and were unable or unwilling to do so. One of the owners who had agreed to contribute a large part of the sum required told me that he regarded the advantage to the property that he represented as being at least twice as valuable as the sum he had agreed to contribute.

Since the commencement of the present Equitable Building, a structure about forty stories high, the owners of practically all the property surrounding it have asked for and obtained a reduction of the assessed value of their property on proof of loss of rents due to limitations of light and air and other advantages they enjoyed when the Equitable Building was only nine stories high. An illustration of the evil effect of the failure of the city to protect the owners of property from the erection of improper buildings is the territory lying near Broadway, north of 59th street to 125th street, and on West End avenue, Riverside Drive, and the east and west streets lying between. The Tenement House Law, which limits the height of a building to one and a half times the width of the street, and imposes some slight limitations on the area of ground that may be covered, has been of value, but these limitations are entirely insufficient and have been so far as tenements houses themselves are concerned. The limitation upon hotels is only an area limitation and has proved wholly inadequate. There are today a few apartment hotels in the territory described which are but twenty-five feet wide and rise to a height of thirteen stories.

The intrusion of these wretched buildings has depreciated the value of the neighboring single family dwelling houses, and I am informed that they themselves are regarded as such extra hazardous investments that their value cannot be predicated upon rentals secured while they steal light and air for nine stories of their height. Should these buildings be blanketed by others they would be probably uninhabitable with a reasonable regard to the health of the occupants, and it is clear that the same restrictions as to height and possibly more onerous restrictions as to area should apply in the case of hotels as to any other buildings for human habitation.

A hotel should no more be allowed to steal its neighbor's light and air and street area than any other building. And the same principle applies here in such a territory as this as applies in all others that no building should be permitted which would not serve as a suitable type as to height and area for the complete development of the whole district, leaving to all adequate light, air and access, and safety from fire.

Tenement houses, more euphoniously called apartment houses, built to the full limit allowed by law, have intruded into a territory beautifully developed with single-family dwellings at great cost, well constructed, in condition to last for a hundred years, and have destroyed their value in large measure. The first tenement house, when it can freely get its light and air, is profitable. When it must depend on the light and air it furnishes for itself, on its own lot, it frequently becomes unprofitable. When a wide street is developed from end to end with buildings 150 feet high, the buildings on the street to the rear are deprived of light and air to such a degree that they are no longer profitable, as a rule, and frequently must be unhealthful. The servant problem, ever with us, is complicated and rendered impossible of decent solution by the fact that in such blocks there is not one single light kitchen—not a kitchen into which a direct ray of sunlight ever enters.

In that whole territory we have cases again of fictitious land values—values predicated upon the possibility of the erection of a twelve story tenement house that steals light and air as I have shown. When that larceny is prevented profit is not there and land values prove to have been a mirage. The pathetic instances of single family dwellings sandwiched between buildings of 90 feet and 150 feet appeal to one who knows what sacrifice of value has resulted and what miserable conditions of human habitation exist. Any 60-foot street that may be fully developed with nine-story apartments 90 feet high, is, in my opinion, unfit for human habitation, and exercises a like influence upon the adjoining parallel street. On the other hand, a street 50 feet wide, developed with six-story apartments, is a reasonably fair street. Personally, I think the height is too great, and that were it now possible, it would be infinitely better to restrict the height to once the width of the street. An angle of forty-five degrees produced by the rule of once the width of the street is insufficient to give direct sunlight in short winter days to the lower stories. Surely that should be the limit.

LEGAL NOTES AFFECTING REALTY

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

Automatic Renewal of Lease.

A LEASE of an apartment from January 1, 1914, to September 30, 1915, contained the provision: "That the letting and hiring shall be extended and renewed for the further term of two years from September 30, 1915, unless either the landlord or tenant shall on or before the 1st day of June, 1915, give notice in writing to the other of an intention to surrender the premises or have possession of the premises on the 15th day of September, 1915." No notice was given by either the landlord or tenant prior to June 1, 1915. Prior to that date, negotiations were entered into between them as to a renewal of the lease on terms different from the original lease, but these negotiations did not result in any meeting of the minds of the parties. In a letter written to the landlord on July 24, 1915, the tenant stated: "I had expected to receive leases for my apartment next year, but learned from your office this day that the one I have renews itself automatically." In an action for the rent for October, 1915, the New York Appellate Division, *A. Campagna Const. Co. v. Woods*, 159 N. Y., Supp. 138, holds that it was clear from this statement that the defendant understood, nearly two months after June 1, 1915, that the lease was automatically renewed for two years on the same terms as the original lease, and there was no waiver of the provision. It was therefore held error not to direct a verdict in favor of the plaintiff.

Regularity of Tax Sale.

A conveyance of property to parties as husband and wife makes such parties the owners of the property as "tenants by the entirety." The interest of a tenant by the entirety is not an undivided half interest, but each tenant is the owner of the entire premises. In an action to set aside a tax deed, the plaintiffs contended that the assessment was irregular, because it did not contain the name of the wife, one of the tenants of the entirety and residing on the premises, but only that of the husband. Section 9 of New York Tax Law provides that, when real property is owned by a resident of a tax district in which it is situated, it shall be assessed to him, that in all cases the assessment shall be deemed as against the realty itself, and that the property itself shall be liable to sale for any tax levied upon it. Section 63 provides that an error in the name of the owner or occupant shall not render the assessment or the tax invalid, and that the board of supervisors of each county may, before levying the tax, at the request of a supervisor of the district in which the realty is situated, correct any errors in the assessment. The New York Appellate Division, *Smith v. Russell*, 159 N. Y., Supp. 169, holds that the assessment was regular, and sufficient to authorize a sale and conveyance of the entire fee of the property. In such a case, the fact that the tax deed stated that, "so far as it appears from the record, the title and interest thereby conveyed is the title and interest of Joseph Huson," the husband, did not restrict the force of the assessment to him alone, as section 154 of the Tax Law, providing that, where realty sold by the county treasurer is not redeemed, the treasurer shall execute to the purchaser a conveyance of the realty sold, the description of which shall include a specific statement of whose title and interest is thereby conveyed, so far as it appears on the record, was not intended to limit the fee which the purchaser received, but to identify the property purchased.

Necessity for Authorization.

In an action for broker's commission of \$300 on a mortgage loan transaction, it appeared that the defendant, the owner of the property, obtained a \$15,000 mortgage loan from a firm of lawyers. The plaintiff asserted that the loan was

procured solely through his efforts as broker, and that the defendant had attempted to defraud him out of his commission. The proof showed that the loan had been placed, under a written authorization, by another broker, who had received a commission of 1 per cent., while the defendant had paid attorney's fees in the sum of \$150.

The plaintiff sued on an express contract and claimed that the agreement called for a two per cent. commission; yet he received no authorization from the defendant, though he endeavored to procure one the day after the loan was completed. The testimony of a member of the firm which made the loan, a disinterested witness, was that the plaintiff was requested to submit his authorization, if he had one, but that he was unable to do so. The New York Appellate Division, *Finck v. Looain*, 159 N. Y., Supp. 180, held that this appeared to be conclusive on the firm making the loan, and seemed to justify them in refusing the plaintiff's application for the loan. Judgment for the plaintiff was therefore reversed, and a new trial ordered.

Electric Current from Private Plant.

Action was brought by the owner of the equity of redemption of an apartment house to recover from the receiver of the rents, issues and profits under a foreclosure of a mortgage upon the property, the amount collected by the receiver from the tenants for electric current furnished them. The current furnished was manufactured on the premises by a plant maintained thereon and a part thereof. A previous action to recover for telephone tolls collected by the receiver had resulted in a judgment for the plaintiff, in a case not reported. The New York Appellate Division now holds, *Fifty-ninth Street Real Estate Company v. Murphy*, 159 N. Y., Supp. 203, that the receiver had no rights as against the mortgagor to telephone tolls collected from tenants for messages sent through the exchange in the building, since the money was earned, not from the property, but from contract with the telephone company. But the receiver was entitled as against the mortgagor to amounts collected from tenants for electric current furnished them from the plant, which was part of the realty, and charges for services in that case were therefore for the "rents, issues and profits" arising from the use of such realty. Judgment for the plaintiff was therefore reversed and the complaint dismissed.

Agreement to Extend Lease Required.

Under the terms of a written lease which gives the lessee, at the expiration of one year, "the privilege of four years more at his option," the Minnesota Supreme Court holds, *Luthey v. Joyce*, 157 N. W. 708, that a new lease is not required, and the tenant cannot compel the landlord to execute a lease for the additional term, on the theory of specific performance of the agreement. There is a distinction between a stipulation to renew a lease for an additional term and a stipulation to extend the lease for an additional term. The former requires the making of a new lease; the latter does not.

Fraud of Broker's Agent.

In an action by Corwin & Wolf to recover commission for effecting the exchange of real property for the defendant, Spencer, the evidence tendered to show that Tate, acting for Corwin & Wolf, secretly agreed to pool commissions with Moseley, the agent of Noah Mortimer, the other party to the exchange, and that Spencer was thereby defrauded of a part of the real property owned by her. The Kansas Supreme Court, *Corwin vs. Spencer*, 156 Pac., 711, held that it was error to instruct the jury that any secret arrangement between Tate and Moseley with reference to pooling commissions would not be binding on Corwin & Wolf, nor defeat their right to recover commission for making the exchange. They could not

reap the benefit of their agent's fraud and say they knew nothing of it and were not bound by the conduct of their agent in perpetrating the fraud.

West Side Plans.

Mayor Mitchel has outlined to the Real Estate Board the status of the New York Central's West Side plans. The Mayor's letter is a response to one sent to the Board of Estimate by the Real Estate Board stating precisely its attitude on this important public improvement.

In his reply, the Mayor goes into detail on several points which have been the subject of public discussion, particularly the real estate and franchise easement phases of the plan. The Mayor's letter follows:

I was glad to receive your letter of June 14 informing me that the Real Estate Board is in favor of the settlement with the New York Central. You make three specific points.

First you state that "the Board believes that the city, after careful consideration and expert advice, should receive equitable and fair adjustment of the relative real estate values." In this I am sure every member of the Board of Estimate concurs. Every precaution has been taken to assure a fair adjustment on accurate and equitable appraisals of the real estate purchased and sold. All parcels have been appraised by the real estate expert of the Department of Finance. His estimates, which serve as a basis of the tentative agreement reported by the committee, are to be found in the schedules appended to that report. In order that there might be no doubt as to the accuracy of the conclusions reached by the appraiser of the Finance Department, the committee has ordered a checking of the appraisement of these parcels by Geo. R. Read & Co. It will probably take two or three weeks before these final appraisals are placed in the hands of the committee.

The second point you make is that the Board believes that "after a competent appraisal of the franchise, the city should receive a fair and just compensation for such franchises."

Here I believe you are laboring under a misapprehension which appears to be very common in connection with this proposed settlement. The railroad is acquiring no new or additional franchise. Its franchise comes from the Legislature of the State under legislative grant. That franchise cannot be added to or subtracted from by the city. The Court of Appeals has determined this. Under the proposed settlement the railroad will acquire certain parcels of land from the city, of which it will pay full value, and will lay additional tracks upon these parcels of land. This can no more be considered an addition to its franchise than if the railroad purchased the same parcels of land from a private owner and laid the tracks, in which event the consent of the city would be unnecessary.

The only right or privilege that the railroad acquires at the hands of the city is that of crossing certain side streets with a greater number of tracks than it now maintains and of constructing an elevated structure along the marginal way from 59th street to 30th street with a capacity of four tracks. Against this privilege the railroad surrenders its right to operate two tracks on the surface of 11th ave., 10th ave., West street, Canal street and Hudson street. The total lineal mileage of elevated railroad on or across city streets under the proposed settlement will be materially less than the total mileage of track now upon the surface of city streets—to be precise, almost two miles less.

It is also to be kept in mind in this connection that the railroad company under this settlement is obligated to expend upwards of \$14,000,000 for the creation of improvements of a purely municipal character, improvements wholly unnecessary to the railroad for the purpose of its own operation, but necessary to the city for the protection of property values and the creation of a satisfactory city plan; for example, the construction of tunnels where open railroad would be more satisfactory to the company, the construction of roof structures along upper Riverside Drive north of 135th street and through Fort Washington Park.

Against this expenditure of \$14,000,000 and upwards for municipal purposes, is offset the real estate balance in favor of the city of some \$6,000,000. The difference has been imposed upon the railroad company by the city as the consideration for the city's assent to the general improvement. This large balance is vastly more than the value of the permit to cross side streets with one or two additional tracks and the additional tracks on an elevated along 12th avenue could be conceived to be by any stretch of the imagination.

As a third point you state that the Board believes "that the estimated values of the expert appraisers of the realty and franchise should be made public at the earliest opportunity." I have already explained as to the franchise. The estimated values of the appraisers of the realty have been made public in the report of the Terminal Committee. The re-appraisal by Geo. R. Read & Co. will be made public as soon as received by the committee.

When the contract embodying the proposed agreement has been completed by the Law Department it will be presented to the Board of Estimate, together with the final report of the Terminal Committee. Both of these documents, together with all phases of the proposed settlement, will then be submitted to the public and will be open for comment and discussion at the final hearings accorded by the Board of Estimate on this entire subject.

I trust that this will answer to the satisfaction of the Board your communication of June 14.

BUILDING MANAGEMENT

CLEANING THE OFFICE BUILDING

IN many office buildings it is an every night sight to see a line of old women, mostly of foreign birth, down on their knees scrubbing on a hard marble floor. A tenant will step out of an elevator and stop to watch the women at their work. He wonders why it is that the old women are so much in majority who are doing this hard disagreeable work. With a last pitying glance he goes out assuming that the management does not pay very much and wonders what misfortune has driven these old women to the extremity of working at such a task. As a matter of fact, every manager knows the difficulty of obtaining efficient scrub women, and while a management may be paying good wages, even wages do not induce a working woman to scrub floors all night in an office building; then too, every one knows that a woman who scrubs continually day after day and year after year, gets what is known as "scrub knee," which makes walking difficult and painful. The difficulty of obtaining competent scrub women is becoming more apparent every year, particularly in view of the European situation. With power scrubbing, of course, all of this is changed, the tenant comes down from his office and finds an electric scrubbing machine, doing the work of many scrub women.

Every manager knows the danger of slipping on marble floors which are not properly cleaned. Marble becomes greasy and sometimes inferior powders make the surface even more so, and it takes plenty of weight combined with a good powder in scrubbing to get this out of the surface. It is at once apparent that the weight put upon a scrub brush by the average woman is not sufficient to properly clean the surface. It is also common sense that while in the beginning good work might be done by the scrub woman, yet the constant scrubbing after a very short time will cause her to tire and not give the floor the uniform cleaning which is possible with power scrubbing. It is also apparent that the excessive use of soap is prevented when the supply is regulated and applied in uniform quantities. There was a demonstration and a machine had been tried out on a floor which had been faithfully and carefully scrubbed by hand. Without propelling the machine in any way the brushes were made to revolve in a circle. After the machine had been removed and the dirty water taken up a ring of white stood out sharply from what had been supposed to be a clean floor. This ring of white remained distinctly visible after several weeks of hard scrubbing. Of course, the reason for this lies in the fact that the machines have greater pressure and mechanical force. The average pressure which the scrub woman uses in hand-scrubbing is about $\frac{1}{2}$ to $1\frac{1}{2}$ pounds; a man with a pole brush from 1 to 2 pounds. The machine, on the other hand, exerts a uniform pressure of from 5 to 10 pounds on each brush. The electric energy which causes the brushes to revolve is $\frac{1}{4}$ to 1 horse-power, far greater than any human could exert. It is a well-known fact that marble, which is the kind of flooring ordinarily found in the majority of buildings, is susceptible to dirt. In other words, it is quite porous. Mud, dirt, grease and in fact everything that is carried into the building, is ground into it. This makes marble difficult to clean, but cleanliness is not the only argument; the question often asked is: Does a machine pay for

itself in reduced labor cost? For the initial cost might seem rather high.

Machines sell for as low as \$300 and as high as \$800. It naturally takes time for these machines to pay for themselves, but building managers who have used power scrubbing uniformly report that they are profitable investments. In one building where the cost record has been kept, different methods of cleaning show the following.

	Times Yearly.	Average Cost sq. ft.
Mopping cleaning system.....	308	\$0.08
Pole scrubbing cleaning system.....	308	.12
Scrubbing machine	308	.06½

There is perhaps a difference of 25 per cent. between the efficiency of each of these forms of scrubbing.

Cost records showing the unit cost of hand scrubbing are, as a rule, hard to obtain. They average about twice the cost of mopping.

Two office buildings report the annual cost per square foot with scrubbing machines, as follows:

No. 1	\$0.83
No. 2. Rotunda and all corridors.....	.122
Rotunda itself .....	.0578

In building No. 2, the floor is scrubbed twice with a scrubbing machine before picking up dirty water and rinsing and drying. This allows a short period of time for any chemical action there might be to take place. The difference in cost between the lobby and the total floor space is accounted for by the fact that some time is lost in transporting the machine from one floor to another. There are no figures available showing the cost of hand scrubbing in these buildings. The above data, however, may serve as a basis for comparison.

One building where four machines are engaged, three in constant use and one as an auxiliary, claims a saving in labor of six employes, a cash saving altogether of \$300 per month. They have used power machines for four years and these figures are based on this period, showing a saving of three employes or \$150 a month in labor cost. The manager of a prominent building gives the following valuable statement illustrating the comparative cost of hand-scrubbing with power machines:

"I have one machine in operation and it makes an annual saving of \$474 in labor cost. But this saving is offset somewhat by the cost of the machine. I expect, however, to make the machine pay for itself in two years. Therefore, we will have a net saving of over \$400 for two years at least. I think it is a profitable investment."

In regard to the operation of the machine, he says: "I run the machine within an inch of the baseboard. The machine never spatters the baseboard. The corners need not be scrubbed out oftener than twice a year, as the squeegee gets into the corners and so do the mops. The grinding of the dirt only occurs in the center of the corridors. I have never used the machine on a wooden floor, but I have heard of people that did and have had success."

Here is a comparative statement:

Hand Scrubbing. Two men working 9½ hours a night each scrubbed the first floor every night, mopping the remaining part of the building. Each floor (above the first) scrubbed once a week. 9½ hrs. @ 22c (two men), \$4.18.	All this each night. Machine Scrubbing. Two men working 6½ hours a night each scrubbing the first floor every night, mop- ping the remaining part of the building. Each floor (above the first) scrubbed twice a week. 6½ hrs. @ 22c (two men) \$2.86.
7 lbs. scrubbing powder.	20 lbs. of soap powder each night.
2 lbs. soap.	
2 lbs. soda.	

Sometimes an objection is raised that machine scrubbing uses too much powder. We find that this is really a matter of operation.

Possibly the manner in which powder is applied in one building will commend itself to prospective users of machines. This building has a lobby which measures 11,200 square feet. They run the scrubbing machine crosswise of the lobby back and forth until one-third of the space has been scrubbed. After the machine has covered this space a second time a mechanical squeegee is put in operation. The suction pump on the squeegee is shut off and the squeegee used merely to force the dirty water towards the unscrubbed two-thirds of the lobby. As a result, a great pool of water well saturated with powder and abrasive material is collected on the dry section of the floor. Without the addition of any water or powder, the machine with its revolving brushes was sent back and forth through the dirty water. The total amount of powder used was 10 pounds, which is an average of one pound to every 1,100 square feet. The cost of the powder, which was four cents, was only 40 cents.

One of the difficulties in eliminating hand scrubbing and substituting power scrubbing has been that many managers have the impression that it requires a mechanic to operate a scrubbing machine. A careful investigation of this has conclusively proved to us that this is not true.

In fact, most buildings where power machines are used pay proportionately the same wage per hour for machine operators as they do for male scrubbing. In one case an ignorant Hungarian was operating a power scrubbing machine, and getting splendid results. He knew nothing whatever of the mechanism of the machine. The machine is so simple in construction and operation that no expertness in mechanics is needed.

It is at once apparent that considerable physical labor may be eliminated by doing the work with electric-driven brushes with the added advantage that it makes unnecessary the drudgery of hand scrubbing, which must appeal to the human side of every building manager.

Building managers, who have been persuaded to try out power machines, have in most cases brought out four points in favor of them as follows: 1. They greatly reduce the labor cost. 2. They make floors at least 25 per cent. cleaner and safer to walk upon. 3. They use less powder. 4. Their operation is more humane.

The Reason for Stoops.

The unusual activity on the part of the city authorities within recent years toward the removal of street encroachments recalls the historical reason for the presence of one of the most common of sidewalk encroachments, namely, the stoop to the private house. This element in construction may be traced back to early Dutch Colonial settlers who brought the idea over from Holland. In that country they were compelled to build their homes with stoops, so that they might be protected during flood times. When they came over to New Amsterdam, they built their new homes on the European plan, not so much on account of the fear of floods, because New York City has yet to be flooded, but simply as a matter of custom.

—The City of New York owns 127 miles of its waterfront or about 22 per cent.

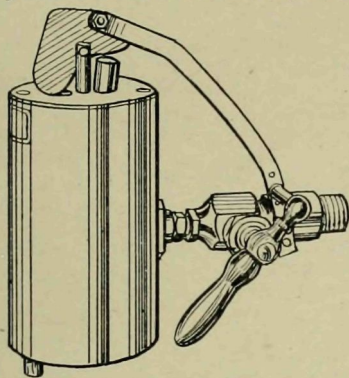
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Electric Water Heater.

AN adequate supply of hot water is a necessity in modern living, but can only be had by the maintenance of a proper water heating plant or the installation of an auxiliary gas or electric water heater, which heats the water as it is used. A device of the latter type is illustrated herewith, which is said to possess a number of interesting features. The heater is a running water type, and as only the amount of water required for



immediate use is heated, it is said to be very economical and the water is suitable for any use which is not the case when a tank heater is used.

The device is simple and ingenious in construction, consisting of an upper chamber for the electric switch, a lower chamber through which the water passes, and the lever which makes a unit of electric and water control. The water must be turned on before the electricity. Cold water can be drawn, however, without throwing on the current. The claim is made that this heater can never run dry and it has been so designed as to permit a full flow of cold water before the switch turns on the electric current. The appliance is made entirely of brass, weighs less than four pounds, and is about five and one-half inches in height. Hot water is supplied by this heater in ten seconds which makes it practical for a wide usage about the home.

Welded Sheathing.

AN inexpensive lathing material for stucco and interior plastering which can also be used as a reinforcing material for short span reinforced concrete slabs in roofs, or floors designed to carry a comparatively light load, has recently been placed on the building material market. This sheathing consists of a light grade of electrically welded fabric provided with a tarred felt backing. This material is manufactured by arranging longitudinal and transverse wires on opposite sides of a sheet of tarred felt and electrically welding them together through very small holes previously punched in the felt where the wires cross. Through this operation the tarred felt becomes an integral part of the wire mesh, being securely locked and held between two groups of wires, but at the same time having no physical connection to any of the wires. The longitudinal or carrying wires are all arranged on the side of the felt to which the plaster or cement mortar is applied, and, thus being entirely unobstructed, become thoroughly embedded in the body of the plaster as the felt bulges slightly away from the wires under the pressure of the plasterer's trowel. For use in exterior construction this sheathing can be stapled directly to the studs. The

material is practical for use in stucco work as it combines galvanized wire lathing and moisture-proof felt at a moderate cost. When used in cement roof and floor construction, this material eliminates the use of forms, as the sheathing may be stapled directly to the joists and screeded over with one to one and one-half inches of cement or concrete mortar. Among the advantages claimed for this product are lightness and ease in handling; can be stapled directly to studs and used without wood sheathing; is rigid and sheets will not skew or warp. The wires are thoroughly galvanized and consequently there is no danger of rust or corrosion.

Preservation of Woodwork.

GENERALLY speaking, any wood will last for a considerable time if it is protected from moisture. Wood will, however, lose much of its color and surface unless some means are used to protect it from the elements. The use of chemical preservatives is confined almost entirely to underground timbering and up to the present time has been sparingly used in millwork. An instance in which millwork would be benefited by the use of some preservative is at the base of porch columns. These parts are most readily attacked by moisture which seeps in through the joints and which in a short time causes decay. Creosote has been found to be one of the most practical and best materials for use in the preservation of wood, as it fills the pores of the lumber and prevents the wood from absorbing the moisture which in time would cause it to rot. This chemical is used in a variety of ways and is the base of a number of protective compounds. Paint is also an effective method of protection against decay by moisture if water can be kept out of the joints, cracks and crevices. Where the paint merely forms a pocket for holding the water its use is bad, as this increases the possibility of early decay of the wood.

Gas Boiler with Coal Base.

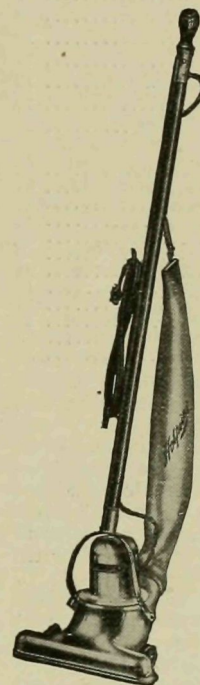
THE utilization of gas for heating and power purposes is gaining in popularity, and that fact has been the prime cause for the production of a number of interesting appliances tending toward the wider use of gas as a fuel. Among the devices recently brought out is the gas boiler equipped with a coal combination base. This combination coal and gas boiler is constructed with a cast iron base providing a large ash pit, fully equipped with rocking, dumping grate, and shaker attachment. For the purpose of making a change in fuel only a simple operation is necessary, that of removing the gas burners. The boilers were designed principally for use in the natural gas districts, where, at certain times in the year, there is a short supply of gas, although they are practical for use in any locality. An exclusive feature claimed for this boiler is the large door at each end, which makes cleaning of the interior an easy matter. The boiler has a large steam dome, which is said to give them a distinct advantage in the case of steam installations.

Built-In Ironing Board.

SPACE in the modern apartment kitchen and in fact in the present day small house is at a premium and as a rule the provision made for the storage of utensils not in use is not at all adequate. Planned to save space as well as being architecturally ornamental is the recently designed ironing board which is built in the wall. This device is for use in both apartments and private dwellings and possesses a number of interesting points. The board is complete in every detail. The sleeve board is ready for instant use and the entire outfit is rapidly made ready for use. A metal iron holder is attached to the board, even with the top, thus allowing the iron to slip on to the holder without being raised from the board. This feature alone means much in these days of efficiency, in which lost motion means a loss of valuable time.

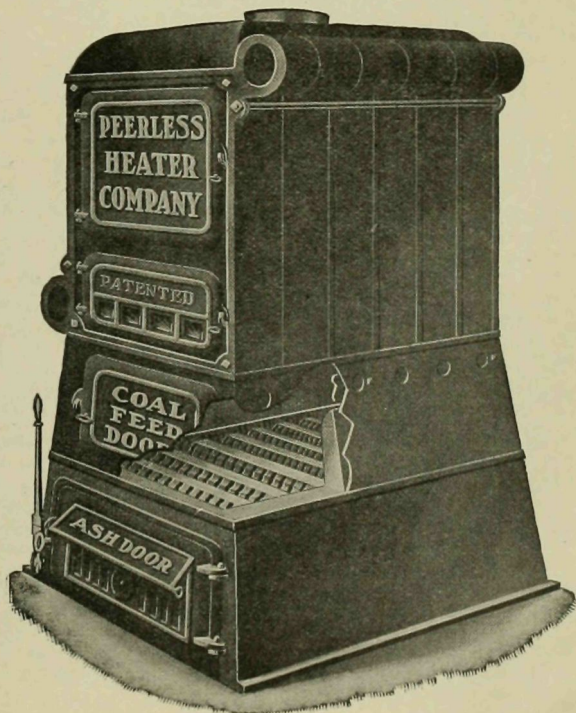
Handy Vacuum Cleaner.

MODERN conditions demand modern methods and that applies to house-keeping as well as to running a business.



The modern method of cleaning is by the use of the vacuum cleaner which has distinct advantages over the old-fashioned manner of sweeping, being much more sanitary and far less laborious. Shown in the accompanying illustration is a small cleaner which can be used wherever there is access to electric current. This device is light in weight, with an all-steel case and is equipped with an air-cooled motor. The twelve-inch nozzle gives plenty of suction and adequate cleaning capacity and the adjustable rear-roller permits of the proper adjustment of the nozzle to the needs of long or short nap rugs or bare floors. The dust

bag is double-lined and has an automatic dust-trap which keeps the dust from falling back into the dust chamber. This device is operated by means of a cord from any lamp socket and the cost of operation is said to be low. The use of a device of this type for cleaning purposes has made house-cleaning a simple matter for numberless families.



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The Public Service Commission has acquired the postponement habit. Believing that structural steel will be cheaper in the near future, it has rejected all the bids received on May 23 for the construction of the Livonia avenue elevated branch of the subway system in Brooklyn.

Coney Island Creek should be opened and improved by the U. S. Government as a navigable artery for the distribution of supplies to a large section of South Brooklyn. It would be a great convenience for the building trades, besides being the means of attracting many industries to the sunken meadows thereabouts. The local government engineer, in reporting adversely on the Gravesend breakwater project, strongly recommends this development instead.

The New Utrecht line when in full operation from a connection with the Fourth Avenue subway at 39th street to 86th street, Stillwell avenue and Coney Island will take the elevated trains of the Dual System off the surface of the streets and leave the old West End line exclusively for trolley traffic. The new line gives the Bensonhurst section the subway connection it has waited fifteen years for and will relieve the traffic congestion which has operated against a more rapid development of one of the choice centers of the borough.

Van Courtlandt Park has succeeded Madison Square as the city's military camp-ground. In the War of 1812, the first Mexican War and the Civil War Madison Sq. was the rallying point for the city's volunteers. The parade ground originally extended to 34th street, and not until 1837 did it receive the name of "Madison Square." Where the Farragut statue stands an arsenal was erected in 1808, before which event there was a magazine on the spot, dating from 1785. Thus during much of our history as a nation Madison Square was used for a military purpose, with very moderate farm land values attached to it. But after the Civil War it became the social center of the city, and now it is surrounded by commercial skyscrapers.

Vacancies in Tenement Districts.

In further development of the idea of having exact knowledge of the percentage of current vacancies in residential buildings, Commissioner Murphy of the Tenement House Department has caused an analysis to be made of vacancies in three districts of the city, two in Manhattan Borough and one in Brooklyn Borough, from which the operative real estate interests may draw conclusions of practical value hitherto unobtainable.

A canvass made during the month of March of this year of vacant apartments in tenements in the city as a whole, classified as to boroughs, disclosed that the percentage of vacancies to the whole number of apartments was but 5.6, proving that while there was no dearth of housing accommodations there was yet no surplus large enough to discourage new construction. From the experience gained through this enumeration Commissioner Murphy realized that a tabulation of vacancies classified as to districts would be of public value, inasmuch as it would indicate (1) in what part of the great city the most vacancies were to be found; (2) where the percentage of occupancy was highest, and (3) where new housing was most needed, and the kind most profitable to erect. The three districts first to be analyzed are thus described:

East Side District—Including the territory from the Bowery to East River, between Canal and Houston streets, Manhattan.

Chelsea District—Including the territory between Fifth avenue and the Hudson River, between 14th and 34th streets, Manhattan.

Brownsville District—Bounded by Eastern Parkway, Cleveland street to the Flatlands on the north and east, and by Howard avenue and Rockaway avenue to the Flatlands on the west and south.

In the Chelsea District the canvassers found only 43 vacancies in 1,134 new-law apartments, or a percentage of 3.79. The vacancies in old-law apartments were decidedly numerous, numbering 2,332 out of a total of 18,751 apartments, or 12.42 per cent. It is evident from this that there is a good demand for modern housing in Chelsea, at rentals averaging \$30 a month, and that old-law apartments at \$15 a month, on the average, are not well tenanted even at that low rate.

The lower East Side tenements were found to be fairly well occupied with only 3.13 per cent. of vacancies in the new houses and 7.90 per cent. in the old, with \$15.43 and \$12, respectively, as the average rentals. It will surprise some readers to learn that housing accommodations can be provided in the central borough under the existing building laws for the low average monthly rental of \$15.43. The total number of apartments in the district is 46,329.

In Brownsville, out of a total of 21,740 new-law apartments, 1,276, or 5.87 per cent., were unoccupied, and 353 vacancies were counted in the 4,487 old-law apartments, or 7.87 per cent. The average rental rate in the new-law apartments was \$16.09, and \$8.72 in the old-law houses. This is for the most part a newly populated district, in which more than 80 per cent. of the tenement houses have been built under the existing building laws, or within the last 14 years. With only 6.87 per cent. of vacancies to report it is apparent the district has not been overbuilt.

Of the three districts under consideration two are almost exclusively occupied by cheap tenement houses. The third, Chelsea, is largely composed of private dwellings, especially in the lateral streets east of Ninth avenue, and it seems to offer the best opportunity for speculative apartment house operations. The Seventh avenue subway and the West Side termination two are almost exclusively occupied by cheap tenement houses.

A Vision of a New West Side.

Basing their action on broad principles, every organization representative in any degree of the commercial interests of the Port of New York has now approved

either the general purport or the particular intentions of the tentative contract between the Port and Terminal Committee and the New York Central Railroad for the West Side improvements.

The Chamber of Commerce, the Board of Trade and Transportation and the Merchants' Association are the latest among the purely commercial bodies to pass favorably upon the pending agreement. All three having heard in detail the objections raised on the ground of the alleged monopoly the railroad company might have because of the possession of a private right-of-way through the terminal blocks below 30th street, they came to the conclusion that it is doubtful if the Jersey roads will ever desire the use of an elevated marginal railroad.

The Board of Trade and Transportation, in particular, explicitly rejected a committee report criticising the plan for detracting, as was said, from the potential terminal uses of the blocks of land referred to and "discouraging the other trunk lines from developing modern terminals at this port." Instead, the Board adopted a resolution almost unanimously approving of the plans generally.

It seems to be the opinion of all the city's business organizations that the plans should not be laid aside because of the presence therein of "minor inequalities," but should be approved unless some objection of controlling importance appears. Since the criticisms in reference to the uncovered freight yard at Manhattanville and the partial temporary spoilage of Riverside Park were advanced, no objection of "controlling importance" has been definitely formulated, and it is not believed that an *impasse* has been reached in regard to these two. What remained of the "monopoly" charge was disposed of by the concession contained in the statement of Vice President Place to the Board of Estimate, that the New York Central would never interpose any objection to condemnation proceedings instituted by the Jersey roads.

Naturally, real estate and commercial interests dwell more upon the material advantages to result from the improvements than upon the esthetic objections. They have a vision of a marginal railroad with spurs into numerous warehouses on the land side, and into steamship piers on the river side, with freight collecting and distributing facilities incomparably better than anything the city now possesses.

They have a certain prescience, moreover, of a migration of shipping and receiving concerns from localities where they are now inconveniently situated with respect to freight handling, a reconstruction of premises and a reorganization of commercial methods that will give the West Side business zones the greatest impetus they ever have had.

They foresee the construction of a new tubular railway route for passengers from the Grand Central Station crossing the city to the westward to meet the reconstructed line, in order to carry to the residents of the upper West Side another means of rapid transit to the center of the city, with a resulting increment to real estate values.

All these benefits and improvements can spring from the initiative supplied by the New York Central's plans. They cannot come from any other source if those plans are unnecessarily rejected.

The Mexican Crisis and Real Estate Interests.

The trouble with Mexico, long brewing, has finally reached a crisis. The National Guard organizations, which last week were ordered to mobilize, are now on the way to the border. The country is on the verge of war. On our part it will not be a war of hate and conquest, but an act of brotherly intervention, to bring peace to a sister republic which for years has been torn by internal, many-sided and apparently purposeless warfare, highly destructive to the industries of the country, and marked by internecine slaughter.

There must be an end to the intolerable

ble conditions which have long prevailed along the Rio Grande, an end to the assaults upon American lives and property, and an end to the manifestations of hatred on the part of the uncontrollable elements in Mexico for a friendly neighbor, who covets nothing which they possess, and desires nothing but their peace and progress.

In this affair the United States is dealing with a nation composed of fifteen million people, nine million of whom are native Indians, three million of mixed breeds, and only three million of pure white stock. If our Government should attempt to do for the Mexicans what it did for the Cubans, and what it is doing for the Filipinos, it would have a more difficult task in this instance. After pacification would come political and industrial reorganization, sanitation and education.

In estimating in advance the effect upon business in this country of the prosecution of hostilities much can be learned from history. After the first shock the war with Spain acted as a tonic upon our long-drooping industries. It brought to an end a period of economic depression which had lasted since the panic of 1893. With the year of the Spanish War, 1898, there was ushered in a period of material and intellectual progress, which continued until the money panic in 1907.

No great numbers of young men were taken from useful pursuits, nor was there a call for war material at all comparable with the demands now being made by the European conflict. But somehow the currents of national thought were so changed, and the springs of industrial action so strengthened, that the nation was permitted to enter upon a new and more vigorous era.

It would not be a whole nation at war, as in the case of the European peoples. No such horrible waste of lives and materials would attend upon our humane intervention between the lawless factions in Mexico. It would be more a campaign of preparation and prevention against dreadful potentialities from other directions. The military discipline and preparedness forced upon us by the Mexican banditti will avert more sinister designs upon our national well-being. America will prove to the world if necessary that she can not only be magnanimous in Mexico, but ready and able to defend her flag from any assailant.

No untoward consequences to real estate and building interests are probable. The deflation of the prices of steel and the minor metal products highly necessary in building construction, which set in recently, is not likely to be interrupted, as our manufacturing facilities have been somewhat over-extended in the competition for European war orders. After buying back a billion dollars' worth of American securities from foreign holders, and loaning the allies another billion, more or less, the country would have no difficulty in absorbing a large national bond issue, and leave plenty of funds to finance all the operations that builders and realty investors may undertake under the encouragement of moderated costs and a return of normal conditions.

"Can a Building Increase in Value?"

Editor of the RECORD AND GUIDE:

The question has been asked whether fire insurance companies are justified in claiming, in view of the increased cost of labor and building materials, that owners of buildings should increase the amount of insurance thereon. It will help to clarify the situation if it is remembered that a clause in the standard fire insurance policy of the State, authorized by the Legislature, which the insurance companies are not allowed to change, is as follows:

"The company shall not be liable beyond the actual cash value of the property at the time any loss or damage occurs."

It is the general consensus of opinion that, in many cases, buildings are over insured. This is brought about largely because some properties are subject to first, second and at times, even third mortgages. These mortgages cover the

value of the land, but it has been the custom, nevertheless, for mortgagees to demand policies covering the building in proportion to the amount of their mortgages, so it is not infrequent to find a building worth \$100,000, insured for, say, \$130,000. In a case of this kind, should a fire occur resulting in a total destruction, would not the owner of that building be justified in claiming that owing to this increased cost of labor and material, his building had appreciated and that he was entitled to an adjustment of his loss on that basis?

Is it unfair to ask the companies to pay losses at this increased cost without getting a corresponding increase in premium, based on increased value? I think it is. This increased cost, however, is not nearly so potent in regard to buildings, as is the case with a great many commercial products, such as chemicals, drugs, paper, rugs and a great variety of others. Many of the persons carrying insurance on such stocks have felt it incumbent upon them to take out additional insurance to meet the situation. Those who fail to take this precaution may suffer materially in the event of a fire.

As a practical matter for the great bulk of property owners, it is not necessary to give much consideration to this subject, because if a building was appraised ten or fifteen years ago and the amount of insurance has not been reduced since that time, the depreciation which has set in, will, in a large measure, offset this phenomenal increase in labor and material. However, in the light of present conditions, buildings which have been erected and appraised and insured within a year or two, should be re-appraised, as the depreciation offset, in such cases, is negligible.

ALFRED E. MARLING.

For the Good of the Majority.

Editor of the RECORD AND GUIDE:

I favor the pending plan for the West Side terminal improvements because it is the only practical scheme that is now up that will help the New York Central to give a better service into New York City, which is badly wanted.

The opponents of this bill are the residents of the West Side, and while it will undoubtedly be quite a drawback to them during the next four or five years, I am convinced it will be a great permanent good to the city, and in any great government business the few have to suffer to benefit the majority.

L. B. STODDART.

Conferences of property owners with railroad and city officials are reported to have resulted in an agreement to build the proposed Creedmore branch from Flushing Creek to Creedmore and Floral Park and develop the country traversed with first-class residential improvements. It is understood that the Long Island Railroad Company will build and operate the new line, which will open up a very fine section close to the city but heretofore not very accessible.

Next to the savings bank habit in relative merit is the insurance habit. A life insurance policy helps the holder, his heirs and the community. The community is benefited by the investment of the funds of the insurance companies in real estate mortgages, which enables men to buy and build. According to statistics compiled for the Insurance Press, the claims and benefits paid by companies and associations in the United States and Canada in 1915 aggregated \$733,700,000.

Legislation limiting the multiplied and complex rules imposed upon realty means expansion upon broader and better lines for real estate. Money is the measure of realty, and realty is once more a distributor of capital, after years of stagnation. Owner and tenant may profit by common advantage, and the community should feel the benefit in many ways.—Wall Street Journal.

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. 89.—It is generally felt that the full benefit to the city of the new Barge Canal will not be realized until there are further important improvements authorized for the Harlem River. Has the present Congress made any appropriations toward this end?
N. C.

Answer No. 89.—Up to the present time Congress has made no such appropriations.

Question No. 90.—Is there any mortgage tax levied when there is an assignment of a mortgage?
G. G. H.

Answer No. 90.—No.

Question No. 91.—A leases a dwelling from B on the stipulation that B may inspect the house for the purpose of leasing to another tenant, when A decides to move. A being away from home when renting time comes, and the house being closed, has, B the landlord, the legal right to enter the premises in the absence of A for the purpose of showing them to prospective new tenants?
C. T.

Answer No. 91.—The landlord has not the right unless the lease provides for entry under such conditions. However, if the landlord fails to secure a tenant in consequence of the house being closed, he can hold the tenant for damages which might amount to the rental for one year or more.

Question No. 92.—Will you kindly advise me whether a judgment debtor has the right to settle a judgment against him directly with the judgment creditor without settling said judgment with the judgment creditor's attorney, or whether judgment debtor is under no obligation whatever to said attorney?
A. B.

Answer No. 92.—The debtor has the right to settle with the creditor direct, but as the creditor's lawyer may have a lien on the judgment the debtor may have to pay off the lien.

Question No. 93.—An office building runs through the block and faces on one side a street designated by the Zoning Commission as one devoted to business, while on the other side it faces on a street in the industrial zone. The owner desires to alter the building for light manufacturing. Under which heading would the building come? Would the occupancy of the structure be optional with the owner, or would it have to be split, and if so, what would be the proportion?
F. S.

Answer No. 93.—Where a building runs through the block from street to street the whole building could be used for light manufacturing even though the back of the building faces on a street which was restricted against manufacturing, provided that the building was so designed, particularly as to exits and entrances as not to harm the character of the more restricted street. In general that would mean that the trucking and employees would have to use exclusively the less restricted street.

Conservation of Buildings.

For 1915 the aggregate number of buildings that were assessed as taxable was 386,000. Of this total number, 338,000 buildings were devoted to human habitation, of which 153,000 were houses constructed for single-family dwellings, 78,000 were two-family dwellings, and 103,000 were tenement houses. It will be noticed that the number of buildings devoted to human habitation is about 88 per cent. of all the taxed buildings in the city. The assessed value of all the structures that are not subject to taxation was \$2,884,000,000. It is apparent, therefore, that the conservation of the value of these buildings is of immense importance to the general welfare of the community.—Lawson Purdy.

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REAL ESTATE NEWS OF THE WEEK

Brooklyn Market is Spotty—Effect of New Transit Lines Will Be Marked

By DAVID PORTER, President of David Porter, Inc.

TO SAY that the Brooklyn real estate market generally is booming is inaccurate, or to say that it is weak is equally untrue. As a matter of fact it best could be described as a "spotty" market. Sales are being freely made along the lines of the new subway lines, notably Bay Ridge, Bath Beach, Bensonhurst, Eastern Parkway and Brighton Beach lines. Most of the land is passing into the hands of builders, for improvement. Were it not for the high price of building material and labor there would be much activity in these sections and values would increase materially.

The fact of the matter is that prices have advanced in these sections, but not in proportion to what the situation warrants. It is my firm conviction that when people from other sections of the city "get their eyes opened," and see the prevailing prices and rentals of Brooklyn property, and when they realize how easily and quickly they can get to and from their places of business, there will be an influx in the districts which will naturally cause an enhancement of both fee and rental values.

Brooklyn land and rental values have always been far below par, due principally to the lack of transit facilities from the business sections of Manhattan, but now that this has been remedied, I can see no other result than that, in the not very distant future, the present prices and rentals of Brooklyn property will be considered ridiculous and investors, whose nerves are now somewhat weak, will be saying, "Why did I not invest in Brooklyn property when I could get it at such low prices?"

The rental market is good, vacancies are few, and the prices are maintained, but have not advanced as yet. We are not inclined to make long leases, except in isolated cases.

The money market is fairly easy; good loans are eagerly sought after and can be obtained at 5 per cent. The trouble contended with is that owners, in many cases, want excessive loans and are willing to pay the price, a high rate of interest and exorbitant fees to unscrupulous brokers and attorneys. Speaking about real estate brokers, I hope the time is not far distant when a law will be passed compelling them to pass an examination both as to ability and character (especially the latter) and obtain a license before they can do business. This would to a great extent do away with the unscrupulous deals which are brought to our attention time and again by victims and others.

The re-districting of the city, as to the character of the buildings permitted is, in my judgment, a good thing; the pity is that this was not done by our forefathers.

This country is passing through a period of unprecedented prosperity, although the cause is regrettable. Huge fortunes have been and are being made; and it is natural to suppose that part of it will be invested in real estate. I am a Brooklyn man and am a believer in Brooklyn, heart and soul; it may be said I am somewhat prejudiced, but I came here twenty-four years ago unprejudiced, because I thought I saw here a good field for real estate and I have not been disappointed.

CENTRAL MERCANTILE DISTRICT SCENE OF BUILDING MOVEMENT

IMPORTANT new building projects for the Central Mercantile District have been features of the month's real estate market, and the investment involved in a few of the leading enterprises alone total more than \$830,000. Three six-story apartments in the north side of 16th street, 200 feet west of Sixth avenue represent \$300,000; a nine-story studio apartment at 62 West 10th street, to cost \$250,000; a six-story apartment at 257 West 15th street, and two at 244 West 15th street call for an investment of \$150,000; a six-story apartment in West 11th street near Seventh avenue, requires \$40,000, and a similar structure at 311 West 24th street and one at 315 West 24th street together will cost \$90,000. These figures are given out by the Central Mercantile Association, after a study of the recent real estate activity in the Chelsea-Greenwich section, which is included in the central mercantile area.

"Remarkable as the building activity indicated by these figures may appear," said Joseph E. Kean, secretary of the association, "they are no doubt only the first waves of the rising tide in realty development in this district. Borough President Marcus M. Marks at a recent public meeting drew attention to the fact that the building activity in the Central Mercantile District increased 50 per cent. in 1915 over 1914. In 1914 \$8,000,000 were invested in the erection of new buildings, in 1915 \$12,000,000."

Secretary Kean pointed out that the opening of the new subways in the near future is turning the eyes of investors to the district between Canal and 34th streets. So soon as the new transit facilities are in operation, the Central Mercantile District will offer seven rapid transit lines with six express stations, a crosstown subway connecting these main lines with Brooklyn and East New York and a tunnel to New Jersey.

"In 1905 when there was no subway on Fourth avenue," said Secretary Kean,

"the average building heights on that thoroughfare were three stories and the average assessed unimproved land values per block were \$654,333. In 1915, a decade later, the average building rose to nine stories and the land values to \$1,803,333 a block. This was an increase of six stories and of \$1,149,000 a block in ten years. Today on Seventh avenue, where a new subway is nearing completion, three and four-story buildings prevail."

Plans are under way for remodeling into a mercantile building the eight-story store formerly occupied by Simpson & Crawford, at Sixth avenue and 20th street. The trustees of Sailors' Snug Harbor contemplate altering the old studios at 54 Washington Mews, at a cost of \$31,000. Philip Hano, one of the association's directors, has purchased a site to increase his factory at Greenwich and West 12th streets. The Fleischmann Company have purchased 69 Bank street, a four-story building, for a department of its business now located at 600 West 34th street, from which they are required to remove because of the New York Central's West Side improvements. The Liggett-Riker-Hegeman Company has leased 1 to 13 Gansevoort street. The drug concern has also leased the corner store in the Fifth avenue building at 24th street.

Among leading concerns which have located in the district during the month are: H. O. Wagner Automobile Co., 54 Gansevoort street; W. G. Cornell Co., Inc., 245 West 19th street; New York Ginseng House, 119 West 15th street; Terhune Catering Co., 318 West 14th street; Steinhardt Bros., 14th street and Ninth avenue; the California Essence Distilling Works, 799 Greenwich street; D. C. Andrews Co., 138 Jane street; G. Reis Bro., 900 Broadway; John M. Smyth Merchandise Co., of Chicago, 141 Fifth avenue; J. K. Stiefel & Co., 126 Fifth avenue; Titus Blatter & Co., 18th street and Broadway.

Bachelor apartments and studios are

to be erected at 10 West 8th street, and a five-story apartment is planned at 437 West 30th street by the Riverview Construction Co. Recent sales have included 327 West 26th street, 309 West 4th street, 462 West 23d street, 428 West 24th street, 43 Morton street, 39 West 10th street, 20 West 15th street and 319 9th street.

William Swift Patten.

It will come as a shock to his many friends to learn that William Swift Patten died at Poland Springs, Me., on June 26, in the 81st year of his age.

Born in City Hall place, later moving to Washington Square, he had lived in New York all his life. As a boy he began his business career before the Civil War, with Patten, Lane, Merriam & Co., who were engaged in the wholesale shoe business in Murray street, of which firm his father was the senior partner. After the war he went into the wholesale clothing business with the firm now known as Browning King & Co., of which he subsequently became a partner. His retirement in 1891 gave him the opportunity for which his talents peculiarly qualified him, of becoming an operator in real estate.

Mr. Patten seemed to have an intuitive idea of values, and was often consulted by large operators for expert valuations, and this, combined to a remarkable memory helped to give him the reputation—which he undoubtedly enjoyed—of being an original and successful operator.

His unselfish interest in the welfare of all with whom he came in contact won him many friends in the real estate business. His 75th birthday was celebrated by a luncheon tendered him at the Cafe Savarin, and the golden anniversary of his wedding was the occasion of much old-fashioned rejoicing. He was a proud and loyal member of the Empire State Society of the Sons of the American Revolution.

For many years Mr. Patten was Senior Deacon and an Elder of the West Presbyterian Church. He was the most modest of men, one who blushed to be discovered in any good action, and even those who knew him best little knew how many thought of him, with admiration and gratitude as their friend.

Mr. Patten commenced his real estate career as an associate of Frank R. Houghton, at 145 Broadway, and closed a large number of important deals while in this office. Up to a short time before his death these two real estate men worked together, though each were independent of the other in certain deals.

Mr. Patten had unbounded faith in New York City real estate, and was an operator of size. He owned upwards of twenty parcels, nineteen of which were free and clear. He abhorred mortgages and believed that to be the owner of a parcel it was necessary to have the piece unencumbered.

It was a firm and unwavering rule that business must be done upon a cash basis. It was well known that Mr. Patten never kept office books, and with the exception of his check book, there was no record of transactions closed by him. His memory was unailing, and it was the wonder of all the old time real estate brokers and operators how he could keep track of his business affairs, which were very large, without written memorandums.

Mr. Patten was a veritable encyclopedia in matters pertaining to real estate, remembering all the details of the transactions in which he personally was interested, as well as many deals which were closed by other brokers. It was not at all unusual for brokers to consult Mr. Patten, in a friendly way, and ask his advice upon problems, and his judgment was so good that he was frequently quoted as an authority. His knowledge of the market and various sections of the city was such that it was not unusual for him to buy a property without having examined the premises. The loss of Mr. Patten will be keenly felt in the real estate world.

—The Paterson, N. J., Chamber of Commerce is arranging for an extensive campaign of advertising, in which the advantages of living in that city will be given wide circulation.

NEW SUBWAY LINES.

The New Utrecht Avenue Branch—Other Lines So Far Opened to Public.

On Saturday, June 24, by order of the Public Service Commission for the First District, the New York Municipal Railway Corporation began the operation of trains over the New Utrecht avenue elevated branch of the Fourth avenue subway in Brooklyn. Complete operation of the new line was possible as far south as 62d street, where connection is made with the Sea Beach line, another Fourth avenue subway branch. Beyond 62d street trains were operated over a single track as far south as the Eighteenth avenue station.

However, through operation was made and is to be continued from the Municipal Building in Manhattan south to the Eighteenth avenue station. It is hoped to get the rest of the line in shape for operation during the late summer or in the coming autumn.

The New Utrecht avenue line is a three-track elevated branch of the Fourth avenue subway, leaving the latter at about 38th street, and running through the 38th street cut to New Utrecht avenue, and thence over New Utrecht avenue, 86th street and Stillwell avenue to Surf avenue, Coney Island. It is a city-owned line, and was built mainly over the right-of-way of the old West End line, which originally was a steam road, but in latter years has been operated as a rapid transit line by the Brooklyn Rapid Transit Company.

Since the signing of the Dual System contracts on March 19, 1913, citizens of New York City have enjoyed many added rapid transit facilities, the following lines having been placed in operation since that time:

Interborough lines.—Queensboro Subway, from station in Manhattan to Long Island City, opened June 22, 1915; express tracks on Second, Third and Ninth avenue elevated lines in Manhattan and the Bronx, complete operation began January 17, 1916.

New York Municipal Railway Corporation Lines.—Centre Street Loop, temporary operation began August 4, 1913; Fourth Avenue (Brooklyn) Subway, Sea Beach railroad and complete operation of the Centre Street Loop commenced June 22, 1915; extension of Fourth Avenue Subway from 65th to 86th street, January 15, 1916; operation of third or express track on Broadway (Brooklyn) elevated line from Havemeyer street to Myrtle avenue commenced January 17, 1916; service on Liberty avenue elevated extension of Fulton street (Brooklyn) elevated inaugurated on September 25, 1915; Lutheran Cemetery extension of the Myrtle avenue (Brooklyn) elevated line placed in operation February 22, 1915.

Subway Ventilation.

The Public Service Commission has received a report from the Board of Consulting Engineers appointed last summer to investigate the method of ventilating the new subways and to determine whether any improvement over the sidewalk grating method could be made. The report approves the system of natural ventilation used by the engineers of the Public Service Commission, namely, providing for the ingress of fresh air from stations and other openings, the piston action of the trains in forcing out vitiated air and the escape of such vitiated air through ventilating gratings either in the sidewalks above the subway or through openings in the walls of the structure.

An improvement could be made, the report points out, by introducing an expensive system of refrigeration, but it is estimated that the cost of such a system would be prohibitive. The report is signed by William Barclay Parsons, S. L. F. Deyo, L. B. Stillwell and J. Vipond Davies, the four consulting engineers appointed by the commission. Mr. Parsons was the chief engineer of the Rapid Transit Commission, and planned the construction of the first subway. He and Mr. Deyo are consulting engineers for the Interborough Rapid Transit Company, while Mr. Stillwell and Mr. Davies are consulting engineers for the Brooklyn Rapid Transit Company.

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HOWARD H. FORD FREDERIC C FORD
WALTER H. FORD, C.E. HAROLD S. FORD**The Pay-As-You-Go Policy Explained.**

So much discussion has been occasioned since the inauguration of the "Pay-As-You-Go Policy," that it might be well for the purposes of general information to give some of its history, and its purposes as outlined in the Municipal Year Book of the City of New York. On September 11, 1914, the Board of Estimate and Apportionment adopted a resolution approving the terms of an agreement between the city and the underwriters of the \$100,000,000 loan by which this policy was established with respect to the financing of non-revenue producing public improvements.

That portion of the agreement dealing with this new policy involved the adoption of a plan whereby an annually increasing proportion of the cost of permanent improvements of the non-revenue producing class will be defrayed from the tax budget until after 1918, when the entire cost will be so defrayed.

This plan provided that all non-revenue producing improvements authorized during 1915 should be financed, three-quarters by fifteen-year corporate stock, and one-quarter by one-year bonds, payable from the 1916 tax budget; that those authorized during 1916 should be financed, one-half by fifteen-year corporate stock, and one-half by one-year bonds, payable from the 1917 tax budget; that those authorized during 1917 should be financed, one-quarter by fifteen-year corporate stock and three-quarters by one-year bonds, payable from the 1918 tax budget; that those authorized during 1918 and subsequent years should be financed wholly from the annual tax budget.

In commenting upon this policy the Year Book states: "While such a plan will materially increase the tax budgets of the immediate future, the ultimate effect upon the city's finances will be most beneficial. Every dollar borrowed on a 4½ per cent. fifty-year bond costs \$2.69 before repayment. By financing public improvements from the tax levy instead of through long-term bonds, their cost to the city will be one dollar spent for each dollar instead of \$2.69, so that ultimately the budget will be relieved of much of its present huge burden for interest and sinking fund payments."

The City Chamberlain.

The Chamberlain is the city and county treasurer. Although his office is a bureau of the Department of Finance, he is appointed by the Mayor. One of his important duties is the care of the city's money. These funds are deposited in banks and trust companies by a majority vote of the Chamberlain, the Mayor, and the Comptroller, constituting the Banking Commission; but in no bank may an amount exceeding fifty per cent. of its capital and net surplus be deposited at any one time; also no bank or trust company may be designated as a depository that will not agree to pay interest on daily balances at a rate fixed by the Banking Commission and based upon the current rate of interest upon like balances paid to private individuals. The city at present receives two per cent. interest upon its collection and clearing accounts and from two and one-half to three per cent. on all other accounts.

The Chamberlain is a member of the Board of Commissioners of the Sinking Fund. He is also (1) custodian and administrator of court and trust funds paid under court order into the city treasury, (2) fiscal agent for the Adjutant General of New York State for the distribution of military funds, (3) fiscal agent for the State Board of Tax Commissioners for the collection and distribution of the mortgage tax, (4) trustee of civil and criminal bail and of mechanics' liens paid in by court order, (5) the city's agent for the payment of jurors and witnesses serving in the civil and criminal courts of the five counties in the City of New York.

In addition to these duties, he also acts as administrative assistant to the Mayor and is associated with various committees either as chairman, secre-

tary or member—among them the Mayor's Commission on Pensions, the Mayor's Central Purchasing Committee, the Advisory Committee of the Municipal Reference Library, and the Board of Estimate's sub-committee on Tax Budget.

Assessed Values.

The assessed value of the property owned by the City of New York in 1915 was \$1,502,000,000, while the aggregate assessed value of all the real property that is taxable was \$8,108,000,000. Of this great investment of a billion and a half by the city, \$123,000,000 represented the assessed value of school sites, schools and other property under the jurisdiction of the Board of Education. The assessed value of parks was \$673,000,000. The assessed value of the property under the jurisdiction of the departments of Charity and Correction, which includes numerous hospitals, amounted to \$54,000,000. Property of a semi-public character owned by private corporations and exempted from taxation because of its semi-public character was assessed in 1915 for \$392,000,000. That sum included \$36,000,000 for hospitals, \$46,000,000 for colleges and schools and \$192,000,000 for churches, parochial schools and their usual adjuncts.—Lawson Purdy.

PRIVATE REALTY SALES.

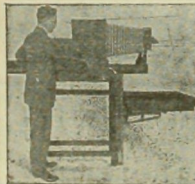
IT is not often, at this time of the year, that two "million dollar" deals are announced within a few days of each other; yet that is what happened this week. Aside from these two transactions, taking a leading place among the stellar deals of the year, there was a most encouraging demand for smaller holdings of investment character and this situation, together with the steady strength of the renting demand and the continued activity in the suburbs, gave an unusually brisk tone to the market.

One of the most important deals of the year, concerned a Fifth avenue corner at 56th street, taken by a hotel building syndicate, that will pay to Baron Astor, of England, a rental of \$2,000,000 net for twenty-one years, and will erect a high-class hotel which, with construction, furnishings and equipment, may represent an additional outlay of \$3,000,000, or a total investment of about \$5,000,000. The release of such a huge sum of money into a single project, in the face of all the talk about the decline of interest in New York real estate, is one of the most significant developments of the year.

Aside from this phase the deal has other interesting characteristics, reflecting the change of New York neighborhoods and the industry and enterprise of New York builders. The dwellings at present occupying the site are costly, and were in their time among the most pretentious on the thoroughfare, when Fifth avenue contained the residences of many of New York's wealthy and socially prominent people. The demolition of these dwellings mark another step in the passing of the private house on Fifth avenue, below 59th street, and the undertaking of the project removes one of the last remaining desirable building plots on the thoroughfare from the market.

The other large deal of the week involving somewhat less capital, but almost of equal importance, in that it contains considerable element of mystery, concerned the one time American League Baseball Park, on Washington Heights. The huge tract embracing about six city blocks, is entirely unimproved in the heart of one of New York's most promising apartment house sections. The name of the purchaser and his plans are being kept secret, and all efforts made to discover his identity were unavailing. The tract has been partially cleared with the evident purpose of preparing it for improvement and the withdrawal of the contractor from the job since the sale has raised a doubt as to whether the property is to be syndicated and divided up into individual building plots.

Several interesting transactions were closed in the Vesey Street Exchange

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Salesroom. For the ninth time in four years the Hoadley House at 18 East 82d street was offered at auction at the stand of Bryan L. Kennelly and this time was knocked to William E. White for \$73,900. At the previous sales representatives of the Hoadley interests made bids ranging from \$67,000 to \$125,000 for the parcel, and each time 10 per cent. of the purchase price was paid and no further action taken. The six-story apartment house at 217-219 West 111th street was sold to H. G. Cozzens for a knock-down price of \$58,000, as the result of a foreclosure action brought against Fleischmann Brothers Company, et al, to recover on a judgment of \$61,622 and taxes amounting to \$1,622.

An important auction sale is scheduled at the stand of Herbert A. Sherman on July 19 in the Vesey Street Exchange Salesroom, when the eleven-story office building at 7 Wall street, owned by the estate of W. Wheeler Smith, will be offered in foreclosure proceedings. The suit has been instituted by the Equitable Life Assurance Society to recover claims amounting to more than \$1,500,000. The property involved has a frontage of 62.7 feet on Wall street, 58.9 in New street and 31 feet on Broadway, surrounding the eighteen-story office building at the southeast corner of Broadway and Wall street.

THE total number of sales reported, and not recorded, in Manhattan this week was 21, as against 27 last week and 28 a year ago.

The number of sales south of 59th street was 3, as compared with 7 last week and 6 a year ago.

The sales north of 59th street aggregated 18, as compared with 20 last week and 22 a year ago.

From the Bronx 9 sales at private contract were reported, as against 9 last week and 25 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 21 of this issue.

Old Ball Park Sold.

The one time American League Baseball Park, occupying the six blocks bounded by Broadway, Fort Washington avenue and 165th and 168th streets, has been sold by the trustees of the New York Institution for the Education of the Blind, through the Douglas Robinson, Charles S. Brown Company, as brokers. An unconfirmed report of this sale was published in the Record and Guide last week, at which time no definite information regarding the transaction was available. Outside of confirmation of the report and the announcement of the brokers in the deal, no further details were obtainable, and a great deal of speculation has been aroused as to the identity of the purchaser, whose name and plans are being carefully guarded. The brokers state that the Presbyterian Hospital and Columbia University, which institutions secured an option for this property a year ago and allowed their option to expire, are not the buyers. The rumor that Jacob Ruppert was interested in the purchase was also denied, as was the report that Vincent Astor was the buyer. It was reported that title would be taken in the name of the City Real Estate Company, and it was said in real estate circles that a representative of this company had made an initial payment of \$100,000 to bind the contract. The plot has a frontage of 702 feet on Broadway, 666.8 feet on Fort Washington avenue, 536.7 feet in 165th street and 675 in 168th street. This property within the last year has been levelled and partly sewered by William Crawford, the contractor, and from all appearances the tract was being prepared for improvement. The Record and Guide has learned, on excellent authority, that orders have been issued for discontinuing this work, and that no further sub-division and no further installation of improvements have been authorized. This situation might indicate that the purchaser would use the entire property in its present condition for his purposes and that, after all, it might be an institution seeking to establish a new home.

Buy From Banking Department.

The State Banking Department, through Eugene Lamb Richards, Superintendent of Banks, has sold two apartment houses recently involved in bankruptcy suits against private bankers in this city. The Ramor Corporation bought the six-story elevator apartment house occupying the block front, on the west side of Audubon avenue between 187th and 188th streets, owned by Oliner Bros., and P. Kwiatkowsky of Jersey City bought the six-story apartment house, at

the northwest corner of Seventh avenue and 137th street, formerly owned by L. W. Schwenck.

New Harlem Mission House.

The National Bible Institute has purchased, through Shaw & Co., and Charles B. Farwell, from the Colena Realty Company, the five-story building, at 2350 Third avenue, on a lot 25x100. After an expenditure of about \$15,000 on improvements the property will be used in connection with the work of the

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Brooklyn Builder Active.

The Elmont Development Company, Harris Nevin, president, has purchased from F. J. W. Bursch, through the De-lack-Levey Company, the thirteen lots in the north side of 63d street, 100 feet west of Third avenue, Brooklyn, on which the purchaser will erect five four-story twenty-family houses, from plans by William J. McCarthy. Each house will cover a plot 52x87.

Sale at Lincoln Square.

Edward Sullivan has purchased from the Oak Crest Realty Company, David Lichtenstein and others, the five-story commercial building, at 101 West 64th street, on a plot 71.6x33.4x irregular, Miller Building, at the southwest corner facing Lincoln Square and adjoining the of Broadway and 65th street. This property has been reported held at \$250,000.

Manhattan—South of 59th St.

GREENE ST.—L. Tannenbaum, Strauss & Co. resold for the Mutual Life Insurance Co. the 4-sty store and loft building, 25x99.6, at 146 Greene st to Joseph Lichtenthal, manufacturer of cloaks and suits, who will alter the premises for his own occupancy. The insurance company recently took over the parcel in foreclosure proceedings on a bid of \$16,000.

MADISON ST.—Kick & Sharrott sold for the Burden Realty Co. to A. L. Neuman 352 Madison st, a 5-sty tenement, on lot 23.5x95.

22D ST.—Lowenfeld & Prager purchased from Robert S. Hudspeth and Nelson Greenfield the two 3-sty dwellings, 46x100, 338 and 340 West 22d st, adjoining the 6-sty building recently erected by the S. S. Construction Co. E. H. Ludlow & Co. were the brokers.

Manhattan—North of 59th St.

77TH ST.—Horace S. Ely & Co. has sold 100 West 77th st, southwest corner of Columbus av, a 5-sty apartment house, with stores, on lot 25x102.2, for the New York Public Library, Astor, Lenox and Tilden Foundations, to a client of Theodore Ortman.

88TH ST.—Emil Utard purchased, through Leroy Coventry & Co., 340 West 88th st, a 4-sty dwelling, on lot 21x100.8.

102D ST.—William J. Fleming sold for Mrs. B. Rosner 217 East 102d st, a 5-sty flat, 25x100.11. In part payment the new owner gave the residence at 524 2d av, Long Branch, N. J.

107TH ST.—Morris Kahn is reported to have purchased from the New York Life Insurance Co. 153 East 107th st, a 3-sty dwelling, on lot 17x100.11.

112TH ST.—Martonbert Realty Company, Herbert R. Snyder, president, sold to the Stonewall Realty Co., Robert P. Zobel, 136 West 112th st, a 5-sty flat, 25x100.11. The property was held at \$30,000 and was acquired by the selling company last March. In part payment the buyer gave the plot, 90x124, in the east side of Hoffman st, 319 ft. south of 187th st.

114TH ST.—Solomon Guggenheim, of Chicago, Ill., is reported to have sold 68 East 114th st, a 5-sty flat, on plot 33.4x100.11.

122D ST.—Arrow Construction Co. is reported to have sold 8 West 122d st, a 3-sty dwelling, on lot 21x100.11.

126TH ST.—Ernest C. Hinck, one time mayor of Montclair, N. J., has purchased, through F. M. Crawley & Brothers, the 3-sty dwelling 21 West 126th st, on lot 17.6x99.11.

145TH ST.—W. J. Huston & Son sold for Tillie Reyser 418 West 145th st, a 4-sty dwelling, on lot 16.6x99.11.

192D ST.—The City Real Estate Co. sold to a client of the law firm of Davis, Symmes & Schreiber, 566-570 West 192d st, a 5-sty apartment house, on plot 75x100. The brokers were McDowell & McMahon and M. I. Strunsky & Co.

EDGECOMBE AV.—Sterling Sterling sold for Robert R. L. Clarkson and others, heirs of the Livingston estate, the dwelling at 44 Edgcombe av, on lot 17.6x90, to Mrs. Josephine Clooney.

RIVERSIDE DR.—Slawson & Hobbs sold for Robert L. Moffett, 305 Riverside dr, a 5-sty dwelling, 21x100, to I. Randolph and Everett Jacobs.

3D AV.—Rande Realty Co., I Randolph and Everett Jacobs, sold, through Heil & Stern, to Max J. Cramer the five 4-sty tenements at the southwest corner of 3d av and 70th st, on plot 100.5x75, which are to be improved with a 5-sty garage, at an estimated cost of \$100,000.

3D AV.—Duff & Conger sold for Ernest V. Downey to S. Solomon 1713-1715 3d av, a 6-sty tenement, on plot 50x100, held at \$50,000.

Bronx.

186TH ST.—Schwab & Co. sold for the Surety Realty Co. 452 East 186th st, a 2-fam. house, on lot 20x100.

COLLEGE AV.—H. A. Douglas & Co. sold for the Red Roof Realty Co., the 2 fam. house, at 1267 College av. This is the second sale in this row of four similar houses, within one month.

CRESTON AV.—H. A. Douglas & Co. sold for Adelaide E. Reimann, the 2½-sty dwelling and

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four lots at the northeast corner of Creston av and Field pl, which have been held at \$25,000. The property is opposite the new high school in course of construction. The buyers are Francis J. Ryan and James T. P. Ryan, who now gain control of the entire block front, 200x100, on the east side of Creston av, from 184th st to Field pl. It is rumored that this property will be re-sold to a builder for improvement.

CRESTON AV.—A. W. Hamilton & Sons sold the 5-sty apartment house, 57.5x100, at the southwest corner of Creston av and Field pl, opposite Evander Childs High School.

HEATH AV.—Ennis & Sinnott resold 2872 Heath av, a 3-sty dwelling, 20x100, to Crandall & Foote. Henry F. Byrnes was the broker.

SHERIDAN AV.—Walter E. Brown has sold for Louisa C. Woolf the plot on the west side of Sheridan av, about 362 ft. south of Belmont av, about 41x172.

SOUTHERN BOULEVARD.—Louis Schloss sold for the Sovard Building Corporation to the Taku Realty Co. 1489 Southern Boulevard, a 5-sty flat, on plot 50x100.

VYSE AV.—Alexander Selkin sold for the Parkridge Realty Co. 2131 Vyse av, a 5-sty apartment house, on plot 73x100.

WHEELER AV.—Paul A. McGolrick bought from Eugene Houst 1222-1224 Wheeler av, two 5-sty apartment houses, on plot 80x100. The brokers were Joseph A. Blackner and L. Chase.

Brooklyn.

DEGRAW ST.—Joseph C. Bonadonna sold for Mrs. Rose Riley 645 Degraw st, a 2-sty dwelling.

HANCOCK ST.—Fred. M. Smith sold for the Williamsburgh Savings Bank, the 2½-sty dwelling, with 3-sty rear house, at 635 Hancock st.

HARMAN ST.—R. A. Schlesing sold for George Schwartz the 2-fam. house at 78 Harman st, on plot 28.6x100, to J. Miller.

45TH ST.—I Salzberg sold for P. W. Connelly to Markus Jungman, a 3-sty cottage at the southeast corner of 45th st and 15th av, on plot 40x100.

47TH ST.—Tutino & Cerny sold for the Kruse-Abramson Realty Co. the 2-sty, 2-fam. dwelling at 443 West 47th st, on lot 20x100.

68TH ST.—Frank H. Malone and H. O. Harris have sold the 1-fam. house, 180 68th st; also the 2-fam. house 164 68th st, for the Owls' Head Realty Co.

83D ST.—Frank H. Malone and H. O. Harris sold for Theodor Frost, the new 2-family house at 321 83d st.

AV L.—John Pullman sold for Henry M. Burr 2024 Av L, corner Kenmore pl, a 2-sty dwelling, on plot 60x100.

AV Q, ETC.—M. L. & C. Ernst sold to Salomon Guggenheim the dwelling 2316 Av Q, 40x100; also to Fernand Brunschwig 1760 East 22d st, a 2-fam. house, 40x100.

CLASSON AV.—William Behrman purchased, through the Bulkley & Horton Co., a gore plot on the west side of Classon av, east of Lincoln pl.

ST. MARKS AV, ETC.—Charles Partridge has made the following recent sales: 565 St. Marks av to Ellen A. Thompson; 699 Park pl for S. V. Bogart; 754 Park pl for the Marway Co. to a client of W. G. Anderson; 78 Kingston av, with W. G. Anderson, for Karl Zawatzky; 239 Kingston av to Mary S. Felter; 644 Prospect pl for the National Nassau Bank, and with J. B. Ketcham, 235 Kingston av for the Marway Co.

Queens.

ARVERNE.—Lewis H. May Co. has sold for Samuel Strauss a cottage at 232 North Remington av to Philip Sohn.

LONG ISLAND CITY.—Roman-Callmann Co., in conjunction with Otto Weiler, sold for the Stuyvesant Realty Co., a plot on the southwest corner of Skillman av and Buckley st. This plot will be improved with a factory building for the occupancy of the purchaser. The plot has a frontage on the Sunnyside Yards of the Pennsylvania Railroad assuring perpetual light.

MORRIS PARK.—Ames & Co. sold for Clara L. Allen 5 lots on Myrtle av, adjoining the corner of Liberty st.

WHITESTONE.—Edwin P. Roe sold the Tunis J. Bergen estate to Oscar Haase. The property consists of about 12 acres.

Richmond.

MARINERS HARBOR.—J. Sterling Drake sold for Henry J. Hoffman and Henry Hoffman, Jr., the cottage and grounds, 92x150, on the south side of Washington av, to the Rev. John Hammond, of Scranton, Pa. The property will be occupied by Mr. Hammond's brother-in-law, Mr. Owen.

Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for St. Stephens Episcopal Church to Walter Goerke, 22-24 Elizabeth av and 173-175 Brunswick st, as a service station for motor cycles; also sold, for the Girls' Friendly Society, the plot, 38x115, at 28 Centre st.

Rural and Suburban.

BAYONNE, N. J.—The Standard Oil Co. bought from the R. G. Packard Co., of New York City, a tract of about 45 acres, including all the lands lying between Ays G and H and extends from East 23d st to New York Bay. The frontage along the river front is about 1,100 ft., and the distance from East 23d st to the bay is about 1,800 ft. The property has been held by the sellers at \$50,000 an acre.

GREENWICH, CONN.—Bryan L. Kennelly sold for E. Vail Stebbins about 18 acres of land in King st, nearly opposite the new Blind Brook Golf Club and adjoining the old Wheeler place to John McE. Bowman, proprietor of the Biltmore Hotel, who purchased the Wheeler

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place through Mr. Kennelly about six months ago, and by the acquisition of this place has a very large frontage in King st. Mr. Kennelly also sold the 10 1/2 acres in the west side of King st and the new State rd, facing Rye Lake, for the Woolf estate to L. Eugene Field, an adjoining owner, for about \$890 an acre.

RYE, N. Y.—Robert Cluett, Jr., of Troy, N. Y., a member of the firm of Cluett, Peabody & Co., has purchased through Lewis B. Preston, ten acres of the Anderson property on Forest av, extending through to Meadow st. The land is partly wooded and on a high elevation overlooking Long Island Sound. It is to be improved with a residence.

LEASES.

\$5,000,000 Fifth Avenue Hotel.

A syndicate, organized by clients of the Thompson-Starrett Building Company and Herbert Lucas, has leased, from Baron Astor of England, the plot at the northeast corner of 56th street and Fifth avenue, with a frontage of 115 feet on the avenue and 175 feet in the street, for a term of twenty-one years, at a ground rental of about \$2,000,000 net, for the term. The broker was Bryan L. Kennelly. The plot is at present improved with five-story American basement residences, adjoining the splendid Huntington mansion, at the southeast corner of Fifth avenue and 57th street. The houses will be demolished and a fifteen-story high-class apartment hotel erected on the site, from plans by Herbert Lucas and McKim, Mead & White, as associate architects. A first mortgage loan of \$1,600,000, obtained through S. W. Straus & Co., has been arranged to finance the operation. The estimated cost of the hotel has been placed at \$2,000,000, and this sum, together with the net rental to be paid and the fine furnishings which will probably be installed in a hotel of this character, may mean an outlay eventually of close to \$5,000,000. Further details regarding

Home in the Westchester Hills For Sale

A comfortable new house at Hartsdale, on the crest of the ridge, with extensive view and beautiful shade trees.

There are nine rooms and three baths, and the price is \$15,000.

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A comfortable new house on Austin Street, one of the highest spots in Kew Gardens, possessing unusual advantages of view and location.

There are nine rooms and three baths and the price is \$15,000.

James Slater McHugh, Owner, Woodmere, L. I.

this project will be found in the Building News section of the Record and Guide.

Bank Will Move.

The Mercantile Bank of the Americas, of 20 Exchange place, has leased, through Horace S. Ely & Co. and the Charles F. Noyes Company, from the Arles Realty Company, the three-story bank building, at 38 Pine street. The structure was erected several years ago by the Underwriters Building Company, which later disposed of it in trade for Brooklyn property.

Hotel Manhattan Interests Lease.

John McE. Bowman has leased, through Pease & Elliman, the five-story building at 13 East 42d street, adjoining the Hotel Manhattan, which he recently leased from August Heckscher, for a long term and which is at present occupied as part of the hotel. The property is owned by the Amos Cotting Estate and is reported to be under contract of sale to Henry Morgenthau.

Manhattan.

AMES & CO. have leased for Walsh & Ives a loft at 364-366 West 50th st to the Sabel Efficiency Corporation; also for the Devonshire Realty Co. to Otto C. Palt the 4-sty dwelling 362 West 29th st.

ANTHONY H. AUSTIN leased dwellings for the Muller estate at 445 East 122d st, at 443 East 122d st and at 407 1/2 East 122d st.

VASA K. BRACHER has leased at 242 West 60th st for William S. Devery the entire ground floor to the Amsterdam Council of the Native Born Sons.

BRETT & GOODE CO. has leased the dwelling at 356 West 30th st to Mrs. Alice L. Lowe; also the easterly store and basement at 7-11 West 45th st to George E. Miller, factory distributor of beds and bedding, at an aggregate rent of about \$50,000.

CARSTEIN & LINNEKIN have leased the 13th floor at 19 Madison av to the Schuykill Silk Mills (Inc.); an additional floor at 3-7 West 29th st to Schwabach & Raphael; with Herbert Hecht & Co., the 15th floor at 126-8 5th av to Lewek & Friedman; space at 450 4th av to Lucas, Schwenk & Co.; at 456 4th av to the Corrective Eating Society and Herman Kohn (Inc.); at 1265 Broadway to David S. Stern, and at 347 5th av to Henry Mager.

CROSS & BROWN CO. has leased store at 226 5th av to V. & V. Sales Co.; store and basement at 1874 Broadway to Burford & Co., Ltd.; 1st loft at 346 Canal st to Nathan & Joseph Wasserman; at 47-49 Maiden lane part of the 7th floor to Abraham Druckerman; at 461 4th av 6th floor to John O. Powers Co. for Wright Barclay (Inc.); at 220 5th av space to American Rust Proof Co., Universal Cloak & Suit Co., Worden Mfg. Co., Realty Service Pub. Co., General Forwarding Co., and space on the 2d floor at 1416 Broadway to the Autocrat Co.

CROSS & BROWN CO. has leased the entire building at 11 West 37th st to the Neighborhood Lunch Club; at 30 East 42d st space to the Hall Printing Press Co.; at southeast corner Broadway and 57th st, the 9th floor to Colt-Stratton Co.; in the Berkeley Arcade Building, space on the 1st floor to Victor Stallone; store at 225 West 47th st to Herbert Hayman; Godfrey Building, 49th st and 7th av, space to the Electrical Talking Sign Co. of New York; at 1416 Broadway, to Joseph Kessel; in the Strand Building, to John F. Byrne; at 1790 Broadway, to Frank E. Lonas.

CROSS & BROWN CO. has leased for Thomas F. Devine to the Exide Battery Depots (Inc.) the property, 100x125, at the northwest corner of 64th st and West End av. A 4-sty building will be erected for the tenants, who have taken the property on a long term lease. The architect for the building will be J. C. Cocker.

DUFF & CONGER have leased apartments at 1239 Madison av to Mrs. L. Stoltze, and at 14 East 88th st to Miss W. McMahon.

DUROSS CO., in conjunction with Douglas Robinson, Charles S. Brown Co. and Schindler & Liebler, leased the store and basement at northeast corner West Broadway and Murray st for the Bowery Savings Bank to Bernhard Schmitt for ten years.

DUROSS CO. has leased the 2d loft at 513-515 West 21st st for W. H. Smith to the Imperial Manufacturing Co., also, in conjunction with Douglas Robinson, Charles S. Brown Co., offices at 80 5th av to Lachman & Jacobi.

DOUGLAS L. ELLIMAN & CO. have renewed the lease of 77 East 91st st, a 3-sty house, for Mrs. Adrian Iselin to Mrs. Charles H. Walsh, and renewed the lease of 174 East 72d st, a 4-sty house, for Lawyers' Realty Co. to Albert Stickney.

DOUGLAS L. ELLIMAN has leased for the Jatison Construction Co., an apartment at 156 East 79th st to Van Santvoord Merle-Smith; also at 157 East 81st st for Thomas J. Goddard to Royal C. Van Etten.

J. B. ENGLISH has leased for Florence S. Martin the store at 237 West 49th st to the New York Tire & Repair Co.

EWING, BACON & HENRY have leased for Adam Happel the entire ground floor of the building at 1799-1801 1st av to Keppler Glass Constructions (Inc.).

J. ARTHUR FISCHER has leased for Ellen M. Dawson a 3-sty building at 528 West 30th

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st; and an apartment at 159 West 45th st to J. Doyle and to Charles Hechinger, two apartments.

B. FLANAGAN & SON rented the 4-sty dwelling 120 West 78th st for Mrs. Dora Davies to Dr. Alfred Freundlich.

B. FLANAGAN & SON leased the dwelling at 120 West 78th st for Mrs. Dora Davies to Dr. Alfred Freundlich.

M. FORMAN & CO. leased to S. & J. Barnett 5,000 sq. ft. at 13 West 28th st; to the Peerless Waist and Dress Co. 5,000 sq. ft. at 14 West 17th st; to Zimmerman & Carner a loft at 48 West 22d st; to Jacobs, Ginsburg & Krawitz 3,000 sq. ft. at 34 West 17th st; to Schleifer & Herman space at 142 West 24th st, and to the Liberty Cloak and Suit Co. at 27 West 24th st.

FREDERICK FOX & CO. have leased, in conjunction with Bernard Wurtenberg, the top loft at 45-51 West 25th st to Kaufman & Rosenberg; the 5th loft at 119-25 West 24th st to Charles Piller; large space at 694 Broadway to Wiener Bros., in conjunction with Cross & Brown Co.; the top floor at 113-117 West 31st st to Morris Meltzer; large space at 1163 Broadway to Unger & Rabinowitz, and the westerly store at 143 West 27th st to Herman April.

GOODWIN & GOODWIN, in conjunction with Charles B. Farwell, rented for Helena D. K. Hulst to Dr. Leopold H. Berliner the 3-sty dwelling at 70 West 119th st, on lot 17x100.11.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased for a long term for Walter F. Kingsland, of Paris, the store at 1330 3d av, northwest corner of 76th st, to Joseph Delveaux, at an aggregate rental of about \$25,000.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased for Philip Rhineland the 5th loft at 48-50 West 21st st to Herman Siegel, cloaks and suits, now at 279 6th av.

M. & L. HESS (INC.) have leased the 3d floor at 31-7 East 31st st to the Arkin Dress Co.; the store and basement at 22-4 West 27th st to the Merit Coat Co.; the store and basement at 310-12 Church st to Richard Bauer, Daniel Birdsall & Co. representing the lessor; the 3d floor at 18-22 Washington pl to I. & B. Cohen & Co., L. Tannenbaum, Strauss & Co. representing the lessee.

M. & L. HESS (INC.) have subleased for the Van-Noy Interstate Co. the entire 15th floor at 432 4th av to the Eureka Mercantile Co., commercial bankers, now at 354 4th av.

HOUGHTON COMPANY has sub-rented Mrs. Charlotte T. Dillon's apartment at 465 West End av to Dr. John J. Cronin.

HOUGHTON COMPANY has leased for James J. Clarke the 3-sty dwelling 243 West 103d st to Virginia Hillis.

HOUGHTON COMPANY has leased the 5-sty dwelling, 250 West 102d st for Dora M. Tooker to Margaret Hayes.

HOUGHTON COMPANY has leased to Joseph Even the 4-sty dwelling 130 West 73d st for Kate Silo.

HOUGHTON COMPANY leased for Isabel de F. Colborn the 3-sty dwelling 164 West 85th st to Christian, Charles and Anna Minot.

PAYSON McL. MERRILL CO. leased a duplex studio apartment at 257 West 86th st to Louis J. Vance; also a furnished apartment at 140 West 57th st, to George D. McLean.

MANHEIMER BROTHERS leased the dwelling at 256 West 34th st for M. & L. Pinkus to Louis Courand.

SAMUEL H. MARTIN has leased the two lofts at 1983 Broadway to the Gardner Engine Starter Co. of Chicago; also the loft at 1987 Broadway to the King Tire Co.

A. H. MATHEWS leased three lofts at 465-7 Greenwich st for estate of Charles Welsh to H. Muehlstein & Co.; also 6-sty building, 448 Greenwich st, for Josiah H. DeWitt; the 3d loft at 128 Chambers st, for three years, to J. Willer for Henry L. Acker, completing rental of building.

A. H. MATHEWS has rented for Sidney Maddock to Charles E. Weyand Co., wholesale stationers, the entire 6-sty store and loft building at 22-26 Howard st and 5 and 7 Crosby st for ten years.

A. W. MEADE has leased space in the 125th street, Bishop Building, to the estate of E. D. Farrell and to Sweeney & Cromwell.

MOORE & WYCKOFF sub-leased for William A. Graham his apartment at 123 East 53d st to Guernsey Price for a long term.

THOMAS J. O'REILLY leased apartments in the "Phaeton," at 539 West 112th st, to Amelia Frank, Abe J. Altman, Dr. E. A. Bullard, Julius Herman, Wm. Rohe, Albert H. Kaiser, Isaac H. Weiss, Harry A. Hopkins; in the "North Medford," at 562 West 164th st, to Isidor M. Brenner, Frank Gens, Edwin A. Willard, Ed. J. Lelyveld, Herman Meyer, Isaac Horowitz; at 7-9 West 108th st, to Orrin Ebert, L. Kervan, I. Joseph, Mrs. Jeanette Banfi, Ivan H. Wise, Ida B. Laub, Chas. E. Clark, Florence Miller, Lawrence Oppen; and in the "Oradell," at 508 West 112th st to Mrs. Gertrude Iches, Bessie Lawrence and Amy Ongley.

PEASE & ELLIMAN have subleased for Hensel S. Seagrist, of Harrisburg, Pa., his apartment in the "St. James Court," at the southeast corner of 92d st and Broadway to Mrs. Evelyn Greeley; also leased for J. C. & M. G. Meyer an apartment at 20 West End av to Dana F. Ackerley; for Mrs. F. M. L. Tonnetti at 135 East 40th st to Lawrence G. White; and for the Coast Realty Co. at 302 West 87th st to Mrs. N. Shiman.

PEASE & ELLIMAN have made the following apartment leases: At 49 West 57th st to Mrs. N. M. Pitou; at 24 West 59th st, to Miss Elizabeth J. Mariani, and to Mrs. Margaret J. Johnson; at 150 West 80th st, to H. Hendricks Nathan; at 309 West 99th st, to E. E. Oppenheimer; at 56 West 11th st, to Miss Marjorie Sidney; at 43 East 27th st, to Mrs. E. H. Simonds; at 145 East 35th st, to William H. Hibbert; at 49 West 57th st, to Fritz Von Briesen; at 202 West 81st st, to Mrs. Catherine Rowan; at 214 West 92d st, to William E. Howe; at 309 West 99th st, to W. K. Hadley, and at 300 Central Park West, to Mrs. Catherine Rowan; also rented apartments in the "Saint Urban," at Central Park West and 89th st to Ernest A. Herb; at the northwest corner of 68th st and Madison av, to Mrs. Justa M. Agramonte; for Bing & Bing, an apartment in their new house at the northwest corner of Park av and 84th st, to Mrs. E. K. Norton; for Miss H. Counihan, her apartment at 149 East 40th st, to Miss Betty Brewster.

PEASE & ELLIMAN have leased an apartment at 24 West 59th st to Lawrence Grossmith; also made the following renewals of apartment leases: at 144 East 56th st to Miss Mary Olive Black and to Mrs. E. A. Underhill; at 11 East 68th st to Mrs. William H. Force; at 178 East 70th st to Charles C. Bauer; at 103 East 75th st to Carl R. Schultz; at 829 Park av to Frank D. Pavey, and to Walter W. Stokes; at 59 West 76th st to Lewis A. Mitchell; at 103 East 75th st to Robert Leroy; at 214 West 92d st to William Seckels; at 330 West 102d st to Otto E. Schaefer; at 300 Central Park West to Addison Allen and to R. D. Henkle; and at 67 Riverside dr to William Spiegelberg; also leased for Mitchell Kennerley the 5th floor at 32 West 58th st to John W. Steele; and for the Richardson Estate, represented by D. W. Richardson, to Albert Sterner, the artist, the 4-sty dwelling at 145 East 36th st.

PEASE & ELLIMAN have leased for F. T. Sanford to E. Sternlicht the 2-sty garage at 485 Park av; renewed for Mrs. Gertrude C. Winthrop, represented by Coudert Brothers, the lease held by Talbot Ewart of the 4-sty dwelling at 40 East 69th st; for Henry Clews to Anes Brothers, ladies' tailors, the 3d loft at 630 5th av; and made the following renewals of apartment leases: at 49 West 57th st to Mrs. Alice H. Truax; at 309 West 99th st to N. Zimmer; at 330 West 102d st to John Magee; and in the "Saint Urban," at Central Park West and 90th st, to Mrs. B. Croll.

PEASE & ELLIMAN have rented apartments in conjunction with the Douglas Robinson, Charles S. Brown Co., at 116 East 63d st, to Miss Viava Fisher; in conjunction with Payson McL. Merrill Co., at 21 East 82d st, to Stanley J. Halle; at 67 Riverside dr, to Henry Bolster; at 106 East 85th, to L. F. Lewis; at 103 East 75th st, to Louis Watjen; at 138 East 36th st, to Miss Louise R. DeHaven; at 39 East

27th st, to Fletcher S. Brockman; at 158 West 95th st for Julius Tishman & Sons, to Mrs. E. Polack, and for William A. Keys, Jr., his apartment at 150 West 80th st to Calvin H. Allen.

PEASE & ELLIMAN leased an apartment in the "Saint Urban," at Central Park West and 89th st, to Edwin A. Neugass; renewed for Mrs. A. W. Dickerson the lease of the 5-sty dwelling at 55 East 73d st, held by Carl Forsch; leased for the Mitchell White Co. to the Wagner Electrical Manufacturing Co. a loft at 1886 Broadway; for Chalmers Dale his 14-room apartment, at 12 East 87th st to G. L. Chapman, of Nyack; and for Carl S. Petrasch his apartment at 863 Park av to Mrs. James L. Townsend.

PEASE & ELLIMAN have leased for Mrs. J. H. Rossbach to Mrs. Sara Duryea Hazen, of St. Johnsbury, N. Y., the 4-sty dwelling at 42 East 75th st; also leased, through A. J. Bastine & Co., the 4th loft at 31-33 East 32d st, to Martin King and Anna Hellenberg, doing business as the Clairmont Costume Co.

LEWIS B. PRESTON (INC.) leased space in the Clarendon Building, 215 4th av to the Nonotuck Silk Co. and to the Newport Silk and Dress Goods Co.

LEWIS B. PRESTON (INC.) leased to Paul Lehman, doing business as "Maison de Luxe," the store at 2477 Broadway, corner of 92d st.

SCHINDLER & LIEBLER have leased for John W. Whitten of Middletown, N. Y., the 5-sty tenement, with stores, at 317 East 75th st, for 5 years; also to the Catholic Shop store at 147 East 76th st.

D. H. SCULLY & CO. leased, at 104 and 106 East 126th st, the 1st floor and basement for the estate of Annie F. Foley, to Charles H. Dix, for nine years, at the aggregate rental of about \$20,000, to be remodeled for a garage; also the 3d Loft to Leonard Mordano, manufacturer of specialties; and the 4th loft in the same building to Charles F. Hindle, manufacturer of surgical instruments; at the southeast corner of 127th and Madison av, a dwelling recently remodelled into stores and apartments by Paul S. Bolger, the corner store to Daniel Reeves (Inc.), grocers; and the street stores to Bernard Flanagan, stationer, and Herman Kendal, laundry; at 2310 3d av, for Samuel Borgen, to The Equitable Press, the 2d floor, for printing shop, and at 109 West 125th st, the 2d floor for the N. Y. Operating Co., to Samuel Leight & Bros., clothiers.

D. H. SCULLY & CO. leased for Michael McCormack, to the Garage Equipment Co., Edward Clarke and others, the property at 50-52 West 127th st, forming a plot 50x100, for ten years, at an aggregate rental of about \$30,000. The houses will be remodeled into a garage.

SLAWSON & HOBBS rented houses at 271 West 71st st for Edward J. West, as agent, to A. E. Moore; also 320 West 106th st for the Post Investing Co., to M. C. Carr.

SLAWSON & HOBBS have rented houses at 250 West 71st st for John Quinlan to Joseph Power and 61 West 71st st for P. T. Sherman to Harris Parr.

SPEAR & CO. have rented the entire building at 69 Mercer st to L. Leibowitz & Co.; for the New York Life Insurance Co. the 2d loft at 153-159 West 15th st to Nathan Lubow & Co.; with William A. White & Sons the 10th loft at 245-251 7th av to Landau Petticoat Co.; for Berlin & Trosky the top loft at 57-61 West Houston st to Never Rip Glove Co.

CHARLES B. WALKER has leased for the estate of John R. Graham the store floor at 208 Canal st to the Weinstein Jobbing Co.; for P. Murphy space at 86 Walker st to Stewart Warren & Co.; for D. Lippe and C. Feldman a loft at 196 Centre st to M. Zuckman; and for the Inverness Realty Co. space at 147-149 Lafayette st to Walter Hindle.

Bronx.

CROSS & BROWN Co. has leased for the new owners of the McKinley Square Theatre the property at 1315-21 Boston rd, through to Clinton av, just north of 169th st, to the Dambora Amusement Co., Frank C. Bangs, governing director, which has been a tenant of the property for the last few months. The aggregate rental is more than \$100,000.

KENNETH IVES & CO. leased for Augusta M. Kelly her house at Fieldston, Riverdale-on-the-Hudson, to George Houston.

Brooklyn.

CHARLES PARTRIDGE has leased the building at 725 Lincoln pl to William Noller, for a garage; also a loft at 130 Livingston pl to the "Tablet" newspaper offices, and stores at 621 Prospect pl to W. E. Cowan; 664 Franklin av to J. Tarzian & Son; 660 Franklin av to S. Joffre; 668 Franklin av to L. Rogot; 666 Franklin av to S. Hochman, and at 72 Rogers av to E. Jasper.

CHARLES PARTRIDGE leased dwellings at 970 Bergen st to H. Thorpe; 152 Halsey st to E. Moffat; 3522 Av H to M. A. Potts; 661 St. John's pl to M. Rockwood; 542 St. Marks pl to W. Temple; 568 Franklin av to Thomas Lennon and 606 St. Marks av to B. E. Comlossy.

Queens.

EWING, BACON & HENRY have leased for the Long Island Loft Corporation, 16,000 sq. ft. in the building now nearing completion at the corner of Sunswick st and Wilbur av, Long Island City, to the Motometer Co. of New York City, and in conjunction with Wm. D. Bloodgood & Co., the entire 2d floor at 83-85 6th st, L. I. City, to E. D. Anderson.

JUDSON A. HARRINGTON leased for the Hadley Realty Co. to the Beacon Falls Rubber Shoe Co., of Beacon Falls, Conn., 60,000 sq ft of factory space in the 1- and 2-sty modern factory buildings at 10th st, running from 3d to 4th av, College Point. These buildings were formerly occupied by the United States Metal Products Co.

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Suburban.

HORACE S. ELY & CO. have rented for Mrs. Adams her property at Mendham, N. J., to J. Langdon Schroeder for the summer.

ROBERT E. FARLEY ORGANIZATION has leased for the Nelson Estates to H. W. McCoy, one of the three houses recently built by this company on Union av in Peekskill.

FEIST & FEIST (INC.) rented for the Improved Realty Co. to W. W. Reid, of the Commercial Trading Co., the 1-sty building at the northeast corner of Branford pl and Arlington st.

FISH & MARVIN have rented for the Scarsdale Estates, furnished, a property known as the "Greenacres Tea House," near the Hartsdale station and the Scarsdale Country Club. The tenant is O. Stanley Eldredge, of Brooklyn. The same brokers have rented the "Washburn Property," on the White Plains Post rd, at Scarsdale, to Mrs. Woodworth-Taylor.

FISH & MARVIN have rented "Sunnybrook," furnished, at Lawrence Park West for William H. Sage to John Lee Mahin, of Chicago.

FISH & MARVIN have rented for D. B. Lawrence his property in Rose st, Lawrence Park, Bronxville, to Otto Faeltin, of the firm of James Gamble Rogers.

GOLDSCHMIDT & MacDONALD rented houses at Woodmere and Cedarhurst for G. Strassberger to Robert H. Loeb; for W. W. Totten to B. Charles F. Reigelman; for R. B. Thall to M. B. Sulzberger; for E. S. Paine to H. M. Eichhold; for Ernst Hoeber to M. Carodo; for A. Goldschmidt to I. Weill; for Dr. D. Dickson to M. L. Robbins; for John J. Campbell to S. R. Rose, and for R. H. Wagner to L. Schwab.

REAL ESTATE NOTES.

FREDERICK J. PEACOCKE, real estate, has moved his offices to 137 Lawrence st, Brooklyn.

FREDERICK J. GETREAU, real estate and insurance, has moved his office from 354 Senator st to 499 5th av, Brooklyn.

S. WELSCH, real estate and insurance, has moved to 215 Montague st, from 207 Montague st, Brooklyn.

PEASE & ELLIMAN have been appointed agents by William S. Coe for 158-160 West 45th st.

AMES & CO. have been appointed managing agents for the 9-sty elevator apartment house 120 East 34th st.

SCHWAB & CO. were the brokers in the recently-recorded sales of 415 Claremont Parkway, 1228-1230 Hoe av and 421 East 119th st.

CARSTEIN & LINNEKIN have been appointed agents of 126-128 5th av, 396-398 Broadway, 830 Broadway, 840 Broadway, 75-77 Spring st, and 11-13 West Houston st.

NEW YORK TITLE & MORTGAGE CO. will hold a special meeting on July 11, to vote on increasing the capital from \$2,000,000 to \$3,000,000.

WM. D. BLOODGOOD & CO. (INC) report the closing of title on the sale of the southwest corner of Broadway and Crescent st, Long Island City, to the Willark Realty Co.

CHARLES F. NOYES CO. has arranged an amortized loan of \$235,000 at 5 per cent. for 3 years with a savings bank on the 12-sty building at 318-24 East 32d st.

JOSEPH F. FEIST & CO. have been appointed agents for the following properties: 692 9th av, 707 9th av, 514 West 44th st, and 340-342 West 42d st.

J. ROMAINE BROWN has been appointed receiver of the rents for the 10-sty commercial building, 648 Broadway, pending foreclosure proceedings.

WALTER E. BROWN was the broker in the sale recorded this week of the plot, 50x85, on the east side of Morris av, about 50 ft. south of the Grand Boulevard and Concourse, for Henrietta H. Woolf to Charles Wiehl.

CHARLES F. NOYES CO. has been appointed, by Clarence Payne, agent for the 7-sty building at 80-82 Wooster st, the 12-sty building, 3 East 17th st, and the apartments 933-935 Amsterdam av and 160 West 106th st.

NEW YORK TITLE & MORTGAGE CO. recently took an assignment of the mortgage amounting to \$200,000 on 17 Madison av, consisting of a 16-sty office building, belonging to Fred A. Stone, the comedian.

CHARLOTTE WINTHROP FOWLER is the purchaser of the vacant lot in the north side of 90th st, 281 ft. east of 5th av, 28x100.8, recently sold by John J. Kavanagh for Mrs. Julia E. Cameron. Mrs. Fowler will build a 6-sty residence on the site.

DR. ABRAHAM KORN was presented with a large and handsome loving cup by the members of the Harlem Property Owners Association, at the dinner of the organization on Thursday, June 22, in the Harlem Palace. Mrs. George A. Wheelock made the presentation address.

JOSEPH P. DAY, William H. Archibald and Henry Brady have been appointed by the Sinking Fund Commission of the city to appraise the property between 213th and 215th sts, Bolton rd, and the Hudson River, comprising about 100 lots, in connection with the proposed relocation of the New York Central Railroad tracks.

CHARLES PARTRIDGE of Brooklyn has enlarged his field of activity within the last two months. He has been retained as appraiser in several important proceedings and has recently been appointed as manager of 14 more buildings in the Bedford section, of 3 buildings in the Bushwick section, and of other properties in East New York and in Flatbush.

WILLIAM A. WHITE & SONS have been appointed agents for the "John Alden," the 9-sty apartment house, to be erected on the plot recently sold by them to Hyman Schroeder, at 42-46 West 10th st. Although the building will not be ready for occupancy before fall of 1917, many

renting applications are being received, indicating the demand for three and four-room house-keeping apartments of the better sort in the Washington sq section.

PEASE & ELLIMAN have been appointed by Hobart & George Guion managers of the property at 37-39 West 24th st, occupied by Colaizzi's restaurant; also agents for the newly remodelled Cowdin residence at 13 Gramercy Park, which is being made into an apartment house with suites of three rooms and baths and kitchenette from plans by Adolph Mertin, and which is now almost ready for occupancy.

OBITUARY.

FRANK J. CONLON, for more than twenty years assistant engineer in the Brooklyn Bureau of Sewers, died Wednesday of a complication of diseases at his home, 577A Macon st, Brooklyn, aged forty-five. He was the designer for the new sewer systems draining many parts of Brooklyn. He was a charter member of the Brooklyn Engineers' Club, a member of the National Geographical Society and an associate member of the American Society of Civil Engineers. He leaves his widow and two sons.

OWEN J. IGOE, real estate dealer, for many years in Jersey City, died at his home, 164 Jewett av, in that city.

JAMES R. ROSS, Brooklyn real estate man, of 568 Nostrand av, died, on Saturday last, at his home, 1404 Pacific st, in that borough. He was fifty years old. Mr. Ross was a member of the Brooklyn League, Royal Arcanum, Anglo-Saxon Lodge, F. and A. M., Sons of the American Revolution and Society of Old Brooklynites. He was president of the Nostrand Realty Co. and chairman of the Finance Committee of the Brevoort Savings Bank. He leaves his widow, one son and one daughter.

HANS F. N. TRUELSON, president of the H. F. N. Truelson Co., real estate and insurance, at Madison av and 42d st, died on Sunday, at his home, 971 East 179th st, of a complication of diseases, aged fifty-one. He was born in Schleswig-Holstein, Germany, and came to this country at the age of nineteen. He was a member of the Masonic order, the Schleswig-Holstein Turnverein and the New York City Schuetzen Corps. A widow, one son and one daughter survive.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

Table with columns for 1916 (June 23 to 29) and 1915 (June 25 to July 1). Rows include Total No., Assessed value, No. with consideration, and Consideration.

Mortgages.

Table with columns for 1916 (June 23 to 29) and 1915 (June 25 to July 1). 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.

Building Permits.

Table with columns for 1916 (June 23 to 29) and 1915 (June 25 to July 1). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Mortgage Extensions.

Table with columns for 1916 (June 23 to 29) and 1915 (June 25 to July 1). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1916 (June 24 to 30) and 1915 (June 26 to July 2). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Jan. 1 to June 30 Jan. 1 to July 2

Table for BRONX. Conveyances. Rows: New buildings, Cost, Alterations.

BRONX.

Conveyances.

Table with columns for 1916 (June 23 to 29) and 1915 (June 25 to July 1). Rows include Total No., No. with consideration, Consideration, and Amount.

Mortgages.

Table with columns for 1916 (June 22 to 29) and 1915 (June 25 to July 1). 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 29 Jan. 1 to July 1

Table with columns for 1916 (June 23 to 29) and 1915 (June 25 to July 1). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Mortgage Extensions.

Table with columns for 1916 (June 23 to 29) and 1915 (June 25 to July 1). Rows include Total No., Amount, To Banks & Ins. Co., and Amount.

Jan. 1 to June 29 Jan. 1 to July 1

Table with columns for 1916 (June 23 to 29) and 1915 (June 25 to July 1). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1916 (June 23 to 29) and 1915 (June 25 to July 1). Rows include New buildings, Cost, Alterations, and Amount.

BROOKLYN.

Conveyances.

Table with columns for 1916 (June 22 to 28) and 1915 (June 24 to 30). Rows include Total No., No. with consideration, Consideration, and Amount.

Mortgages.

Table with columns for 1916 (June 22 to 28) and 1915 (June 24 to 30). 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 28 Jan. 1 to June 30

Table with columns for 1916 (June 23 to 29) and 1915 (June 25 to 30). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1916 (June 23 to 29) and 1915 (June 25 to 30). Rows include New buildings, Cost, Alterations, and Amount.

QUEENS.

Building Permits.

Table with columns for 1916 (June 23 to 29) and 1915 (June 24 to 30). Rows include New buildings, Cost, Alterations, and Amount.

RICHMOND.

Building Permits.

Table with columns for 1916 (June 23 to 29) and 1915 (June 24 to 30). Rows include New buildings, Cost, Alterations, and Amount.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

BESIDES the quieter tone in the domestic steel trade other outstanding features of the building material situation are the continued ease in minor metal products, lower prices for lumber, brick, paints and oils, common labor more available, better weather, a large accumulation of building plans, and, finally, a very evident preference on the part of buyers for a middle course in their operations, awaiting possibly lower prices and a freer movement of commodities.

Those who postponed building operations in the hope that steel would be lower in price were perhaps well advised, especially if they were not sure of a prompt leasing or selling market. But steel has had a considerable recession already, and the time ought not to be far away, with a continuance of the downward movement, when it will be time for every prospective builder to take action.

Structural steel, which cost 3 cents a pound one month ago, can now be had for 2.50c., and a prominent jobber made the prediction this week in the writer's hearing that it would be obtainable for 2c. by the first of October, for mill shipments, any delivery, or 2.16 New York f. o. b. When this level is reached, he said, he will consider that steel has returned to a normal basis.

If everybody should wait until then, however, other conditions might arise to cause quotations to rebound. A discreet anticipation of the rush will probably find a better market for the product than the builders who hold back will meet with later on. No doubt there is a considerable margin for concessions in the cost of plain material and the charges for fabricating and erecting. Twelve to fifteen dollars a ton for erecting the steel frame of a loft building is a profitable price, it must be admitted, and according to authoritative report contractors have recently been getting better offers.

Brick.—This was a big week in the North River brick market, with no less than 46 cargoes taken out, the largest number so far this year. Manhattan took 15 cargoes and Brooklyn 14. Quotations were unchanged at \$7.50 to \$7.75, which under present manufacturing costs and conditions leaves no more than a fair profit, manufacturers' state. For this reason they can foresee no permanent reaction from the present level of prices in this market, and only occasional fluctuations in the downward direction, with the present rate of demand and supply continued into the fall.

Second-hand brick is in vigorous demand at \$4 a thousand, or \$6 for a load of 1,500.

Summary.—Official transactions in the wholesale market for North River brick, for the week ending June 30:

Condition of market, easy. Demand, good. Number of cargoes sold, 46. Distribution—Manhattan, 15; Brooklyn, 14; Bronx, 6; New Jersey, 5; Astoria, 2; Flushing, 1; Yonkers, 1; Connecticut points, 2. Left over Friday A. M., 23.

Cement.—The holding up of most bricklaying contracts by the strike of bricklayers' helpers has operated to defer any contemplated advance in cements, which is believed to be inevitable whenever the large number of pending plans for building construction are translated into contracts.

In spite of the extremely high ocean rates American cement companies are gradually extending their export trade to Central and South America. During the month of February of this year they exported 324,000 bbls., as compared with 203,000 bbls. in the corresponding month of 1915, according to statistics in the possession of Mr. Marsh of the Edison

Hotel projects are the most prominent objects on the building horizon. The general contracts for two more were signed this week, both going to the Thompson-Starrett Company—one for the hotel to be erected at Fifth avenue and 56th and the other in 42d street for the Bush Terminal interests. The next important series of projects comprises fifteen or twenty apartment houses, twelve stories or more in height.

Architects are busier than for several years. Plans are being filed and figured and financial arrangements made, so as to be in readiness for a quick issuance of contracts at the psychological moment. In a word, building plans are in a high state of preparedness and waiting for the bar to be raised.

While a large amount of speculative work is being held in abeyance, considerable is being put under contract, taking the metropolitan territory as a whole. Forty-six barge loads of brick taken out of the North River market this week is incontestable testimony that something is doing in the building line. Important developments in the shape of contract lettings for buildings are expected after the Fourth of July.

The month of June saw a considerable moderation in the prices of materials. Structural steel dropped half a cent a pound for plain material, not counting the disappearance of premiums; common brick is 50c. to 75c. a thousand lower, and lumber is also cheaper, to say nothing of the minor metal products used in building construction and equipment.

General business is better than usual this season. Fundamental conditions are all sound. Railroad freight traffic is heavy, but the effects of the freight congestion are less marked than they were upon the movement of construction materials. Collections are good, but money is a little firmer. Bank clearings are 50 per cent. larger than they were last year.

Portland Cement Company. Were bottoms more easily obtainable the export would be larger.

Many inquiries are being received from European countries and Australia for American Portland, but ocean rates to those countries for cement are prohibitive. Among the European countries inquiring are some which in times of peace are large manufacturers and exporters of the commodity.

The Edison Company resumed manufacturing in April, after being inactive for some years. Current business is unaffected by Presidential politics, it was said at the office of the company.

Plaster Blocks.—In recent years a very large growth has occurred in the use of gypsum plaster blocks, principally for the construction of partitions in fire-proof buildings. The recent convention of the New York State Builders' Supply Association had this fact called to its attention by S. G. Webb, secretary of the Gypsum Industries Association (Inc.). Many tests have been conducted by the Underwriters' Laboratories and other institutions which have demonstrated that gypsum block partitions have a very high efficiency in fire resistance, and so their growth in popularity has been rapid, until today in the country at large probably sixty times as many gypsum plaster blocks are used as were used only eight years ago.

This growing appreciation of the value of gypsum plaster blocks is leading to recognition for the protection of important vertical openings in buildings, such as elevator shafts and for steel protection and more recently as tile for roofs, placed between the steel frames or steel perflins of steel roofs. A very considerable area of structural floors is now being

used made of gypsum in poured form reinforced by steel.

Structural Steel.—Projects of importance continue to be announced, and several have come through this week in the form of general contracts awarded, which will soon be calling for steel. The Thompson-Starrett Company has taken the general contract for the commercial hotel to be erected in 42d street for the Bush Terminal interests. Post & McCord will furnish the steel. The same general contractor has the general contract for the hotel to be erected at the corner of Fifth avenue and 56th street. Both operations are to go forward at once. The campaign of hotel construction is thus assuming a positive character as well as formidable dimensions. The contract for the New York Central Hotel has not yet been signed, but the George A. Fuller Company is excavating the site of the Pennsylvania Hotel.

Plans for three new apartment houses on Park avenue were this week added to the long list of residential buildings in contemplation. Inability to obtain material at once is now said by some architects to be as strong a reason as the elevated prices of steel for the quietness of the market. Some interesting developments are expected early in the next quarter.

George A. Just has taken the steel contract for the Greenwich Settlement House in Barrow street, 300 tons. The Hinkle Iron Works will fabricate 90 tons for a garage in West 60th street. The P. J. Carlin Company was the low bidder for the general contract for the alterations to the Kings County Court House.

The Pennsylvania Railroad has awarded a contract to the American Bridge Company for 600 tons of structural steel for a subway connection at the Pennsylvania Station.

Mill shipments are now officially quoted at 2.669c. to 2.919c., New York, and warehouse prices at 3.25c. to 3.30c. But contracts are being closed for mill shipments, ordinary delivery, at 2.50c. Premiums for prompt delivery are disappearing.

Steel Sheets.—Demand has slackened for months. Galvanized sheets are quiet and inclined to be easy, owing to the weakness in spelter, galvanized sheets now being quoted at 4.65c to 4.75c. Prices for blue annealed sheets range from 3.25c for No. 10 to 3c for the lighter gauges. Black sheets are steady, with prices ranging from 2.90c to 3c.

Cast Iron Pipe.—Prices are firmly held, with the manufacturers well booked. Carload lots of 6-inch Class B and heavier are maintained at \$30.50 per ton net, tidewater. Class A and gas piping take an extra dollar per ton.

Iron and Steel Bars.—More or less uncertainty is noted as to the prices of steel bars. Iron bars are unchanged at 2.669 c. New York. Steel bars range from 2.669c. to 3.669c., 2.919c. for prompt shipments. Reinforcing bars are easier. Warehouse quotations on iron and steel bars are 3.10c. to 3.50c., New York.

Tin Plate.—The country-wide and foreign demand continues heavy, but locally it is only fair. Prices are now holding at \$6 a base box.

Zinc and lead sheets are lower, as are some brass products. Copper materials are not noticeably changed. Mill prices: Sheet zinc, \$20; sheet copper, hot rolled, \$37.50; full lead sheets, \$8.50; seamless brass tubing, \$43.00.

Marble and Stone.—A marked improvement in the last quarter in the call for stone and marble is reported by the Tompkins-Kiel Company. The European war embargoes have encouraged the use of domestic marbles. Numerous jobs are being figured, but in some cases contracts are held back.

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 M.	.....	4.00 @	—
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.	.....	\$1.00 @	—
Trap rock, ¾ in.	.....	1.15 @	1.25
Bluestone flagging, per sq. ft.	.....	.17 @	\$0.18
Bluestone curbing, 5x16	.....	.40 @	—
Bluestone crushed, ¾ in.	.....	1.00 @	—

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... \$0.68 @ —
 Less than 5 bbls..... .69 @ —

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b. N.Y.)	.....	\$28.00 @	\$35.50
8 to 12 in. 16 to 20 ft.	.....	35.50 @	37.50
14 to 16 in.	.....	— @	32.00
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, random cargoes 22.00 @ 25.00

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. clab \$4.00 @ \$4.10

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

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

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

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

3 in. (hollow)06

4 in. (hollow)07½

Boards, ¼ in. x 8 ft.11

¾ in. x 8 ft.145

1½ in. x 8 ft.185

SAND—

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

STRUCTURAL STEEL (Plain material at tidewater):

Beams & channels up to 14 in. 2.669 @ 2.919

Beams & channels over 14 in. 2.669 @ 2.919

Angles 3x2 up to 6x8..... 2.669 @ 2.919

Zees and tees 2.669 @ 2.919

Steel bars, half extras..... 2.669 @ 2.919

TURPENTINE:

Spot, in yard, N. Y., per gal. \$0.42 @ —

WHITE LEAD (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

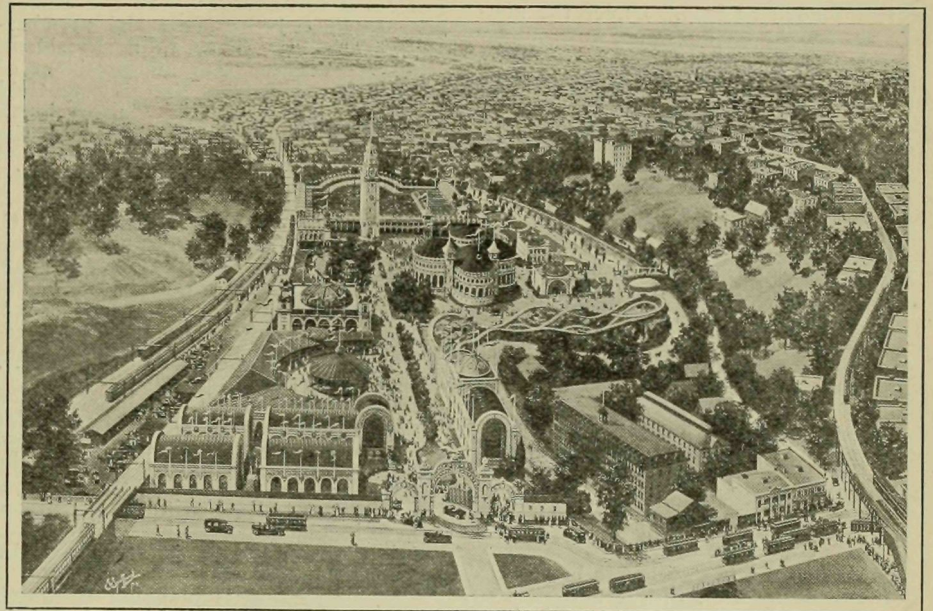
PROPOSED BRONX AMUSEMENT PARK

Enterprise is Scheduled to be Ready in May, 1917—Will Occupy Historic Site

PRELIMINARY work is progressing rapidly on the big amusement enterprise to be located in the West Farms section of the Bronx. This park will comprise a tract containing about twenty-one acres with a frontage on the Bronx River, near the 177th street station of the West Farms subway, and will be known, in its finished state, as the "West Farms Exposition and Amusement Park." This operation will be built and managed by A. M. Baber and H. F. McGarvie, who have had experience in the management of similar enterprises in various parts of the country. The promoters have obtained the property on a long term lease from Baron William Waldorf Astor who is developing an estate of approximately one hundred and thirty-five acres adjoining. The surveys of the tract and the preliminary plans for the layout are now being made

known as the Wilson farm, before it was acquired by Baron Astor. At the bank of the Bronx River, where it skirts the property, there are still to be seen the ruins of the foundations of a storehouse of the old De Lancy mill, of pre-Revolutionary days. This mill was afterwards known as Lydig's mill. The ruins of the mill proper with its stone mill-race is one of the picturesque spots of Bronx Park, three blocks to the north. Another landmark on the property connecting the Revolution with the present day is the solidly built stone mansion which the management intends to retain as a tie between the past and the present. The building will be remodeled along the original lines in so far as this is possible, and will probably be used as a museum of Colonial relics or for some other appropriate purpose.

This park will be accessible from every portion of the city and Westchester



BIRD'S-EYE VIEW OF PROPOSED WEST FARMS AMUSEMENT RESORT.

under the direction of Charles Scott Landers, engineer for the Astor estate. The supervising architect for the design and construction of the permanent buildings and concessions has not as yet been decided upon.

According to the present plans, the project will embody all of the features to be found in other notable American amusement parks and, furthermore, will include a number of educational exhibits of a unique nature. The plan also includes facilities for artistic and industrial exhibits and it is likely that a number of exhibitors at the San Diego Exposition will move their exhibits to the new park after the close of the present exposition next December. Some of these exhibitors have already arranged for concessions.

Among the special features of this park will be a natatorium, 300x300 feet, with a beach of white sand and waves equal in height to those on the ocean shore. These waves will be possible through the installation of a large wave-machine included as part of the equipment. While the idea is not a new one in this country, its application will be on a larger scale than has ever before been attempted. Included in the list of permanent buildings will be a convention hall and exposition building, swimming pool, scenic railway, carousel, restaurant and lunchrooms, dance hall, and a number of "thrillers."

The operation is located in a section of the Bronx that has been dormant for a long time, and it is expected that the construction and operation of this enterprise will exert a wide influence. The tract of land involved in the construction of this project is rich in historical interest. The ground was for years

County. The transit facilities at the present time are all that could be wished for, and when the additional lines now under construction are completed, transit to and from the resort will be a simple matter for the residents of the city.

The promoters of this enterprise anticipate that the park will be completed and ready for a public opening in May, 1917, and the celebration arranged for the opening may be coincident with the celebrations in commemoration of the 300th anniversary of the exploration of the Bronx, by Adrian Block, and the 175th anniversary of the signing of the treaty between Jonas Bronck and the Indians.

PRIVATE RESTRICTIONS.

(Continued from page 6)

rounding property is built up with a large amount of open space. In one case this practice went so far that the owners of the corner apartment houses claimed that their predecessor in title placed detached house restrictions upon the surrounding land for the benefit of the future apartment houses, and that the owners of the private houses could not, on the ground that the character of the locality has changed, build up their land with apartment houses in the place of detached houses.

Short term private house restrictions have throughout Flatbush, and certain portions of Queens, been an invitation at their terminus for a sporadic apartment house construction. In some cases the apartment house has actually been built before the neighborhood had reached an apartment house stage, because the un-built up corners now freed from restric-

tions offered an opportunity to exploit the detached house locality. Many people will go a long way out into the suburbs to live in an apartment house if they can have the surroundings of detached houses, when they would not go to apartment houses in a locality so far away that was so entirely built up, or to be built up with apartment houses.

Therefore, I say that on the whole private restrictions have failed in preserving localities for designed uses during the life of the structures that are erected. Their helpfulness is only temporary. Probably it will be the effect that if no method of municipal restriction is put into force by the city to preserve, to some extent, what has been accomplished by private restrictions, the effect of private restrictions, as thus far practiced in parts of the city, will be negligible.

In general, the main drawback of private restrictions as practiced in this city, is that the surroundings of the restricted locality is built up quite regardless of the required growth of the restricted district, then the edges of the restricted district are gradually hurt and in some cases the restrictions result in a financial loss to those whom they were intended to help. Under the zoning as sought to be done now, under charter amendments, entire localities that are suitable for a given use will be appropriately restricted, so that the constant encroachment of unsuitable use on the edges will be largely prevented.

It has come to be the common saying in the four outlying Boroughs of the City of New York that private restrictions do not restrict. To my personal knowledge, many Brooklyn and Queens residents have moved outside of the city, because they say the only protection of their home is to buy a fair-sized plot of ground outside of the five-cent fare zone. There is a gradual and constant migration of well-to-do people to counties and states near Greater New York on this account. Some say that a man is a highly speculative person who will build a private house in Greater New York that costs more than \$30,000.00

Industries in Queens.

The latest factory to locate in Queens Borough as a result of the activities of the Manufacturing and Industrial Committee of the Queens Chamber of Commerce is the Beacon Falls Rubber Shoe Company, who have leased 60,000 square feet of floor space on Tenth street, College Point. They will start operation by September 1, and employ between 300 and 500 men and women. This will be a branch of one of the largest shoe factories in the United States and, according to its secretary, Lewis C. Warner, they are establishing this branch in Queens because of the ideal conditions for manufacturing, labor supply and proximity to the retail market and distributing centers of New York City.

Ray Palmer, chairman of the Industrial Committee of the Queens Chamber of Commerce, points to the advent of this new factory, as a concrete instance of the practical work that can be accomplished by the newly organized Industrial Bureau. In commenting on the value of each additional factory to the community at large Mr. Palmer says:

"Every phase of business life in Queens is quickened by the establishment of a new industry—the manufacturer, by increasing the labor supply and guaranteeing its permanency; the merchant, by increasing the number of his customers; the banker, by increasing the number of depositors; the real estate developer and broker, by increasing the demand for land both for factory sites and homes for employees; the transportation companies, by increasing the number of daily passengers; the gas and electric companies, by increasing the number of consumers of power, light and heat; the builder, by increasing the demand for homes of all types to house the increased population; the retailer, by increasing the number of families living in the borough with their increased purchasing power, and the professional man, by increasing the number of his clients."

NEW BUILDING BOARD.

If the report of the Committee on Salaries and Grades is adopted by the Board of Estimate, the chairman of the new Board of Standards and Appeals, Rudolph P. Miller, will receive a compensation of \$7,500 and the five appointed members will receive \$10 each session. In addition, there will be one secretary, at \$3,600 a year; one chief engineer, at \$2,400; assistant engineer, at \$1,800; a stenographer and typist, at \$1,800; another stenographer and typist, at \$900, and a typewriting copyist and clerk. The chief clerk, messenger and office boy will be transferred from the present Board of Examiners, and the assistant engineer will be transferred from the Bureau of Buildings.

Merchants Elect Officers.

The Merchants' Association of New York, which recently increased its membership from about 3,400 to 5,026, has re-elected for another year the officers who conducted the successful membership campaign. They are: President, William Fellowes Morgan, president of the Brooklyn Bridge Freezing & Cold Storage Company; first vice-president, Waldo H. Marshall, president of the American Locomotive Company; second vice-president, Lewis E. Pierson, chairman of the board, Austin, Nichols & Company; third vice-president, James G. White, president of J. G. White & Company, Inc.; treasurer, Silas D. Webb, chairman of the board, China & Japan Trading Company; secretary, S. C. Mead.

The association has a bureau of research, a traffic bureau, a publicity bureau, a convention bureau, an industrial bureau and a membership bureau, each of which has a special field of work for the promotion of the city's interests and the extension of its commerce and trade. To these it is proposed to add a legislative bureau and a foreign trade bureau, and to increase the facilities of the convention bureau and the usefulness of the publicity bureau.

The association is planning to watch legislation, both in Washington and in Albany, for the benefit of the city in general and of the members of the association.

To Encourage Local Industries.

In order that preference might be given wherever possible to the materials and supplies that are manufactured in the State of New York, to be used in public works, Alderman Edward W. Curley introduced the following resolution at the meeting of the Board of Aldermen. It was referred to the Committee on General Welfare.

Whereas, Manufacturers of materials and supplies required for the construction of buildings and who manufacture the aforesaid material in the State of New York, when submitting bids for contracts to supply materials or supplies for the construction of all public buildings erected in the City of New York, under the supervision of the heads of borough departments and bureaus, desire a fair and equitable opportunity to obtain such contracts; and

Whereas, The prevailing rate of wages paid to employees by manufacturers of materials and supplies for the construction of buildings in the State of New York is higher than the rate of wages paid by manufacturers of similar materials and supplies outside of the State of New York, an unfair, inequitable advantage is created between bidders on such contracts; and

Whereas, All contractors are entitled to an equal opportunity in their efforts to secure contracts to supply materials and supplies required in the construction of public buildings erected in the City of New York and to encourage the home industries in the State of New York; it is heretofore

Resolved, That it is the opinion of the Board of Aldermen that in making contracts for materials and supplies to be used in the construction of public buildings in the City of New York, or any department thereof, the heads of boroughs and bureaus should give the preference, wherever possible, to such materials and supplies as are manufactured in the State of New York, provided said preference may be in the best interest of the City of New York and shall meet with the approval of the Board of Estimate and Apportionment.

PERSONAL AND TRADE NOTES.

S. J. Stammers, architect, has moved his office from 500 Fifth avenue to 320 Fifth avenue.

G. M. Landsman, architect, has moved his office from 500 Fifth avenue to 230 Grand street.

F. A. De Meuron, architect, has moved his offices from 31 East 27th street to 118 Fifth avenue.

A. S. Hedman, architect, has moved his offices from 25 West 42d street to 106 East 19th street.

Edgar A. Josselyn, architect, has moved his offices from 3 West 29th street to 70 East 45th street.

William Allen Balch, architect, has moved his office from 110 West 40th street to 38 Park Row.

H. Edwards Ficken, architect, has moved from 10 West 22d street to new quarters at 41 Union Square.

Walter S. Schneider, architect, has recently moved his office from 345 Fifth avenue to 507 Fifth avenue.

George J. Hardway, architect, formerly located at 347 Fifth avenue, has moved his office to 22 East 33d street.

Karl F. J. Seifert, architect, formerly located at 104 West 42d street, has moved his offices to 30 East 42d street.

F. J. Carew Company, general contracting, has recently opened an office in the Architects' Building, 101 Park avenue.

Edmund L. Ellis, architect, formerly located at 3 West 29th street, has recently moved his offices to 20 East 45th street.

W. S. Covell, architect, has recently moved his offices from 320 Fifth avenue to the Architects Building, 101 Park avenue.

Harry Weprin has become associated with the Broadway Contracting Co., general building construction, with offices at 4925 Broadway.

Leo F. Knust, architect, 110 West 40th street, as a First Lieutenant in the Seventh Infantry, N. G. N. Y., recently left with his command for border duty.

Borough Cornice & Roofing Co., roofing and sheet metal work, has recently moved its office and shop from 1217 39th street, to 1233 39th street, Brooklyn.

Alsen's American Portland Cement Works announces the acceptance of the resignation of R. S. Sinclair and the appointment of William P. Corbett as first vice-president and J. W. Kittrell as general manager.

Mortimer L. Neinken, of Brooklyn, was awarded the \$100 prize offered by the Barber Asphalt Co., to the student of highway engineering at Columbia University, for his paper on the comparison and selection of roads and pavements.

William H. Abbott, First Deputy Commissioner of the Tenement House Department of the City of New York, as the Quartermaster Sergeant of Company I, Seventh Infantry, N. G. N. Y., has left with his regiment for service on the border.

Edgar J. Moeller and Harry B. Mulliken announce the dissolution of the firm of Mulliken & Moeller, architects. Mr. Moeller and Mr. Mulliken will each continue the practice of architecture individually in their present offices in the Terminal Building, 103 Park avenue.

Miles W. Beemer, of Jersey City, N. J., has been appointed secretary of the New Jersey Tenement House Commission, to fill the vacancy caused by the recent death of Charles J. Allen. Charles E. Eichels, a clerk in the department, has been appointed assistant secretary.

F. G. Schaefer, under the trade name of F. G. Schaefer Iron Works, has established a structural steel shop at 18th street and Hackensack avenue, Weehawken, N. J. The shop consists of a building 40x125 feet on a plot 200x400 feet, with a railroad siding, and within one thousand feet of tidewater. Mr. Schaefer was formerly connected with the Hinkle Iron Company, John J. Rad-

ley & Co. and the Riter-Conley Co. of Pittsburgh, Pa.

New Brick Association.—With the object of bettering manufacturing and market conditions, brick and other clay products manufacturers in the Raritan River section of New Jersey have recently organized the Monmouth Manufacturing Association. The president of the newly-formed organization is J. A. Fitzinger, of the National Fireproofing Company, Lorillard. G. J. Craigen, of the Craigen Brick Company, Cliffwood, is first vice-president; B. K. Eskesen, of the Matawan Tile Company, second vice-president; C. E. Watrous, of the Munning-Loeb Company, Matawan, secretary, and W. A. Gill, of the Renwreck Company, Keyport, is treasurer.

Thompson-Starrett Co. Obtains Contract.

The general contract for the construction of the office building and commercial hotel to be erected in West 42d street has been awarded to the Thompson-Starrett Co., 49 Wall street. This operation has been planned by Helmle & Corbett, architects, 190 Montague street, Brooklyn, for the Bush Terminal Co., Irving T. Bush, president, 100 Broad street. The plans for this project call for a structure twenty-nine stories in height, on a plot 50x99 feet. The building will occupy Nos. 132-134 West 42d street. Details of this operation were announced in a recent issue of the Record and Guide.

Contract for Country Residence.

W. H. Nye, 286 Fifth avenue, Manhattan, has obtained the general contract for the construction of a country residence group near Greenwich, Conn., for Harry W. Croft, president of the Harbison-Walker Refractories, Pittsburgh, Pa. The plans and specifications for this project have been prepared by Jansen & Abbott, architects, Pittsburgh, Pa., and call for a group of buildings which includes a residence, garage and stable, summer house, swimming pool and a considerable amount of grading and landscape work. The total cost of this operation is estimated to be in the neighborhood of \$200,000.

Another Fifth Avenue Hotel.

Plans are under way for the erection of a fifteen-story hotel to be built on the plot at the northeast corner of Fifth avenue and 56th street. The property, which has a frontage of 115 feet on the avenue and 175 feet in 56th street, has been acquired on a long term lease by a syndicate composed of clients of the Thompson-Starrett Co. and Herbert Lucas from Baron William Waldorf Astor. The plans for the projected building are being prepared by McKim, Mead & White and Herbert Lucas, associated architects. The cost of the proposed building is said to be approximately \$3,000,000, and with the ground rental the operation will represent the investment of about \$5,000,000.

Plans for Large Harlem Apartment.

Schwartz & Gross and B. N. Marcus, architects, 347 Fifth avenue, have been retained to prepare the plans for the fourteen-story multi-family structure to be erected at the junction of Edgcombe and St. Nicholas avenues. The building will occupy a plot 175x81 feet and will be of fireproof construction throughout. The owner of this operation is the Loyal Building Co., Jacob Frankel, president, 391 East 149th street. The details of this project have not been determined at this writing and will be announced in a later issue of the Record and Guide.

NO ARCHITECTS SELECTED.

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

DUNKIRK, N. Y.—The Merrill Silk Co., W. R. Garey, Hornell, N. Y., manager, in charge, contemplates the erection of a brick and stone factory building, details for which have not been decided. Architect not selected.

CANISTEO, N. Y.—The Huguet Silk Co., E. J. Grittinger, Hornell, N. Y., manager, contemplates the erection of a 2-sty brick factory, 30x80 ft, for which no architect has been selected, and no details decided.

AMSTERDAM, N. Y.—St. Casimir's R. C. Church, Rev. Father Joseph Zydamovicz, pastor, 260 East Main st, Amsterdam, contemplates the erection of a 3-sty brick hall and parish building, 40x85 ft, including stores, in Main st. Cost, \$30,000. No architect selected.

PLANS FIGURING.

BANKS.

BAYSIDE, L. I.—W. W. Knowles, 35 West 39th st, Manhattan, is taking estimates on general contract to close July 6 for a 2-sty brick and limestone bank building, 30x60 ft, at the southeast cor of Lawrence blvd and Bell av for the Bay-side National Bank, Fredk. Storm, president. Cost, about \$20,000.

DWELLINGS.

WHITE PLAINS, N. Y.—Kurt Z. Gzyzcki, architect, 70 South Broadway, White

Plains, N. Y., is taking estimates on general contract to close July 10, for a 2½-sty hollow tile and stucco residence and garage at White Plains, N. Y., for John G. Mollath, 15 Whitehall st, Manhattan, owner. Cost, about \$10,000.

BELLPORT, L. I.—E. G. Ecob, 299 Madison av, Manhattan, architect, is taking estimates on general contract to close about July 11th, for the 2½-sty frame dwelling, 42x26, with wing 13x27 ft, at Bellport, L. I., for Miss Caroline Ten Eyck, owner, c/o architect.

NEWBURGH, N. Y.—Delano & Aldrich, 4 East 39th st, Manhattan, architects, are taking estimates on general contract to close 10 a. m., July 10, for a 2-sty brick and stucco residence, 87x100 ft, for Fredrick S. Delano, owner, c/o architect.

FACTORIES AND WAREHOUSES.

WARNERS, N. J.—The Ammo-Phos Corp., K. F. Cooper, vice-president, 200 5th av, Manhattan, is taking estimates on general contract to close July 5 for a chemical plant, consisting of a group of buildings of various sizes and construction. Private plans.



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HOSPITALS AND ASYLUMS.

CORTLAND, N. Y.—C. W. Clark, 32 Clinton st, Cortland, N. Y., is taking estimates on general contract to close July 5 for alterations and additions to the Masonic Home in Clayton st, for owner, c/o Fay Parsons and George Kennedy, Cortland, N. Y. Cost, about \$10,000.

MUNICIPAL.

PLAINFIELD, N. J.—The Common Council of the City of Plainfield, J. P. MacMurray, 149 North av, clerk, is taking estimates on general contract to close July 3 for extensions to the sewage system, from plans by A. J. Gavett, City Engineer. Cost, about \$70,000.

SCHOOLS AND COLLEGES.

BELLEVILLE, N. J.—The Board of Education of the Town of Belleville, N. J., James A. Turner, clerk, is taking estimates on general contract for a 3-sty brick addition to the Silver Lake Public School in Magnolia st, containing nine classrooms, from plans by J. N. Pierson & Son, architects, 130 East 5th st, Perth Amboy, N. J. Cost, about \$42,000.

ELIZABETH, N. J.—The Board of Education of Elizabeth, N. J. Walter B. Timms, president, Andrew P. Hughes, clerk, is taking estimates on general contract to close 8 p. m., July 10, for a 2-sty brick school, 68x150 ft, containing 12 classrooms, at North Madison and Monroe avs, from plans by C. Godfrey Poggi, 2 Julian pl, Elizabeth, N. J., architect. Cost, about \$60,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—Albert Kahn & Ernest Wilby, associate architects, 58 Lafayette Blvd., Detroit, Mich., are taking estimates on general contract to close 12 M., July 6, for an 8-sty reinforced concrete automobile service station addition, 70x227 ft, at L. I. City, for the Packard Motor Car Co., Broadway and 61st st, owner.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

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

EDGEcombe AV.—Schwartz & Gross and E. M. Marcus, 347 5th av, have completed plans for a 13-sty brick and limestone apartment, 88x179 ft, on west side of Edgecombe av, 89 ft north of 150th st, for the Candler Holding Co., Julius H. Zieser, president, 63 Park row, owner and builder. Cost, \$600,000.

5TH AV.—Warren & Wetmore, 16 East 47th st, have completed plans for a 12-sty brick and limestone apartment on plot 60x125 ft, at 929 5th av, southeast cor of 74th st, for Harry Fischel, 63 Park row, owner and builder.

71ST ST.—Emery Roth, 119 West 40th st, has completed plans for a 14-sty brick and limestone apartment hotel, 100x100 ft, at 228 West 71st st, for the Gresham Realty Co., Inc., 119 West 40th st, owner and builder. Cost, about \$400,000.

82D ST.—Emery Roth, 119 West 40th st, has completed plans for an 8-sty brick and limestone apartment, 75x86 ft, at 115-117 East 82d st, for the 115 East 82d st Corp., J. F. Meehan, pres., on premises, owner and builder. Cost \$200,000.

DWELLINGS.

65TH ST.—Harry Allen Jacobs, 320 5th av, has completed plans for alterations to the 5-sty brick and stone residence at 15 East 65th st, for James J. Van Alen, Newport, R. I., owner. Cost, \$15,000.

STABLES AND GARAGES.

WATT ST.—De Rosa & Savignano, 150 Nassau st, are preparing revised plans for a 4-sty brick and reinforced concrete garage, 42x87 ft, at 52-54 Watt st, for M. Zurrille, c/o Byrnes & Felbel, 111 Broadway, owner. Cost, \$22,000.

115TH ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 2-sty brick garage, 42x100 ft, at 421 West 115th st, for Eugene Haggin, 1 Madison av, owner. John J. Johnson, 108 West 107th st, lessee.

54TH ST.—Arthur W. B. Wood, 103 Park av, and Milton Zeisler, 433 East 74th st, associate architects, has completed plans for alterations to the 4-sty brick and reinforced concrete garage, 50x100 ft, at

138-140 West 54th st, for F. Sanford, owner, on premises. Cost, \$50,000.

62D ST.—Thomas Tryon, 37 East 28th st, is preparing plans for alterations to the 4-sty brick residence, 20x56 ft, into garage, at 144 East 62d st, for owner, to be announced later. Cost, about \$20,000.

112TH ST.—T. F. Dunn, Palisade Junction, Palisade, N. J., is preparing plans for a 2-sty brick garage, 80x100 ft, at 516 West 112th st, to cost approximately \$20,000. Details and name of owner will be announced later.

STORES, OFFICES AND LOFTS.

BOWERY.—John H. Friend, 148 Alexander av, has completed plans for alterations to a 4-sty brick store and storage building, 25x100 ft, at 160 Bowery, for Henry Blyn, 162 Bowery, owner. Cost, \$7,500.

LEXINGTON AV.—Emery Roth, 119 West 40th st, is preparing plans for a 2-sty brick taxpayer, 50x100 ft, at the southeast cor of Lexington av and 51st st, for the Akron Building Co., Leo S. Bing, president, 119 West 40th st, owner and builder. Cost, \$10,000.

BROADWAY.—George Mort Pollard, 347 5th av, has completed plans for a 1 and 2-sty brick taxpayer, 189x55x90 ft, on the west side of Broadway, 158 ft from Ft. Washington av, for Adolph Lewisohn, 61 Broadway, owner. Cost, \$30,000.

3D AV.—Janes & Cordes, 124 West 45th st, have plans in progress for a 10-sty brick loft building, 50x100 ft, at southeast cor of 3d av and 19th st, for Eimer & Amend, 205 3d av, owners. Jas. P. Whiskerman, 30 East 42d st, steel engineer. Cost, \$325,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

VYSE AV.—Kreymborg Architectural Co., 1029 East 163d st, has completed plans for two 5-sty brick tenements, 50x88 ft, and 69x90 ft, at the northeast cor of Vyse and Home sts, for the Galveston Building Co., Phillip Herschowsky, 1027 Hoe av, owner and builder. Cost, \$110,000.

DWELLINGS.

EDSON AV.—M. W. Del Gaudio, 401 Tremont av, has completed plans for two 3-sty brick dwellings, 22x40 ft, with stores, on the west side of Edson av, 859 ft north of 222d st, for Carlo Caropreso, 25 Broad st, owner and builder. Total cost, \$9,000.

STABLES AND GARAGES.

MORRIS AV.—Tremont Architectural Co., Webster and Tremont avs, has been retained to prepare plans for a 6-sty reinforced concrete garage, 150x90 ft, on the east side of Morris av, 50 ft south of Grand Blvd and Concourse, for Charles Weihe, Bay st, City Island, owner. Cost, \$50,000.

SOUTHERN BLVD.—S. J. Kessler, 232 East 165th st, has completed plans for a 3-sty brick garage, 101x232 ft, on the west side of Southern Blvd, 131 ft south of 185th st, for the Wendover Hall Co., August G. Schwartzler, president, 1662 Boston rd, owner and builder. Cost, \$20,000.

GRAND BLVD.—Joseph Rice, 2191 Ryer av, has completed plans for a 1-sty brick and stone garage, 101x111 ft, on the east side of Grand Blvd and Concourse, 62 ft south of 182d st, for Luella M. Rice, 2191 Ryer av, owner and builder. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

156TH ST.—S. J. Kessler, 232 East 165th st, is preparing plans for a 6-sty brick and concrete loft building and ice manufacturing plant, 120x200 ft, at the southeast cor of 156th st and Mott av, for the Clay Contracting and Building Material Co., Albert J. Schwarzler, president, 367 East 167th st, owner. Cost, \$75,000.

SHERMAN AV.—Edward J. Byrne, 148th st and Willis av, has completed plans for 1-sty brick stores, 43x105 ft, at the southeast cor of Sherman av and 164th st, for the York Realty Co., Walter Phillips, president, 435 East 149th st, owner and builder. Cost, \$20,000.

GRAND BLVD.—John P. Boyland, 2526 Webster av, has completed plans for a 1-sty brick store, 50x76 ft, on the west side of Grand Blvd and Concourse, 189 ft south of 188th st, for William R. Lowe, 2426 Grand Blvd and Concourse, owner and builder. Cost \$10,000.

GRAND BLVD.—John P. Boyland, 2526 Webster av, has completed plans for a 1-sty brick store, 50x57 ft, on the east side of Grand Blvd and Concourse, 39 ft north of 184th st, for the Winat Realty Co., J. J. McDonald, pres., 42 Bway, owner and builder. Cost \$9,000.

GRAND BLVD.—John P. Boyland, 2526 Webster av, has completed plans for a 1-sty brick store, 50x53 ft, on the west side of Grand Blvd and Concourse, 47 ft north

of 182d st, for William A. Hancox, 154 Wallace av, Mt. Vernon, N. Y., owner and builder. Cost \$9,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
EAST 12TH ST.—Cantor & Dorfman, 367 Fulton st, are preparing plans for a 4-sty brick and limestone apartment, 25x90 ft, with stores, at the northwest cor of East 12th st and Av Q, for the M. & N. Const. Co., owner, c/o architects. Cost, \$16,000.

GRANT AV.—L. Berger & Co., 1652 Myrtle av, are preparing plans for seven 3-sty brick and limestone tenements, 28x68 ft, on the west side of Grant av, 131 ft north of Liberty av, for Levy Bros., 189 Montague st, owners and builders. Cost, \$8,500 each.

CYPRESS AV.—L. Berger & Co., 1652 Myrtle av, are preparing plans for two 3-sty brick flats with stores, 20x80 ft and 20x72 ft, at the southeast cor of Cypress av and Palmetto st, for Bauer & Stein, Cypress and Myrtle avs, owners and builders. Total cost, \$20,000.

STERLING PL.—James F. Bly, 4222 St. Marks av, has completed plans for a 3-sty frame flat, 20x91 ft, in the south side of Sterling pl, 380 ft east of Classon av, for Alexander McGiveny, 534 Sterling pl, owner and builder. Cost, \$7,500.

68TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 4-sty brick and limestone apartments, 50x89 ft, in south side of 68th st, 101 ft east of 3d av, for B. Steinfeld, 1560 St. Johns pl, owner and builder. Total cost, \$60,000.

RIDGE BLVD.—Thomas Bennett, 5123 3d av, has completed plans for two 4-sty brick apartments, 50x90 ft and 56x89 ft, at the northeast cor of Ridge blvd and 82d st, for Jesse C. Cruybaer, 218 82d st, owner and builder. Cost, \$75,000.

COLONIAL RD.—Thomas Bennett, 5123 3d av, is preparing plans for a 3-sty brick and limestone apartment, 56x90 ft, at southeast cor of Colonial rd and 68th st, for M. Jung, Jr., 24 Delta pl, Glendale, L. I., owner and builder. Cost, \$25,000.

NOBLE ST.—Gustave Erda, 826 Manhattan av, has completed plans for a 4-sty brick apartment, 48x80 ft, in the north side of Noble st, 220 ft west of Manhattan av, for Annie L. McGarry, 143 Noble st, owner and builder. Cost, \$35,000.

AV. Q.—Cantor & Dorfman, 373 Fulton st, are preparing plans for four 4-sty brick apartments on plot 100x100 ft, at northwest cor of Av Q and East 12th st, for the Charlotte Realty & Const. Co., owner and builder, c/o architect. Total cost, \$60,000.

DWELLINGS.

11TH ST.—William C. Winters, 106 Van Siclen av, is preparing plans for five 2-sty brick and limestone dwellings, 20x55 ft, at the southwest cor of West 11th st and Av Q, for owner and builder to be announced later. Total cost, \$20,000.

WEST 32D ST.—S. Barclay McDonald, 2827 West 15th st, has completed plans for a 2-sty brick dwelling, 20x56 ft, in the east side of West 32d st, 380 ft south of Mermaid av, for Charles F. Matheson, 2949 West 32d st, owner and builder. Cost, \$5,000.

50TH ST.—Gross & Kleinberger, 75 Bible House, Manhattan, have completed plans for two 2-sty frame dwellings, 22x40 ft, in the north side of 50th st, 160 ft east of 16th av, for the Eutrecht Realty Co., 1963 82d st, owner and builder. Cost, \$3,500 each.

61ST ST.—Laspi & Salvati, 525 Grand st, have completed plans for five 2-sty brick dwellings, 20x55 ft, in the north side of 61st st, 218 ft west of 18th av, for the Port Const. Co., 61st st and 18th av, owner and builder. Total cost, \$17,500.

BROOKLYN.—W. T. McCarthy, 16 Court st, is preparing preliminary plans for five 2-sty brick and limestone dwellings, 18x40 ft, to cost \$5,000 each. Exact location and name of owner will be announced later.

81ST ST.—Thomas Bennett, 523 3d av, has completed plans for four 2-sty brick dwellings, 20x60 ft, in north side of 81st st, 100 ft east of 3d av, for John J. Cain, 77th st and 4th av, owner and builder. Total cost, \$18,000.

67TH ST.—Thomas Bennett, 5123 3d av, is preparing plans for a 2-sty brick and limestone dwelling, 20x55 ft, in south side of 67th st, near Ridge Blvd, for Charles A. Erickson, 6904 3d av, owner and builder. Cost, \$5,000.

EAST 15TH ST.—Fred Dassau, 1373 Broadway, has completed plans for two 2½-sty frame and stucco dwellings in the east side of East 15th st, 340 ft south of



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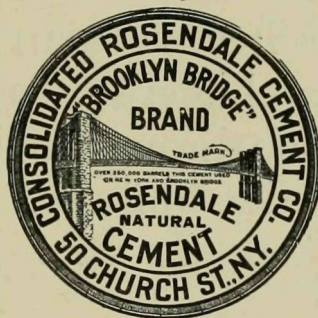
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Av H, for George McPaerson, 1465 East
15th st, owner and builder. Total cost,
\$6,000.

FLATBUSH—Charles Infanger & Sons,
2634 Atlantic av, have plans in progress
for ten 2-sty brick and limestone dwell-
ings, 19x55 ft, to be erected in the Flat-
bush section, for Morse & Arranowitz, 315
Etna st, owners and builders. Total cost
\$40,000. Exact location will be announced
later.

77TH ST.—F. W. Eisenla, 186 Remsen st,
has completed plans for a 3-sty brick and
limestone dwelling, 21x52 ft, containing
two stores at the southeast cor of 77th st
and 5th av, for Patrick J. Carley, 600 76th
st, owner and builder. Cost \$7,000.

FACTORIES AND WAREHOUSES.

NORTH 11TH ST.—Wm. Higginson, 13

Park row, Manhattan, has completed plans
for a 6-sty reinforced concrete factory
building, 100x100 ft, at the cor of North
11th and Berry sts, for McKesson & Rob-
bins, 91 Fulton st, Manhattan, owners.
Cost, \$105,000.

37TH ST.—Thomas Bennett, 5123 3d av,
has completed plans for a 2-sty brick stor-
age warehouse, 20x80 ft, in south side of
37th st, 225 ft east of 3d av, for Charles
Maronna, 979 3d av, owner and builder.
Cost, \$6,000.

HOSPITALS AND ASYLUMS.

ST. NICHOLAS AV.—Walter H. Volck-
ening and John H. Holler, Jr., associate
architects, 82 Wall st, Manhattan, are pre-
paring plans for a 5-sty brick and lime-
stone hospital addition, 50x90 ft, at St.
Nicholas av and Bleecker st, for the Beth-
any Deaconesses Hospital, owner, on
premises. Rev. Mueller, president. Cost,
about \$50,000.

STABLES AND GARAGES.

WALCOTT ST.—John Burke, 372 Union
av, has completed plans for a 1-sty brick
and limestone garage, 30x50 ft, in the
north side of Walcott st, 69 ft east of
Conover st, for Anthony Scott, owner, on
premises. Cost, \$5,000.

18TH AV.—Slee & Bryson, 154 Montague
st, are preparing plans for a 1-sty brick
and limestone garage, 50x100 ft, on 18th
av, for the Colony Garage Co., owner and
builder, c/o architects. Cost, \$9,000.

58TH ST.—Plans are being prepared
privately for a 2-sty brick stable at 58th
st and 8th av for the Dept. of Street Clean-
ing of the City of New York, John J.
Fetherston, Commissioner, Municipal
Building. Details will be available later.

45TH ST.—Thomas Bennett, 5123 3d av,
has completed plans for six 1-sty brick
garages, 36x18 ft, in the north side of 45th
st, 240 ft east of 5th av, for Louis Stecher,
4516 6th av, owner and builder. Cost,
\$6,000.

HERKIMER ST.—Axel Hedman, 371 Ful-
ton st, has completed plans for a 1-sty
brick garage, 40x97 ft, in the north side
of Herkimer st, 360 ft west of Nostrand
av, for Francis Hutchinson, 549 Nostrand
av, owner. Cost, \$6,000.

GRAND AV.—Mortenson & Co., 405 Lex-
ington av, Manhattan, have completed
plans for a 1-sty brick garage, 42x113 ft,
at the northeast cor of Grand and Park
avs, for the Knickerbocker Ice Co., 1480
Broadway, Manhattan, owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

KOSCIUSKO ST.—Shampan & Shampan,
772 Broadway, have completed plans for a
2-sty store and loft building to be built
on the south side of Kosciusko st for
Louis Bernstein, owner and builder.

THEATRES.

DEKALB AV.—Brook & Rosenberg, 367
Fulton st, have completed plans for a
1½-sty brick and limestone moving pic-
ture theater, 50x100 ft, on south side of
DeKalb av, 100 ft west of Sumner av, for
Phillip Caminez, 988 Greene av, owner;
Louis Salkin, 116 Graham, general con-
tractor. Cost \$20,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

L. I. CITY.—F. W. Korfmann, 406 9th av,
is preparing plans for two 5-sty brick
apartments, 50x88 ft, on the west side of
9th av, north of Jackson av, for owner to
be announced later. Total cost, \$80,000.

DWELLINGS.

WOODHAVEN, L. I.—George E. Crane,
Richmond Hill, L. I., has completed plans
for two 2-sty frame dwellings, 19x50 ft,
on the west side of Walker av, 175 ft south
of University pl, for Tony Ambrosina, 118
Thrall av, owner and builder. Cost, \$6,000.

DOUGLSTON, L. I.—A. E. Richardson,
100 Amity st, Flushing, L. I., is preparing
plans for two 2½-sty frame and shingle
dwellings, 24x32 ft, at Douglaston, L. I.,
for John M. Reihle & Co., 68 William st,
Manhattan, owner and builder. Total cost,
\$9,000.

WOODHAVEN, L. I.—Edwin C. Georgi,
4185 Fulton st, Woodhaven, has completed
plans for a 2½-sty frame dwelling, 22x54
ft, in the east side of Vanderveer pl, 72 ft
north of Fulton st, for Hulda Orthey, 4185
Fulton st, owner. Cost, \$5,000.

LONG ISLAND CITY.—S. L. Bower, 1058
Southern blvd, Bronx, has completed plans
for eleven 2-sty brick dwellings, 17x30 ft,
on the east side of 16th av, 100 ft south of
Grand av, for R. H. Traux, 27 William st,
Manhattan, owner and builder. Total cost,
\$22,000.

GLEN MORRIS, L. I.—George E. Crane,
4710 Jamaica av, has completed plans for
three 2½-sty frame dwellings, 22x35 ft, at
the southwest cor of Lepperts av and
Hawtree av, for Madeline Rolsch, 83 Mad-
ison st, Jamaica, L. I., owner and builder.
Total cost, \$13,500.

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CORONA, L. I.—R. W. Johnson, 16 Hunt st, Corona, has completed plans for a 2-sty brick dwelling, 20x55 ft, in the north side of Edison st, 270 ft east of Central av, for Mrs. Lina Lany, Edison st, owner and builder. Cost \$4,500.

ELMHURST, L. I.—R. W. Johnson, 16 Hunt st, Corona, has completed plans for four 2-sty brick dwellings, 20x38 ft, in the south side of Case st, 200 ft east of Van Dine st, for Thomas Daly, 12 39th st, Corona, L. I., owner and builder. Total cost \$12,000.

RICHMOND HILL, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, has completed plans for four 2-sty frame dwellings, 16x39 ft, on the east side of North Curtis av, 60 ft north of Hillside av, for Gatehouse Bros., Inc., 57 Chestnut st, B'klyn, owners and builders. Total cost \$10,000.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Plans have been prepared privately for a 1-sty brick power house, 25x40 ft, at the foot of Blackwell st, for the Astoria Veneer Mills & Dock Co., owner, on site. F. G. Sleth, 118 Shore rd, L. I. City, in charge for owner.

SCHOOLS AND COLLEGES.

ARVERNE, L. I.—Louis Allen Abramson, 220 5th av, Manhattan, has completed plans for a 1½-sty frame school, 60x120 ft, containing 8 classrooms, for the congregation Derech Emunoh, I. Unterberg, 90 Franklin av, Brooklyn, president. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, is preparing plans for alterations to the 1-sty frame moving picture theatre into stores, in Main st near Broadway, for John W. Crawford, Main st, Flushing, owner and builder. Cost about \$4,000.

Richmond.

DWELLINGS.

STAPLETON, S. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, are preparing plans for two 2-sty brick and limestone dwellings, 20x42 ft, on the east side of Wellbrook av, near Washington st, for the Lamport Realty Co., 266 Grand st, Manhattan, owner. I. Wolf, 1905 Marmion av, Bronx, general contractor. Cost, \$6,000.

STAPLETON, S. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, are preparing plans for a 2-sty brick and limestone dwelling, 36x35 ft, with store, at the southeast cor of Bradley av and Queen st, for the Lamport Realty Co., 266 Grand st, Manhattan, owner and builder. Cost, \$4,000.

DWELLINGS.

ARROCHAR, S. I.—Norman McGlashan, 1123 Bway, Manhattan, has completed plans for a 2½-sty hollow tile and stucco residence, 25x30 ft, at Arrochar, S. I., for B. N. Exton, owner, c/o architect. Cost about \$10,000.

Nassau.

DWELLINGS.

MANHASSET, L. I.—Peabody, Wilson & Brown, 389 5th av, Manhattan, are preparing sketches for a 2½-sty brick residence at Manhasset, L. I., for Mrs. Barnes, owner, c/o architects. Cost, about \$50,000. Details will be available later.

HEMPSTEAD, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 28x34 ft, in St. Pauls rd, for I. E. House, Westbury, L. I., owner and builder. Cost, \$6,000.

GARDEN CITY ESTATES, L. I.—Plans have been prepared privately for a 2½-sty frame and shingle dwelling, 28x34 ft, for I. E. House, Westbury, L. I., owner and builder. Cost, \$6,000.

GREAT NECK, L. I.—Aymar Embury, 2d, 132 Madison av, Manhattan, has prepared sketches for a 2½-sty dwelling at Great Neck, L. I., for G. F. Rule, 120 Bway, Manhattan, owner. Cost, \$8,000. Details later.

PORT WASHINGTON, L. I.—H. Van Buren Magonigle, 101 Park av, Manhattan, has completed plans for a 2½-sty brick and terra cotta residence, 110x110 ft, at Sands Point, for Isaac Guggenheim, 165 Broadway, Manhattan, owner. Thompson-Starrett Co., 49 Wall st, Manhattan, general contractor.

THEATRES.

ROCKVILLE CENTRE, L. I.—Charles M. Hart, Bayshore, L. I., is preparing plans for a 2-sty tile and stucco theatre, 40x145 ft, seating approximately 1,000, for Alex Lawson, Railroad av, Rockville Centre, L. I., owner. Cost, \$12,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.
BRONXVILLE, N. Y.—Bates & How, 542 5th av, Manhattan, have plans in progress

for two 5-sty hollow tile and stucco apartments, 150x35 ft, at Bronxville, N. Y., for the Residence Company of Lawrence Park, Arthur V. Lawrence, pres., 542 5th av, Manhattan, owner. Cost about \$150,000.

CHURCHES.

NEW ROCHELLE, N. Y.—F. D. Pagan, 222 Main st, is preparing revised plans for a 1½-sty brick and stone church and Sunday school, 52x87 ft, seating approximately 500, on Winyah av, west of Spring st, for the Bethesda Baptist Church, Rev. J. B. Beddie, pastor, 111 Horton av. Cost about \$128,000.

DWELLINGS.

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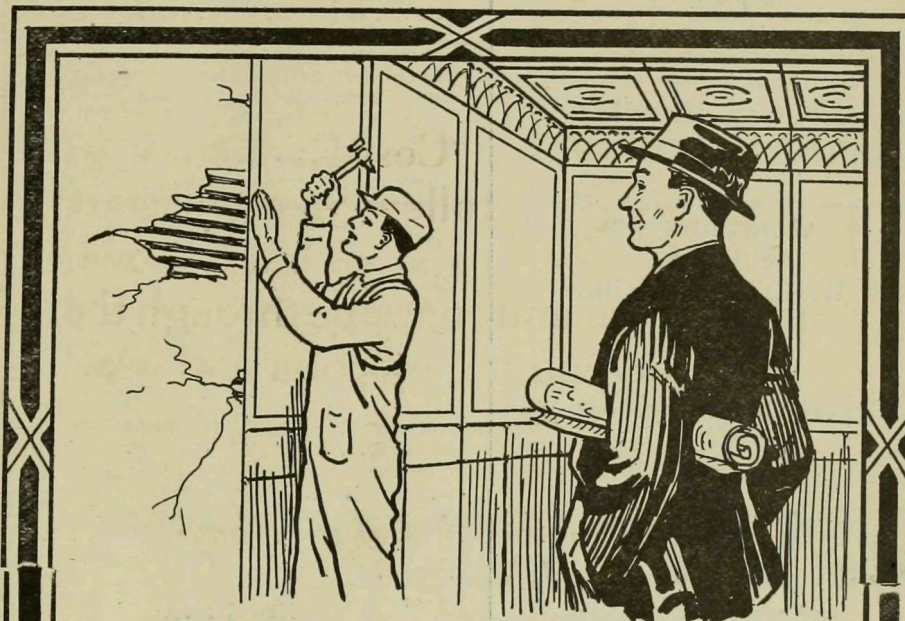
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Proctor Building, is preparing plans for a 2½-sty frame and stucco dwelling, 36x38 ft, on Claremont av, near Primrose av, for Frank Gargani, 21 N. 4th av, owner. Cost, \$8,000.

SLOWANY PARK, N. Y.—George M. Bartlett, 103 Park av, Manhattan, has completed plans for a stone frame and stucco residence, 2½ stys, 38x48 ft, for the Adams-Diefendorf Realty Co., owner. A. Barbaresi, East 4th st, Mt. Vernon, general contractor. Cost, about \$15,000.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 28x32 ft, on Fairview av, for John Richards, White Plains, owner and builder. Cost, \$5,000.

YONKERS, N. Y.—Katz & Feiner, 505 5th av, Manhattan, have completed revised plans for a 3-sty hollow tile and stucco residence, 36x37 ft, at Bettner pl and Valentine la, for N. Harris, owner, c/o architects. Cost, \$9,500.

HARTSDALE, N. Y.—Caretto, Forster & King, 30 East 42d st, Manhattan, are preparing revised plans for a 2½-sty hollow tile and stucco residence, 26x56 ft, with garage, on Murray Hill, for J. B. Van Haelen, owner, c/o architects. Cost, about \$17,000.

PELHAM MANOR, N. Y.—Phillip Resnyk, 40 West 32d st, is preparing plans for five 2½-sty frame and stucco dwellings, 30x30 ft, on Willard av, for the John P. Brook Co., 120 West 42d st, Manhattan, owner and builder. Cost, \$7,000 each.

PELHAMWOOD, N. Y.—W. S. Moore, 30 East 42d st, Manhattan, is preparing plans for a 2½-sty frame dwelling, 28x38 ft, at Pelhamwood, N. Y., for H. M. Wade, c/o Erie R. R. Co., owner. Cost, \$5,000.

PLILIPSE MANOR, N. Y.—Dwight J. Baum, Waldo av, Riverdale, N. Y., is preparing plans for a 2½-sty frame dwelling at Plilipse Manor, N. Y., for F. S. Russell, owner, White Plains, N. Y. Cost \$8,000.

NEW ROCHELLE, N. Y.—F. D. Pagan, 222 Main st, has completed plans for alterations and additions to the 2½-sty frame residence at Davenport Neck, for A. C. Bechstein, owner on premises.

STABLES AND GARAGES.

MT. KISCO, N. Y.—Kenneth M. Muchison, 101 Park av, Manhattan, is preparing plans for a 2-sty frame stable and garage, 34x108 ft, containing chauffeur's quarters, on Guard Hill rd, for Thomas E. Kirby, 6 East 23d st, owner.

SCARSDALE, N. Y.—Patterson & Dula, 527 5th av, have completed plans for a 2½-sty frame garage, 30x20 ft, including chauffeur's quarters, at Scarsdale, N. Y., for F. I. Kent, c/o Bankers Trust Co., 15 Wall st, Manhattan, owner. J. H. L'Hommedieu Son & Co., 132 Madison av, Manhattan, general contractor.

BRONXVILLE, N. Y.—Charles A. Luprian, Main st, New Rochelle, is preparing plans for a 1-sty hollow tile and stucco garage, 25x70 ft, on Kraft av, for W. D. Kraft, Bronxville, N. Y., owner and builder.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

DOVER, N. J.—J. J. Vreeland, Jr., 16 West Blackwell st, Dover, N. J., is preparing plans for a 3-sty brick and limestone apartment, 50x140 ft, with stores, at 28 West Blackwell st, for Max Youngelson, 35 West Blackwell st, owner.

HACKETTSTOWN, N. J.—Plans are being prepared privately for a 3-sty frame flat, 30x52 ft, in Centre st, for Harry Horn, Hackettstown, N. J., owner and builder. Cost, \$5,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, is preparing plans for a 3-sty brick and limestone apartment, 36x75 ft, in Warner st, for Isaac Gatoff, 98 Harmon st, Jersey City, owner and builder. Cost, \$15,000.

IRVINGTON, N. J.—Plans have been prepared privately for a 2-sty frame and stucco flat, 24x54 ft, with stores, on 16th av, bet Grove and 22d sts, for Samuel Kononetz, 22d st, near 16th av, owner. Cost, \$6,000.

BOUND BROOK, N. J.—P. C. Van Nuys, 1 West Main st, Somerville, N. J., has completed plans for a 2-sty brick flat and store, 24x40 ft, on Talmadge av, for Michele Daglia, Bound Brook, N. J., owner. Cost, \$4,500.

DOVER, N. J.—J. J. Vreeland, Jr., 16 West Blackwell st, has completed plans for two 2-sty brick apartments, 25x70 ft, at 45 East Blackwell st, for Dr. Guy O. Brewster, 11 E. Blackwell st, owner. Cost, \$11,000.

WEST NEW YORK, N. J.—A. De Paola, 117 Summit av, West Hoboken, N. J., has completed plans for a 3-sty brick flat, 25x72 ft, at 309 12th st, for Pasquale Lattonica and Galoman Losick, 361 Harrison pl, West New York, owners and builders. Cost, \$12,000.

CLIFTON, N. J.—Frank Pirrone, Jr., 104 Midland av, Garfield, N. J., has completed plans for a 3-sty frame tenement, 22x62 ft, with store, on Van Houten av, near Side st, for Anthony Jakunowski, 48 Pleasant av, Clifton, N. J., owner and builder. Cost, \$5,000.

JERSEY CITY, N. J.—W. H. Bogart, 298 Jackson av, is preparing plans for a 4-sty brick apartment, 36x82 ft, at the southwest cor of Bergen av and Stegman st, for Patrick Kane, owner and builder, c/o architect. Cost, \$30,000.

IRVINGTON, N. J.—M. B. Silberstein, 123 Springfield av, Newark, has completed plans for a 3-sty frame flat, 22x48 ft, at 42 Montrose Ter, for Wm. Dobroelstri, 608 West 145th st, N. Y. City, owner and builder. Cost, \$5,000.

CLIFFSIDE PARK, N. J.—P. L. Diemer, 128 Humboldt st, Town of Union, N. J., has completed plans for a 2-sty brick flat, 37x76 ft, containing two stores, on east side of Palisade av, 52 ft south of Cottage la, for Mrs. Catherine Larkin, Palisade av and Cottage la, owner.

CLIFTON, N. J.—J. De Rose, 119 Ellison st, Paterson, N. J., is preparing plans for a 3-sty brick tenement, 40x70 ft, with stores, at 44 Centre st, for Andrew J. Franovic, owner, on premises. Cost, \$10,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, is preparing plans for a 4-sty brick and limestone apartment, 105x113 ft, to cost approximately \$100,000. Exact location and name of owner will be announced later.

NEWARK, N. J.—R. Bottelli, 207 Market st, has completed plans for a 3-sty brick tenement, 25x49 ft, at 102 Malvern st, for Joseph Naporano, owner and builder on premises. Cost \$6,000.

IRVINGTON, N. J.—A. M. Kleemann, 745 Broad st, Newark, has completed plans for a 3-sty frame flat, 22x52 ft, at 145 Maple av, for Frederick Young, 147 Maple av, Irvington, owner and builder. Cost \$5,000.

CHURCHES.

BAYONNE, N. J.—Carl I. Goldberg, 437 Broadway, has completed plans for a 2-sty frame synagogue, 20x70 ft, seating 150, in 21st st, bet Av C and Bway, for the Temple of Loving Justice, A. Friedman, 13 East 21st st, chairman building committee. Cost, \$5,000.

PASSAIC, N. J.—E. E. Twist, 229 Main st, is preparing plans for a 1½-sty brick addition to church, 30x40 ft, on Hamilton av near Jackson st, for the Grace Presbyterian Church, owner on premises. Cost \$8,000.

DWELLINGS.

BAYONNE, N. J.—S. Millman & Son, 1780 Pitkin av, Brooklyn, are preparing plans for twenty-four 2-sty frame cottages, 25x28 ft, at Bayonne, N. J., to cost \$3,500 each. Name of owner and builder will be announced later.

EAST ORANGE, N. J.—Conklin & Convey, 665 Broad st, Newark, have completed plans for a 2½-sty frame dwelling, 22x54 ft, in 21st st, for Henry J. Petz, 207 Market st, owner and builder. Cost, \$5,500.

EAST ORANGE, N. J.—Herman Fritz, 237 Main st, Passaic, has completed plans for a 2½-sty frame dwelling, 25x35 ft, at East Orange, N. J., for W. T. Hickson, 349 Main st, East Orange, owner and builder. Cost \$6,000.

RIDGEFIELD, N. J.—Herman Fritz, 237 Main st, Passaic, has completed plans for two 2½-sty frame dwellings, 30x30 ft, at Ridgefield, N. J., for Theodore Hill, owner and builder. Cost \$6,000 each.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, is preparing plans for a 2½-sty frame dwelling, 24x52 ft, at Sherman av and Fanny st, for Simon Mack, 156 Park Pl, Elizabeth, owner. Cost \$6,000.

WALLINGTON, N. J.—Herman Fritz, 237 Main st, Passaic, has completed plans for a 2½-sty frame dwelling, 28x36 ft, for Edward S. Mercer & Co., 241 Main st, Passaic owners and builders. Cost \$6,000.

WARREN POINT, N. J.—Herman Fritz, 237 Main st, Passaic, has completed plans for a 2½-sty frame dwelling, 28x35 ft, at Warren Point, for D. J. Shippee, Warren Point, N. J., owner and builder. Cost \$6,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 2½-sty brick and limestone dwelling, 30x46 ft, at the northeast cor of Wegman Pkway, and Van Cleef st, for Andrew Daniels, 615 Garfield av, Jersey City, owner and builder. Cost \$9,000.

HOSPITALS AND ASYLUMS.

SPRING LAKE, N. J.—Magaziner & Potter, 603 Chestnut st, Philadelphia, Pa., are preparing revised plans for a 3-sty brick and reinforced concrete hospital building, 122x40 ft, with wing 42x34 ft, at 1st av and Broome st, for the Ann May Memorial Hospital, Hon. J. Franklin Fort, president Board of Trustees. Cost, about \$50,000.

MUNICIPAL.

MIDLAND PARK, N. J.—John Van Vlandren, 790 Broad st, Newark, is preparing plans for a 2-sty brick and limestone municipal building, 32x65 ft, on Godwin av, for the Borough Council of Midland Park, N. J., Adolph Schleicher, Mayor. Cost, about \$8,500.

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SCHOOLS AND COLLEGES.

PRINCETON, N. J.—Princeton University, Dr. John G. Hibben, president, contemplates the erection of a brick and stone laboratory for which architect's name and details will be available at a later date. Project not likely to go ahead for some time.

WEST BELMAR, N. J.—Warren H. Conover, 114 Liberty st, Manhattan, is preparing plans for a 2-sty brick addition, 40x40 ft, to the public school at West Belmar, N. J., for the Board of Education of Wall Township, John Alger, New Bedford, N. J., president. Cost, \$6,500.

STABLES AND GARAGES.

NEWARK, N. J.—William J. Fitzsimons, 207 Market st, has completed plans for a 1-sty brick and cement block garage, 40x50 ft, at 174 4th st, for Frank Di Perti, cor of Orange and 6th sts, Newark, owner. Cost, \$5,000.

MONTCLAIR, N. J.—Chris Myers, Crane Building, Montclair, N. J., has completed plans for a 1-sty brick garage, 121 ft by irreg, at Van Gleek av and Valley rd, for Daniel L. Mulvey, 33 James st. Cost, \$6,500.

THEATRES.

ASBURY PARK, N. J.—Thomas W. Lamb, 644 8th av, Manhattan, has been selected to prepare plans for a brick and stone moving picture theatre, on plot 158 x100, seating approximately 2,500, at the cor of Cookman av and St. James pl, for Henry & Walter Rosenberg, c/o the Savoy Theatre, 112 West 34th st, Manhattan, owners. Details later.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.
POUGHKEEPSIE, N. Y.—H. S. Rapelye, 150 Mansion st, Poughkeepsie, N. Y., is preparing plans for a 3-sty brick and stone apartment at the cor of South Church st and Fountain Pl, for A. D. Rapelye, owner, c/o architect. Cost \$15,000.

CHURCHES.

HIGHLAND FALLS, N. Y.—Adolph Martin, 34 West 28th st, Manhattan, is preparing plans for alterations and additions to the 2-sty brick and stone chapel, 50x90 ft, at Highland Falls, N. Y., for the Ladycliff Academy. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

STAMFORD, CONN.—John Hankin & Bro., 550 West 25th st, Manhattan, are preparing plans for a 3-sty reinforced concrete factory building, 120x145 ft, office building, 1-sty, 65x95 ft, and car-house, 1-sty, 80x80 ft, in Canal st, for the Lincrusta Pallas Inc., 121 East 24th st, Manhattan. Cost, approximately \$100,000.

SCHOOLS AND COLLEGES.

HAMPTON, VA.—Ludlow & Peabody, 101 Park av, Manhattan, are preparing plans for a 2-sty brick and stone administration building, 60x130 ft, at Hampton, Va., for the Hampton Institute, owner, on premises. Details will be available later.

STABLES AND GARAGES.

BEACON, N. Y.—James P. Whiskerman, 30 East 42d st, Manhattan, has completed plans for a 1-sty brick garage, 50x100 ft, in Main st, for H. M. White, 273 Main st, Beacon, N. Y., owner.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

ELIZABETH, N. J.—George Shaffer Bldg. Co., 842 3d av, Elizabeth, has the general contract for alterations to the 2-sty frame dwelling into a 4-family apartment at 414 South Broad st, for Dennis F. Collins, owner, from plans by Oakley & Son, 280 N. Broad st, Elizabeth, architect. Cost \$10,000.

ELIZABETH, N. J.—Weinstein Bros., 657 South Park st, have the general contract for 3-sty frame flat, 24x70 ft, containing 1 store at the cor. of 1st st and Clark Pl, for Antonio Budreckis, 266 1st st, Elizabeth, owner. Priate plans. Cost \$8,000

DWELLINGS.

MANHATTAN.—Chris Campbell, Inc., 286 5th av, has the general contract for alterations and additions to the 4-sty brick and stone residence, 23x78 ft, at 47 East 80th st, for Thomas S. McLane, owner, on premises, from plans by Frederic P. Kelley, architect, 347 5th av. Cost, about \$5,000.

MANHATTAN.—Robt. Johnson Co., 204 East 58th st, has the general contract for extensive alterations to the 4-sty brick residence, 20x80 ft, at 137 East 54th st, for Dr. Gerard Cox, owner, on premises, from plans by Ernest Greene, 5 Beekman st, architect.

MANHATTAN.—Northeastern Const. Co.,

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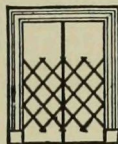
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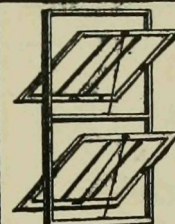
1 Cubic Yard Mortar for Brick, Stone,

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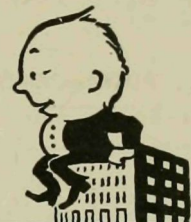
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It's A Boy —

The Prospective Parent sat on some of his previous work and worried. The weight of continually increasing stories, the demand for better lighting, freer floor and ceiling space, and protection from fire—were ploughing furrows across his forehead and slapping pathos on his shoulder skyline.

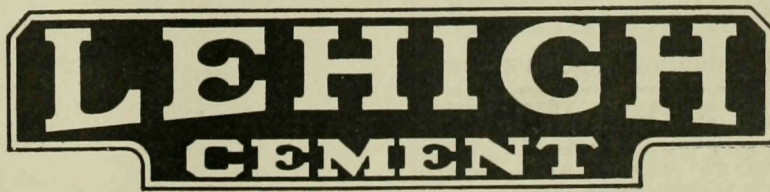
How he dreamed of a son that would assist him, take such minor cares off his shoulders, and leave his attention unhampered for the handling of bigger problems, but all the children were girls, good for this or that, but not the all-around assistance he needed.

He faced the camera and registered dejection.

An opened door! A white capped nurse!! A moment of dazed delight!!! It's a boy!!!! (See illustration.)

Foundations that can carry any weight—skeleton framework that permits maximum lighting and minimum obstruction—fire protection absolute—and the child hasn't even started to grow.

Father Builder may go on with his labors—for the boy will take care of the details.



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BAR FOR STORE FRONTS, which is STRONG,
ORNAMENTAL AND LOW PRICED

J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

225 5th av, has the general contract for alterations to the 5-sty brick and limestone residence at 56 East 81st st, for Charles Moran, owner, on premises. From plans by Montague Flagg, architect, 109 Broad st. Cost \$5,000.

GARDEN CITY, L. I.—William C. Ansell, 185 Washington st, Hempstead, L. I., has the general contract for a 2½-sty brick residence at Garden City, L. I., for R. M. Cleveland, owner, c/o Haskell & Godley, architects, 15 East 40th st, Manhattan.

FORT LEE, N. J.—Edward L. Lyons, Fort Lee, N. J., has the general contract for a 2½-sty frame dwelling on Central av, for Chas. Wasserman, owner. Private plans. Cost \$5,000.

GREAT NECK, L. I.—Tidewater Building Co., 16 East 33d st, Manhattan, has the general contract for a group of five 1 and 2-sty frame farm buildings at Great Neck, L. I., for J. P. Grace, owner, on premises, from plans by J. W. O'Connor, 3 West 29th st, Manhattan, architect.

WEST ORANGE, N. J.—Wm. H. Henderson, Jr., Inc., 10 East 30th st, Manhattan, has the general contract for alterations and additions to the 2½-sty residence at West Orange, N. J., for Charles Schweiner, West Orange, N. J., owner, from plans by Harde & Hasselman, Manhattan, architects.

SCARSDALE, N. Y.—Lippe Contracting Co., 52 Vanderbilt av, Manhattan, has the general contract for a 2½-sty frame residence, 48x35 ft, on Walworth av, south of Berkeley av, for Geo. V. McNally, 7 East 42d st, Manhattan, owner, from plans by G. A. & H. Boehn, 7 West 42d st, architects.

BAYONNE, N. J.—John W. Bunn, 933 Av C, has the general contract for a 2½-sty frame dwelling at the southeast cor of Broadway and 3d st, for John J. Cain, Av A, owner, from plans by J. J. Schmidt, 352 Av C, architect. Cost, \$7,000.

RIVERDALE, N. Y.—L. G. Barnhart, 109 Saratoga av, Yonkers, N. Y., has the general contract, and Jacob Haag, Park av, Mt. Vernon, N. Y., the mason work for the 2½-sty frame residence at Riverdale, N. Y., for Frederick A. Taylor, Alta av, Parkhill, Yonkers, N. Y., owner, from plans by Dwight J. Baum, Riverdale, N. Y., architect.

ALBANY, N. Y.—M. L. Ryder Building Co., 362 State st, has the general contract for a 2½-sty frame residence, 60x30 ft, with wing 25x30 ft, at Kenwood, Albany, N. Y., for Edwin Corning, owner, from plans by Ewing & Chappell, 101 Park av, Manhattan, architects. Cost, \$30,000.

HARRISON, N. J.—Peter Maclearie, North Arlington, N. J., has the general contract for a 2-sty frame dwelling on the south side of Hamilton st, for John Coburn, 221 Jersey st, Harrison, owner, from plans by Joseph Kennedy, 6 North 4th st, Harrison, architect. Cost, \$4,500.

FACTORIES AND WAREHOUSES.
LINOLEUMVILLE, S. I.—John Milne Co., Richmond av, Port Richmond, S. I., has the general contract for a 1-sty brick factory addition, 28x218 ft, for the American Linoleum Co., 366 5th av, Manhattan, owner. G. A. Parker in charge for owner. Private plans. Cost, \$25,000.

MANHATTAN.—Gabler Const. Co., 114 Leroy st, has the general contract for a 1-sty brick and steel factory addition, 20x100 ft, at 335 East 27th st, for the Manhattan Brass Co., Gilbert M. Smith, president, 332 West 28th st, from plans by Fred A. Phelps, 920 Union Building, Newark, N. J., architect. Cost, \$10,000.

PATERSON, N. J.—J. H. Steele & Son, 140 Market st, Paterson, has the general contract for a 1-sty brick and steel factory addition, 93x110 ft, to be used for dyeing and finishing rooms, at 71 Franklin st, for the Peerless Plush Mfg. Co., Otto Jaeger, owner, on premises. Cost, \$8,000.

SCHOOLS AND COLLEGES.
POUGHKEEPSIE, N. Y.—E. V. Anderson, 39 Market st, has the general contract for a 2-sty brick and limestone parochial school containing 11 classrooms and auditorium seating 600, in South Hamilton st, for St. Mary's R. C. Church, Rev. Father J. O'Brien, 269 Church st, pastor, from plans by Wm. J. Beardsley, Market st, architect. Cost, \$40,000.

STABLES AND GARAGES.
MANHATTAN (Sub.).—Frank Seery, 30 East 42d st, has the contract for mason work for alterations to the 7-sty brick stable, 50x100 ft, into a garage, at 267-269 West 87th st, for Annie N. Rozell, owner, 267 West 87th st, from plans by Euell & Euell, 103 East 125th st, architects. Cost, \$50,000.

PATERSON, N. J.—P. S. Van Kirk, 85 Fulton st, Paterson, has the general contract and the William L. Platt Const. Co.,

152 Market st, the mason work for the 2-sty brick garage, 50x100 ft, at 103 Fair st, for A. M. Hartmeier, 10 Bank st, Paterson, N. J., owner. Private plans. Cost, \$10,000.

NEW BRUNSWICK, N. J.—Louis Board, 120 Easton av, New Brunswick, has the general contract and Flynn Bros., 390 George st, the mason work, for the 3-sty brick and reinforced concrete garage and Ford Service station, at the cor of Albany and Spring Alley, for E. Mount, owner, Englishtown, N. J., from plans by Warren H. Conover, 114 Liberty st, Manhattan, architect. Cost \$28,000.

STORES, OFFICES AND LOFTS.
MANHATTAN.—Beaver Const. Co., 22 William st, has the general contract for alterations to the 4-sty brick store and office building, 28x125 ft, at 520 5th av, for the Warren Estate, 68 Broad st, from plans by Starret & Van Vleck, 8 West 40th st, architects. E. B. Meyrowitz, Inc., 237 5th av, lessee. Cost, \$25,000.

**TRADE AND TECHNICAL
SOCIETY EVENTS.**

AMERICAN SOCIETY OF SANITARY ENGINEERS will hold its annual meeting at the Robert Treat Hotel, Newark, N. J., August 1-3.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its semi-annual meeting at the Hotel Statler, Detroit, Mich., July 19-21.

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.

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.

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

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FiltSy—OS—StSys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

- Week Ending June 24.
- MANHATTAN ORDERS SERVED.**
- 29 st, 135 E—Adareth El Cong, Ex-O-Ex(R)-GE-FA-D&R-WSS(R)
 - 1 av, 1147—5th Av Presbyterian Ch, 5 av & 55 st.....A
 - 2 av, 540—Richard Caccia et al, 105 Vernon av, Bklyn.....WSS(R)-FE(R)-FP
 - Broome st, 469-71—Est. Jas Rufus Smith, c L H Beers, 49 Wall.....Spr(R)
 - Lexington av, 152—Est Mary J Besto, FE-Ex(R)-WSS(R)
 - 6 av, 288-304—B J Greenhut Co., FD-FA-FP- FE-Ex(R)-FP(R)-D&R-O-Rub-Rec-Ex-Stp(R)-FE
 - 30 st, 1 W—John J Gibbons.....Spr-WSS

