

REAL ESTATE RECORD AND BUILDERS GUIDE.

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THINKS RESOLUTION WILL WORK HARDSHIP

Sig. Cederstrom Makes Protest to Board of Estimate—George T. Mortimer, as Member of Commission, Makes Reply

THE Board of Estimate and Apportionment will hold a special meeting on Tuesday next for a hearing on the Building Zone Resolution prepared by the Commission on Building Districts and Restrictions. Under legislation secured in 1914 this resolution becomes part of the municipal law as soon as it is adopted by the Board of Estimate. The Commission, of which Edward M. Bassett is chairman, has held numerous hearings and has made drafts and redrafts of its resolutions and the accompanying maps regulating height, area and use, and hearings have been held before the Board of Estimate. Practically no opposition has developed to the scheme in its broader aspects. But there has developed, as the time for definite action by the Board of Estimate approaches, serious minority opposition to several details of the plan.

The underlying theory upon which the commission has done its work is that restriction of height, use and area will stabilize values.

Manhattan Would Suffer.

If this theory is at fault, it is plain that the scheme will be a serious mistake, and will affect not only the property owner but the city. For any wide recession in values, due to restrictions imposed which would cause a marked change in use from that for which land was bought, at a price justifying its use to its best economic advantage, would incur an appreciable shrinkage of taxable values. This shrinkage would, of course, apply in the main to the Borough of Manhattan, from which the city gets the bulk of its taxes.

Opposition to the plan draws a clear distinction between its reasonable application to residential districts and its application to the solidly built up portion of the city, notably lower Manhattan, where land bought at high price with a view to its improvement unrestricted as to height would compete with land already improved to its highest economic power.

Because of these widely divergent views on this and other phases of this important subject, expressed on the eve of definite action by the Board of Estimate, the Record and Guide today publishes in detail the following correspondence between Sig. Cederstrom, a real estate expert and adviser to the Public Service Commission, and George T. Mortimer, president of the Equitable Office Building Corporation, and a member of the Commission on Building Districts and Restrictions:

Mr. Cederstrom's Letter.

To the Board of Estimate:

Referring to the final report dated June 2, 1916, of the Commission on Building Districts and Restrictions to the Board of Estimate and Apportionment, wherein it is recommended that the board adopt what is termed a districting resolution, a copy of which appears on page 51, entitled:

"A Resolution Regulating the Height and Bulk of Buildings, the Area of Courts and Yards, the Location of Trades and Industries and the Location of Buildings designed for Specified Uses and Establishing the Boundaries of Districts for Such Purposes."

I respectfully desire to call attention to and submit for your consideration

certain facts, points and elements relative to this matter, which I deem of importance to the city's interest as a whole, from a real estate standpoint.

The spirit and intent of the law in reference to this matter is clearly stated in the charter provisions under which the Board of Estimate and Apportionment may legally impose restrictions and other conditions on real estate located in this city, and unquestionably the objective point sought thereby is the conservation of property values and the enhancement of land values throughout the city.

After making a study and thorough analysis of the tentative report dated March 10, 1916, and the final report dated June 2, 1916, of the Commission on Building Districts and Restrictions, it is my opinion that should the final conclusions, as recommended and embodied in its final report, be adopted by the Board of Estimate and Apportionment, that the immediate effect will be an enormous decrease of taxable land values throughout the city, resulting in a serious reduction and impairment of the city's borrowing capacity and its debt limit, followed by an increased prohibitive tax rate which will necessarily compel the city to at once find new sources of revenue.

In addition thereto, the restrictive uses and other conditions which would be imposed on real estate would create an absolutely definite and concrete basis for the successful institution of innumerable damage suits against the city by owners of real estate for actual injury suffered, whereby millions may be recovered as liquidated damages for the diminution of real estate values due solely to the restricted present and future use imposed by the city.

Chaotic Conditions Would Follow.

The ultimate result would be that chaotic conditions would follow with reference to city finances and real estate ownership.

The Department of Taxes and Assessments when computing the valuations for purposes of taxation on ordinary real estate, adopt methods whereby the highest possible value may be given to each separate assessed parcel of real estate, considering it as a whole in one ownership.

The fundamental basis for its methods is primarily that all ordinary real estate (land and improvements) for purposes of taxation is in fee simple ownership and as such is unrestricted as to its use, and being unrestricted, the land is capable of being utilized to its fullest extent for residential, commercial or other purposes, taking all the potential features into consideration.

The adoption by the Board of Estimate and Apportionment of the districting resolution as submitted, would of itself necessitate a complete change in the fundamental basis of the valuation of ordinary real estate for purposes of taxation. The courts certainly would not permit the city to impose restrictions and then ignore them in its valuation for taxation purposes. The new basis would have to take into consideration the restrictive features of districting resolutions, with special reference to each individual ownership, as it may be affected by:

1. Regulating the height and bulk of buildings.
2. Increased area of courts and yards.
3. Location of trades and industries.
4. Location of buildings designed for specific uses.
5. Establishing the boundaries of districts for such purposes.
6. The destruction of many potential elements.
7. The certainty of further restrictions being imposed.
8. The remoteness of any modification of any restrictions imposed.

The present assessed valuations of real estate could not be sustained were this method in practice and, as a matter of fact, enormous reductions would have to be made under such changed conditions.

Were this basis for assessed valuations to be created, those who make a specialty of protesting taxation assessments would, in my opinion, experience little or no difficulty in securing reductions aggregating millions by certiorari proceedings.

500,000 Parcels in City.

Real estate located in the various boroughs of the City of New York, consisting of over 500,000 separately assessed parcels of real estate on the tax books, totaling about \$8,000,000,000, are owned in fee simple; the few parcels that have been purchased or are otherwise owned are negligible.

The owners of these various properties have a perfect right to assume that the ownership of real estate in fee simple carries with it a legal right to utilize their individual properties as they see fit and in such manner as will best suit their purpose, be it residential, investment, speculation for building purposes or otherwise, or a mere gamble in the future enhancement of value, or a whim to own a piece of mother earth and pay taxes to the city, subject only to a reasonable regulation in the interest of public health, etc., under the police power of the city. Real estate values in the City of New York are predicated on this state of facts, and it is substantially the basis adopted for taxation purposes.

Compensation Necessary.

With the exception of land under water in navigable water over which the United States has the supreme control, should any owner of real estate or any one else, not excepting the United States Government, the State of New York, or the City of New York, have need or use for all or the least possible part imaginable of any real estate for any purpose, and such real estate is in private ownership, such real estate or use of same cannot be obtained without compensation to the owner, except by consent of the owner.

The Commission on Building Districts and Restrictions in its reports dated March 10, 1916, and the final report dated June 2, 1916, have made no provision, nor even suggested that any owner of real estate who may have a just grievance shall receive any redress or compensation by reason of a reduction of the market value of any property on account of the limitations as to its use caused by the restrictions, if im-

posed. On the contrary, it is clearly the assumption of the Commission on Building Districts and Restrictions that under the police power the city has such rights, without compensation, and that in any event any owner of property should be perfectly willing to make such a contribution to the city, regardless of any loss that may be sustained by reason thereof.

I desire as a taxpayer to protest against the approval of the districting resolution as submitted by the Commission on Building Districts and Restrictions for the approval of the Board of Estimate and Apportionment, and respectfully request that it be not approved, because of the reasons as stated above, together with the following facts in regard thereto:

It is not equitable in so far as real estate owners are concerned.

It is not for the best interests of the city.

It is an abuse of the police power of the city under the guise of which these restrictions are sought to be imposed on real estate without compensating any owners of real estate for losses sustained.

It is a hazardous proposition for the city to undertake.

It may well be classed as a proposition that attempts to take certain inalienable rights from owners of real estate without due process of law, which is prohibited by the Constitution of the United States.

(Signed) SIG. CEDERSTROM.

Mr. Mortimer's Reply.

The following is a reply by George T. Mortimer, president of the Equitable Office Building Corporation, to Mr. Cederstrom:

Having received a copy of your communication addressed to the Board of Estimate and Apportionment under date of July 6, 1916, in which you make a general criticism of the report and recommendations of the Commission on Building Districts and Restrictions, I desire to reply thereto both as a member of the commission, a real estate owner and as one who has had over twenty years' extensive experience in handling real estate in at least three of the city's five boroughs.

First. You seem to fear a general reduction in the taxable land values of the city. Now you as a real estate expert should know that the haphazard development of this city, which has been permissible under our lack of regulation, has finally brought about such a chaotic condition in real estate values that there is no stability of any sort whatever. You know that the large majority of foreclosures go to the plaintiff. You should know that much of this condition is due to the fact that this town is woefully overbuilt in haphazard style, and further that the owner who is willing to go into a decent development fears lest his investment be wholly or partially ruined by the subsequent act of his neighbor. You must know that most all of our fine suburban developments have eventually been ruined by the encroachment of the multi-family house. You must know that if the entire Borough of Brooklyn, where you live, was built up with apartments they would, in a great degree, be substantially tenantless, as there is no economic demand for such a thing.

Cuts Down Value.

You must know that when an apartment is built in or on the outskirts of a good residential section it cuts down the value of every good private house within a large radius of it.

You should know that almost every lending institution, as well as practically all of the civic bodies and real estate associations in this city have indorsed this scheme. And that never in the history of real estate legislation in this city has there been a scheme proposed that has met with such universal approval.

For your information permit me to say that every act and decision of this commission was predicated on an increase, rather than a decrease, in taxable values.

Second. You seem to be fearful that the city is in for heavy loss in liquidated damages for specific losses to owners.

I believe in this scheme or would not

have signed the report of the commission. I don't believe there ever was a commission which did more conscientious work on any subject than did this one. In my judgment the report, including the maps, is one of the best pieces of constructive work for the general good of the city which has ever been done. And yet this commission would be inhuman if there were not some error somewhere. But these errors, if they exist, are not vital; they can be corrected in the manner set forth in the resolution.

Now as to zoning. What do you think the result would be to the valuation of your home if I should build a public garage next to it? What do you think the loss has been to Fifth avenue by permitting the erection of sweat shops either on it or near to it? Don't you know that over half of the so-called skyscrapers in lower Manhattan have been ruined by the subsequent erection of buildings which have cut off their light and air? Don't you know that if there had been such a zoning regulation as is now proposed, the disaster which has happened to the old dry goods district south of 23d street never could have happened? Don't you know that one of the important underlying factors behind the whole zoning proposition is the stabilizing of real estate values? To me it is so obvious that it merits no discussion.

You seem to have the popular conception that a man can do with his own as he likes. With certain limitations I enjoy that belief too, but just as soon as you begin to do with your own something which is bad for your neighbor or for the community at large then you are going to invite the hand of the community against you. And it is just to fit such cases that the State has reserved to itself police powers.

Finally answering your objections I believe:

It is the best thing that ever happened to real estate in this city.

It is the best thing ever proposed for the general good of the city.

It is a proper use of the police power and has been done in other States.

There is nothing hazardous about it so far as the city is concerned. But it is my belief that it is an essential enactment to stop present real estate depression.

It does not take away inalienable rights, as the Supreme Court has decided in similar cases in both California and Massachusetts.

(Signed) GEORGE T. MORTIMER.

Mr. Cederstrom Replies.

Mr. Cederstrom replies to Mr. Mortimer as follows:

Referring to your communication to me, dated July 7, 1916, wherein you, as a member of the Commission on Building Districts and Restrictions, and as a real estate owner with extensive experience in handling real estate, criticize and take exception to certain statements and conclusions contained in my letter, dated July 6, 1916, to the Board of Estimate and Apportionment in which I protested against the approval of the districting resolution as submitted in the reports and recommendations, dated March 10, 1916, and June 2, 1916, from the commission to the board, and in answer thereto, I desire to state the following:

After a perusal of your letter and a study of the various elements which you state were taken into consideration by you before signing the reports recommending the adoption of the districting resolution, I fail to find any facts which, in my judgment, would either justify your signing the reports or would warrant any change in my conclusions as submitted to the Board of Estimate and Apportionment.

When stripped of all its technicalities, the adoption by the Board of Estimate and Apportionment of the districting resolution as submitted and recommended by the Commission on Building Districts and Restrictions attempts to divorce the fee simple ownership of real estate under the police power of the city on the assumption that all private property, consisting of real estate, is held as a common trust without any regard to

vested rights or what has heretofore always been considered inalienable rights, so that the city may, at its pleasure, place such restrictions as it may deem of benefit to owners of adjacent properties, to the city or the public in general, without compensation for any diminution in value of property so restricted, regardless of the benefits other owners or the city may derive therefrom.

How lightly the commission considers the vested rights in real estate is evidenced by the following:

In the commission's report, dated March 10, 1916, there appears the following:

"There is too much at stake to permit a mere habit of thought as to private property rights to stand in the way of a plan that is essential to the health, order and welfare to the city and to the conservation of property values."

The adoption of this proposition by the city will decrease the value of thousands of parcels of real estate by placing restrictions that will prevent the alteration of the present buildings and the improvement of land with an adequate and logical building, or, in other words, will prevent its uses for the best economic purpose.

Some owners will profit by the restrictions. However, if the commission believes that the proposed restrictions should be placed on real estate in the interest of the city as a whole, why not adopt an equitable method and acquire such rights by right of eminent domain in condemnation proceedings or by private purchase and pay damages to those who suffer and assess those who benefit? Adopt the same procedure as is now the practice in street opening, widening and change of grade of streets proceedings, etc. Such a procedure would not affect the present basis for valuation of real estate for purposes of taxation.

A Dangerous Proposition.

I do not hesitate to say that the proposition as proposed is a most dangerous experiment and if approved and adopted by the Board of Estimate and Apportionment will be disastrous to the city as a whole. It will take away the primary basis for the valuation of real estate for all realty investments, including purposes of taxation, which is fee simple, subject to reasonable restrictions under the police power of the city.

Your letter contains the following statement with reference to the districting resolution proposition as a whole:

"It does not take away inalienable rights as the Supreme Court has decided in similar cases in both California and Massachusetts."

I desire to call to your attention the fact that in the commission's report, dated March 10, 1916, signed by you, there appears on page 9 the following:

"The extent to which this power may be used for districting purposes has not as yet been authoritatively adjudicated in this State."

The following statement appears in your letter:

"* * * Just as soon as you begin to do with your own something which is bad for your neighbor or the community at large then you are going to invite the hand of the community against you."

You, as president of the Equitable Office Building Corporation, and as a member of the commission, experienced in realty matters, are no doubt thoroughly aware of, and have taken into consideration the effect of the erection and maintenance of the forty-story Equitable office building on adjacent properties. Further, as you state in your letter—

"I believe in this scheme or would not have signed the report of the Commission—"

Suggests Lowering Building.

It would seem to me that a recommendation is in order from you to the Board of Estimate and Apportionment requesting it to reduce the height of the Equitable office building to about twenty stories, and all similar structures which are detrimental to their neighbors or the community at large, and without compensation to the owners thereof, under the police power which you claim for the city.

The following statement appears in your letter:

"* * * Don't you know that over half of the so-called skyscrapers in lower Manhattan have been ruined by the subsequent erection of buildings which have cut off their light?"

Assuming your statement to be correct, an analysis of the districting resolution discloses the fact that the resolution is not equitable in this respect so far as real estate owners are concerned, it being a fact that the owners of such structures in lower Manhattan which you claim have created the necessity for limiting the height of buildings and whose structures have ruined so many properties, are being especially favored in the districting resolution. Not only do such structures remain intact and continue to damage adjacent properties, but the restrictions and the limiting of the height of adjoining properties to a lesser height will tend to an enhancement of their value and at the same time in many other ways give them a distinct advantage over properties already damaged by such structures.

You state as your belief the following:

"It is the best thing that ever happened to real estate in this city.

"It is the best thing ever proposed for the general good of the city.

"It is a proper use of the police power and has been done in other States.

"There is nothing hazardous about it as far as the city is concerned. But it is my belief that it is an essential enactment to stop present real estate depression."

It is my belief that should the final conclusions as recommended by you in the districting resolution be adopted by the city, it will change the fundamental basis for valuation of real estate for purposes of taxation. The result would be a serious reduction and impairment of the city's borrowing capacity and debt limit, followed by an increased prohibitive tax rate which will compel the city to at once find new sources of revenue.

The ultimate result would be chaotic conditions with reference to city finances and real estate ownership.

I differ from you as to the cause of the present depression of the realty market.

The following appears in your letter:

"Now you, as a real estate expert, should know that the haphazard development of this city, which has been permissible under our lack of regulation, has finally brought about such a chaotic condition in real estate values that there is no stability of any sort whatever."

It is my opinion that the present conditions of the realty market are due, among other things, to the following facts:

Over-regulation rather than lack of regulation of real estate.

Certainly, this zoning proposition, which has been agitated for some years, coupled with it the assumption that under the police power of the city officials and others had practically unlimited power to regulate and restrict property in the interests of the city as a whole, without compensation for any loss of value of real estate, has not had the effect of encouraging investments or inspiring confidence in real estate.

Theoretical instead of practical methods of government.

Destructive instead of constructive legislation affecting real estate.

The introduction in every legislative session of numerous bills affecting real estate that are known to be detrimental.

Lack of proper supervision of buildings in course of construction.

Injustice of our modern laws governing the rights of realty owners whereby the cost of obtaining justice to the small taxpayer is prohibitive, it being ordinarily greater than the amount involved or the amount which he may recover.

Laws affecting taxation which should be revised.

Discrimination in favor of corporations with special reference to franchise taxes.

Abuse of discretionary power which is vested in public officials.

Discrimination in favor of holders of personal property.

Obsolete real estate laws with reference to conveyance and property rights, which should be revised from beginning to end in order to meet modern needs and methods of transacting real estate business.

Increase of the city budget from year to year and the tax rates.

You express a desire in your letter to know what I think the result would be to the valuation of my home if you should build a public garage next to it. My answer is, it would decrease its value, marketability and desirability as

a home, but the fact that no restrictive covenants prevent its erection does not now affect it in the slightest degree in any way. The remoteness of such a condition would eliminate it as an element or factor having any value.

The zoning proposition would not prevent colored settlements in any part of the city as we have in Manhattan and elsewhere in the city, nor compel an owner to keep his house painted or in good condition, nor does it limit the cost of a building, etc., which would have just about as detrimental an effect on my home as a public garage.

I think, however, that you and I, as real estate men, can agree on one thing, and that is, the original optimist must have been a real estate owner, whose motto was "Cheer up, the worst hasn't happened yet, so we may avert it."

(Signed) SIG. CEDERSTROM.

One phase of Mr. Cederstrom's objections coincides with the opinion expressed by Laurence McGuire, president of the Real Estate Board of New York, at the hearing before the Board of Estimate on June 19. Mr. McGuire appeared before that body and approved the plan in its general outline, complimenting the commission on the faithful performance of its difficult task.

He called attention, however, to a serious phase of the plan which should be considered by the Board of Estimate before the report of the commission is adopted. He urged that the height limiting regulations as proposed be considered in their relation to the effect on the reduction of land values and the result this would produce in reducing the city's borrowing capacity. The adoption of these regulations at this time might prove to be a serious mistake. He said that already those who made a business of securing reduction of tax valuations for owners were looking forward to reaping a rich harvest as soon as the height limiting restrictions were put into effect. He urged that, if this phase of the plan had not been considered very thoroughly after the most careful examination by experts, the report be referred back to the commission for detailed information on this point.

Mr. McGuire gave a concrete example of how the height limiting restrictions would affect values. A large downtown parcel, in which the city is interested, is now being appraised. The owners claim a certain valuation based on the logical improvement of the site with a thirty-eight story building. The regulations as proposed would limit the height of this building to twenty-five stories. The site value, based on the earning capacity of a thirty-eight story building, is a million dollars more than it could be reckoned at improved with a twenty-five story building. In other words, the owners could prove a loss in land value of more than a million dollars. Mr. McGuire believed that reduction in values might result to an extent great enough seriously to hamper the city. This, he said, was a question which the Board of Estimate, on whom sole responsibility rested for adopting the proposed plans, should consider most seriously.

TUNNEL BIDS RECEIVED.

\$4,194,797 Bid by McGovern & Co. for Line to Queens.

The Public Service Commission has received bids for the construction of the last piece of under-river tunnel construction yet remaining to be placed under contract, namely, the new two-track tube under the East River, from Second avenue and 60th street, Manhattan, to a connection with the new elevated lines in Queens at Queensboro Bridge Plaza station. The tunnel will connect the Queens lines with the route under 59th street and Central Park West which is to connect the Broadway-Seventh avenue line in Manhattan to be operated by the New York Municipal Railway Corporation. The latter corporation is to have trackage rights over the Queens lines terminating respectively at Corona and Astoria.

The low bidder on the tunnel work was Patrick McGovern & Company, of 1 Madison avenue, whose bid was \$4,

194,797, which is considered a reasonable bid for under-river tunnel work. The Degnon Contracting Company, of 30 East 42d street, last year made an offer to build the tunnel for \$4,500,000 in the event that certain changes were made in the contract held by Degnon for the sections immediately to the west of the tunnel in Manhattan, reducing the amount of work to be done there. In the bid on the tunnel, however, the Degnon company went below its proffer by \$253,000, but was more than \$50,000 over the McGovern bid.

The tunnel work is a part of Route No. 61 adopted by the commission on July 28, 1915, following the decision of the commission made at the request of the Board of Estimate to abandon the route over the Queensboro Bridge as a part of the line to connect with the Queens lines. The Degnon proposition contained the suggestion that the route be changed from bridge to tunnel. City officials had estimated that \$2,000,000, or more, would be necessary to alter the Queensboro Bridge sufficiently to carry the heavy weight of the all-steel subway trains. If the cost of these alterations to the bridge is added to \$500,000 which the Degnon company agreed to cut from this contract on the 59th street and 60th street line in return for a change in route and deducting from the McGovern bid for the tunnel, the remainder represents approximately the net additional cost to the city through the construction of a tunnel instead of utilizing the bridge route.

The tunnel extends easterly under East 60th street from Second avenue, Manhattan, beneath the west channel of the East River, Blackwell's Island, the east channel of the East River, waterfront property in Queens Borough, under and across Vernon avenue, through private property under North Jane street and under the Queensboro Bridge right-of-way, ending at the Bridge Plaza station at a point between William and Crescent streets. The tunnel comes to the surface near Hancock street, Queens, and will be an open cut from that point to near the Boulevard and Sherman street, and thence will extend by elevated structure to the connection with the Bridge Plaza station. Permanent ventilation shafts are to be provided on Avenue A, Manhattan, and on Blackwell's Island. The successful bidder is allowed thirty months in which to complete the work.

Industries in Queens.

The latest figures showing the industrial growth of the Borough of Queens, as compiled by the Bureau of Census of the Department of Commerce, for the year 1914 have just been received by the Chamber of Commerce of the Borough of Queens. They show a remarkable gain in the number of new factories, capital invested in manufacturing, the number of employees and the value of manufactured products over the previous census taken in 1909.

In the order of their importance, from a percentage standpoint, the increase for the several items rank as follows:

	Per Cent.
Salaried employees	62.7
Salaries	50.8
Wages	35.0
Wage earners	30.7
Capital invested	29.0
Number of factories.....	26.6
Value of products	8.8

While complete figures have not been published as yet for all the cities and States, still from the figures that are now available, it is evident that the Borough of Queens for the year 1914 exceeded in the value of manufactured products many States of the Union, such as Vermont, Delaware, Oregon, Florida and Wyoming; it exceeded also in this respect every city in New York State with the exception of Buffalo.

The following is a comparative summary for the Borough of Queens for the years, 1909-1914:

	1914.	1909.
Number of factories.....	975	770
Number of employees.....	37,201	27,841
Capital invested	\$187,990,000	\$145,617,000
Salaries and wages....	25,750,000	18,546,000
Value of products....	164,789,000	151,488,000

LEGAL NOTES AFFECTING REALTY

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

Exemption from Transfer Tax.

THE Surrogate's Court, Columbia County, holds, in re Sullivan's Estate, 94 Misc. 529, 159 N. Y. Supp. 616, that under sections 1532, 1533, of the Code of Civil Procedure, giving joint tenants a right to partition and section 221-a of the Tax Law, providing for a tax upon a transfer of an amount in excess of \$5,000, where an estate in the remainder of testator's realty is devised to his sister and two nieces, each of the devisees is entitled to a separate exemption. Although section 230 of the Tax Law, relating to the valuation of future or limited estates, would authorize the use of mortality tables to ascertain the value of the remainder as a whole, each of the interests of the devisees is of equal value in determining the transfer tax. No statute or rule directs the use of mortality tables for the latter purpose, and this method, while valuable, is artificial.

Rescission—Misdescription.

A vendor contracted to sell property described by lot and block number as designated on map No. 1169 filed in the office of the county clerk, but it appeared that there was no map of that number, but that a map numbered 1168 contained the description set out in the contract, and that the vendor had title to such premises by deed on record containing the same description as that in the contract, but correctly stating the number of the map. The New York Appellate Division, *Lasbury vs. Scarpulla*, 156 N. Y. Supp. 744, holds that the misdescription of the map in the contract was inadvertent and immaterial, and, as the vendor could give a record title of the premises which were purchased, the purchaser could not rescind on that ground.

A purchaser's action to rescind a contract for the vendor's false and fraudulent representation that a first mortgage on the premises would not be due for five years, when in fact it had only two years to run, in which the vendor's agent admitted his representation that it would be taken care of, in view of the fact that under the contract the purchaser was not to obtain title until after five years, was maintainable, as the purchaser might have refused to pay down \$400 and to agree to \$15 per month for over five years without the assurance that the first mortgage could not be foreclosed for five years.

In such case, the question whether the purchaser actually relied upon such representation was one of fact for the trial justice. Testimony of plaintiff that when she learned that a mortgage did not run for five years as represented by the vendor, she made no further payments on the contract, not showing that she gave up any benefits under the contract by way of rents, or offered to return the surplus of the rent over the payments due the vendor, and affirmatively showing that she thereafter collected rents, did not establish her rescission.

Specific Performance.

In an action for specific performance of a contract for the sale of real estate, it appeared that the defendant, who had purchased the property under contract dated October 1, 1914, changed his plans. He did not want the property; he asked adjournment of the closing day; he asked to be relieved of his contract. The matter was adjourned from time to time until January 26, 1915. On the day before, January 25, 1915, defendant for the first time notified the plaintiff of his objection to the title because of an encroachment of part of the front of the building over the street lines. There was no question that the encroachment existed. The defendant knew of it as early as December 15, 1914, when his lawyers received the survey, but he said nothing about it. The plaintiff knew of it, but it had stood for many years, and he had no intimation that the defendant objected to it. It was easily removable. If de-

fendant had called attention to it when he received his survey in December, 1914, it could have been entirely removed before January 26, 1915, the day set for closing. Upon receipt of the notice of defendant's objections on January 25th or 26th, plaintiff promptly agreed to remove the encroachment or to make allowance to defendant for the cost of removing it. The New York Supreme Court, Special Term, Kings County, *Eppig vs. Gruhn*, 159 N. Y. Supp. 549, held that time was not of the essence of the contract, and equity would give the vendor a reasonable time to remove the objection, and decree specific performance.

Partition—Allowances.

In an action for partition, where no claim was made against any defendant for use and occupation, the New York Supreme Court, Trial Term, Queens County, *Cardwell vs. Clark*, 158 N. Y. Supp. 300, holds that no allowance could be made in favor of those defendants who made improvements or paid taxes on the premises, or any part thereof.

Building Restrictions.

Where the owner of a lot subject to no building restrictions conveys it and in the deed inserts restrictive covenants, the Minnesota Supreme Court holds, *Godley vs. Weisman*, 157 N. W. 711, that these covenants cannot, in the absence of some general building plan, be regarded as inuring to the benefit of lots previously conveyed by him, and prior grantees cannot enforce such restrictions. Where, however, a number of lots in the same locality, and some contiguous to others, were conveyed by a single deed containing building restrictions applicable to all, and the grantee conveyed one tract to the plaintiff and later a contiguous tract to the defendant, and in each deed incorporated the building restrictions under which he held his title, the transactions

evinced a purpose to adopt a general building plan. An owner need not have a multitude of lots in order to have a building plan. He may have such plan for two lots as well as for more. Where there is a general building plan with restrictions, the restrictions are for the benefit of all of the land subject thereto, and each grantee of any part of the land may enforce the restrictions against his neighbor.

First Fire Prevention Bureau.

As far back as 1656, the need for some sort of protection from fire hazard became manifest, and in January of that year the Burgomasters of the Dutch colony of New Amsterdam passed an ordinance ordering that "to prevent sudden conflagration no house shall henceforth be roofed with straw or leaves and no chimney be made of shingles or wood."

The following month, what was probably the first Bureau of Fire Prevention was created as the result of the adoption of the following resolution:

"Whereas, the Burgomasters of the City of Amsterdam in the New Netherlands find that a great many people within the city pay little attention to their fireplaces and chimney sweeping, which has already caused fires several times and will create further difficulties from conflagrations, especially as most of the houses are built of wood, some are roofed with reeds, have wooden and plastered chimneys, which is very dangerous and which we must prevent as much as possible;

"Therefore, with the approval of the Honorable Director General and Council, we have appointed as fire masters: Hendrick Hendricksen Kip, Gouert Loockermans and Christian Barends, who are hereby authorized, pursuant to the orders of the Director General and Council heretofore published, to inspect, whenever they please, all houses and chimneys in the jurisdiction of the city and there to do for the prevention of fires what is necessary, and to collect such fines as are prescribed by the said published orders and the customs of our fatherland."

REPORT OF THE BOARD OF EXAMINERS

What Has Been Accomplished During the
First Six Months of 1916, Compared With 1915

By MRS. MINNA DYKE CLARK*

THE serial number in appeals last year at June 30 had reached 303, while this year only 76 have been filed. At first glance this shrinking in the volume of business is surprising, but is readily explained after looking at the tabulation of 1915 appeals.

Last year 202 appeals were filed under section 31 of the Code, affecting the arrangement or omission of fore and aft partition walls, also the thickness of walls under varying conditions. Nearly all the cases under this section came from the Borough of Brooklyn, the Bureau of Buildings in that borough seemingly applying a different ruling than that customary in the other boroughs. The enactment of the New Building Code having adjusted the matter, such points are now seldom appealed.

Theater appeals were a large item in last year's report, 27 theaters, 13 moving picture houses, a total of 40 places of amusement. Early this year the decision rendered by Mr. Justice Bijur, *Altschul v. Ludwig* limited the powers of the Board of Examiners to permit variations from the strict letter of the theater section of the Code; resulting in the postponement of contemplated theater projects, those already filed being laid over pending an opinion from the Corporation Counsel as to the powers of the board to act in such cases, in view of the Supreme Court decision above mentioned. Eleven appeals

are laid over at the present time, awaiting advice on legal points before taking up the consideration of construction problems.

The subjects covered in this period have a wider range, varying from an automat restaurant to a series of storage bins for chemicals and dyestuffs, from foundations to mansards and pent houses, from "skyscrapers" to frame dwellings; instead of the large groups of almost uniform appeals shown in the 1915 report.

It should be clearly stated, however, that the appeals involving small matters are considered as vital in importance as the great building operations; and the interests of the small property owner are safeguarded whenever possible by rendering conditional approvals on appeals, where such action by the board has been the means of preserving the equity in small holdings; otherwise endangered if an alteration permit could not have been obtained by means of an appeal.

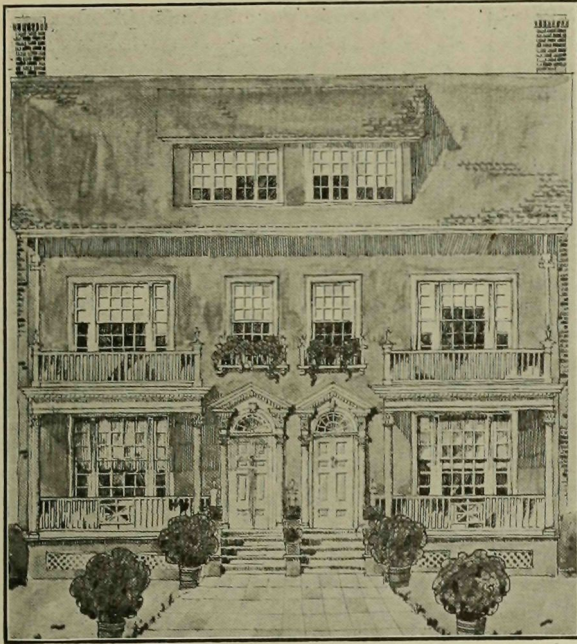
The Board of Examiners, it may be well to recall, has existed since June, 1874; first as part of the Fire Department, then in the Building Department, eventually a separate department under the Revised Charter of 1901, under which it has continued to the present date.

On October 1 next the board goes out of existence, under the terms of the new law establishing the Board of Standards and Appeals; the new board having wider appellate jurisdiction than the present, being intended to review fire prevention and labor orders as well as variations from the Building Code, it is difficult to estimate the possibilities of its ultimate growth and importance to the building field.

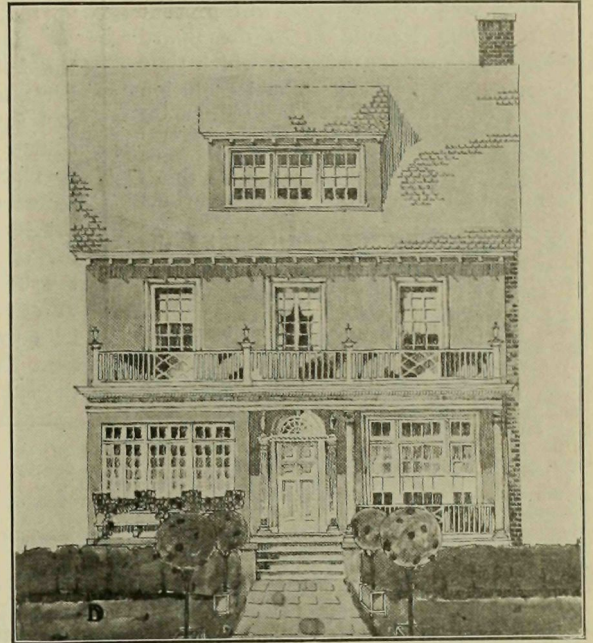
*Mrs. Minna Dyke Clark has been in the service of the city since 1892. Formerly secretary Department of Buildings; since 1902 secretary of the Board of Examiners.

INTERESTING FLATBUSH DEVELOPMENT

Detached and Semi-detached Types of Residences Contain Many Attractive Features for the Home Owner



Cantor & Dorfman, Arch'ts.
TYPE OF SEMI-DETACHED HOUSE.



Cantor & Dorfman, Arch'ts.
TYPE OF DETACHED DWELLING.

CONSIDERABLE interest is attached to the group of one family detached and semi-detached dwellings now under construction in the Flatbush section of Brooklyn. The operation will include the improvement of a tract of land containing 120 lots, fronting on Ocean Parkway, East 3d street, East 5th street and Avenue M. This section is rich in transit facilities and is reached by either the new Culver Elevated Railroad, the Brighton Beach Railroad, or the Smith street and Franklin avenue surface lines, all of these routes being within easy access of the property.

The project is being handled by the Maynard Construction Company, Louis Eisenberg, president, 74 Broadway, Manhattan, owner and builder. The plans

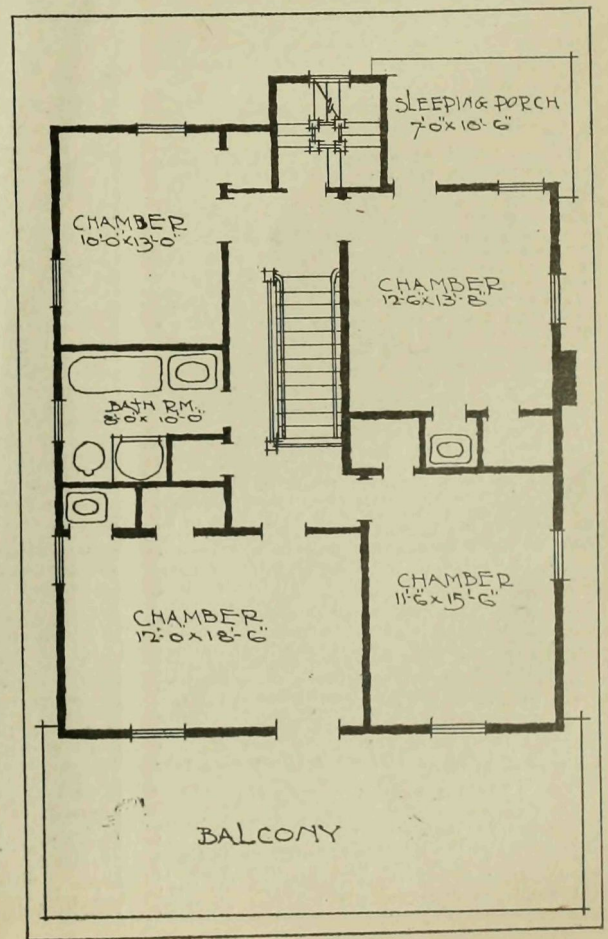
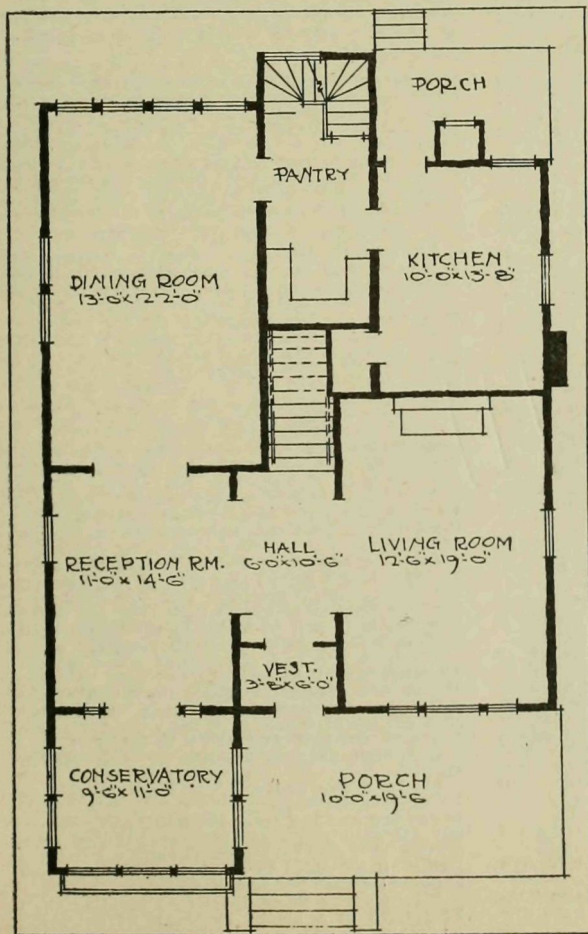
and specifications for the houses were prepared by Cantor & Dorfman, architects, 367 Fulton street. The buildings are being erected by the owner; separate contracts for labor and materials being awarded as the work progresses.

At the present time there are under construction fifteen frame dwellings and six built of brick. These are one-family detached houses and the one-family semi-detached type. The frame structures fronting on Ocean Parkway are single houses and occupy plots 42x150 feet. All of these houses have been designed in the style of the Georgian Colonial and will present an artistic effect when completed. Every modern convenience will be included in the construction of these buildings. The plans call for rooms well proportioned and of good size. An enclosed porch and conservatory extends across the front of each house. The space on the first floor has been devoted to a vestibule and entrance hall, reception room, living room, dining room and kitchen, with butler's pantry and service porch. The upper floor contains four good sized bed rooms, each with separate lavatory, and a completely equipped bath room. The balcony over the service porch has been planned for use as a sleeping porch if so desired by the occupants.

The semi-detached houses have been planned in a somewhat similar manner, but have fewer rooms. The first floor consists of a reception room, living room, dining room and kitchen, butler's pantry and entrance foyer. A spacious porch is located at the front of these houses. The second floor has three bed rooms and a bathroom. All of these houses, both detached and semi-detached are located on plots of sufficient width and depth to allow of artistic garden effects in front and additional space in the rear for a large drying yard. The majority of these houses will have garages built in the rear.

According to the plans for these dwellings the detached houses have ground dimensions of approximately 25x40 feet, and will sell for about \$8,000, and the semi-detached types are 20x67 feet and scheduled to sell for \$5,000 each. The entire operation will include the construction of a total of twenty-eight dwellings on this property, which will represent the expenditure of approximately \$250,000. According to the present outlook all of these buildings will be completed January 1, 1917.

The section of Flatbush in which this operation is proceeding has been the scene of a number of similar developments which have been successful to a remarkable degree. As a general rule each has meant the establishment of a separate community life, self-sufficient in many ways. This community spirit has been fostered by the developers, who have set aside some public space for tennis courts and base-ball fields.



According to the plans for these dwellings the detached houses have ground dimensions of approximately 25x40 feet, and will sell for about

DRAFT OF BUILDING ZONE RESOLUTION

Prepared By the Committee For Submission to the
Board of Estimate at Special Meeting, July 25

THE Commission on Building Districts and Restrictions will present the following Resolution to the Board of Estimate next Tuesday, at which time a hearing will be held. The Resolution is a revision of the one printed exclusively in the Record and Guide several weeks ago, and the changes made were the result of suggestions made by those interested in real estate at the various public hearings.

Be it resolved and ordained by the Board of Estimate and Apportionment of The City of New York:

§ 1. Definitions. Certain words in this resolution are defined for the purposes thereof as follows:

(a) Words used in the present tense include the future; the singular number includes the plural and the plural the singular; the word "lot" includes the word "plot"; the word "building" includes the word "structure."

(b) The "street line" is the dividing line between the street and the lot.

(c) The "width of the street" is the mean of the distance between the sides thereof within a block. Where a street borders a public place, public park or navigable body of water the width of the street is the mean width of such street plus the width, measured at right angles to the street line, of such public place, public park or body of water.

(d) The "curb level" for the purpose of measuring the height of any portion of a building, is the mean level of the curb in front of such portion of the building. But where a building is on a corner lot the curb level is the mean level of the curb on the street of greatest width. If such greatest width occurs on more than one street the curb level is the mean level of the curb on that street of greatest width which has the highest curb elevation. The "curb level" for the purpose of regulating and determining the area of yards, courts and open spaces is the mean level of the curb at that front of the building where there is the highest curb elevation. Where no curb elevation has been established or the building does not adjoin the street the average ground level of the lot shall be considered the curb level.

(e) A "street wall" of a building, at any level, is the wall or part of the building nearest to the street line.

(f) The "height of a building" is the vertical distance measured in the case of flat roofs from the curb level to the level of the highest point of the roof beams adjacent to the street wall, and in the case of pitched roofs from the curb level to the mean height level of the gable. Where no roof beams exist or there are structures wholly or partly above the roof the height shall be measured from the curb level to the level of the highest point of the building. Where a building is a tenement house as defined in the Tenement House Law the height of the building on the street line shall be measured as prescribed in said law for the measurement of the height of a tenement house and such measurement shall be from the curb level as that term is used in said law.

(g) The "depth of a lot" is the mean distance from the street line of the lot to its rear line measured in the general direction of the side lines of the lot.

(h) A "rear yard" is an open unoccupied space on the same lot with a building between the rear line of the building and the rear line of the lot.

(i) The "depth of a rear yard" is the mean distance between the rear line of the building and the rear line of the lot.

(j) Lots or portions of lots shall be deemed "back to back" when they are on opposite sides of the same part of a rear line common to both and the opposite street lines on which the lots front are parallel with each other or make an angle with each other of not over 45 degrees.

(k) A "court" is an open unoccupied space, other than a rear yard, on the same lot with a building. A court not extending to the street or to a rear yard is an "inner court." A court extending to the street or a rear yard is an "outer court." A court on the lot line extending through from the street to a rear yard or another street is a "side yard."

(l) The "height of a yard or a court" at any given level shall be measured from the lowest level of such yard or court as actually constructed or from the curb level, if higher, to such level. The highest level of any given wall bounding a court or yard shall be deemed to be the mean of the highest levels of each part of such wall. Where a building is a tenement house, as defined in the Tenement House Law, the height of a yard or a court shall be measured as prescribed in such law.

(m) The "least dimension" of a yard or court at any level is the least of the horizontal dimensions of such yard or court at such level. If two opposite sides of a yard or court are not parallel the horizontal dimension between them shall be deemed to be the mean distance between them.

(n) The "length of an outer court" at any given point shall be measured in the direction of the side lines of such court from the end opposite the end opening on a street or a rear yard, to such point.

ARTICLE I—USE DISTRICTS.

§ 2. Use Districts. For the purpose of regulating and restricting the location of trades and industries and the location of buildings designed for specified uses, the City of New York is hereby divided into three classes of districts: (1) residence districts, (2) business districts,

THE accompanying is a resolution and ordinance regulating the height and bulk of buildings hereafter erected, and regulating and determining the area of yards, courts and other open spaces, and regulating and restricting the location of trades and industries and the location of buildings designed for specific uses and establishing the boundaries for said purposes. A special public hearing will be held by the Board of Estimate on next Tuesday, when discussion on the subject will be invited.

and (3) unrestricted districts; as shown on the use district map which accompanies this resolution and is hereby declared to be part hereof. The use districts designated on said map are hereby established. The use district map designations and map designation rules which accompany said use district map are hereby declared to be part thereof. No building or premises shall be erected or used for any purpose other than a purpose permitted in the use district in which such building or premises is located.

§ 3. Residence Districts. In a residence district no building shall be erected other than a building with its usual accessories, arranged, intended or designed exclusively for one or more of the following specified uses:

(1) Dwellings, which shall include dwellings for one or more families and boarding houses and also hotels which have thirty or more sleeping rooms.

(2) Clubs, excepting clubs whose chief activity is a service customarily carried on as a business.

(3) Churches.

(4) Schools, libraries or public museums.

(5) Philanthropic or eleemosynary uses or institutions, other than correctional institutions.

(6) Hospitals and sanitariums.

(7) Railroad passenger stations.

(8) Farming, truck gardening, nurseries or green houses.

In a residence district no building, or premises shall be used for any use other than a use above specified for which buildings may be erected and for the accessory uses customarily incident thereto. The term accessory use shall not include a business nor shall it include any building or use not located on the same lot with the building or use to which it is accessory. A private garage for more than five motor vehicles shall not be deemed an accessory use.

§ 4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses: Ammonia, chlorine or bleaching powder manufacture; Asphalt manufacture or refining; Assaying (other than gold or silver); Blacksmithing or horseshoeing; Boiler making; Brewing or distilling of liquors; Carpet cleaning; Celluloid manufacture; Crematory; Distillation of coal, wood or bones; Dyeing or dry cleaning; Electric central station power plant; Fat rendering; Fertilizer manufacture; Garage for more than five motor vehicles; Gas (illuminating or heating) manufacture or storage; Glue, size and genatine manufacture; Incineration or reduction of garbage, offal, dead animals or refuse; Iron, steel, brass or copper works; Junk, scrap paper or rag storage or baling; Lamp black manufacture; Lime, cement or plaster of Paris manufacture; Milk bottling and distributing station; Oil cloth or linoleum manufacture; Paint, oil, varnish or turpentine manufacture; Petroleum refining or storage; Printing ink manufacture; Raw hides or skins—storage, curing or tanning; Repair shop for motor vehicles; Rubber manufacture from the crude material; Saw or planing mill; Shoddy manufacture or wool scouring; Slaughtering of animals; Smelting; Soap manufacture; Stable for more than five horses; Starch, glucose or dextrine manufacture; Stock yards; Stone or monumental works; Sugar refining; Sulphurous, sulphuric, nitric or hydrochloric acid manufacture; Tallow, grease or lard manufacturing or refining; Tar distillation or manufacture; Tar roofing or tar waterproofing manufacture.

(b) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used for any trade, industry or use that is noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise; but car barns or places of amusement shall not be excluded.

(c) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used for any kind of manufacturing, except that any kind of manufacturing not included within the prohibitions of paragraphs a and b of this section may be carried on provided not more than 25 per cent. of the total floor space of the building is to be used, but space equal to the area of the lot may be so used in any case, although in excess of said 25 per cent. The printing of a newspaper shall not be deemed manufacturing. No use permitted in a residence district by section 3 shall be excluded from a business district.

§ 5. Unrestricted Districts. The term "unrestricted district" is used to designate the dis-

tricts for which no regulations or restrictions are provided by this article.

§ 6. Existing Buildings and Premises. In any building or premises any lawful use existing at the time of the passage of this resolution may be continued, although not conforming to the regulations of the use district in which it is maintained. Such existing use of a part of a building may be extended to the entire building, provided that structural alterations shall not be made in such building in order to adapt it to the extension of such existing use. In case such existing use is not changed, or extended, the building may be reconstructed or structurally altered, provided that such reconstruction or structural alteration shall not extend to more than 50 per cent. of the value of the building exclusive of foundations. No existing building designed, arranged, intended or devoted to a use not permitted by this article in the district in which such building is located, shall be enlarged or extended unless such use shall be changed to a use permitted in the district in which such building is located. No existing building designed, arranged, intended or devoted to a use not permitted by this article in the district in which such building is located, shall be reconstructed or structurally altered for the purpose of adapting it to any use other than that to which it is now devoted, unless such use is a use permitted by this article in the district in which such building is located. An existing use of a building or premises not conforming to the regulations of the use district in which such use is maintained, may be changed or converted without structural alterations in the building in which such use is maintained except as follows:

(1) In a residence district no building or premises not now devoted to a use that is by section 4 prohibited in a business district, shall be converted to such use.

(2) In a residence or business district no building or premises not now devoted to a use that is by section 4a or 4b prohibited in a business district shall be converted to such use.

§ 7. Use District Exceptions. The Board of Appeals, created by chapter 503 of the laws of 1916, may, in appropriate cases, after public notice and hearing, and subject to appropriate conditions and safeguards, determine and vary the application of the use district regulations herein established in harmony with their general purpose and intent as follows:

(a) Permit the extension of an existing building and the existing use thereof upon the lot occupied by such building at the time of the passage of this resolution or permit the erection of an additional building upon a lot occupied at the time of the passage of this resolution by a commercial or industrial establishment and which additional building is a part of such establishment.

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

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

(d) Permit in a residence district a central telephone exchange or any building or use in keeping with the uses expressly enumerated in section 3 as the purposes for which buildings or premises may be erected or used in a residence district.

(e) Permit in a business district the erection of a garage or stable in any portion of a street between two intersecting streets in which portion or block there exists a public garage or public stable at the time of the passage of this resolution.

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

ARTICLE II—HEIGHT DISTRICTS.

§ 8. Height Districts. For the purpose of regulating and limiting the height and bulk of buildings hereafter erected, the City of New York is hereby divided into five classes of districts: (a) one times districts, (b) one and one-quarter times districts, (c) one and one-half times districts, (d) two times districts, (e) two and one-half times districts; as shown on the height district map which accompanies this resolution and is hereby declared to be part hereof. The height districts designated on said map are hereby established. The height district map designations and map designation rules which accompany said height district map are hereby declared to be part thereof. No building or part of a building shall be erected except in conformity with the regulations herein prescribed for the height district in which such building is located.

(a) In a one times district no building shall be erected to a height in excess of the width of the street, but for each one foot that the building or a portion of it sets back from the street line two feet shall be added to the height limit of such building or such portion thereof.

(b) In a one and one-quarter times district no building shall be erected to a height in excess of one and one-quarter times the width of the street, but for each one foot that the building or a portion of it sets back from the street line two and one-half feet shall be added to the height limit of such building or such portion thereof.

(c) In a one and one-half times district no building shall be erected to a height in excess of one and one-half times the width of the street, but for each one foot that the building or a portion of it sets back from the street line three feet shall be added to the height limit of such building or such portion thereof.

(d) In a two times district no building shall be erected to a height in excess of twice the

width of the street, but for each one foot that the building or a portion of it sets back from the street line four feet shall be added to the height limit of such building or such portion thereof.

(e) In a two and one-half times district no building shall be erected to a height in excess of two and one-half times the width of the street, but for each one foot that the building or a portion of it sets back from the street line five feet shall be added to the height limit of such building or such portion thereof.

§ 9. **Height District Exceptions.** (a) On streets less than 50 feet wide the same height regulations shall be applied as on streets 50 feet wide and on streets more than 100 feet wide the same height regulations shall be applied as on streets 100 feet wide.

(b) Along a narrower street near its intersection with a wider street, any building or any part of any building fronting on the narrower street within 100 feet, measured at right angles to the side of the wider street, shall be governed by the height regulations provided for the wider street. A building on a lot which is at the corner formed by such intersecting streets shall be governed by the height regulations provided for the wider street for 150 feet from the side of such wider street, measured along such narrower street.

(c) Above the height limit at any level for any part of a building a dormer, elevator bulkhead or other structure may be erected provided its frontage length on any given street be not greater than 60 per cent. of the length of such street frontage of such part of the building. Such frontage length of such structure at any given level shall be decreased by an amount equal to one per cent. of such street frontage of such part of the building for every foot such level is above such height limit. If there is more than one such structure, their aggregate frontage shall not exceed the frontage length above permitted at any given level.

(d) If the area of the building is reduced so that above a given level it covers in the aggregate not more than 25 per cent. of the area of the lot, the building above such level shall be exempted from the foregoing provisions of this article. Such portion of the building may be erected to any height, provided that the distance which it sets back from the street line on each street on which it faces, plus half of the width of the street, equals at least 75 feet. But for each one per cent. of the width of the lot on the street line that such street wall is less than such width of the lot, such wall may be erected four inches nearer to the street line.

(e) When at the time plans are filed for the erection of a building there are buildings in excess of the height limits herein provided within 50 feet of either end of the street frontage of the proposed building or directly opposite such building across the street, the height to which the street wall of the proposed building may rise shall be increased by an amount not greater than the average excess height of the walls on the street line within 50 feet of either end of the street frontage of the proposed building and at right angles to the street frontage of the proposed building on the opposite side of the street. The average amount of such excess height shall be computed by adding together the excess heights above the prescribed height limit for the street frontage in question of all of the walls on the street line of the buildings and part of buildings within the above defined frontage and dividing the sum by the total number of buildings and vacant plots within such frontage.

(f) Nothing in this article shall prevent the projection of a cornice beyond the street wall to an extent not exceeding five per cent. of the width of the street nor more than five feet in any case. Nothing in this article shall prevent the erection above the height limit of a parapet wall or cornice solely for ornament and without windows extending above such height limit not more than five per cent. of such height limit, but such parapet wall or cornice may in any case be at least five and one-half feet high above such height limit.

(g) The provisions of this article shall not apply to the erection of church spires, belfries, chimneys, flues or gas holders.

(h) Where not more than 50 feet of a street frontage would otherwise be subjected to a height limit lower than that allowed immediately beyond both ends of such frontage, the height limit on such frontage shall be equal to the lesser of such greater height limits.

(i) If an additional story or stories are added to a building existing at the time of the passage of this resolution, the existing walls of which are in excess of the height limits prescribed in this article, the height limits for such additional story or stories shall be computed from the top of the existing walls as though the latter were not in excess of the prescribed height limits and the carrying up of existing elevator and stair enclosures shall be exempted from the provisions of this article.

ARTICLE III—AREA DISTRICTS.

§ 10. **Area Districts.** For the purpose of regulating and determining the area of yards, courts and other open spaces for buildings hereafter erected, the City of New York is hereby divided into five classes of area districts: A, B, C, D and E; as shown on the area district map which accompanies this resolution and is hereby declared to be part thereof. The area districts designated on said map are hereby established. The area district map designations and map designation rules which accompany said area district map are hereby declared to be a part thereof. No building or part of a building shall be erected except in conformity with the regulations herein prescribed for the area district in which such building is located. Unless otherwise expressly provided the term rear yard, side yard, outer court or inner court when used in this article shall be deemed to refer only to a rear yard, side yard, outer court or inner court required by this article. No lot area shall be so reduced or diminished that the yards, courts or open spaces shall be smaller than prescribed in this article.

§ 11. **A Districts.** In an A district a court at any given height shall be at least one inch in least dimension for each one foot of such height.

§ 12. **B Districts.** In a B district a rear yard at any given height shall be at least two

inches in least dimension for each one foot of such height. The depth of a rear yard at its lowest level shall be at least 10 per cent. of the depth of the lot, but need not exceed 10 feet at such level. An outer court or a side yard at any given height shall be at least one inch in least dimension for each one foot of such height. An outer court at any given point shall be at least one and one-half inches in least dimension for each one foot of length. But for each one foot that an outer court at any given height would, under the above rules, be wider in its least dimension for such height than the minimum required by its length, one inch shall be deducted from the required least dimension for such height for each 24 feet of such height. A side yard for its length within 50 feet of the street may for the purposes of the above rule be considered an outer court.

§ 13. **C Districts.** (a) In a C district a rear yard at any given height shall be at least three inches in least dimension for each one foot of such height. The depth of a rear yard at its lowest level shall be at least 10 per cent. of the depth of the lot but need not exceed 10 feet at such level. An outer court or a side yard at any given height shall be at least one and one-half inches in least dimension for each one foot of such height. An outer court at any given point shall be at least one and one-half inches in least dimension for each one foot of length. On a lot not more than 30 feet in mean width an outer court or a side yard at any given height shall be not less than one inch in least dimension for each one foot of such height, and an inner court at any given height shall be either (1) not less than two inches in least dimension for each one foot of such height or (2) it shall be of an equivalent area as hereinafter specified in section 17c.

(b) If the owner or owners of any part of a C district set aside perpetually for the joint recreational use of the residents of such part designated by them, an area at least equal to 10 per cent. of the area of such part in addition to all yard and court requirements for a B district, such part shall be subject to the regulations herein prescribed for a B district. Such joint recreational space shall be composed of one or more tracts, each of which shall be at least 40 feet in least dimension and 5,000 square feet in area and shall be approved by the Board of Appeals as suitable for the joint recreational use of such residents.

§ 14. **D Districts.** (a) In a D district a rear yard at any given height shall be at least four inches in least dimension for each one foot of such height. The depth of a rear yard at its lowest level shall be at least 10 per cent. of the depth of the lot, but need not exceed 10 feet at such level. If a building in a D district is located in a residence district as designated on the use district map, the depth of a rear yard at its lowest level shall be at least 20 per cent. of the depth of the lot, but need not exceed 20 feet at such level. However, for each one foot in excess of 10 feet of the depth of such rear yard at its lowest level, there may be substituted one foot of depth of unoccupied space across the whole width of the front of the lot at the curb level between the street line and the street wall of the building.

(b) In a D district an outer court or a side yard at any given height shall be at least two inches in least dimension for each one foot of such height. An outer court at any given point shall be at least two inches in least dimension for each one foot of length. On a lot not more than 30 feet in mean width an outer court or a side yard at any given height shall be not less than one and one-half inches in least dimension for each one foot of such height. On such lot an outer court at any given point shall be not less than one and one-half inches in least dimension for each one foot of length. On such lot an inner court at any given height shall be either (1) not less than three inches in least dimension for each one foot of such height or (2) it shall be of an equivalent area as specified in section 17c.

(c) In a D district no building located within a residence district as designated on the use district map shall occupy at the curb level more than 60 per cent. of the area of the lot, if an interior lot, or 80 per cent. if a corner lot. In computing such percentage any part of the area of any corner lot in excess of 8,000 square feet shall be considered an interior lot.

(d) If the owner or owners of any part of a D district set aside perpetually for the joint recreational use of the residents of such part designated by them, an area at least equal to 10 per cent. of the area of such part in addition to all yard and court requirements for a C district, such part shall be subject to the regulations herein prescribed for a C district. Such joint recreational space shall be composed of one or more tracts, each of which shall be at least 40 feet in least dimension and 5,000 square feet in area and shall be approved by the Board of Appeals as suitable for the joint recreational use of such residents.

§ 15. **E Districts.** (a) In an E district a rear yard at any given height shall be at least five inches in least dimension for each one foot of such height. The depth of a rear yard at its lowest level shall be at least 15 per cent. of the depth of the lot, but need not exceed 15 feet at such level. If a building in an E district is located in a residence district as designated on the use district map, the depth of a rear yard at its lowest level shall be at least 25 per cent. of the depth of the lot, but need not exceed 25 feet at such level. However, for each one foot in excess of 10 feet of the depth of such rear yard at its lowest level there may be substituted one foot of depth of unoccupied space across the whole width of the front of the lot at the curb level between the street line and the street wall of the building. In an E district on at least one side of every building located within a residence district there shall be a side yard along the side lot line for the full depth of the lot or back to the rear yard.

(b) In an E district an outer court or side yard at any given height shall be at least two and one-half inches in least dimension for each one foot of such height. On a lot not more than

50 feet in mean width an outer court or a side yard at any given height shall be at least two inches in least dimension for each one foot of such height. An outer court at any given point shall be at least two and one-half inches in least dimension for each one foot of length.

(c) In an E district no building located within a residence district as designated on the use district map shall occupy at the curb level more than 50 per cent. of the area of the lot, if an interior lot, or 70 per cent. if a corner lot, and above a level 18 feet above the curb no building shall occupy more than 30 per cent. of the area of the lot, if an interior lot, or 40 per cent. if a corner lot. In computing such percentage any part of the area of any corner lot in excess of 8,000 square feet shall be considered an interior lot.

§ 16. **Rear Yards.** (a) Except in A districts, for lots or portions of lots that are back to back there shall be rear yards along the rear lot lines of such lots wherever they are more than 55 feet back from the nearest street. Such rear yard shall be at least of the area and dimensions herein prescribed for the area district in which it is located at every point along such rear lot line. Within 55 feet of the nearest street no rear yards shall be required. No rear yard shall be required on any corner lot nor on the portion of any lot that is back to back with a corner lot.

(b) Where a building is not within a residence district as designated on the use district map, the lowest level of a rear yard shall not be above the sill level of the second story windows, nor in any case more than 23 feet above the curb level. Where a building is within a residence district the lowest level of a rear yard shall not be above the curb level, except that not more than 40 per cent. of the area of the yard may be occupied by the building up to a level 18 feet above the curb level. In the case of a church, whether within or without a residence district, such 40 per cent. may be covered up to a level of 30 feet above the curb level.

(c) Chimneys or flues may be erected within a rear yard provided they do not exceed five square feet in area in the aggregate and do not obstruct ventilation.

(d) Except in A districts, where a building on an interior lot between lots for which rear yards are required runs through the block from street to street or to within 55 feet of another street, there shall be on each side lot line above the sill level of the second story windows and in any case above a level 23 feet above the curb level a court of at least equivalent area at any given height to that required for an inner court at such height and having a least dimension not less than that required for an outer court at the same height.

(e) When a proposed building is on a lot which is back to back with a lot or lots on which there is a building or buildings having rear yards less in depth than would be required under this article, the depth of the rear yard of the proposed building shall not be required to be greater at any given level than the average depth of the rear yards directly back to back with it at such level, but in no case shall the depth of such rear yard be less at any height than the least dimensions prescribed for an outer court at such height.

§ 17. **Courts.** (a) If a room in which persons live, sleep, work or congregate receives its light and air in whole or in part directly from an open space on the same lot with the building, there shall be at least one inner court, outer court, side yard or rear yard upon which a window or ventilating skylight opens from such room. Such inner court, outer court or side yard shall be at least of the area and dimensions herein prescribed for the area district in which it is located. Such rear yard shall be at least of the area and dimensions herein prescribed for an inner court in the area district in which it is located. In an A district, such inner court, outer court, side yard or rear yard shall be at least of the area and dimensions herein prescribed for a court in such district. The unoccupied space within the lot in front of every part of such window shall be not less than three feet, measured at right angles thereto. Courts, yards and other open spaces, if provided in addition to those required by this section, need not be of the area and dimensions herein prescribed. The provisions of this section shall not be deemed to apply to courts or shafts for bathrooms, toilet compartments, hallways or stairways.

(b) The least dimension of an outer court, inner court or side yard at its lowest level shall be not less than four feet, except that where the walls within the lot bounding a side yard are not more than 25 feet in mean height and not more than 40 feet in length, such least dimension may be not less than three feet. Where any outer court opens on a street such street may be considered as part of such court.

(c) The least dimension of an inner court at any given height shall be not less than that which would be required in inches for each one foot of height for a rear yard of the same height, except that an inner court of equivalent area may be substituted for said court, provided that for such area its least dimension be not less than one-half of its greatest dimension. If an inner court is connected with a street by a side yard an amount equal to one-quarter of the area of such side yard may be deducted from the required area of the inner court. If the lot is not required under this resolution to have a rear yard, an outer court, not opening on a street, shall open at any level on an inner court on the rear line of the lot and such inner court shall be deemed a rear yard in such case.

§ 18. **Area District Exceptions.** (a) The area required in a court or yard at any given level shall be open from such level to the sky unobstructed, except for the ordinary projections of skylights and parapets above the bottom of such court or yard, and except for the ordinary projections of window sills, belt courses, cornices and other ornamental features to the extent of not more than four inches. However, where a side yard or an outer court

(Continued on page 118.)

MAKES REVISIONS IN AREA DISTRICTS

Commission Proposes Changes in the Bronx, Brooklyn and Queens—Manhattan and Richmond Remain Unchanged

THE Committee of the Whole of the Board of Estimate announces the changes that it will submit to the Board of Estimate at its meeting on July 25 in regard to the proposed zone plans of the Districting Commission, in so far as they affect the height district map or the use district map. A statement of proposed changes in the area district maps of the Bronx, Brooklyn and Queens is printed herewith. No changes are suggested in the area district maps of Manhattan or Richmond.

The changes announced affect the Riverdale, University Heights, Bedford Park, Edenwald and Country Club sections of the Bronx; the Bay Ridge, Dyker Heights, Ditmas Park West, Highland Park South and Coney Island sections of Brooklyn; the Jackson avenue section of Flushing, and the Powell's Cove and Rockaway Beach sections of Queens. The following is a detailed description of the areas affected. Maps showing these changes are on file in the office of the Committee on the City Plan, Room 501, Municipal Building.

Bronx Area Map.

1. New D District, Bedford Park, bounded as follows: Beginning at the intersection of the east side of the Grand Boulevard and Concourse with the west side of Mosholu Parkway South, thence south along the south side of Mosholu Parkway South; south along the west side of Decatur avenue; east along the south side of 201st street; south parallel to and 100 feet east of the east side of Decatur avenue; west parallel to and 100 feet north of the north side of Bedford Park Boulevard; south along the west side of Decatur avenue; west parallel to and 100 feet south of the south side of Bedford Park Boulevard; south parallel to and 100 feet east of the east side of Marion avenue; west parallel to and 100 feet north of the north side of 198th street; south along the west side of Marion avenue; west along the north side of 198th street; north along the east side of Bainbridge avenue; west parallel to and 100 feet south of the south side of Bedford Park Boulevard; north along the east side of the Grand Boulevard and Concourse at the point of beginning.

2. New D District, University Heights, bounded as follows: Beginning at the intersection of the south side of 183rd street with the west side of the Old Croton Aqueduct; south along the west side of the aqueduct; west along the north side of 180th street and 180th street prolonged; north along the easterly property line of the New York Central Railroad to a point just north of the intersection of Cedar avenue and Harlem River Terrace; north parallel to and 100 feet west of the west side of Cedar avenue to the prolongation of the south side of 182nd street; east along said prolongation and the south side of 182nd street; north along the east side of Park avenue; east along the south side of 183rd street to the point of beginning.

3. New D District, Riverdale, bounded as follows: Beginning on the west side of Riverdale avenue, 900 feet south of the south side of 246th street; west 110 feet; south parallel to and 110 feet west of the west side of Riverdale avenue and Spuyten Duyvil Parkway; west parallel to and 100 feet north of the north side of 239th street and its prolongation towards Riverdale avenue; south parallel to and 200 feet west of the west side of Independence avenue; east parallel to and 100 feet south of the south side of 237th street; north along the west side of Spuyten Duyvil Parkway to the south side of 237th street; east across Spuyten Duyvil Parkway in line with the south side of 237th street; north parallel to and 100 feet east of Spuyten Duyvil Parkway to and across Johnson avenue; east along the north side of 238th street to and across Riverdale avenue; north parallel to and 100 feet east of Riverdale

avenue to a point approximately opposite the place of beginning.

4. Changes in E District, Riverdale: The foregoing D District has been taken out of the Riverdale E District and the boundaries of the E District have been slightly altered so as to conform to the petition of the Park District Protective League and other owners. The revised boundary line is as follows: Beginning at the bulkhead line of the Hudson River 750 feet north of the north bulkhead line of Harlem River; east perpendicular to the bulkhead line of the Hudson River; east along the north side of Spuyten Duyvil Road; east and south along the north side of Johnson avenue; north along the west side of Kappock street; east parallel to and 100 feet south of the south side of Netherland avenue; east parallel to and 100 feet south of the south side of 227th street; north parallel to and 100 feet east of the east side of Edgell avenue; north along the west side of Johnson avenue; west along the south side of 232nd street; north along the west side of Fairfield avenue; north along the east side of Spuyten Duyvil Parkway; north along the east side of Netherland avenue; west across Spuyten Duyvil Parkway along the line of the south side of 237th street; south along the west side of Spuyten Duyvil Parkway; west parallel to and 100 feet south of the south side of 237th street; north parallel to and 200 feet west of the west side of Independence avenue; east parallel to and 100 feet north of the north side of 239th street and the north side prolonged towards Spuyten Duyvil Parkway; north parallel to and 110 feet west of Spuyten Duyvil Parkway and Riverdale avenue; east to a point 900 feet south of the south side of 246th street and the west side of Riverdale avenue; east across Spuyten Duyvil Parkway; east and south parallel to Spuyten Duyvil Parkway and 100 feet south and west of the south and west sides; east across Fieldston Road and along the north side of 242d street; east along the line of the public park out into Waldo avenue; north along the center line of Tibbett avenue prolonged; east along the north side of 244th street; north along the west side of Cayuga avenue; west along the south side of 246th street; north along the west side of Tibbett avenue; north along a line drawn between the center of the north end of Tibbett avenue and the center of the south end of Valles avenue to the south side of 253rd street; west along the south side of 253rd street; north parallel to and 100 feet east of Iselin avenue; west along the prolongation of the south side of 256th street and along the south side of the same street; north along the west side of Mosholu Parkway; west along a line parallel to and 500 feet north of 256th street; north along the west side of Netherland avenue; west along the south side of 261st street and its prolongation to the bulkhead line of the Hudson River; south along the bulkhead line of the Hudson River to the point of beginning.

5. New D District, Edenwald, bounded as follows: Beginning at the city line 100 feet south of Nereid avenue; west parallel to and 100 feet south of Nereid avenue; south through the middle of the block between Ely avenue and Bruner avenue; west parallel to and 100 feet south of Pitman avenue; south through the middle of the block between Wickham avenue and Gunther avenue; south parallel to and 100 feet east of Paulding avenue; east through the middle of the block between 226th and 227th streets; east parallel to and 100 feet north of Schieffelin avenue; north through the middle of the block between Edson avenue and Baychester avenue; east parallel to and 100 feet north of 233rd street; north parallel to and 100 feet west of Pratt avenue; north along the city line to the point of beginning.

6. New E District, around the Country Club, bounded as follows: Begin-

ning at the east end of the southern boundary of Pelham Bay Park at the shore of Eastchester Bay; west along the southern boundary of Pelham Bay Park; south parallel to and 100 feet east of Eastern Boulevard; east parallel to and 100 feet south of South Road; east along the north side of Fairmount avenue and the same prolonged to Eastchester Bay; north along the shore of Eastchester Bay to the point of beginning.

Brooklyn Area Map.

1. Bay Ridge E District. The northern boundary has been moved two blocks south so as to lie in the center of the block between 75th street and 76th street, extending from the bulkhead line west of the Shore Road to the existing line 100 feet east of Ridge Boulevard; whence it continues as at present east to a point 100 feet west of Third avenue; south parallel to and 100 feet west of Third avenue; west in the middle of the block between 77th and 78th streets; south parallel to and 100 feet east of Ridge Boulevard; east in the center of the block between 79th and 80th streets; south parallel to and 100 feet west of Third avenue, and so on as before.

2. Dyker Heights E District. The easterly boundary of this district has been moved from 100 feet east of Thirteenth avenue to 100 feet west of Thirteenth avenue, leaving both sides of this avenue wholly in D.

3. New E District, Ditmas Park West, bounded as follows: Beginning on the south side of Dorchester Road at the western boundary of the Ditmas Park E District; west along the south side of Dorchester Road; south along the east side of Stratford Road; east parallel to and 100 feet south of the south side of Ditmas avenue; south parallel to and 100 feet west of the west side of Westminster Road; east parallel to and 120 feet north of the north side of Newkirk avenue to the east property line of the Brighton Beach line, from which point the southerly boundary of the Ditmas Park E District has been moved north to a line 120 feet north of and parallel to the north side of Newkirk avenue to the east side of 17th street.

4. New D District, Highland Park South, bounded as follows: Beginning at the intersection of the south side of Jamaica avenue and the west side of Dresden street; south along the west side of Dresden street; east along the south side of Etna street; south along the west side of Force Tube avenue; south along the west side of Hale avenue; east along the south side of Ridge-wood avenue; south parallel to and 100 feet east of the east side of Hale avenue; west parallel to and 100 feet north of the north side of Arlington avenue; south along the west side of Elton street; west parallel to and 100 feet north of the north side of Fulton street; north parallel to and 100 feet west of the west side of Miller avenue and Miller place; west parallel to and 100 feet south of the south side of Sunnyside avenue; north parallel to and 100 feet east of the east side of Vermont avenue; west along the north side of Sunnyside avenue; north along the east side of Vermont avenue; south and east along the borough line; south along the west side of the National Cemetery; west along the north side of Jamaica avenue to the line of the west side of Dresden street and the point of beginning.

5. New A District, Coney Island, bounded as follows: Beginning at the bulkhead line of the Atlantic Ocean on the east side of 37th street, north along the east side of 37th street; east along the south side of Surf avenue to the west side of 5th street; south along the west side of 5th street to the Atlantic Ocean, and west to the point of beginning. Both sides of Surf avenue are now "A" between the east side of Stillwell avenue and the west side of 5th street.

(Continued on page 130.)

NEW AND USEFUL APPLIANCES

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

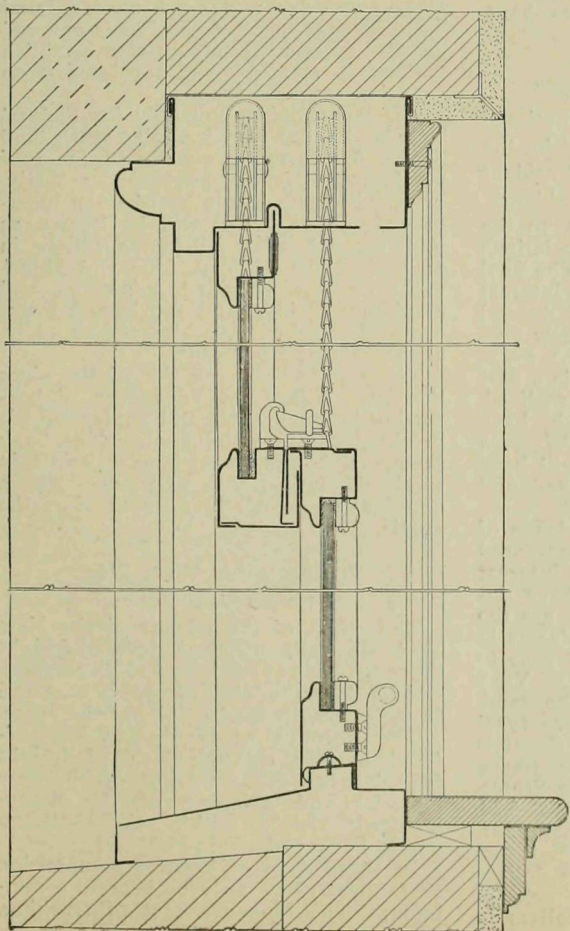
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Fire Retardant Windows.

NOTWITHSTANDING the millions of dollars spent annually for fire-fighting and fire preventive apparatus, alarm systems and devices to provide for the safety of the tenants in modern buildings, the conflagration risk is a constantly increasing hazard on property in all large cities. The fact has been demonstrated many times, often disastrously, that even the so-called fireproof building or at least its contents is unable to resist the sweep of a great fire.

Prominent among recent improvements in the line of fire-protective devices is the heavy gauge, hollow metal, fire retardant window designed for use on the street fronts of buildings. This window is the double hung type, with frames and sash constructed of 16 gauge galvanized iron, with the exception of the back lining of jambs and head, which are of 24 gauge iron. The head and sill are constructed of one piece of metal, exclusive of the enclosure strips in the head. The jambs are made with removable pulley stiles. The sill is formed with a raised stop covered with sheet zinc which forms on the outside a spring weather strip. The rails of the sash are constructed of one piece of metal and the center flanges of the pair of sash extend into and operate in the zinc lined grooves of the parting strip.

Windows of this type find a wide adoption in high class office and loft buildings, hotels and apartment houses, where the maximum of fire protection must be combined with the best mechanical and architectural features. This window has been especially designed to take the place of the copper-kalameined construction commonly used for street-front windows, and the manufacturer claims for his product advantages of greater serviceability and dependability at lower cost.



While the standard construction uses single light sash, this window can be supplied with sash divided for two or more lights by muntin bar construction. This window is adapted for the use of plate or polished wire glass, and can be supplied with or without the glass in place, as desired. The statement is made that this window is silent and easy of operation and further that the construction is so strong that the life of the window should equal the life of the building. One of the attractive features claimed for the window is that all surfaces except the interior of the meeting rails, are open and accessible, which makes them easy to clean and paint.

Properties of Concretes.

THE Bureau of Standards of the Department of Commerce has recently issued Technologic Paper No. 58, which deals with the properties of concrete and Portland cement mortars, under the title of "Strength and Other Properties of Concretes as Affected by Materials and Methods of Preparation." This paper includes the results of approximately 20,000 tests on about 300 aggregates consisting of limestone, granite, gravel and trap rock which are used for concrete material in various sections of this country. The results of these tests are of particular interest to architects, engineers, builders and other users of concrete, since it is pointed out that with the same aggregates a variation in strength of as much as 100 per cent. may result owing to the lack of proper precautions in mixing and placing the material. The effect on the compressive strength of each of these factors, such as, type of aggregate, method of mixing, method of moulding, consistency, density, method of storing or curing conditions and many other conditions which would affect the mass are studied separately and the results are graphically shown in tables and diagrams. Among the most important conclusions to be derived from the results of these tests is the fact that the use of too great an amount of mixing water, which is quite common in present day construction, accounts for many concrete failures. The use of an excessive amount of mixing water may result in a reduction in strength as great as would result from a reduction of 50 per cent. in the amount of cement used. The results tabulated in this paper indicate that proper methods of mixing and fabrication are as important to the mass as good cement and aggregate in the production of a concrete of the best quality.

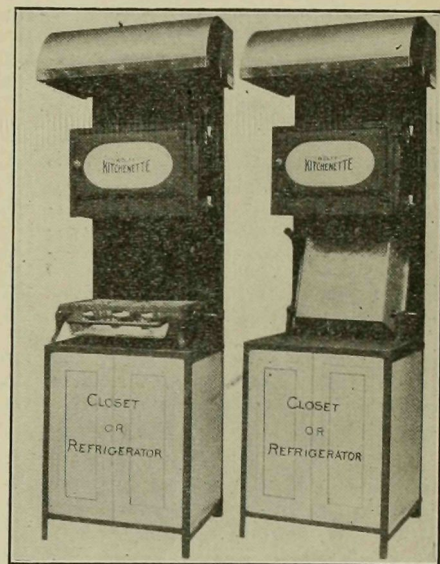
Asbestos-Cement Paint.

THERE has recently appeared on the market a composition known as asbestos-cement paint which is said to serve both the purpose of a cement and a paint. The product is a liquid, composed of gums, oils and asbestos fiber, and contains no grit, sand or artificial filler. The manufacturer claims this composition to be elastic, durable and weatherproof, and that it will cover and protect surfaces of any nature. The further claim is made that the material will fill and seal all pores, holes and cracks or other defects in com-

position, metal or shingle roofing. This paint will not become very thin during hot weather and will not crack in cold weather; furthermore, it is odorless when dry and will not discolor or impart a taste to rain water.

Kitchenette Gas Range.

THE modern trend toward light housekeeping apartments has been responsible for the introduction of a number of interesting devices designed to increase the comfort of the dwellers in this type of building. Among the recent innovations of this character is the kitchenette gas range, the principal feature of which is the fact that it does not occupy valuable floor space. This range consists of a three-star burner flat plate which is set on the top of a kitchen closet or refrigerator. The burner is constructed with a swinging device and solid gas connection that, when not in use, swings back toward the wall and allows the top of the cabinet or refrigerator to be utilized as a table. On this top a fluted drainboard can be placed if desired for the purpose of washing dishes. The appliance is provided with metal shields so that if placed on the top of a refrigerator it remains cold under the gas burners. The device is fur-



ther provided with a metal hood which complies with the requirements of the New York Tenement House Department and Fire Department. To complete the cooking equipment an eighteen-inch oven for broiling, baking and roasting is fastened to the wall. This range has been installed in a number of light housekeeping apartments in this city and has proved to be a very popular feature.

Nailing Blocks for Base Courses.

AMONG the devices of interest to building contractors which have recently been brought out, is a solid nailing block for base courses in interior partitions of hollow terra cotta blocks, which has been designed to hold nails rigidly. Many builders have, in the past, experienced serious trouble with woodwork getting loose, and in many cases becoming detached from the partitions. In many cases of this kind it has been practically impossible to bring the woodwork back into place. Structures in which these nailing blocks have been installed are said to be entirely free from any trouble of this nature. These nailing blocks can be used in connection with any type of hollow block partition, and are desirable wherever it may be found necessary for nailing purposes.

Lusterless Wood-Finishing Coat.

AMONG the recently developed paint specialties is a lusterless finish for stained woods. This material has been compounded in such a manner so as to be colorless and its application gives no appearance of body. The product is the direct result of a demand for a damp-proof protecting coat which will not change the tone of the stains or emphasize the finish. The manufacturer claims that this material answers this purpose in every respect.

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No investigation is at the moment being made in New York by any committee from the State Legislature. Is it a permanent or only a temporary relief? Things seem unusually quiet with no absorbing legislative questions pending.

With the institution of the Board of Standards and Appeals the activities in this city of the State Industrial Commission have come to an end. The Legislative Factory Investigating Commission, which for a number of years in succession held hearings here in the summer season and framed many amendments to the Labor law, has ceased from its labors altogether. Mr. Elkus, its counsel, goes to Turkey as Ambassador. The wave of welfare legislation which followed the Triangle holocaust has passed over.

During the suburban real estate boom of ten years ago numerous large tracts in Nassau County were laid out in small building lots. A great many more sites were offered than home-seekers could use, or cared to use, so far from the city, and were either left on the hands of the developers or abandoned to the tax collector by the purchasers. A large number will be sold for taxes at the Minneola court house beginning today. About 1460 pieces altogether are listed, of which thirty are acreage plots. It might be termed a remnant sale.

It is not unusual for an architect to show a client a model of the building to be erected, and sometimes the model is made a part of the contract with the builder. The question has been raised in the case of the model of the Riverside Park improvements, if it is to be a part of the contract also? No doubt all the parties concerned have every intention and ample ability to visualize every feature of the landscape depicted in the model. Certainly the corporation which gave the city the beautiful Grand Central gateway is not going to both its West Side improvements.

Subway Disappointments.

The delays of the Public Service Commission are proving costly. The long period of time which elapsed before the commission could decide to connect the Lexington avenue subway with the existing line in Park avenue by means of a diagonal tunnel under the Grand Union Hotel is one instance of delay. And the long time it hesitated before deciding to place the express station of the Broadway subway at 42nd street, instead of at 47th, is another. These were wise conclusions, for which the commissioners are deserving of credit, but they would have deserved more had they been more alert and forehanded.

The consequence in the case of the Lexington avenue subway is that while the original section contracts are practically completed, the short diagonal connection, over which the commissioners hesitated so long, is scarcely more than half completed, according to the last official progress report. Not being usable without the connection, this great series of underground and elevated lines, equal in extent to the first subway system, stands idle, but the interest upon the many millions of tax money invested in it runs on.

While the large revenue from its operation would have been a welcome return to the taxpaying public, this would not have been the only resulting income. Real estate improvements in the territories to be served would by this time have been in full progress, giving business and employment to thousands of men in real estate activities, enhancing values and adding to the taxable property of the city.

Another misfortune is that the delayed operation of this part of the Dual System makes more probable that the great areas of land to be opened to habitation in the various boroughs will come upon the market all at once, and so withhold from the developers of any particular section an advantage that might have come to them from being first in the market with their product. For the property owners of the central borough, at least, this advantage would have been only a fair reward for bearing the greater part of the cost of providing rapid transit for the suburbs.

Failure to fully reckon upon overhead charges and to keep them down to the lowest possible minimum is something the taxpaying public had a right to think the Public Service Commission and its great staff of experts would not have been chargeable with.

A New System of Farm Loans.

The system of land banks and national farm loan associations established by the act of Congress which the President signed this week bears a resemblance, though not perhaps a close one, to the local building and loan associations which we all are familiar with. The final good to come from it is a lower interest rate to borrowers, and this will depend upon the favor with which the new system is received by the public. A great transference of farm mortgages is a natural anticipation. Should it be realized, the insurance companies which have openly avowed a preference for Western and Southern farm mortgages will have to make a shift that is likely to redound to the benefit of urban real estate.

During the last few years the loans of life insurance companies have increased the most in those States where interest rates are highest, and they have increased the least where the rates are the lowest. Thus, their loans upon farms in the State of Iowa amounted last year to 139 million dollars, but in New York State they totaled only ten thousand, one hundred dollars (\$10,100). The average interest rate on the Pacific Coast is 7 per cent.; in the South Atlantic States, 6 per cent.; in the Northwestern States, 5.4; in the Middle Atlantic States, 5.79, and in New England, only 5 per cent. One hundred and forty-eight life insurance companies have 654 million dollars invested in farm loans, and the banks of the country have 542 million dollars in

farm loans. From this one may judge that the effect of the new legislation will be far-reaching, not to say revolutionary, should the prediction of a general transference of mortgages be fulfilled.

The new law establishes a Federal Farm Loan Board, charged with the execution of the act. This board will divide the continental United States into twelve districts, to be known as Federal land bank districts, each to contain a Federal land bank under the management of twelve directors to be appointed by the Farm Loan Board. Farm loan associations, limited and unlimited, will have representation in the directorate of the land banks. Every bank will have a subscribed capital of \$500,000 or more, divided into ten-dollar shares, which may be subscribed for by any individual, firm or corporation, or by the U. S. Government. It will be a depository of public money and a fiscal agent of the Government.

National farm loan associations will be organized by persons desiring to borrow money on farm mortgage security, somewhat after the manner of building and loan associations. The directors and all the officers, except the secretary-treasurer, will serve without compensation. Members of the associations may borrow from two hundred dollars to ten thousand dollars each, the loans to be secured by first mortgages, which are to run for a period of at least five years and not exceeding thirty-six years. Provision is made for the extinguishment of every mortgage loan at the option of the borrower, in whole or part, after five years. The rate of interest charged for such loans is not to exceed the legal rate fixed by law for loans by national banks. Shares in loan associations will have the par value of \$10 each. One share will entitle a member to borrow \$200, and with five shares he may borrow \$1,000.

The loans may be used (a) to purchase a farm or a home, (b) to purchase equipment, fertilizer and livestock, (c) to provide buildings for the improvement of farm lands, and (d) to liquidate indebtedness. No loan is to exceed 50 per cent. of the value of the land mortgaged.

The land banks will have power to issue and sell farm loan bonds, buy them for their own account, and retire them at or before maturity; also to invest its funds in the purchase of qualified first mortgages on farm lands situated in its own territory, and to empower farm land associations to collect and pay over interest, amortization installments and other sums due under the covenants of the mortgages and of the bonds secured thereby. Land banks may also establish savings departments and pay interest on deposits.

The law provides not only for Federal land banks, but also for joint stock land banks, for carrying on the business of lending on farm mortgage security. They will issue bonds based upon mortgages. These bonds will be known as joint stock bonds. All bonds will be in denominations of \$100, \$500 and \$1,000, will run for specified minimum and maximum periods, and will have interest coupons attached, payable semi-annually, at the rate of 5 per cent.

The arrangement, on the whole, gives the farm owner the advantage of borrowing in small sums and paying off his indebtedness in installments. The bank shares and mortgage bonds, being in small denominations, will constitute a popular form of investment for the public.

Prospects for West Side.

Editor of the RECORD AND GUIDE:

The effect of the advent of the New York Central's marginal elevated freight line, between Canal and 30th streets, will be the upbuilding of warehouses and factories on the land adjoining the route.

The Borough of Manhattan has suffered heavily through lack of freight facilities for the receiving of the raw material and shipping of the manufactured article within the building which houses the manufacturer.

In these days of keenest competition costs must necessarily be kept to a minimum. The immense cost of trucking,

rehandling, delays, loss and breakage have militated against the New York manufacturer competing with outsiders who do not suffer from these mercantile disadvantages, but whose freight, incoming and outgoing, is received and delivered right at their doors.

The cost of trucking alone amounts to an enormous figure. One large concern which left Manhattan some years ago because of the absence of freight facilities, estimated its saving of trucking and kindred charges at \$100,000 per annum. This drayage expense will be largely eliminated by the railroad spurs which will enter the new buildings to be erected.

Low land values will admit of reasonable rents. With easy and convenient access to the North River piers, and economy and speed secured in the buildings tapped by the new freight line, it is obvious that the antiquated and useless buildings on the route will be displaced by a great number of new buildings of large floor area. There is an unsupplied and unsuppliable demand for such space. Due to this demand, the improvement of the Greenwich Village and Chelsea districts, which has been healthily slow, will go forward on high gear.

A low rent is gradually being recognized by the loaning institutions as an asset, so that the financing of these efficiency buildings will be easier than was formerly the case. Stability and permanence of income, even if emanating from buildings on low priced land, are now regarded as virtues.

The high water mark in fireproof construction has undoubtedly been reached, judging the future by the past. The buildings which the Central's new freighting facilities will help create will represent the acme of such construction. They will afford the maximum of protection to human life and obtain the minimum of insurance rates. They will rent most readily and prove most excellent investments for buyers and loaners.

The Borough of Manhattan will profit hugely by the new freight line.

WM. D. KILPATRICK.

Threatens New York City's Commerce.

Editor of the RECORD AND GUIDE:

An application which seriously threatens the commerce of the City of New York has been made to the Interstate Commerce Commission on behalf of New Jersey by a committee on ways and means appointed by the Governor of New Jersey, the Board of Commerce and Navigation of the State of New Jersey, and the cities of Newark, Jersey City, Hoboken and Elizabeth.

New York, under the leadership of the Merchants' Association, is preparing to combat the application by every means in its power. Not only are the commercial organizations thoroughly aroused to the danger to New York's commercial supremacy which New Jersey's contentions conceal, but both the city and the State are closely watching the proceeding with a view of taking action for the protection of the city's commerce.

The application, which is filed by George L. Record as attorney, asks, among other things, that the Interstate Commerce Commission order the terminals of the trunk line railroads, both physical and in the matter of rates, to be located in New Jersey instead of New York City as at present; and that, in place of the present identical rates, new rates be established lower than those charged by the same lines on traffic to and from New York and Brooklyn, to the extent of the difference of the cost of service.

This difference would equal the cost of lighterage or other means of transfer, which is now included in the through rate in the case of freight shipped to or from New York City. The proceeding is directed against all the trunk line railroads entering New York City, including the New York Central.

The danger to New York's commerce involved in the application has been recognized by the Merchants' Association, which has directed its Traffic Bureau to ask permission to intervene in the case

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin, President New York Building Managers' Association.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 103.—*Lease made for a period of eighteen years with the right to cancel at the option of the tenant only, at the end of five years, is the broker entitled to a commission on a lease for eighteen years, or five years?*

R. E. F.

Answer No. 103.—The broker is entitled to the commission on the five-year term of the lease—and if the tenant does not exercise the option contained

for the protection of the interests of New York's shippers. The City of New York, officially, and commercial organizations are also taking cognizance of the application.

Among the allegations set forth in the complaint in which the interests of Greater New York are directly concerned are the following:

1. That the rates for the transportation of property to and from New Jersey cities are the same as those published to and from New York and Brooklyn, and in charging New York rates, which provide for compensation for extra terminal service performed on New Jersey traffic, where this cost is not incurred, the cost is saved to the carrier, and the existing rates are therefore unjust and unreasonable.

2. On shipments from and to New York and Brooklyn handled by the auxiliary terminals of the railroad in New York harbor, viz., the Bush Terminal Company, the New York Dock Company, the Brooklyn Eastern District Terminal, the Jay Street Terminal and the Harlem Transfer Company, the rates are the same as to and from New Jersey cities, notwithstanding payments made to these auxiliary terminals for station facilities and service, and for transportation by water between the railroad terminals and the receiving and delivering stations of such auxiliary terminal companies, that such adjustment of rates and allowances results in unjust and unreasonable rates to and from New Jersey cities.

3. Discrimination against shipments reconsigned by rail to interior points in New Jersey, in favor of those reconsigned by water to points in New York harbor within the lighterage limits.

4. Discrimination in the matter of fast freight or package car service rendered to New York shipments as compared with New Jersey shipments.

5. Discrimination against New Jersey and in favor of New York and Brooklyn as to free time.

The Merchants' Association will intervene in the case in order that New York City's side may be presented. The courts have held that the Interstate Commerce Commission must make its decisions upon the evidence submitted to it. Unless New York's case is presented, therefore, the commission might have to decide in favor of the petitioners and the case would thus go against New York by default. The matter is looked upon by the officers of the association and by all who are familiar with the shipping situation in this city as of the highest importance.

S. C. MEAD,

—Time has fully proved that it was a business error not to make the subdivisions of generous size when dividing large tracts of farmland, in rural districts, for city buyers. The real country home must have room for a garage, a garden patch and a blue-grass lawn, or it is passed by in the market.

in the lease to cancel at the expiration of five years, then the broker is entitled to a commission on the balance of the term of the lease.

Question No. 104.—(1) *What is the status in regard to the bridge over the Hudson River to New Jersey?* (2) *Has the project been abandoned, or is it still under advisement?* (3) *Who are the members of the Commission, if one exists?* (4) *Have they made a report recently?* (5) *What action, if any, was taken by the proper authorities, and who are they, State, city, or both?* (6) *Is the Federal Government to be consulted?* (7) *I remember reading in the papers about a tunnel project superseding the bridge. Is this true, or has the tunnel been abandoned?*

A. E. T.

Answer No. 104.—(1) In 1906, in response to a request from the State of New Jersey the New York State Legislature passed an act creating a commission to confer with the Governor and Legislature of the State of New Jersey, for the purpose of developing a system of transit between the City of New York and the State of New Jersey. Governor Higgins appointed as the commission the following: McDougall Hawkes, E. W. Bloomingdale and Alexander J. Shamburger, of New York. Various supplemental acts have been passed. The Legislature of New Jersey in 1908 created a commission for the same purpose, and in 1912 an amended act created the New Jersey Interstate Bridge and Tunnel Commission to succeed to the powers of the first commission. Amendatory acts have been passed. Borings and investigations have been made and several reports to both legislatures. Under the Act of 1914 (Chap. 245, Laws of New Jersey) any three or more counties of New Jersey, whose territory is contiguous and one of which is partially bounded by a navigable stream or river, which stream or river is one of the boundaries of the State, may join together as provided in this act for the purpose of constructing and maintaining across such stream or river one or more bridges or tunnels, as may be suitable or necessary, to provide passage across or under such stream or river for traffic of all kinds. The counties of Bergen and Hudson, in New Jersey, have since taken advantage of the provisions of this act and have adopted, through their Freeholders, resolutions favoring the appointment of the new commissions with increased powers and making the necessary appropriations for preliminary expenses. The matter is now pending in Essex County with the likelihood of early favorable action.

(2) The project has not been abandoned.

(3) The members of the commissions are: For New York, George R. Dyer, chairman; E. W. Bloomingdale, McDougall Hawkes, A. J. Shamburger, F. J. H. Kracke; for New Jersey, W. H. Noyes, chairman; J. Hollis Wells, DeWitt Van Buskirk, George Limouze, John J. O'Leary.

(4) The last report of both commissions was made to the respective legislatures in 1914, copies of which can be secured at the office of the New York Commission, known as the New York State Bridge and Tunnel Commission, 115 Broadway.

(5) This question has already been answered.

(6) The approval of the Secretary of War is necessary before a bridge or tunnel can be built across any navigable stream or river. The project must, of course, have the approval of Congress.

(7) The commissions are still considering both phases of this project.

Question No. 105.—*When did the mortgage recording tax law become operative and how does it affect mortgages.*

W. A.

Answer No. 105.—Section 253 of the Tax Law imposes a tax of 50 cents per \$100 and fractions of principal debt secured by mortgage on real property within this State on each mortgage recorded after July 1, 1906. Mortgages on which the tax is not paid cannot be foreclosed. The term of the statute is indefinite, i. e., until repealed. Prior to 1905 mortgages were taxed as personalty. The Legislature of 1905 passed an act taxing mortgages one-half of one per cent, annually, from July 1, 1905. The Legislature of 1906 repealed this act, substituting the existing act which became operative on July 1, 1906.

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**Cost of Building Has Increased, But
Lower Land Values Have Saved Situation**

By G. RICHARD DAVIS, of A. L. Mordecai & Son

THE conditions surrounding the building industry in this city, more particularly that relating to buildings built for sale to investors, is much better than it has been for the past two years. It is quite true that the cost of building has increased considerably in that time, but the present slowly but surely increasing demand for investment in well constructed and planned new buildings proves conclusively an axiom so often stated, that the cost of a building does not determine its value.

There has been a great readjustment in values throughout the city. Land has depreciated considerably in all but a few locations. With the coming of bad times, building construction became cheap, and during a short period it was possible to buy land and build buildings at a lower total cost than ever before; but with the return of prosperity these conditions have rapidly disappeared.

While land values have not as yet risen, there has been a great increase in the cost of material and a slight increase in the cost of labor. In my opinion, the cost of constructing a new building over what it could have been built at the low ebb above referred to varies from fifteen to twenty-five per cent., according to the class of buildings considered. This, however, is not a fair index. The low point of cost was too low; the present cost is too high. There is no doubt, however, that, while the present value of materials will recede in price, the increased cost in labor, which is due to the rise in wages in some of the trades, will never be less, and that the increased cost of construction has come to stay.

To offset this increased cost in building, land values have decreased. This has saved the situation. Were this not so, it would be impossible to continue producing new buildings to compete with the older ones, either for selling purposes or in rentals. On the other hand, it has had the effect of stabilizing values of all well improved property. For instance, an apartment house built two years ago with land at a high figure and the building at a low cost about equals in total cost of production the cost today of a building erected now under the present higher cost of construction but lower land cost.

As a result, owners of improved property have been able to maintain their rents and the builders of new buildings have been able to at least maintain previous schedules and in a number of localities are getting even more. This all has had the result of making more staple values and more settled conditions in both the building industry and in real estate. The only danger to the present situation is the continuous demand of labor for increased wages. This makes it difficult to foresee just what projected buildings will cost and is the one uncertain item we have to deal with at present.

I am quite sure that material has reached its top notch price and will soon recede. The tremendous demand for all kinds of material, all kinds of labor, and the immense amount of new factories constructed throughout the East, has made it most difficult for all builders this year to obtain common labor, masons, brick, cement, terra cotta, etc., without paying excessive prices for immediate delivery and quick work, and the high price of steel is well known. The latter, however, has softened and is undoubtedly less in price than it was two months ago.

The new Building Code has had no effect on building construction up to the present time. However, the proposed new ordinances affecting the heights of buildings and the size of courts and yards will seriously affect building construction. It will take some time for real estate to adjust itself to the new

conditions created by these new laws; and, likewise, architects and builders will find difficulty in knowing just what can be done, and will have many problems to solve before they can successfully plan apartment houses, hotels and business buildings on the most economic lines.

At the present time, the methods of building these buildings, both from the architectural and constructors' standpoint, has become more or less standardized. With the heights of buildings restricted, and the area of courts and yards increased, there is no doubt that it will materially affect the planning of buildings. In my opinion, it will tend to increase intensive construction as regards height; that is, the height of ceilings will be decreased so as to get as many stories within the restricted height area as possible.

There will be an economic saving in this respect, but the people of this city will have to adjust themselves to the new condition by accepting lower ceilings in their homes, offices and workshops than heretofore. They however will be compensated for this by wider courts and yards. I am personally of the opinion that a ceiling nine feet high is as useful from a standpoint of ventilation and light as a high ceiling, as far as small spaces are concerned, such as offices, living-rooms, sleeping quarters, etc. In large workshops, lofts and factories and hospitals, increased ceiling heights increase the cubic air space, and where a large number of people are congregated make for better ventilation. There will probably be need of some restrictive requirements as to ceiling heights in the amended code, giving a minimum height for all ceilings, as there is now in the Tenement House Law.

I am of the opinion that the Building Heights Commission has gone entirely too far in its requirements for yards and courts, as far as apartments and tenement houses are concerned. It has overlooked economic conditions too much in trying to obtain the best possible sanitary ones.

The new ordinances have not yet been definitely adopted, and I am in hopes that there will be such necessary amendments to them as will overcome this difficulty.

ZONE RESOLUTION.

(Continued from page 113.)

opens on a street a cornice may project not over five feet into such side yard or outer court within five feet of the street wall of the building.

(b) An open or lattice enclosed iron fire escape, fireproof outside stairway or solid-floored balcony to a fire tower may project not more than four feet into a rear yard or an inner court, except that an open or lattice enclosed iron fire escape may project not more than eight feet into a rear yard.

(c) A corner of a court or yard may be cut off between walls of the same building provided that the length of the wall of such cut-off does not exceed seven feet.

(d) An offset to a court or yard may be considered as at part of such court or yard provided that it is no deeper in any part than it is wide on the open side and that such open side be in no case less than six feet wide.

(e) If a building is erected on the same lot with another building the several buildings shall, for the purposes of this article, be considered as a single building. Any structure, whether independent of or attached to a building, shall for the purposes of this article be deemed a building or a part of a building.

(f) If an additional story or stories are added to a building existing at the time of the passage of this resolution, the courts and yards of which do not conform to the requirements of this article, the least dimensions of yards and courts shall be computed from the top of the existing yard or court walls, as though they were of the prescribed dimensions at such heights and the carrying up of existing elevator and stair enclosures shall be exempted from the provisions of this article.

ARTICLE IV

GENERAL AND ADMINISTRATIVE

§ 19. Interpretation; Purpose. In interpreting and applying the provisions of this resolution, they shall be held to be the minimum requirements adopted for the promotion of public health, safety, comfort, convenience and general welfare. It is not intended by this resolution to interfere with or abrogate or annul any rules, regulations or permits previously adopted or issued or which shall be adopted or issued pursuant to law relating to the use of

buildings or premises; nor is it intended by this resolution to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this resolution imposes a greater restriction upon the use of buildings or premises or upon height of buildings or requires larger yards, courts or other open spaces than are imposed or required by such rules, regulations or permits or by such easements, covenants or agreements, the provisions of this resolution shall control.

§ 20. Rules and Regulations; Modifications of Provisions. The Board of Standards and Appeals, created by chapter 503 of the laws of 1916, shall adopt from time to time such rules and regulations as they may deem necessary to carry into effect the provisions of this resolution. Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the provisions of this resolution the Board of Appeals shall have power in a specific case to vary any such provision in harmony with its general purpose and intent, so that the public health, safety and general welfare may be secured and substantial justice done. Where the street layout actually on the ground varies from the street layout as shown on the use, height or area district map, the designation shown on the mapped street shall be applied by the Board of Appeals to the unmapped streets in such a way as to carry out the intent and purpose of the plan for the particular section in question. Before taking any action authorized in this section the Board of Appeals shall give public notice and hearing.

§ 21. Unlawful Use; Certificate of Occupancy. It shall be unlawful to use or permit the use of any building or premises hereafter created, erected, changed or converted wholly or partly in its use or structure until a certificate of occupancy to the effect that the building or premises or the part thereof so created, erected, changed or converted and the proposed use thereof conform to the provisions of this resolution, shall have been issued by the superintendent of buildings of the borough in which such building or premises is located, or in any case of a tenement house as defined in the Tenement House Law by the tenement house commissioner. In the case of such buildings or premises it shall be the duty of the superintendent of buildings or the tenement house commissioner, as the case may be, to issue a certificate of occupancy within ten days after a request for the same shall be filed in his office by any owner of a building or premises affected by this resolution, provided said building or premises, or the part thereof so created, erected, changed or converted, and the proposed use thereof conforms with all the requirements herein set forth. Under rules and regulations of the Board of Standards and Appeals a temporary certificate of occupancy for a part of a building may be issued by the superintendent of buildings or the tenement house commissioner as the case may be. Upon written request from the owner, the superintendent of buildings or the tenement house commissioner, as the case may be, shall issue a certificate of occupancy for any building or premises existing at the time of the passage of this resolution certifying after inspection the use of the building or premises and whether such use conforms to the provisions of this resolution.

§ 22. Enforcement. Legal Procedure, Penalties. This resolution shall be enforced by the tenement house commissioner, the fire commissioner and by the superintendent of buildings in each borough under the rules and regulations of the Board of Standards and Appeals. The tenement house commissioner shall enforce the provisions herein contained in so far as they affect or relate to tenement houses as defined by the Tenement House Law. The superintendent of buildings shall in each borough enforce the provisions herein contained in so far as they relate to buildings or premises other than tenement houses. The fire commissioner shall enforce the provisions herein contained in so far as they relate to the use of completed buildings or premises, or part thereof, other than tenement houses. For any and every violation of the provisions of this resolution or of the rules and regulations adopted thereunder, the owner, general agent or contractor of a building or premises where such violation has been committed or shall exist, and the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, and the owner, general agent, contractor, lessee or tenant of any part of a building or premises in which part such violation has been committed or shall exist, and the general agent, architect, builder, contractor or any other person who commits, takes part or assists in such violation or who maintains any building or premises in which any such violation shall exist, shall be liable to the same legal procedure and the same penalties as are prescribed in any law, statute or ordinance for violations of the Building Code, and for such violations the same legal remedies shall be had and they shall be prosecuted in the same manner as prescribed in any law or ordinance in the case of violations of said Building Code.

§ 23. Amendments, Alterations and Changes in District Lines. The Board of Estimate and Apportionment may from time to time on its own motion or on petition, after public notice and hearing, amend, supplement or change the regulations and districts herein established. Whenever the owners of 50 per cent. or more of the frontage in any district or part thereof shall present a petition duly signed and acknowledged to the Board of Estimate and Apportionment requesting an amendment, supplement, change or repeal of the regulations prescribed for such district or part thereof, it shall be the duty of the Board to vote upon said petition within 90 days after the filing of the same by the petitioners with the secretary of the Board. If, however, a protest against such amendment, supplement or change be presented, duly signed and acknowledged by the owners of 20 per cent. or more of any frontage proposed to be altered, or by the owners of 20 per cent. of the frontage immediately

in the rear thereof, or by the owners of 20 per cent. of the frontage directly opposite the frontage proposed to be altered, such amendment shall not be passed except by the unanimous vote of the Board. If any area is hereafter transferred to another district by a change in district boundaries by an amendment, as above provided, the provisions of this resolution in regard to buildings or premises existing at the time of the passage of this resolution shall apply to buildings or premises in such transferred area existing at the time of passage of such amendment.

§ 24. Completion and Restoration of Existing Buildings. (a) Nothing herein contained shall require any change in the plans or construction or in the designated use of a building for which a building permit has been heretofore issued, or plans for which are on file with the building superintendent or with the tenement house department at the time of the passage of this resolution, and a permit for the erection of which is issued within three months of the passage of this resolution and the construction of which, in either case, has been prosecuted or is diligently prosecuted within a year of the date of such permit, and the ground story framework of which, including the second tier of beams, shall have been completed within such year, and which entire building shall be completed according to such plans as filed within five years from the date of the passage of this resolution.

(b) Nothing in this resolution shall prevent the restoration of a building wholly or partly destroyed by fire, explosion, act of God or act of the public enemy or prevent the continuance of the use of such building or part thereof as such use existed at the time of such destruction of such building or part thereof or prevent a change of such existing use under the limitations provided in Section 6. Nothing in this resolution shall prevent the restoration of a wall declared unsafe by the superintendent of buildings or by a board of survey.

§ 25. When Effective. This resolution shall take effect immediately.

State Realty Convention.

Long Beach, Oct. 5, 6, 7, is announced as the place and time for the annual State realty convention under the auspices of

the Real Estate Association of the State of New York. The 1914 convention, held at the Hotel Astor, New York City, was the first convention in New York City and was addressed by Mayor Mitchel, Borough President Marks, Robert E. Dowling, then compensation commissioner; Vice-president William C. Breed of the Merchants' Association; President Lawrence McGuire of the Real Estate Board and Gage E. Tarbell, Abram I. Elkus, recently appointed Ambassador to Turkey; Joseph S. Schwab and many others, including municipal and State officials. Notable trips were made through Queens, the Bronx and Brooklyn.

Last year the twelfth annual convention was held at Saratoga Springs and an equally notable list of speakers participated in the discussions of public problems and of professional problems.

"This year," said L. D. Woodworth of New York, president of the association, "the State organization will meet on Long Island, where we have hundreds of members and where the realty developments as a whole are more numerous, exclusive and startling than anywhere else in the world, and the problems of the professional broker are there much accentuated. Furthermore, the commercial and governmental problems of Long Island are of special importance to the State, and Nassau County has been a leader in administrative reforms which are under discussion in all parts of the commonwealth.

"This convention is expected to be by far the largest gathering of realty interests in New York, for reasons which will be apparent as the plans develop. The discussions and entertainment will ap-

COMPARATIVE TABLE SHOWS FILINGS IN MANHATTAN TENEMENT HOUSES

FOLLOWING is printed a table giving the number of plans filed for new buildings in Manhattan for the first six months of 1916, together with corresponding periods from 1909 to date. It will be noticed that during the current year a greater number of plans have been filed than during any other corresponding period, with the exception of 1909, when the total reached \$40,617,000. This year's filings is double that of last year and practically two and a half times that of 1914.

PLANS FILED FOR NEW TENEMENTS IN MANHATTAN FROM JAN. 1ST TO JUNE 30TH, IN VARIOUS YEARS.

Year—	Plans.	Houses.	Cost.	Average per house.	Average No. of houses to each plan.
1909.....	261	317	\$40,617,000	\$124,972	1.21
1910.....	112	135	19,307,000	135,600	1.10
1911.....	85	106	13,896,000	131,094	1.25
1912.....	78	99	13,187,000	133,202	1.27
1913.....	87	120	17,536,200	146,135	1.38
1914.....	61	77	9,301,000	120,800	1.27
1915.....	88	113	10,993,000	97,274	1.30
1916.....	109	141	21,704,500	153,932	1.30

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Secretary George S. Horton, of Brooklyn, will be ready within a few days to make announcement of the several special committees which will have in hand the details of the convention. Headquarters will be at the Hotel Nassau, on the boardwalk and ocean beach.

Suburban Highways.

As the automobile caused the improvement of suburban and rural highways, so are motorboats causing the improvements of suburban waterways and thereby making suburban life more attractive.

The automobile caused acreage in central Long Island that was remote from a railroad to be improved with palatial homes and to augment in value. Wheatley Hills, Cold Spring, the shore front of Huntington, Oyster Bay and the picturesque country east of them and skirting the Sound were brought within easy traffic contact by the automobile. Real estate men generally assert that the convenience of the automobile has added three hundred per cent. to property values in the areas mentioned and that it has given all the utility to some properties previously considered too remote.

What the automobile has done for the attractiveness of the north shore and central section of Nassau and Suffolk Counties the motorboat is doing for the waters of the south shore of Nassau County. What the south shore lacks in natural beauty it offsets by its contiguity to the sea and its natural facilities for nautical pleasures.

The selling of easily navigated motorboats at prices within the means of the average well-to-do man has caused an extensive use of waterways; and that, in turn, has caused thousands of suburban homeseekers who own motorboats to buy homes near creeks and streams leading into Hempstead Bay whose shore line is within twenty-five miles of New York City.

At the inception of the popularizing of the motorboat the waterways leading to the bays of the south side of Nassau County were in their natural state: irregular in their course and of variable width and depth. And yet, in spite of these drawbacks, the waterways were used by motorboat owners who wished to reside in a territory within easy reach of Manhattan.

The first extensive improvement and reclamation of a south side waterway was at Woodmere when the M. Morgenthau interests developed the Burton holdings there a decade ago. Subsequently the developers of Long Beach planned the Reynolds Channel through Hempstead Bay, immediately to the north of the built-up part of Long Beach. This channel was commenced, but it is not finished. Later the township of Hempstead did considerable dredging and deepening of waterways at Freeport and in the middle of the bay. These latter improvements have been spasmodic and dependent on the wisdom or unwisdom of town boards.

The first development of a chain of waterways adjacent and flowing into Hempstead Bay was at Baldwin Harbor, on the mainland directly opposite Long Beach. The demand of motorboat owners has been and is for home sites or homes convenient to a busy railroad line and yet on or handy to the shore.

Three years ago a venetian system of waterways was begun at Baldwin Harbor and it is now practically completed—and it has been done by private enterprise. Nearly two hundred houses are built, sold and occupied by owners who bought because they desired to reside where they could indulge their nautical tastes and where they and their families could have sea air and all city advantages.

Because of the extensive system of waterways at Baldwin Harbor the entire north shore front of Hempstead Bay has been benefited, as land there previously dormant is being built upon.

Demand in the Bronx.

The Bronx wants industries, and it is getting them. Present-day industries are divided into two classes—the sort that become tenants of industrial buildings and the sort that erect their own plants on large plots or acreage. The first mentioned is the sort in which the most rapid growth is being made in the Bronx. This is easy of explanation. A community that has the advantages, both natural and artificial, possessed by the Bronx naturally has a big demand for its land.

The natural trend of industrial evolution is to the industrial building with its tenants that have nought to concern them other than their own production on the floor space which they occupy and pay for. In fact, there is afforded to the tenant of an industrial building what the apartment house affords to the householder.

Where land values are high it becomes necessary to go up in the air. Industrial power buildings solve the problem. The Bronx should have more of them. Vacant land that is now being held for a manufacturing purchaser can be more quickly converted into a revenue producing investment by placing thereon a fireproof, light, steam-heated industrial building with elevator and watchman service.

The demand is here; will the builders of the Bronx meet it?

PRIVATE REALTY SALES.

THE market was unusually active for this season of the year. The trading was not only varied but reflected an excellent demand for properties both large and small, in many sections of the city and investment purchases and the acquisition of desirable plottages formed an important element in the trading.

The West Side will witness several important building projects as the result of deals closed this week. As part of the deal whereby a Westerner invested in a West End avenue apartment house, a New York builder will demolish two five-story flats, at the corner of Broadway and 105th street, and on this site erect a \$400,000 apartment house. This deal represented approximately \$1,000,000. In West 36th street another firm of builders will launch a commercial operation, that also calls for the demolition of two four-story dwellings. Other important transactions concerned the sale by the Jesup Estate of property at Broadway and 81st street to a well known operator and a subsequent resale of one of these parcels to an investor. The New York Telephone Company also bought a \$350,00 building on lower Broadway.

The leasing market was active, with a well maintained demand for both residential and business space. An interesting transaction in West 34th street indicated the remarkable strength of renting conditions in that section of the city, a New York merchant acquiring store space in the block between Fifth and Sixth avenues at a rate of nearly \$23 a square foot, which is said to create a new record for rentals in inside lots in 34th street.

The auction market also furnished several important transactions. Last Saturday at Belle Harbor, L. I., Joseph P. Day sold 75 lots for a total of \$38,150, or an average of about \$508 a lot. This sale, which inaugurated the summer suburban auction sale season, was well attended. About 450 buyers were present and contributed to brisk bidding. Eighty-seven lots were originally scheduled to be sold, but twelve of them were previously disposed of, so that every lot found a buyer.

The same auctioneer will sell this afternoon for the Lancaster Sea Beach Improvement Company, 217 lots and 4 cottages at Edgemere, in a section which contains a number of high grade summer and all-year-round residences.

The twelve-story Smith building at 3-7 Wall street, which was offered at foreclosure, as the result of an action instituted by the Equitable Life Assurance Society against the estate of William Wheeler Smith, to recover a mort-

gage judgment of \$1,435,614, with back taxes of \$16,777, was sold to the plaintiff on one bid for \$1,575,000. The auctioneer was Herbert A. Sherman. There was no competition for the property, which in its time was one of the best paying office buildings in the city, and during the lifetime of the owner was held at between \$3,000,000 and \$3,500,000. Among its former tenants was the Bankers Trust Company, at present housed in its own building diagonally opposite.

The Henry Morgenthau Company, also as plaintiffs, acquired the seven five-story apartment houses on Southern Boulevard and Barretto street, Bronx, at the stand of Joseph P. Day for \$525,000.

THE total number of sales reported, and not recorded, in Manhattan this week was 15, as against 14 last week and 20 a year ago.

The number of sales south of 59th street was 5, as compared with 5 last week and 6 a year ago.

The sales north of 59th street aggregated 10, as compared with 9 last week and 14 a year ago.

From the Bronx 9 sales at private contract were reported, as against 16 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 127 of this issue.

\$1,000,000 Exchange Closed.

That Western capital is again attracted to well located investment properties is indicated by the sale announced this week to Rudolph G. Leeds, who acquired the thirteen-story apartment house, at the southeast corner of West End avenue and 98th street, completed by T. J. McLaughlin's Sons (Charles and Thomas McLaughlin) in the autumn of 1914. The property measures 92 feet on the avenue and 100 feet in the street. Mr. Leeds also purchased from the same interests the private dwelling at 766 West End avenue on a lot 18 x 75, located two doors south of the apartment, so that the light and air of the taller structure might be protected and a large building on the adjoining corner prevented.

In part payment Mr. Leeds gave the two five-story flats at the southeast corner of Broadway and 105th street, measuring 71.9 feet on Broadway and 120 feet in the street. It is understood that these buildings will be razed and either a thirteen or fourteen story apartment house to cost about \$400,000 erected on the site.

The West End avenue property figured in the deal at \$750,000, and the Broadway property at \$250,000. Slawson & Hobbs were the brokers in the transaction and they will be the managing agents of the West End avenue house. Edward H. Harris and Robert Leslie Moffet represented Mr. Leeds as attorneys and Bowers and Sands represented the McLaughlin interests.

Telephone Company Adds to Holdings.

Douglas Robinson, Charles S. Brown Company, sold to F. H. Bethell, first vice president of the 195 Broadway Corporation, which acts for the American Telephone & Telegraph Company, the property 205 Broadway, adjoining Fulton street, which has been owned by the Estate of William H. Smith since 1852. The parcel is improved with a four-story building and measures 16.9 x 96.10, and has been held at \$350,000. The city assesses it at \$275,000. It is now occupied by Hanan & Son. With this purchase, the telephone company now controls the entire block front in Broadway between Dey and Fulton streets, with the exception of 207 Broadway, corner of Fulton street, a seven-story building on lot 17.2 x 96.10, owned by the Duncan Realty Company, the lower part of which is occupied by Benedict, the jeweler. The telephone company recently completed its tall building on the site of the old Western Union Building, at Broadway and Dey street. This has an "L" to Fulton street. To protect the light and air of this building the company last March bought the Mail and

Express building at 201 Broadway from the estate of Colonel Elliott F. Shepard. The two structures at 20-22 Dey street were also obtained for the same reason. The company now controls 137 feet on Broadway. In Dey street it owns the entire block front with the exception of the small space at the Church street corner, owned by William Waldorf Astor, and in Fulton street frontages of 100 feet.

Apartment House in Exchange.

Douglas L. Elliman & Company have sold for Julius Tishman & Sons, to John I. Downey, the builder, the nine and a half story apartment house, on a plot 87 x 102, at 122 East 76th street. There are twenty-seven apartments in the building ranging from six to eight rooms and bath, and the rent roll is said to aggregate about \$46,500 a year. The house was entirely tenanted before completion. In part payment the buyer gave 15 and 17 West 36th street, two four-story dwellings on a plot 48 x 98.9, valued at \$195,000. The Messrs. Tishman will improve this plot with a sixteen-story store and loft building, at an estimated cost of \$240,000, from plans by Schwartz & Gross. The building will be designed to meet all the requirements of the city departments and in co-operation with the Fifth Avenue Association, the owners will not permit any manufacturing. Several interesting construction details are involved in order to conform with the plans of the Restricting and Districting Commission. The same builders were recently interested in another large exchange of their building under construction at 156 East 79th street for the Hotel St. Lorenz and Hotel Premier, at the northwest corner of 72nd street and Lexington avenue. They have therefore disposed of their two most recent East Side operations within a few weeks. Douglas L. Elliman & Company have been appointed managing agents by the purchaser for the new building.

Estate Sells Broadway Corners.

Douglas Robinson, Charles S. Brown Company sold to Franklin Pettit for Thomas De Witt Cuyler, executor under the will of Mrs. Maria De Witt Jesup, 2251-2259 Broadway and 252-256 West 81st street, a three-story taxpayer occupying the southwest corner of Broadway and 81st street, measuring 76 feet on the avenue and 104 feet in the street. The property was held at \$350,000, and the brokers report that the sale was for all cash, the buyer arranging his own mortgage.

The Jesup Estate also sold to Mr. Pettit through the Douglas Robinson, Charles S. Brown Company, 2261-2271 Broadway, and 251 West 81st street, an eight-story apartment house at the northwest corner of Broadway and 81st street on a plot 114 feet on Broadway and 77 feet in the side street. It is understood that this corner was held at \$450,000. The taxpayer at the southwest corner was later resold to the Mills-Beebe Corporation, represented by Lewis B. Preston.

May Build Costly Dwelling.

Negotiations are reported pending for the sale of the four-story dwellings at 690-692 Park avenue and 54-58 East 69th street by Commodore Arthur Curtiss James. The identity of the prospective purchaser could not be learned, but it was reported that if the deal is closed he will improve the site with a costly residence. The property includes the southwest corner of Park avenue and 69th street, and is opposite the new home of Mr. James who acquired it in order to protect his property from possible apartment house construction.

New Brunswick Development.

Meister Builders, Inc., has purchased from the Middlesex Title Guarantee & Trust Company, of New Brunswick, 625 lots at Highland Park, New Brunswick, along the trolley line between New Brunswick and Metuchen, for development.

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City Adds to Park.

Goodale, Perry & Dwight and William H. Archibald sold to the City of New York, for James S. Herrmann, about two acres fronting on the east channel of the East River, which is divided at that part by Randall's Island and adjoining on the north, Rainey Park. The property will be used for park purposes and fronts 362.5 feet on the west side of Vernon avenue; 551 feet in the south side of Sanford street; about 362.5 feet on the East River, and 436.4 feet on Rainey Park. The Tax Department assesses the property at \$165,000.

In part payment the city has agreed to give the triangular block between Thomson avenue, Court street, and the Long Island Railroad, assessed at \$125,000. It is part of the old carhouse site and measures 531 feet on the south side of Thomson avenue, 400 feet in Court street, and 380 on the right-of-way of the railroad. The difference in the tax valuations was disregarded by the real estate experts of the city and the Sinking Fund Commission.

Buys Brightwaters Acreage.

John A. Wilbur, president of the Pine Aire Realty Company, has purchased from the T. B. Ackerson Company, in the Pine Aire section at Brightwaters, Bayshore, L. I., a tract of 100 acres adjoining the railway station which he will develop. Mr. Wilbur has been interested in the large development at Ocean Beach where it is said he has disposed of more than a thousand lots and been instrumental in the construction of more than 250 bungalows and a large hotel.

Manhattan—South of 59th St.

25TH ST.—William H. Archibald and the John P. Peel Co. have sold for Mary Reed, who is one of the heirs of the Geoghegan Estate, the two 5-sty front and rear tenements at 437 and 439 West 25th st, on plot 50x98.9. This property has been owned by the family of the seller for nearly fifty years. The purchaser will hold for investment.

53D ST.—Wm. A. White & Sons, representing the seller, Sarah E. Fox, and Marston & Co. representing the purchaser, have sold the 4-sty house, 44 East 53d st, 18x100. The buyer will improve the house for his own occupancy as a private residence.

9TH AV.—Peter Eckhardt estate sold 692 9th av, a 5-sty tenement, on lot 25.1x100.

Manhattan—North of 59th St.

72D ST.—Frank Knapp, president, Wm. S. Anderson Co., sold for Louis Freedman, executor, the house at 212 East 72d st. This property has been in the Freedman family since 1879.

77TH ST.—Douglas L. Elliman & Co. sold to Mrs. Charles H. Marshall the 5-sty American basement dwelling at 6 East 77th st, on a lot 25x102.2. This house is opposite Senator



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Clark's mansion, at the northeast corner. No. 14 East 19th st, a few doors further east, recently was sold to Reginald V. Vanderbilt. The Marsnall property has been held at \$150,000.

78TH ST.—Bond & Mortgage Guarantee Co. is reported to have sold 171 West 78th st, a 5-sty nat, on plot 32.6x102.

126TH ST.—Porter & Co. sold for Cynthia K. Wheeler, the 3-sty dwelling at 143 West 126th st.

MADISON AV.—John J. Kavanagh sold for the estate of Emma L. Smith, 1293 Madison av, a 5-sty dwelling, on lot 20.8x02, at the southeast corner of 92d st. The house is diagonally opposite the plot, 108.8½x111, recently purchased by Charles M. MacNeill on the northwest corner Madison av and 91st st, on which he is to erect a mansion surrounded by a garden. Another recent purchase through the same broker in the immediate vicinity was made by Robert L. Fowler, Jr., of the vacant plot, 28x100.8½, on the Carnegie block in the north side of 90th st, 281 ft. east of 5th av, on which is to be erected a 6-sty American basement dwelling.

VERMILYEA AV.—Aldus Construction Co. has sold the 5-sty apartment house, 100x100, at the northeast corner of Vermilyea av and 207th st, held at \$200,000, took in part payment 18 lots in the Highbridge section of the Bronx just south of Washington Bridge. The exchange involved the nine lot plot in the east side of University av, through to Ogden av, about 250 ft. south of the junction of those thoroughfares; also a plot of nine lots fronting in the south side of 171st st, Merriam and Ogden avs. Goldsmith, Cohen, Cole & Weiss, as attorneys, represented the seller of the lots.

Bronx.

FAILE ST.—Alexander Selkin and David Mintz resold for the Supervisor Finance Co. 617 Faile st, a 2-sty dwelling, 25x100.

165TH ST.—Kurz & Uren have sold to a client of Schoen-Westchester Realty Co. 236 East 165th st, a 5-sty new law apartment, on plot 45x87.

180TH ST.—Charles S. Kohler and Fleming & Zimmerman sold for the Putnam Realty Co., 250 East 180th st, a 5-sty apartment house, at the southeast corner of Ryer av, on plot 34.5x 104.5x irreg.

181ST ST.—Frederick Brown purchased from the Arkin Realty Co., Aaron Klein, president, 931-941 East 181st st, two 5-sty apartment houses, each on plot 62.6x119x irreg, held at \$5,000.

188TH ST.—James E. Barry, of the Knapp & Wasson Co., sold for the William Picken Construction Co. the southeast corner of 18th st and Creston av, a 6-sty apartment house, with stores, on plot 65x95xirreg. In part payment the seller took 7 Kress Park, an 11-room house with garage, on plot 100x180, and the southeast corner of Lockwood and Howe avs, two 10-room houses, each on plot 50x100, at New Rochelle, N. Y. The Creston av corner was held at \$115,000 and the three properties in New Rochelle at \$50,000.

CROTONA PARKWAY.—Terry Smith has purchased from Arthur Bell, through Joseph A. Wasserman, the vacant lot, 25x113, on the east side of Crotona Parkway, through to Mohegan av, 33 ft. north of 179th st, Mr. Smith owns the 179th st corner and may improve the entire plot with a 4-sty garage. Title will pass about August 14. The undertaking of this project will mark the fourth garage planned for this section.

GRAND AV.—A. E. Briggs sold for Hopkins G. Barrett Co., Clement H. Smith, president, 2463 Grand av, a plot 72.5x106, with a private dwelling, to the Hopewell Building Co., for improvement.

GRANT AV.—Richard Dickson sold for Thomas C. Stephens, at 1056 Grant av, on lot 25x100, a 3-fam. brick semi-detached building; also for the same owner, at 2253 Hughes av, on lot 25x100, a 3-fam. brick detached dwelling.

Brooklyn.

ST. JOHNS PL.—John Pullman sold for Robert Kerr to Frederick O'Brien, the 4-sty apartment house, on lot 22x100, at 24 St. Johns pl.

UNION ST.—Realty Associates sold to Olin F. Bancroft, 1212 Union st, a 2-sty residence on lot 20x127.9.

8TH ST.—McInerney-Klinck Realty Co. sold for the estate of Rose Glasser, the 2-sty residence in the north side of 8th st, 180 ft. east of 8th av, 20x100.

DE KALB AV.—Bulkeley & Horton Co. report the sale of 284 DeKalb av, a 3-sty residence, for H. Simins

FLATBUSH AV, ETC.—Alfred L. Lyon announces the following recent sales made through his office: For S. G. Construction Co. to August Chabot, 1350-1354 Flatbush av; for the same company, 1356 Flatbush av; for the Schlickerman Realty Co., 1374-1376 Flatbush av; for Adam Mann, the plot, 50x100, at the northeast corner of 6th av and 62d st; also for the S. G. Construction Co., Nos. 1360, 1358, 1366 and 1368 Flatbush av; for S. G. Goldstein, 1362 Flatbush av; for the Brooklyn Trust Co., 1154 Flatbush av; for John I. Wheaton, 616 East 26th st, and for the same owner, the plot 40x 100, at the southeast corner of Flatbush av and East 26th st.

FRANKLIN AV.—Fred. M. Smith has sold the 3-sty house at 443 Franklin av, for the Dime Savings Bank of Brooklyn.

4TH AV, ETC.—Frank A. Seaver & Co. have sold the plot 50x85, on the northwesterly corner of 4th av and 28th st, for Joseph Rosenberg to Anthony Peolillo, who will erect a moving picture theatre at an estimated cost of \$15,000.

7TH AV.—Frank H. Malone and H. O. Harris sold for Thomas Williams, the new 2-fam. house, at the southwest corner of 7th av and 74th st.

Queens.

ASTORIA.—Mathews Building Co. sold to Peter L. Nowak the 3-sty flat at 362 12th av; also the 3-sty flat at 348 12th av to William Wagner.

CORONA.—F. De Hass Simonson has sold to Clifford B. Moore, consulting engineer of Queens; L. M. Schoonmaker of the Topographical Department and Harnett L. V. N. Powell a big tract on the west side of Junction av, comprising 14 blocks. It has a frontage of 368 ft. in the north side of Court st, 1,300 ft. in the east side of Toledo st, between Court and Rodman sts, and 660 ft. on the west side of Junction av. No improvement is contemplated.

DOUGLAS MANOR.—S. L. Newman has purchased Block 21, including three acres and the

historic manor house, built more than 100 years ago, which has been the home of members of the Douglas family for the last sixty years. The plot has a frontage of 1,275 ft. on West dr, Centre dr, Manor rd and Beverly rd. Negotiations are reported pending for the re-sale of the property to New York hotel interests. The broker was Charles M. Burtis.

Richmond.

GIFFORDS.—Anna J. Tiffany has purchased through Cornelius G. Kolff a bungalow with lot 40x90 in Ocean View pl, Hill Crest Park.

NEW DORP.—Cornelius G. Kolff sold to Mrs. Anna L. Gould a plot 100x100 on the corner of Cubberly pl and Oakley pl at the New Dorp Colony. The purchaser has already commenced

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

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For Sale and To Lease

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

WANTS AND OFFERS

BUILDING estimator, graduate civil engineer, age 36, married, 12 years' experience in estimating, designing, drafting, superintending and office management with general and subcontractors, specialist in reinforced concrete, excellent business sense and good correspondent; a hustler and hard worker; well acquainted in New York City; wants position with contracting or real estate corporation, architect or any other firm requiring the services of man of above qualifications. Box 147, Record and Guide.

EXPERIENCED renting man wanted in the uptown and downtown business district on commission basis only. Plenty of leads furnished. Apply Box 146, Record and Guide.

ESTIMATOR, Building Construction; expert on high class work; office executive; auditing; would handle building operations for investors. Box 153, Record and Guide.

APARTMENT renting agent for high-class East Side apartments; salary \$15 weekly. Apply DOUGLAS L. ELLIMAN & CO., 414 Madison Ave., 48th St., New York City.

BRICKLAYER—Graduate Civil Engineer, 6 years' building experience, wants to learn trade. ROME, 334 Schermerhorn St., Brooklyn, N. Y.

75,000 feet yellow pine timber, 16 to 21 feet lengths; immediate delivery. JACOB VOLK HOUSE WRECKING CO., 103 Park Ave., N. Y., Telephone Murray Hill 292.

WANTED—In a real estate office a man familiar with building management, collections and repairs. This position is only for two or three months, but might lead to something permanent. Reply by letter to Box 155, Record and Guide.

A **THOROUGHLY** competent, experienced realty man, Sales, Leasing, Management; accurate knowledge values; seeks opening with brokerage house of high standing, estate or financial institution. Integrity and conscientious effort assured. Address SERVICE, Box 148, Record and Guide.

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New, 6 rooms, tiled bath; oak floors, living room, dining room; gas, kitchen, 3 bedrooms; splendid closets; 50x100; \$3,900.

BUFFETT, West Englewood.

FOR SALE.

Plot 50x137; house, six rooms and bath, and barn; price and terms reasonable.

OWNER, P. O. BOX 494,

Edgewater, Bergen County, N. J.

PAWLING, N. Y.,

63 miles on Harlem R. R., 30 room house for sale; suitable SCHOOL, BOARDING HOUSE, SANITARIUM or RESIDENCE.

DR. DAWE, Pawling, N. Y.

FAR ROCKAWAY, L. I.

For sale, half acre plot, choice location, Reads Lane. **E. C. MURRAY,**
9 East 38th St., Manhattan.

PELHAM MANOR, N. Y.

For sale beautiful plot, 1 3/8 acres, Manor Circle. **E. C. MURRAY,**
9 East 38th St., Manhattan.

9 EAST 38TH ST.—FOR SALE OR LEASE. Choice location for business purposes, close of Fifth Ave. **E. C. MURRAY, owner,** on premises or your own broker.

SIX-ROOM HOUSE

in Maywood, N. J.; all improvements; will take a small auto for first payments.

KRICK, 1015 Trinity Ave.

COMMUTERS.

37 acres at Belle Mead. If subdivided would sell readily at big advance.

LAIRD, 17 West 31st St.

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FOR SALE CHEAP.

ED. MOORE, Gardiner, Ulster Co., N. Y.

FOR SALE.

Cottage at Jo Indian Lake, St. Lawrence County.

MRS. CELIA R. PAGE,

R. D. 5s, Potsdam, N. Y.

NEW ROCHELLE,

Italian section, ten lots, near railroad; sell cheap.

C. GROSS, Kinderhook, N. Y.

LARGE PLOT ON 55TH ST.,

near subway station; must be sold to settle estate; bargain; \$3,500 to a quick buyer. Apply to local agents or administrator, **W. H. CROPEY, 690 Bay Ridge Ave.**

33 ACRES IN EAST NEW YORK for sale or exchange; good for building lots; high and dry.

298 New Jersey Ave., Brooklyn.

HALF ACRE,

10 rooms and bath, 30 minutes to St. George; beautiful residential section, macadamized avenue; money maker; \$8,000.

OWNER, P. O. Box 102, West New Brighton.

BEAUTIFUL COUNTRY HOUSE

for sale or to let, near Plainfield, N. J.; 7 rooms; high elevation; magnificent scenery; positively less than half valuation. Address

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31ST STREET, 39 EAST.

Entire building for sale or rent; Jewish restaurant, basement, upper floors, house-keeping apartments. Inquire

14 WEST 47TH ST.

BEAUTIFUL BAY FRONT ESTATE, 200 acres, 8 buildings; very healthy; salt air and pines; \$50 an acre; improvements cost \$15,000. **WM. STEWART, JR.,**
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2252 CROTONA AVE.

Built 3 years on 3 corners; steam, electricity, hot water, up to date; price \$38,500; savings bank mortgage \$26,600; want \$2,000 cash; take back second or free and clear or smaller parcels.

BOX 138, Record and Guide.

EXCEPTIONALLY COMPLETE

Country Home, Ridgewood, New Jersey; seven large rooms and bath; one acre in fruit, shade, lawn and planted garden; \$7,000, easy terms; immediate possession; agents protected. **Box 139, Record & Guide.**

WANTED—MODERN HOUSE,

one or two family; preferably Flatbush. Offer in exchange flat eight families, cold water, brick, Webster Ave., Bronx; \$8,000 equity.

R. V. FICKER,

17 Battery Place, New York City.

TIMBER LAND FOR SALE.

Best timber tract in South Carolina; contains sixteen thousand acres. Also a large timber tract in Tennessee. For full particulars write

E. B. KREASON, Hornell, N. Y.

FOR SALE.

House, No. 1261 E. 19th St., Flatbush, 10 rooms and bath, parquet floors, electric light, steam heat; all assessments paid; lot 40x100. Apply to

G. C. LEVERICH,

1410 Ave. H, Brooklyn, N. Y.

FOR SALE.

The Moorings, on west shore of Lake Hopatcong, opposite Breslin Hotel; ideal summer home; modern, very attractive house; well and completely furnished; 6 master's bedrooms, 2 baths; boat house; summer house and garage; lake frontage 278 feet; possession given at once. For further information address

M. F. MOORE, Landing, N. J.; no agents.

FOR RENT.

August and September. A 10-room house at Forest Hills, Long Island. Delightfully situated. Cool, pleasant rooms. Windows and porch screened. Rent, \$125 per month furnished. **Box 154, Record and Guide.**

WEST BRONX.

Owing to removal from city will sacrifice two family, three story basement, brick; 14 large rooms, 3 washrooms, 2 baths, steam heat, electricity, hot water supply; adjoins Grand Course; also new Jerome Ave. subway.

L. McCARTHY, 1060 Walton Ave.,

Near 165th St., Bronx.

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Rare opportunity for select and profitable residence development, or gentleman's private estate. Family Homestead with 17 acres, extending from Boston Post Road to protected harbor; long road and water frontage, with sea wall and beach; beautiful Sound view. Close proximity to Yacht Club; convenient to Golf and Country Clubs, railroad station and village; 45 minutes from Grand Central Station; frequent trains. Bargain; easy terms.

Room 801, 10 East 43rd Street.

FOR SALE,

near Poughkeepsie, a private Residence, suitable for sanitarium or ideal place for first class boys' school; there being none in Poughkeepsie, would be a fine opening for one; large house, suitable in every respect; river side of Albany Post road; price moderate; about 60 acres; no exchanges. Address **OWNER,**

P. O. Box 128, Poughkeepsie, N. Y.

MOUNTAIN LAKES, N. J.

Modern country home, one acre ground, facing three streets in up-to-date suburb; ten rooms, two baths, sun parlor, porches, steam heat, electric light, fixtures, awnings, screens, canoe, over 300 shrubs, fruit trees. For sale at sacrifice or exchange. Write Owner: **Occupant, Room 2116, 80 Maiden Lane, New York.**

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FACTORY BUILDING, 40,000 FEET FLOOR SPACE, WITH THREE ACRES OF GROUND. PLENTY OF LABOR. CENTRE OF ALL RAIL AND WATER TRANSPORTATION LINES. APPLY BOX 576, TROY, N. Y.

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AT SARATOGA SPRINGS.

One mile from the village, near golf grounds; consisting of 88 acres, two story brick house, slate roof, 13 rooms; shaded with large maple and elm trees; dining room 16x20, two toilets; bathroom, hot and cold water, open plumbing; gas plant; large hot air furnace, two kitchens, two tenant houses; garage, carriage house, large barns; farming implements complete; team of work horses; Holstein cows, harness and wagons. Address owner.

B. F. BLOOMFIELD,

Saratoga Springs, N. Y.

ATTRACTIVE SUMMER HOUSE

FOR SALE—\$4,500.

Suitable for sport; splendid air and location for Summer hotel, or any one whose health is lacking; 9-room house, with veranda; spring water in the house; a barn; 2 acres and 8 roods of land; large young orchard; suitable space for tennis court; 5 minutes' walk to the fishing and boating reservoir, which covers 59 acres; also 5 minutes' walk to the steam and trolley cars; sold strictly by owner; write for more particulars to

MRS. JOHN WEBER,

Longview Avenue,

Hinsdale, Mass.

the erection of a private dwelling for her own occupancy on the plot purchased.

NEW BRIGHTON, S. I.—Moffatt & Schwab, of Tompkinsville, have sold four lots at the northwest corner of Sherman and 4th avs, New Brighton, for C. F. Grieshaber to Henry G. D. deMeli.

ST. GEORGE, S. I.—Cornelius G. Kolff sold for Mrs. Lena Biechy to Mrs. Frances Candrilli the dwelling with lot 50x100 at 146 4th av.

ST. GEORGE.—Cornelius G. Kolff sold for Mrs. Katherine Kilduff to Nathan Lippman the private dwelling, 96 Central av, St. George, with a frontage of 66 ft. on Central av, depth of 140 ft. and a small frontage on Tompkins av.

Rural and Suburban.

BRONXVILLE, N. Y.—Burke Stone (Inc.) has sold for George C. Engel to Dr. John W. Smith, the property on the corner of Pondfield rd and Cedar st.

NORTH PLAINFIELD, N. J.—Evarts L. Prentiss bought from Wheeler Corporation, eight plots, in block 116, with a frontage of 400 ft. on Rockview av. No immediate improvement is contemplated.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold for Miss Margaret T. Ruane to Mrs. E. M. Tolkamp, the plot 100x175, at the corner of Heights rd and Heights ter, on which she will build a 2½-sty frame residence at an estimated cost of \$14,000.

SCARSDALE, N. Y.—Scarsdale Estates, Robert H. Farley, Pres., has sold to John T. Kelly, a plot consisting of several acres; also the home known as "Sunnyridge," on Murray Hill rd. This property adjoins the present home of Mr. Kelly.

SCARSDALE, N. Y.—Malcolm E. Smith & Co. sold to Allan Mann, ½-acre plot on Fox Meadow rd, adjoining his present holdings. No improvement is contemplated.

WADING RIVER, L. I.—S. G. Goldstein has purchased a 34-acre farm, here, through Alfred L. Lyon, of Brooklyn.

agents for 115 Christie st and 99 Forsyth st.

LEASES.

Estey Company Will Move.

The Estey Company, pianos and organs, now at 23 West 42nd street, have leased from Harris & Harrington the 2½ story building at 12 West 45th street, for occupancy about September 1. The brokers were the Cross & Brown Company, and Manning & Trunk. Harris & Harrington have taken new quarters at 29-31 Park place, leased from Seth Sprague Terry.

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New, never occupied, well appointed in every detail. Magnificent house costing \$250,000. Garage costing \$25,000, and 30 acres of land with shade trees and orchards. Price only \$150,000. Beautiful location. Perfect condition as if it was finished yesterday. Only 15 minutes' auto ride from Worcester Station.

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High Rental Near Herald Square.

E. L. Pierson & Company, jewelers, sub-leased from Thomas Murray store space, 9 x 18 feet, at 28 West 34th street, for a term of years at a graduated rental of from \$3,600 to \$3,750 a year. This is at the rate of \$22 and \$23 a square foot, which is said to be the highest rental prevailing for inside lots in this block between Fifth avenue and Herald square. A rental of \$12 a square foot is paid at 11 West 34th street, and up to this time the highest rentals in the block have been obtained in the north side of the street. The ground floor space at the northwest corner of Broadway and 34th street is leased at \$55 a square foot.

Ship Chandlers Move.

Horace S. Ely & Co. and Cammann, Voorhees & Floyd leased for Joseph Cullman to W. S. Pendleton, Jr., & Company, ship chandlers, the five-story building, at 162-164 Front street, northwest corner of Fletcher street. The property was purchased last November by the lessor at auction for \$37,500. The lessees have been established for the last sixty years at 76 and 77 South street, and they moved to Front street as the result of the decision of the owners of the South street property and the adjoining properties to raze the old structures and erect on the site a six-story concrete building 43.10 x 116 from plans by J. B. Snook & Sons, architects. It is reported that the upper portion of the new building has been leased to one tenant. This will be the only new structure erected in this locality in a number of years, with the exception of the five and eight story buildings built a few years ago in the opposite side of Fletcher street for the L. E. Waterman Company, and the Seamans Church Institute at Coenties Slip.

French Firm in 57th Street.

Maison Charles Klein of Paris, dress-maker, has leased, through Pease & Elliman, from Elizabeth L. Goodnow and Isabella L. Bigelow, the property at 36 West 57th street, which he will occupy after extensive alterations have been made from plans by James E. Ware & Son. The general contract has been let to the Maxim Construction Company. The tenants were represented by A. Stephen Aaronstamm, as attorney, and the owners by David F. Goodnow. One of the effects of the European War has been the opening of New York branches by European art dealers, dressmakers and milliners, and the present deal indicates this tendency. There has been considerable activity in 57th street within the last few months, which has resulted in the establishment of several well known firms in the street.

Modernized Building Leased.

Stephen H. Tyng, Jr., & Company leased for the Crown Cordial & Extract Company the five-story building at 418-420 Broadway, running through to 92-94 Thompson street. The lease is for a long term of years at an aggregate rental of about \$100,000. The building is owned by the General Society of Mechanics and Tradesmen, and contains an area of 50,000 square feet. The property was recently modernized and equipped with all appliances of the Fire and State Labor Departments. The present owners acquired the property last year, through gift, from the late Amos F. Eno.

Manhattan.

WM. D. BLOODGOOD & CO. leased the 1st loft at 1717 Broadway, for the New York & Brooklyn Automobile Supply Co. to the Efficiency Oil Corporation.

WM. D. BLOODGOOD & CO. have leased for Bing & Bing, the property at 119 West 54th st. for ten years, to Henry G. Avidan. The building will be extensively altered. The ground floor will be altered into a garage and the two upper floors converted into lofts, at an estimated cost of \$3,000.

BRETT & GOODE CO. has leased the 2d loft at 53 West 45th st to the H. V. Keep Shirt Co.; the 1st and 3d lofts at 30-32 West 13th st to George S. Johnston and the Union Cloth Examining & Sponging Works, respectively; and the front half of the 5th floor in the Schlegel Building at 302-310 East 22d st to the Star Case Co. and Loewinger & Brother.

THEODORE ROGERS BRILL leased the store at 352 West 50th st to Singer & Green; also a loft at 470 6th av to Sol. Levine, and a loft at 51 West 28th st to Romis & Farber.

CROSS & BROWN CO. has leased a large space in the Croisic Building, at 220 5th av, for a long term to Frederick Atkins; also space to William Schuette & Co.; A. Sidis and Kerr Adjustable Strap Co.

DUFF & CONGER leased the dwelling 116 East 82d st for D. Feifer to Mr. R. H. Tener; also an apartment at 1037 5th av to Mrs. A. C. Howell.

DUROSS CO. has leased space at 142-6 West 14th st for Seth M. Milliken to V. Vivadou (Inc.); also space at 152 West 14th st to Custen Bros.; at 120 West 17th st to the Continental Garment Co.; the store 153 West 14th st to John Levitt and S. G. Phylactos; and the 5th loft at 124 West 18th st to Louis H. Tarter.

DOUGLAS L. ELLIMAN & CO., in conjunction with Payson McL. Merrill, have leased the last remaining apartment in the 9-sty building at 108 East 82d st, for which they are agents, for Samuel A. Herzog to Frederick L. Childs. This building, which will not be completed until October 1, contains 36 apartments, all of which have been rented 2½ months before the completion of the building.

DOUGLAS L. ELLIMAN & CO. have leased the store at 24 East 49th st for the Advocate Realty Co. to F. Newlin Price, dealer in porcelains and antiques; also at 507 Madison av to Mrs. Matheson Jones; for Mrs. Harriet A. Seymour at 114 East 84th st to Ronald M. Ferry; in conjunction with Harris & Vaughan, at 156 East 79th st to Mrs. C. E. Coddington.

DOUGLAS L. ELLIMAN & CO. have leased a large corner apartment at 930 Park av, for Edgar A. Levy to W. J. Spain; also an apartment in the building under construction at 108 East 82d st for Samuel A. Herzog to E. D. Slaughter.

DOUGLAS L. ELLIMAN & CO. have sublet for Elton Parks 166 East 74th st, a 5-sty dwelling, on a lot 18.9x102, to Charles H. Mills, of Mills & Stewart.

J. B. ENGLISH leased for C. R. Lapsley, the 4-sty dwelling, 161 West 49th st, to Guffanti & Goglio, who will occupy as a French restaurant, after extensive alterations are made from plans by David M. Ach. W. J. Jennie & Co. have the contract for the work.

J. ARTHUR FISCHER has leased for Joseph W. Stern, and Edward B. Marks, the 4th loft at 102-104 West 38th st to S. Jarkow, plateings. This completes the renting of the building.

B. FLANAGAN & SON have rented for H. Langdon Butler, the 3-sty dwelling at 139 West 93d st for five years to G. Kaufman.

N. BRIGHAM HALL & WM. D. BLOODGOOD, (INC.) leased for Philip Rhineland the 1st loft at 48-50 West 21st st, to Al. Benjamin & Bro., manufacturers of ladies' and misses' dresses.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased for Philip Rhineland the store and basement at 48 West 21st st to Isaac R. Kafka, dealer in woolens and pile fabrics, for many years at 109 Hester st.

HEIL & STERN have leased for the American Real Estate Co., at 114-16 5th av, the 12th floor, comprising 17,000 sq. ft., to Hecht & Co. for a long term.

M. & L. HESS (INC.) and Heil & Stern leased the 7th floor at 329-31 4th av to J. A. Scriven Co., for many years at 16 East 15th st.

M. & L. HESS (INC.) have leased 7,000 sq. ft. in the Schlegel Building at 374-80 2d av, to the Modern Silk Finishing Co., at an aggregate rental of \$35,000. The lessees are now at 354 4th av, with their main plant at Paterson, N. J.

M. & L. HESS (INC.) have leased the 2d floor at 12-14 West 21st st, to Goldwater Bros.; the store and basement at 12 West 17th st, to Mortimer Herrmann & Co.; the 9th floor at 12 East 33d st, to Freedman & Peppercorn.

EDWARD J. HOGAN leased in the Woolworth Building to the Boller-Smith Co. space on the 21st floor; to the Wagner-Hoyt Electric Co. space on the 7th floor; to the Calco Chemical Co. the entire 4th floor; to the Jefferson Distilling and Denaturing Co., space on the 6th floor; to H. C. Grubbs (Dalton adding machines) space on the 6th floor; to Robins (New York), Inc., space on the 39th floor, and to G. Herbst (Frances Toggerie Shop) space on the main floor. Also to the N. Norwood Ewing Co. space on the 17th floor; to Clarence McMillan on the 6th floor; to the United Battery Corporation on the 16th floor; to Prospect Point Land and Improvement Co. on the 15th floor; to the International Filter Co. on the 5th floor; to the Patton Paint Co. space on the 14th floor; to the Chase Bag Co. on the 35th floor.

HUBERTH & HUBERTH have leased the 16th floor in the Godfrey Building, 727 7th av, to the International Film Corporation. The same brokers recently leased the entire 8th floor to the same firm.

ANTHONY LoFORTE has leased space in 102-104 5th av to Levy & Nathan, and the Hudson Damask Co.; at 79-83 5th av, with Heil & Stern, to A. L. Stone & Son, and with H. Goodman to M. Weber & Co.

SAMUEL H. MARTIN has leased for the West 60th St Realty Co. the 3-sty dwelling, 31 West 60th st, to Julia Fitzgerald.

SAMUEL H. MARTIN has leased for Thomas Simpson the store and basement at 1976 Broadway to the Whittemore-Sim Co.

MOORE, SCHUTTE & CO. have leased the following dwellings: 474 West 145th st for Mina Goddard; 454 West 145th st for the Quackenbush Estate; 474 West 144th st for Thomas D. McBride; 347 Convent av for Catherine C. Hearn, and 504 West 142d st for the Jondrock Realty Corp.

MOORE, SCHUTTE & CO. leased the corner store and basement at 1734 Amsterdam av for ten years at an aggregate rental of about \$30,-

000; also the corner store and basement 1740 Amsterdam av at an aggregate rental of about \$25,000.

CHARLES F. NOYES CO. has leased a loft at 535-537 Pearl st for the C. & M. Envelope Co. to the J. Harris Fountain Pen Co.; a floor at 161-163 Grand st for the Turnbull Estate to Nicholas Kamisaroff; at 47-49 West st for B. Crystal & Son, Inc., to E. J. Hall; at 410-412 Pearl st for Charles Eneu Johnson Co. to Higgins & Higgins (Inc.), and two floors at 290 Pearl st for Albert H. Frankel to Gohde & Seliger.

CHARLES F. NOYES CO. has leased to Schulte the store 154 William st, corner of Ann, for a long term of years. After extensive improvements, Schulte will occupy the premises as a branch in connection with a Mutual Profit Sharing Coupon Company parlor. The adjoining store was recently leased by Irvine & Wilcox through the same brokers.

CHARLES F. NOYES CO. has leased the store and basement 224-226 Pearl st for Clayton Rockhill to George Nash Co.; the store and basement of 320-322 Pearl st for Robert B. Lawrence to Ralph L. Nixon, and store at 70 Wall st for Index Realty Co. to Fowler & Furman.

PEASE & ELLIMAN, as agents, rented the 3-sty dwelling at 116 East 76th st to Frederick L. Durland; also made the following renewals of apartment leases: At 56 West 11th st, to Miss Mary A. Grainger; at 103 East 75th st, to Mrs. A. W. Fellowes and to Mrs. A. G. Thompson; at 214 West 92d st, to August J. Grenet; at 309 West 99th st, to S. Henry Wolf; at 285 Central Park West, to Mrs. Rose Oppenheimer; at 56 West 11th st, to A. J. Picard; at 144 East 56th st, to E. S. Benedict; at 60 East 90th st, to Michael Morrison, Thomas F. Mulry and Maurice Sulzbacher; at 601 Madison av, to Gardiner L. Gilsey and Walden Pell; at 150 West 80th st, to Dr. H. R. Miller, Mrs. B. Firgaw, George F. Johnson, Jr., and Mrs. H. C. Brower; at 411 West 114th st, to Frank R. Whitman; at 550 West 153d st, to A. R. Cooper; at 404 Riverside dr, to J. L. Reiss, and at 285 Central Park West, to Solomon Traub.

PEASE & ELLIMAN have leased for Mrs. J. Langdon Ervin to W. C. Breed the 4-sty and basement at 62 East 80th st; also rented apartments at 150 West 80th st to Mrs. Rachel Michael; at 60 West 58th st to A. M. Ackerman; in the "St. Urban," at Central Park West and 89th st to Frank R. Van Nest; at 563 Park av to Dr. Henry T. Lee; at 330 West 102d st to J. W. Paris, and at 59 West 76th st to Jean E. C. Musson; also for the Switzerland Realty Co., at 305 West 72d st to Reuben Davis and to Mrs. A. Seeloo; for the Wellesley Realty Corporation at 303 West 80th st to Allan A. Lowenstein, and for F. E. Lewis, Jr., at 204 West 86th st to the Rev. W. Montague Geer.

PEASE & ELLIMAN have leased for R. G. Clarkson to Dr. Robert Burlingham, the 3-sty dwelling at 129 East 38th st; also for Bing & Bing an apartment at the southwest corner of Park av and 84th st to J. B. Colton; for the Banly Realty Co., an apartment at 55 West 55th st to Miss Marion A. Bien; at 565 Park av to C. W. McAlpin; at 138 East 36th st to Miss Helen Winkler, and 145 East 49th st to Mrs. L. E. Gilmour.

PEASE & ELLIMAN have leased for the Schulte Cigar Co. a large portion of the ground floor space in the Steinway Tunnel Building, at 156 East 42d st. The space leased directly adjoins the entrance to the Steinway Long Island Tunnel. The Schulte Cigar Co. and Jackel will open branches.

PEASE & ELLIMAN have leased for Mrs. Henry Bloch to George W. Peters the 5-sty dwelling at 18 East 76th st; have rented, furnished, for Whittemore T. Taliaferro his apartment at 345 West 70th st to Jean Mayer; also for F. B. Miller an apartment at 38 West 59th st to Edwin R. Masbach.

PEASE & ELLIMAN have leased for the Wolf Shirt Shops to I. Nathan for a men's tailoring establishment, the store at 1207 Broadway.

PEASE & ELLIMAN have leased for the Schulte Cigar Stores Co. to the Wolf's Shirt Shops, Inc., the store at 261 Broadway, where they will open a branch establishment.

PORTER & CO. have rented for Esther Reshower to Elizabeth Dey the 3-sty dwelling at 256 West 130th st.

PORTER & CO. have rented for William M. Purdy to Constance Campbell, the 3-sty dwelling at 238 West 131st st.

RICE & HILL have leased for F. & G. Pflom, as agents, the 4-sty building 171 Broadway, adjoining the southwest corner of 56th st, to Charles E. Riess & Co., Inc. The lease is for a long term of years and the tenant will make extensive alterations to connect the building with the premises abutting, where they already occupy a floor 75x200, extending from 55th to 56th st.

RICE & HILL have leased the store and basement at 1691 Broadway to A. Selkowitz; also the store at the southeast corner of Broadway and 56th st to Loomis & Reiss, representing the Emerson Motors Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented offices at 34 Wall st to Chilian Commercial Bureau, and at 40 Wall st to Jamieson & Houston.

MORRIS ROSE and Lewis S. Rosenthal leased for John McKeefrey, the store and basement at 669 6th av to The Ora Specialty Shop, Moe Horowitz, proprietor, for a long term.

GEORGE ROSENFELD CO. leased apartments at 307 West 79th st, to Henry Samson, Julian B. Strauss, Jules Samuel, Mrs. Minna Baumgartner; also at 249 West 107th st to Henry Ellis, George W. Cane, Julius Hirschl and Carl S. Fels.

M. ROSENTHAL CO. has leased for the Union Square Mortgage Co., the store and basement at 18 East 16th st, to Hitz Jacobs Co., for a long term.

M. ROSENTHAL CO. has leased for the New Centre Co. the 17th floor at 39-41 West 32d st

to Kleinberg Waist Co.; also to Balamut & Maletzky the 3d loft at 48 West 22d st.

M. ROSENTHAL CO. has leased to Goldberg Bros. a loft at 140-144 West 22d st.; also to Alexander & Block, the 7th loft at 30-32 East 20th st.

M. ROSENTHAL CO. leased for M. Bent the building at 216-18 6th av for a long term of years to the Paris Millinery Est. at an aggregate rental of about \$100,000.

M. ROSENTHAL CO. has leased to Michaels Bros., the 10th floor at 13-15 West 24th st, for Johnson, Adams & Greacen.

SCHENCK & MENDEL were the brokers in the lease reported last week of two floors in the Postal Life Insurance Co. Building, at 5th av, southeast corner of 43d st, to the Republican National Committee.

SHAW & CO. have leased for Emily Benson the 3-sty dwelling, 29 West 127th st, to Charles Nord.

SHAW & CO. have leased for Esther Timme the 3-sty dwelling, 27 Mt. Morris Park West, to Dr. George S. Knickerbocker.

THE NATIONAL GUARD, State of New York, has leased for the commissary department the 8-sty building at 156 West 36th st, covering a plot 60x98, abutting the old arsenal, on the northeast corner of 7th av and 35th st, recently damaged by fire. The lease was made through Lewis B. Preston for Archibald D. Russell.

UNGER & WATSON, INC., have leased the 3-sty building 679 Lexington av to Letwin Decorating Co.; the 3-sty dwelling at 424 East 50th st to K. Heppie; also the store at 137-9 East 57th st to Jul. I. Cohn, decorator and upholsterer.

CHARLES B. WALKER has leased for Mary A. McAdam space at 147 Spring st to William Oshrin; for the estate of John R. Graham additional space at 206-208 Canal st to the Specialty Knee Pants Co.; at 176-178 Centre st to the Cook Chemical Co.; and at 203-5 Centre st to James Hurst and Charles Bruce.

J. IRVING WALSH leased for Genevieve Adams, the 4-sty dwelling, 23 West 12th st, to C. L. Gibson, for alteration into ten 2-room studio apartments, at an estimated cost of \$5,000. The building will be ready for occupancy October 1.

SIDNEY L. WARSAWER has leased for George H. Hallanan the store at 709 8th av to Henry Reiter.

WORTHINGTON WHITEHOUSE (INC.) has leased for the B. A. & L. Realty Co., an apartment at 15 West 55th st to T. N. Pepperday, of Pittsburgh.

REAL ESTATE NOTES.

UNGER & WATSON have been appointed agents for 115 Chrystie st and 99 Forsyth st.

MOORE, SCHUTTE & CO. have been appointed agents for 500 West 146th st.

MARTIN F. HUBERTH of Huberth & Huberth, has been elected to active membership in the Real Estate Board.

NEW YORK TITLE & MORTGAGE CO. has made a loan of \$8,000 to Mrs. James Kelly on the 3-sty dwelling 109 West 122d st.

CHARLES F. NOYES CO. has been appointed managing agents of 436 Pearl st for Edwin A. Johnson.

S. MINOT, real estate broker, whose office is at 80 Washington Square East, is now on the Mexican border with his regiment.

BERLIN RENTING AGENCY has been appointed agent for the two buildings at the corner 225th st and Sedgwick av.

SAMUEL H. MARTIN has been appointed agent for the two 5-sty apartment houses, 256-258 West 68th st.

LEON S. ALTMAYER has negotiated a mortgage of \$8,000 at 4 1/2 per cent. on the 4-sty building at 346 1st av.

DOUGLAS L. ELLMAN & CO. wish to announce that Robert Brown, for a number of years associated with the agents managing the Burton properties on 5th av, is now associated with them in their business department.

NEW YORK TITLE & MORTGAGE CO. has made a loan of \$36,500 to Hyman Berman Building Co., Hyman Berman, president, on the building at 2307 Morris av, just completed by them and which is within two blocks of the station of the new Jerome av subway at 183d st.

THOMAS A. WEATHERLEY, of 602 Madison av, has been appointed the sole agent of the new 12-sty building now in the course of construction, on a plot 44x98.9, at 16-18 West 39th st. John S. Weatherley is the owner. It is the intention of the owner to rent, if possible, the entire building to one tenant.

WERTHEIM & CLEAR have sold 49 Franklin st, a 3-sty business building on lot 19.11x 75.4. This property is 78 ft. from the corner of Lafayette st and adjoins on the east the Franklin Exchange of the N. Y. Telephone Co. and is directly opposite the new 16-sty Hallenbeck-Hungerford Building. Title passed to Annie Schuster on Wednesday.

J. EDGAR LEAYCRAFT & CO. have been appointed agents for 3163 Broadway, 330 East 47th st, 1559 Lexington av, 87 East End av, 2125 1st av, 244 West 48th st, 1980 Madison av, 414 Lenox av, 156 East 93d st, 217 and 219 West 11th st, 1340 to 1344 Amsterdam av, 65 and 67 Manhattan st, 352 West 37th st and 119 West 61st st.

NEW YORK TITLE & MORTGAGE CO. has just made two loans of \$33,000 each to Dubar Realty Co., on two 5-sty apartment houses in the south side of Freeman st, between West Farms rd and Westchester av. The buildings have just been finished and the owners have already rented over 70 per cent. of the apartments, the renting of which did not begin more than two weeks ago.

ALBERT B. ASHFORTH (INC.) has recently obtained mortgage loans aggregating \$3,000,000, ranging in amounts from \$10,000 to \$650,000. The following is a partial list of the loans placed: \$200,000 on the studio apartment house on West 67th st; \$650,000 on the duplex apartment house at 67th st and Central Park West; \$110,000 on the 12-sty building at 29 West 34th st; \$300,000 on the studio apartment house on 67th st between Central Park West and Columbus av; \$175,000 on the apartment house at the southwest corner of Broadway and 78th st; \$160,000 on the new business building under construction at 509 5th av, adjoining the new Postal Life Insurance Building at the southeast corner of 5th av and 43d st; \$75,000 on the 5-sty store and tenement house at the southeast corner of Canal and Elizabeth sts; \$52,500 on the 6-sty store and loft building at 149-51 Franklin st; \$235,000 on the 9-sty apartment house at 115 East 53d st; \$20,000 on the residence at 64 Edgecliff ter, Park Hill, Yonkers, and \$33,000 on the 6-sty flat at 953 Faillie st, Bronx.

WM. A. WHITE & SONS have, since January 1, closed more than \$5,500,000 in mortgage loans. Several of these loans have already been reported. Following are other loans more recently placed by them: \$255,000 at 4 1/2 per cent. on the 12-sty loft building, 29x33 West 30th st, for Wallace Construction Co.; \$39,000 at 4 1/2 per cent. on the southwest corner of 122d st and 3d av, 5-sty building, for I. Blyn & Sons; \$21,000 at 5 per cent. on the 5-sty tenement, 60 East Broadway, for A. Zubrinsky; \$9,000 at 5 per cent. on the 1-sty building, 5596-5600 Broadway; \$11,000 on 3 1/2 acres at Tarrytown; \$300,000 at 4 1/2 per cent. for 324 West 39th St Corporation, on the 12-sty mercantile structure, 318-326 West 39th st; \$25,000 on country estate in town of North Castle, Westchester county; \$6,750 on the 4-sty tenement, 342 East 34th st, for the estate of T. Murtha; \$18,000 at 4 1/2 per cent. on 218 Bowery, a 3-sty building; \$18,000 at 5 per cent. on 342 Lexington av, a 4-sty dwelling; \$25,000 at 4 1/2 per cent. on the 4-sty business building, 169 West 27th st; \$12,000 at 5 per cent. on 227 Front st, a 5-sty building; \$67,000 at 4 1/2 per cent. on 3d av, southeast corner of 38th st, southwest corner 39th st and 3d av and 300-304 West 124th st for Rozell Estate; \$25,000 at 5 per cent. on 248 West 112th st, a 5-sty apartment, for A. Hyman, and, in connection with P. L. Mottalay, \$210,000 at 5 per cent. on the southeast corner of West End av and 82d st, a 6-sty apartment house; also \$50,000 on 271 acres at Hempstead, L. I.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1916		1915	
	July 14 to 20	July 16 to 22	July 13 to 19	July 8 to 14
Total No.....	140	179	447	457
Assessed value.....	\$6,851,800	\$10,484,600	\$13,625	\$7,765
No. with consideration..	25	21	59	34
Consideration.....	\$927,250	\$1,412,894	\$233,853	\$254,630
Assessed value.....	\$1,018,500	\$1,563,000	Jan. 1 to July 21	
	4,213	3,998	12,815	12,529
Total No.....	4,213	3,998	1,163	1,451
Assessed value.....	\$241,765,166	\$250,044,135	\$8,310,598	\$11,132,966
No. with consideration..	620	587	Mortgages.	
Consideration.....	\$26,367,087	\$31,509,771		
Assessed value.....	\$28,299,479	\$33,632,300		

Mortgages.

	1916		1915	
	July 14 to 20	July 16 to 22	July 13 to 19	July 8 to 14
Total No.....	81	68	339	364
Amount.....	\$2,322,235	\$2,423,975	\$1,194,288	\$1,369,761
To Banks & Ins. Cos....	17	18	51	82
Amount.....	\$1,306,266	\$1,018,000	\$326,650	\$455,622
No. at 6%.....	19	20	188	184
Amount.....	\$712,875	\$399,775	\$506,153	\$653,656
No. at 5 1/2%.....	1	12	76	93
Amount.....	\$65,000	\$541,600	\$351,760	\$365,976
No. at 5%.....	28	21	58	49
Amount.....	\$664,413	\$705,350	\$292,200	\$260,154
No. at 4 1/2%.....	10	1	Unusual rates.....	1
Amount.....	\$624,375	\$275,000	Amount.....	\$15,000
No. at 4%.....	.....	.....	Interest not given.....	17
Amount.....	.....	.....	Amount.....	\$44,175
Unusual rates.....	.....	.....	Jan. 1 to July 21	
Amount.....	.....	.....	9,532	9,324
Interest not given.....	23	14	\$42,073,909	\$39,564,547
Amount.....	\$255,572	\$402,250	\$2,269	\$1,840
Jan. 1 to July 20		Jan. 1 to July 22	\$17,542,378	\$12,968,705

Mortgage Extensions.

	1916		1915	
	July 14 to 20	July 16 to 22	July 13 to 19	July 15 to 21
Total No.....	36	46	85	98
Amount.....	\$1,259,500	\$2,570,000	\$246,570	\$281,550
To Banks & Ins. Cos....	17	13	\$13,950	\$23,479
Amount.....	\$796,500	\$1,374,500	Jan. 1 to July 21	
Total No.....	1,070	1,187	2,984	3,104
Amount.....	\$59,961,470	\$62,778,293	\$12,131,560	\$11,188,742
To Banks & Ins. Cos....	546	469	\$801,305	\$509,550
Amount.....	\$43,898,850	\$42,768,850	Jan. 1 to July 21	

Building Permits.

	1916		1915	
	July 14 to 21	July 17 to 23	July 14 to 20	July 15 to 21
New buildings.....	16	21	8	12
Cost.....	\$5,105,000	\$1,648,200	\$13,450	\$25,195
Alterations.....	\$439,800	\$193,425	\$13,290	\$975

	Jan. 1 to July 21	Jan. 1 to July 23
New buildings.....	356	290
Cost.....	\$59,893,245	\$41,895,270
Alterations.....	\$11,828,361	\$9,885,423

BROOKLYN.

Conveyances.

	1916		1915	
	July 14 to 20	July 16 to 22	July 13 to 19	July 15 to 21
Total No.....	151	147	447	457
No. with consideration..	37	22	59	34
Consideration.....	\$150,957	\$148,852	\$233,853	\$254,630
Jan. 1 to July 21				
Total No.....	3,356	3,478	12,815	12,529
No. with consideration..	549	473	1,163	1,451
Consideration.....	\$3,602,939	\$4,141,531	\$8,310,598	\$11,132,966

Mortgages.

	1916		1915	
	July 14 to 20	July 16 to 22	July 13 to 19	July 8 to 14
Total No.....	82	84	339	364
Amount.....	\$537,704	\$481,381	\$1,194,288	\$1,369,761
To Banks & Ins. Cos....	6	3	51	82
Amount.....	\$106,750	\$44,000	\$326,650	\$455,622
No. at 6%.....	34	27	188	184
Amount.....	\$206,975	\$139,264	\$506,153	\$653,656
No. at 5 1/2%.....	4	6	76	93
Amount.....	\$13,495	\$77,500	\$351,760	\$365,976
No. at 5%.....	17	28	58	49
Amount.....	\$63,774	\$157,185	\$292,200	\$260,154
Unusual rates.....	5	2	Unusual rates.....	1
Amount.....	\$7,710	\$1,101	Amount.....	\$15,000
Interest not given.....	22	21	Interest not given.....	17
Amount.....	\$245,750	\$106,331	Amount.....	\$44,175
Jan. 1 to July 21				
Total No.....	1,918	1,931	9,532	9,324
Amount.....	\$17,867,899	\$18,303,438	\$42,073,909	\$39,564,547
To Banks & Ins. Cos....	165	139	\$2,269	\$1,840
Amount.....	\$3,908,250	\$2,949,878	\$17,542,378	\$12,968,705

Mortgage Extensions.

	1916		1915	
	July 14 to 20	July 16 to 22	July 13 to 19	July 15 to 21
Total No.....	10	11	45	95
Amount.....	\$201,000	\$170,650	\$368,710	\$645,450
To Banks & Ins. Cos....	2	3	\$78,675	\$83,272
Amount.....	\$74,000	\$77,500	Jan. 1 to July 21	
Total No.....	436	444	2,815	2,929
Amount.....	\$9,103,602	\$8,574,380	\$22,817,380	\$23,936,670
To Banks & Ins. Cos....	1,023	129	\$3,544,140	\$2,215,256
Amount.....	\$3,805,000	\$3,157,250	Jan. 1 to July 21	

Building Permits.

	1916		1915	
	July 14 to 20	July 16 to 22	July 13 to 19	July 15 to 21
New buildings.....	12	17	45	95
Cost.....	\$150,300	\$502,900	\$368,710	\$645,450
Alterations.....	\$13,625	\$7,765	\$78,675	\$83,272
Jan. 1 to July 21				
New buildings.....	425	570	2,815	2,929
Cost.....	\$12,164,800	\$16,925,850	\$22,817,380	\$23,936,670
Alterations.....	\$747,780	\$482,455	\$3,544,140	\$2,215,256

BROOKLYN.

Conveyances.

	1916		1915	
	July 13 to 19	July 15 to 21	July 13 to 19	July 15 to 21
Total No.....	447	457	447	457
No. with consideration..	59	34	59	34
Consideration.....	\$233,853	\$254,630	\$233,853	\$254,630
Jan. 1 to July 21				
Total No.....	12,815	12,529	12,815	12,529
No. with consideration..	1,163	1,451	1,163	1,451
Consideration.....	\$8,310,598	\$11,132,966	\$8,310,598	\$11,132,966

Mortgages.

	1916		1915	
	July 13 to 19	July 8 to 14	July 13 to 19	July 8 to 14
Total No.....	339	364	339	364
Amount.....	\$1,194,288	\$1,369,761	\$1,194,288	\$1,369,761
To Banks & Ins. Cos....	51	82	51	82
Amount.....	\$326,650	\$455,622	\$326,650	\$455,622
No. at 6%.....	188	184	188	184
Amount.....	\$506,153	\$653,656	\$506,153	\$653,656
No. at 5 1/2%.....	76	93	76	93
Amount.....	\$351,760	\$365,976	\$351,760	\$365,976
No. at 5%.....	58	49	58	49
Amount.....	\$292,200	\$260,154	\$292,200	\$260,154
Unusual rates.....	1	1	Unusual rates.....	1
Amount.....	.....	.....	Amount.....	\$15,000

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THE present year surely would have been numbered among the big building years for New York City, and fulfilled all the good predictions made for it, had it not been for the congestion of foreign war orders, especially for steel materials, which has blocked off domestic buying of structural steel for buildings to a large extent and held back the largest accumulation of plans filed and not under contract that the city ever contained.

Steel is the key to the situation. Other materials, which in prosperous spring days felt like mounting to price realms above, have returned to levels where industrial circumstances are in economic balance. Steel and its products are in greater demand than ever before in the world's history. The export trade of the United States was never larger than it is at the present time, mainly on account of the requirement for war supplies made of steel. Everything made of this material used in building construction is higher in price than in ordinary times, and it is difficult to get deliveries within a reasonable time.

The consequence is that buildings into the construction of which steel enters largely are not being erected as numerously as the plans for them have been filed. The central sections of the city feel this discrepancy more than the sections where small work not requiring much steel is most prevalent.

In the aggregate, and taking into account the whole metropolitan section, including Long Island, Westchester and the Jersey shore counties, there is a large amount of miscellaneous construction in hand, for new buildings, alterations and repair work, which is keeping the building craftsmen fairly well employed, though often they have to go a distance to find the job.

Reports are being brought to the Record and Guide of an extraordinary amount of suburban work, meaning for the most part the erection of fine country houses. It is not remembered when there was ever before so much of that class of construction going on hereabouts. The present week brings reports of contracts awarded for notably fine

Brick.—The week was an average and uneventful one in the North River brick market, with prices stationary and firm, and with an output of 42 cargoes. Judging from the distribution of the material, brick building is gradually gaining in Manhattan, losing somewhat in the Bronx, and holding a normal pace in Brooklyn and the Jersey cities.

With a record of 51 cargoes disposed of, last week was the big week of the year so far, and closely approached in activity an average week in a really big building year.

Reports from the manufacturing districts show scarcely 50 per cent. production at the present time, on account of labor shortage and other hindrances. The negro laborers are beginning to leave for their Southern homes. They have made, in spite of the wet weather, with the higher wage rates as much as they have ordinarily earned in a whole season. It is enough for new clothes and necessary supplies, and they are satisfied for the time being.

Brooklyn building material firms report a moderate but steady output of material. A prominent dealer, John H. Mahnken, president of the Mahnken Building Material Company, expressed the view that if the real estate market were as active as it ought to be, and taking the product of builders as rapidly as it should, material and labor costs would be no hindrance to building construction.

dwellings at Mount Vernon, Larchmont, Woodbury and other places in the Wheatley Hills, Morristown, Short Hills and at places in Westchester county and the Jerseys. In passing, we note a remarkable reversion in this class of work to the Georgian style of architecture, which calls for brick construction mainly.

Under such circumstances the building material market could not be otherwise than a prey to cross currents. Fire-proof materials, on the whole, are moving steadily but slowly. The lumber trade and its branches are active in some sections and dull in others. In the central borough repair work and alterations somewhat compensate for the shortage in new construction. Carpenters were never better employed in this vicinity, according to reports to the Record and Guide from union officers. Notwithstanding, the wholesale lumber trade is not very active, and some retailers report less than a normal demand. The evidence seems to read that the carpenter work in hand is not the kind that consumes a great deal of lumber.

Prices of basic materials have been stationary for the most part this week. Even the minor metal products are steadier than usual. Paints and oils are the most variable materials in the list, so far as quotations are concerned. Linseed oil is gradually recovering from the slump of a month ago. Structural steel prices have not officially varied in several weeks, and fabricators and erectors are standing firm.

Prices on the whole are on a lower level than in May. This recession is reflected in a renewed disposition to continue plans for the erection of first-class buildings. Recent numerous sales of investment properties to rich men are tempting out speculative work.

It is becoming a question in building circles if anything is being gained by waiting. Vacant space in office buildings is being rapidly cleaned up. Apartment house renting was never better. Inquiries are numerous for investment properties not involving too large an expenditure. The new land banks are expected to make some life insurance companies more appreciative of city real estate loans than they have been of late years.

SUMMARY of transactions in the North River brick market covering the week ending Friday, July 21, 1916:

Condition of market—Prices firm and demand fair. Quotations unchanged, at \$7.00 to \$7.50. Raritans, \$7.25 to \$7.50. Number of cargoes sold, 42. Distribution: Manhattan, 16; Brooklyn, 13; Bronx, 3; New Jersey, 7; Astoria, 2; Flushing, 1. Number of cargoes left over Friday A. M., 11.

Lumber.—Business at sash and door centers is reported fairly good. Distributing firms sold heavily during the spring, and their requirements now are rather large where building operations are under normal conditions. There is very little price-cutting in this branch of trade, as the components of finished mill-work are firmly held, labor being high priced and window glass in a strong position.

The general wholesale lumber trade is less than normal for this season in metropolitan territory. Until the labor difficulties are settled the lumber trade will not be working under normal conditions. Prices should regain what they have lost of late with the readjustment of transportation and labor problems, shippers are saying.

According to reliable advices, the hardwood market is in a negative position. The interior finish trade is exceedingly quiet, not only in New York, but throughout Eastern territory. At hardwood centers there is a strong inquiry for birch, and thick maple is in good demand.

Hemlock is slow, and though the base

price at New York delivery points is still quoted at \$24, it is generally understood that actual sales range from \$1 to \$1.50 below this figure. Cargoes of spruce desirable as to lengths and widths can be placed at \$23 to \$28.

Paints and Oils.—Jobbing demand for many paint-making materials has increased since the settlement of the wage question in the painting trade. Dry colors continue to sell at high prices. White lead in oil holds at 9 $\frac{3}{4}$ c. per pound on round lots, and on smaller quantities (100 to 500-lb. kegs) at 10 $\frac{1}{2}$ c. a pound. The tendency of quotations for linseed oil has been downward until a recent date. At present 70c. is generally asked for car lots, and 61 cents for 5-bbl. lots. Three months ago it was 81 cents.

Manufacturers of French process zinc oxide have issued a new schedule of prices, which will be operative for the next three months. It shows a decline from the quotations for the second quarter. Prepared paints continue at the lower level fixed during the labor troubles. For shellac there is an unsettled market. Quotations for T. N. in the local market is now given at 26c. a pound. Turpentine values hardened with the turn of the month, and are now fairly steady at 46c. to 47c. for spot, in yard, N. Y.

Electrical Goods.—A. L. L. Salt, vice president and general purchasing agent of the Western Electric Company, has compiled for the trade press a list to show the percentage of increase in the prices of raw materials used in manufacturing electrical goods that has taken place since the war began. The list is in part as follows:

Acids, 15 per cent. increase; aluminum, 108; antimony, 533; batteries, dry, 68; brass, rod and sheet, 174; copper, 126; dyestuffs, 200 to 2,000; fibre, 113; German silver, 105; hardware, pole line, 160 to 175; lead, pig, 94; paper, cable, 70; platinum, 98; rings, aerial, 39; rubber, crude, 39; silk, spun, 65; silk, tussah, 36; spelter, 216; steel, Bessemer billets, 123; strand, 77; thread, linen, 158; tin, 66; vermilion, 167; vitriol, blue, 329; wire, 19 to 27.

Finished Iron and Steel.—Prices on cast-iron pipe are unchanged, and carload lots of 6-in., Class B and heavier, are quoted at \$30.50 per net ton, tide-water, with Class A and gas pipe taking an extra \$1 per ton. Wrought iron pipe prices have not advanced since a month ago. Concrete reinforcing bars are priced at \$3.25 for $\frac{3}{4}$ -inch and larger, New York. Sheet steel piling remains at \$2.50 per 100-lbs., f. o. b. Pittsburgh. Freight rate for finished iron and steel f. o. b. Pittsburgh to New York, 16.9 cents per 100 lbs. in carload lots.

Sheets.—A further decline in the price of galvanized sheets, due to the lower spelter market, is reported from mill centers, some mills naming as low as 4.25 cents at mill for No. 28. Prices are fairly strong for black sheets. Annealed sheets, Nos. 9 and 10, are quoted at 3c. to 3.25c., mill, for delivery at the convenience of the mill, which would be late in the fall. Prime tin plate is quoted at \$6 per base box, at mill, to the domestic trade.

Wire Products.—American Steel and Wire Co. has advanced prices of plain annealed wire for delivery to manufacturers in the last quarter of the year from \$2.45 to \$2.65 per 100-lb., Pittsburgh. No change in prices of wire nails or galvanized wire products. Regular quotation on wire nails, \$2.50 to \$2.60 per keg, Pittsburgh.

Clay Drain Tile.—Prices unchanged since a month ago. Per 1,000 linear feet, 3-inch, \$22.50; 4-inch, \$32.50; 5-inch, \$47.50; 6-inch, \$57.50.

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\$7.00@ \$7.50
 Raritan common 7.25@ 7.50
 Second hand common, per M. 4.50@ —
 Front or face, in car lots.....20.00@ 36.00
 Paving brick24.00@ —

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):
 Domestic Portland, Spot.....\$1.67@ —
 Over 30 days.....@ \$1.72
 Rebate on bags returned, 10c. bag.
 Mill base.....1.05@ —
 Rosendale, natural, net, to dealers, wood or duck bags 1.00@ —
 Rebate on bags returned, 10c. bag.
 Aisen's GermanNo Quotation
 Dycerhoff GermanNo Quotation

EXPANDED METAL LATH (prices per 100 yds. for painted are as follows in carload lots):

Gage.	Weight.	Price.
27	233	\$16.00
26	250	17.00
25	300	18.00
24	340	19.00
22	450	22.00

About 10% additional for smaller quantities. For galvanized add \$10, and \$15 for tuncan.

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

LIME (standard 300-lb. bbls., wholesale):
 Eastern common@ \$1.45
 Eastern finishing\$1.65@ 1.70
 Hydrated common (per ton).....@ 9.50
 Hydrated finishing (per ton).....@ 10.50

LINSEED OIL—
 City brands, raw, 5 bbl. lots. \$0.69@ —
 Less than 5 bbls. 0.70@ —

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b. N.Y.)
 8 to 12 in. 16 to 20 ft.\$28.00@ \$35.50
 14 to 16 in. 35.50@ 37.50
 Heart face siding, 4-4 & 5-4@ 32.00
 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 car-
 goes, 2-inch (delivered)..... 27.00@ 30.00
 Add \$1.00 per M. for each inch in width
 over 12 ins. Add \$1.00 per M. for every 2
 ft. over 20 ft. in length. Add \$1.00 per M.
 for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
 1½-in. slab\$4.00@ \$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
 Cypress shingles, 6x18, No. 1
 Prime 7.25@ —
 Quartered oak\$88.00@ \$93.00
 Plain oak 60.00@ 63.00
Flooring:
 White oak, quartered, clear... @ \$86.00
 Red oak, quartered, clear... @ 51.00
 Maple, clear\$40.00@ 45.00
 Yellow pine, No. 1, common,
 flat@ 26.00
 N. C. pine 16.50@ 25.00

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
 ½ in. x 8 ft.185

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

STRUCTURAL STEEL (Plain material at tidewater):

Beams & channels up to 14 in. 2.669@ 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.\$0.46@ \$0.47

SMALL SUITES IN DEMAND ON WASHINGTON HEIGHTS

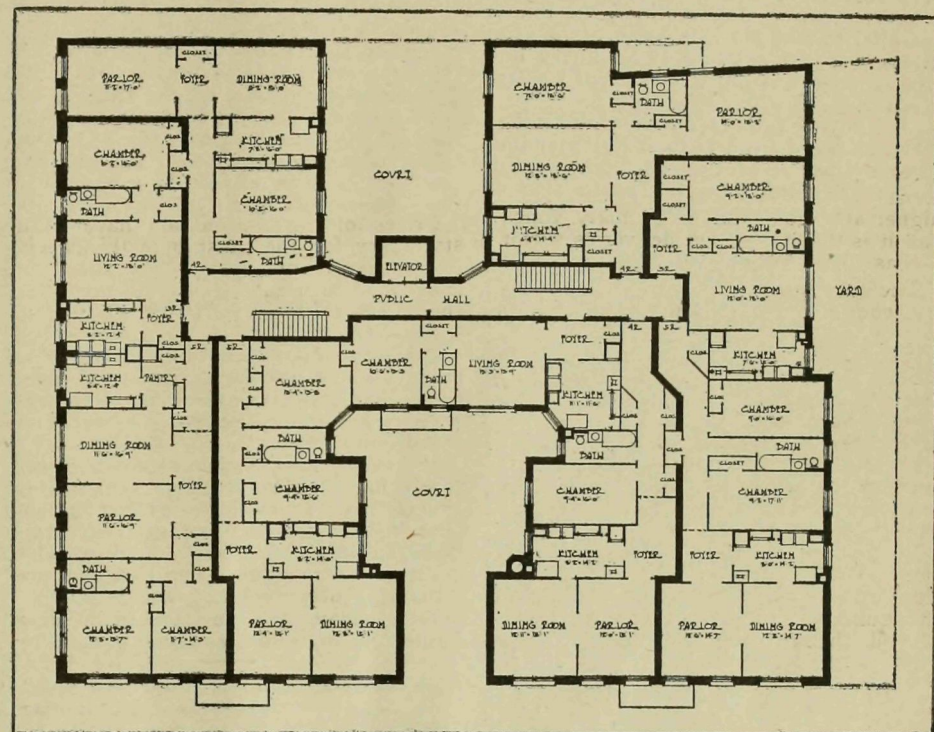
Careful Planning is Being Recognized As Essential in Multi-Family Houses

THERE is probably no single item of greater importance to the success of the modern multi-family dwelling than that of careful planning. Given the same location, transit facilities and other attributes, which help to make the apartment house a profitable investment for the builder and owner, the structure that has been planned with due regard for the comfort and convenience of the tenants will make better returns in rentals and cause less anxiety to the owner on account of vacancies, than will the structure that has been planned in a haphazard manner and in which the occupants have all sorts of difficulties to contend with.

What constitutes good planning? While this question admits of wide argu-

ment there are certain well defined fundamentals which must be recognized by every architect in preparing the plans for an apartment house. The incorporation of these essentials in the plans for the building do much to assure the future success of the venture. Convenience of arrangement, rooms of good size and proportion, convenience of access to the street, maximum amount of natural light and ventilation, courts of sufficient dimensions to assure light and air to the rooms dependent upon them, and the installation of those devices that have made the modern apartment houses desirable living places for a large part of the population of this city, are among the most important considerations of careful planning and the structure that starts with these features is practically assured of success, all things being equal.

An apartment house accommodating approximately fifty families, that has been planned and erected along these general lines has been completed about one year and its success is attested by the fact that there has been no loss of rents since the completion of the building and, according to the agent of the structure there would seem to be no reasonable excuse why the property should not maintain this record over a period of years.



Neville & Bagge, Architects.
 TYPICAL FLOOR PLAN, ST. NICHOLAS AVENUE AND 190TH STREET.

ment there are certain well defined fundamentals which must be recognized by every architect in preparing the plans for an apartment house. The incorporation of these essentials in the plans for the building do much to assure the future success of the venture. Convenience of arrangement, rooms of good size and proportion, convenience of access to the street, maximum amount of natural light and ventilation, courts of sufficient dimensions to assure light and air to the rooms dependent upon them, and the installation of those devices that have made the modern apartment houses desirable living places for a large part of the population of this city, are among the most important considerations of careful planning and the structure that starts with these features is practically assured of success, all things being equal.

This apartment house is owned and was erected by Stephen J. Egan, president of the Westmoreland Construction Co., 802 West 181st street, from plans prepared by Neville & Bagge, architects, 105 West 40th street. The building is six stories in height, and occupies a plot 100x130 feet at the northeast corner of

St. Nicholas avenue and 190th street. Charles S. Kohler is the managing agent of the property.

This apartment was built under the direct supervision of the owner who awarded separate contracts for the various branches of the work. The following list includes some of the contractors who supplied labor and materials for this building: James Holme, 80 West 174th street, brick mason work; James B. Lenahan, Rider avenue and 140th street, cut stone; McKnight & Co., 3 West 141st street, granite; Mutual Iron & Steel Products Co., 50 Church street, structural iron; Cork & Zicha, 813 Vernon avenue, Long Island City, interior marble; Charles Schneider & Co., 492 East 163d street, steam heating; Neenan Elevator Co., 71 Clymer street, Brooklyn,

Throughout the construction and finish is of the best possible order, the rooms are generous in size, exceptionally well lighted and finished in a cheerful manner. The St. Nicholas avenue side of the first floor has been devoted to use as stores. These are of different dimensions, but all are without columns, which makes it possible for the tenant of the stores to utilize every inch of space. All store floors are of terrazzo. The upper floors in this building consist of nine separate suites, of three, four and five rooms, each with large entrance foyer and bathrooms. The courts of this structure are both of such size as to adequately light all rooms which have an outlet upon them. One of the features of particular interest in this building is the great number of built-in closets. These have proved to be one of the main attractions to the tenants.

Through the close co-operation between the owner and the architects in planning and in the construction of this building, an investment of marked success has resulted. The house has attracted tenants by the unusual size of its rooms and the numerous other advantages, and there is every reason to suppose that the popularity will be of a permanent character.

AREA DISTRICTS.

(Continued from page 115.)

Queens Area Map.

1. Flushing E District. The northern boundary of this district has been shifted from north of Jackson avenue to a new line to the south, making a C district along both sides of Jackson avenue from Whitestone avenue and Bowne avenue to Central avenue. State street is now in D from a point 100 feet east of the east side of Whitestone avenue to a point 100 feet west of the west side of Central avenue, the boundary line between C and D being located 150 feet south of and parallel to State street. The northern boundary of the E District now begins at a point 100 feet west of Bowne avenue and 150 feet south of Jackson avenue, running east parallel to Jackson avenue and 150 feet south to the west side of Parsons avenue; crossing Parsons avenue, the line is parallel to and 100 feet south of the south side of Jackson avenue until it meets a line extending north from and perpendicular to the north side of Washington street, distant 415 feet from the west side of Pency street; crossing Pency street, the line is parallel to and 150 feet south of Jackson avenue to the existing E boundary line 100 feet west of the west side of Central avenue.

2. Powell's Cove Section. This has been changed from D to A by extending the A District at College Point as follows: Beginning on the south side of Fletcher avenue at the west side of Scranton street; east along the south side of Fletcher avenue; north along the east side of Vinton street; west along the north side of Draper avenue; north along the east side of Torrington street; west along the north side of Brackenridge avenue; north along the east side of Scranton street; west along the north side of Audubon avenue; north along the east side of Rockville street to the East River; east along the bulkhead line of the East River; south along the west side of Chesterfield boulevard; west along the north side of Vancey street; south along the west side of Vancey street; west along the north side of Tolland street to the existing A District line on the west side of Torrington street.

3. New C District, Rockaway, bounded as follows: On the west by the easterly boundary of the E District which has been moved one block east so as to be in the center of the block between Beach 116th street and Beach 117th street instead of between Beach 117th street and Beach 118th street; on the east the line is in Beach 75th street, making the boundary line 100 feet east of and parallel to Beach 75th street; on the south by the bulkhead line of the Atlantic Ocean; on the north by the existing boundary of the A District; east along the north side of Beach Drive from the center of the block between Beach 116th street and Beach 117th street; south along the east side of Beach 116th street; east along the north side of St. Mark's avenue; south along the east side of Beach 103rd street; east along the north side of Rockaway Beach boulevard; north along the west side of Beach 87th street; east along the south property line of the Long Island Railroad; south along the east side of Beach street; east along the north side of Finnard street; north along the west side of Beach 80th street; south along the south property line of the Long Island Railroad to the easterly boundary in Beach 75th street.

Toch Brothers' New Booklet.

Prominent among the recent additions to trade literature pertinent to the building and allied trades is the interesting booklet just published by Toch Brothers, technical paint and varnish makers, 320 Fifth avenue. The book contains more than thirty pages of text descriptive of the various products of the firm, and specifications for their use in building and engineering projects. The book is illustrated with a number of cuts of buildings and other operations in which the materials manufactured by this firm have been successfully used. Printed on a heavy plate paper the booklet will without doubt prove to be a very

welcome addition to the professional libraries of architects and engineers.

Broadway Project Revived.

The preliminary plans have been completed in the offices of Ernest Flagg and Montague Flagg, associated architects, 109 Broad street, for the twenty-one-story store and office building which has been projected for some time. This structure will occupy the southeast corner of Broadway and 37th street and will be owned by the Robert Hoe Estate Co., Inc., H. L. Slade, president, 15 William street. The plot involved has dimensions of 105x193 feet and the building will cost approximately \$1,000,000. The details of this operation have not been finally decided and it is not definitely known when active construction will be started.

Maynicke & Franke Prepare Plans.

The preliminary plans have been completed by Maynicke & Franke, architects, 25 East 26th street, for a twenty-two-story office and loft building to be erected at 351-363 West 42d street, through to 352-360 West 43d street. The owner of the proposed operation is Charles H. Darmstadt, plumbing contractor, 352 West 43d street. The building will occupy a plot 125x200 feet and will have facades of brick with trimmings of Indiana limestone and terra cotta. This structure will have as part of its equipment all of the modern conveniences and safety devices applicable to this type of operation. The cost is estimated at approximately \$1,500,000.

Contractor for Residence.

M. Reid & Co., 114 West 39th street, have obtained the general contract for the construction of a five-story brick and limestone residence at 13-15 East 79th street for Thomas Newbold, 289 Madison avenue. The plans and specifications for this operation have been prepared by McKim, Mead & White, architects, 101 Park avenue. The engineers for the steam heating are Tenny & Ohmes, 101 Park avenue. The dwelling will be of fireproof construction and will have ground dimensions of approximately 38 x 95 feet. The cost of the project is estimated at about \$125,000.

Brooklyn Bank and Office Building.

Starrett & Van Vleck, architects, 8 West 40th street, Manhattan, are preparing the plans and specifications for a twenty-story bank and office building to be erected at 32-36 Court street for the Court & Remsen Co., Inc., owner. The structure will occupy a plot 57x100 feet and will have a facade of brick with trimmings of granite and Indiana limestone. The first floor of the proposed structure will be designed for use as a banking room and will be occupied by the Dime Savings Bank of Brooklyn. The cost of the project is placed at approximately \$500,000.

Fortification at Rockaway.

Preliminary plans are underway in the office of the War Department, Washington, D. C., for the construction of an important fortification at Rockaway Beach, L. I. The project is progressing under the direction of Col. F. V. Abbot, U. S. Engineer Corps, and will consist of the construction of a wharf, storehouse, barracks, railroad and a large amount of earthworks and concrete emplacements. An appropriation of \$1,400,000 has been obtained for the procurement of a site and its reclamation. The entire cost of the project is expected to reach approximately \$5,000,000.

Architect for Downtown Loft.

Electus D. Litchfield, architect, 477 Fifth avenue, has been retained to prepare the plans and specifications for the twelve-story store and loft building scheduled for erection at 76-78 Duane street. The owner of this project is the 76-78 Duane Street Company, care of L. L. Melius, 30 East 42d street. The structure will be fireproof throughout, built of brick with trimmings of limestone and terra cotta, and will cover a plot

49x80 feet. The cost of the operation is placed at approximately \$180,000.

Philip Lewisohn to Build.

Maynicke & Franke, architects, 25 East 26th street, have completed plans for a twelve-story store and loft building to occupy the southwest corner of Sixth avenue and 41st street. The owner of the building is Philip Lewisohn, 110 West 40th street. According to the plans the proposed structure will be erected on a plot 100 x 125 feet, and will have facades built of brick, limestone and terra cotta. The project is estimated to cost in the neighborhood of \$500,000.

Contemplated Store and Office Building.

Ernest Flagg, architect, 109 Broad street, is preparing the preliminary plans for a twenty-story store and office building which he intends to erect on property located at 109-111 East 40th street. The plot which this project will occupy measures 47x98 feet. The structure is expected to cost in the neighborhood of \$250,000. Details are not available at this time and it is not likely that the operation will be started for quite some time.

PERSONAL AND TRADE NOTES.

Summit Engineering & Construction Co. has moved its offices to 116 Broad street.

George F. Archer, engineer, has moved his offices from 39 Cortlandt street to 10 East 43d street.

Indiana Quarries Company recently moved its New York office to the Foster Building, 280 Madison avenue.

Frank W. Weed has been appointed manager of the retail lumber business of the Albro J. Newton Company, Brooklyn.

John H. Schinnagel, plumbing contractor, has moved his office from 60 Ann street to the Morton Building, 43 Ann street.

Monroe M. Golding, heating and plumbing contractor, has recently moved his office and shop from 133 West 65th street to 1931 Broadway.

National Bridge Works has discontinued its office at 1123 Broadway and in future will conduct its affairs from the office of the plant at Review avenue, Long Island City.

Standard Surfacing Co., which is temporarily located at 305 Fifth avenue, will move its office to 50 East 42d street as soon as the building now under construction is completed.

Charles Goodstein, heating and plumbing contractor, 23 Glenmore avenue, Brooklyn, desires catalogues and samples from manufacturers and jobbers in the plumbing and heating supply lines.

William E. Moran, architect, formerly located at 50 East 41st street, is now associated with the firm of Hooper & Farley, under the firm name of Hooper, Farley & Moran, with offices at 15 West 38th street.

C. J. Moulton has been appointed manager of the New York office of the Sims Company, Erie, Pa., manufacturer of steam specialties, including the Sims feed water tanks, with headquarters at 47 West 34th street.

Gurney Heater Manufacturing Co., Boston, Mass., announces the removal of its New York office from 22 East 42d street to 11 East 42d street, where larger and better facilities are provided for the business of the concern.

Robert F. Berner, architect, has recently opened offices for the general practice of his profession at Roscoe, N. Y., and desires samples and catalogues from manufacturers and jobbers interested in the building trades.

J. Lee Wilkinson, for some time employed in the office of W. D. MacPherson, Pearl street, Albany, N. Y., has recently opened an office at 121 Pearl street, where he is engaged in general blue-printing and specification work, and making shop drawings and details.

NO ARCHITECTS SELECTED.

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

JOHNSON CITY, N. Y.—The Methodist Episcopal Church of Johnson City, Rev. S. B. Sweet, 144 Main st, pastor, contemplates the erection of a brick church building to cost approximately \$100,000, architect for which has not been selected.

COLT'S NECK, N. J.—The Board of Education of Atlantic Township, Mrs. Cornelia Meytrott, supervisor of schools, contemplates the erection of a brick school containing six classrooms, to cost approximately \$16,000. No architect selected.

HOLTSVILLE, L. I.—The Board of Managers of the Suffolk County Tuberculosis Hospital contemplates the erection of a 2-sty frame administration building to cost approximately \$10,000, at Holtsville, L. I. No architect selected.

GLEN RIDGE, N. J.—The Borough of Glen Ridge, John Brown, 117 Midland av, Borough Clerk, contemplates the construction of a public library building, details for which have not been decided. Site not selected. Architect not selected.

GARWOOD, N. J.—The Board of Education of the Borough of Garwood, N. J., J. Henderson, secretary, contemplates the erection of a brick addition to the Walnut st school, architect for which has not been selected nor details decided.

NEWARK, N. J.—Abraham M. Lichtman, 11 Astor st, contemplates the construction of a 2-sty brick loft building at 30-32 Mechanic st, for which no architect has been selected.

PLANS FIGURING.**BANKS.**

BROOKLYN.—Shampan & Shampan, 772 Broadway, are taking estimates on general contract to close July 28 for a 2-sty brick and reinforced concrete bank building, 72x82 ft, at the northeast cor of De Kalb av and Ryerson st, for the Morris Building Co., 207 Ryerson av, owner.

DWELLINGS.

FLUSHING, L. I.—Aymar Embury, 2d, 132 Madison av, Manhattan, is taking estimates on general contract to close July 24, for a 2½-sty hollow tile and brick veneer residence on Broadway, for Mrs. Cecil Griffen, owner, c/o architect. Cost, about \$18,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—William Higginson, architect, 21 Park Row, Manhattan, is taking estimates on general contract to close July 31, for a 2-sty reinforced concrete factory, 100x100 ft, at the cor of North 11th and Berry sts, for McKesson & Robbins, 91 Fulton st, Manhattan, owners. Cost, \$105,000.

ELMHURST, L. I.—Francisco & Jacobus, 200 5th av, Manhattan, are taking estimates on general contract to close August 2, for a 4-sty reinforced concrete factory, 70x320 ft, and 1-sty power house, 40x60 ft, at Queens Blvd and L. I. Railroad, for the Norma Co., of America, W. M. Nomes in charge, 1790 Broadway, Manhattan. Cost, \$150,000.

HALLS AND CLUBS.

GREENPORT, L. I.—Edward H. Blume, Riverhead, L. I., is taking estimates on revised plans to close July 29, for a 1-sty hollow tile and stucco parish house, 38x92 ft, including auditorium, for the Holy Trinity Church, Rev. H. L. Rice, rector, Greenport, L. I., owner. Cost, about \$9,000.

HOSPITALS.

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Michael J. Fagan, clerk, is taking estimates on general contract to close 2 p. m., July 25, for a hospital addition and nurses' home on Baldwin av, near Montgomery st, from plans by John T. Rowland, Jr., 98 Sip av, architect. Cost, about \$325,000.

SCHOOLS & COLLEGES.

WEST NEW BRIGHTON, S. I.—Fred L. Metcalf, 143 North av, Plainfield, N. J., is taking estimates on general contract to close July 29, on 2-sty parochial school, 154x125 ft, for the Church of the Sacred Heart, Rev. Father Thomas J. Heafy, 192 Castleton av, West New Brighton, pastor. Cost, about \$100,000.

MONTCLAIR, N. J.—The Board of Education of Montclair, N. J., Frank J. Taylor, secretary, is taking estimates on general and separate contracts, to close 8 p. m. July 25th, for two 2-sty brick and limestone additions to the public school on Cedar av, from plans by Starrett & Van Vleck, 8 West 40th st, Manhattan, architects. Cost, about \$175,000.

MONTCLAIR, N. J.—The Board of Education of Montclair, N. J., is taking estimates on general and separate contracts to close 8 p. m., July 25, for alterations and additions to the Watchung Public School, at the junction of Fullerton and Watchung avs, from plans by Starrett & Van Vleck, architects, 8 West 40th st, Manhattan.

PAWLING, N. Y.—The Board of Education of Union Free School, District No. 5, Town of Pawling, F. A. De Hart, clerk, is taking estimates on stone school building, 59x80 ft, containing six class rooms, gymnasium, auditorium, laboratory and library, from plans by Alfred L. Hopkins, 101 Park av, Manhattan, architects. Cost, \$35,000.

SUMMIT, N. J.—The Board of Education of Summit, N. J., James Cromwell, president, is taking estimates on general contract to close 8 p. m., August 7, for alterations and additions to the Springfield av school, from plans by R. S. Shapter, architect, 28 Maple st, Summit, N. J.

ELMIRA, N. Y.—Pierce & Bickford, 118 Lake st, Elmira, N. Y., are taking estimates on general contract, to close July

27, for a 2-sty reinforced concrete and brick dormitory 75x100 ft in East Main st, for Elmira College, owner on premises. Cost, about \$50,000.

CONTEMPLATED CONSTRUCTION.**Manhattan.**

APARTMENTS, FLATS & TENEMENTS.
70TH ST.—Edwin F. Brickner, 140 West 79th st, contemplates the construction of a 9-sty brick and limestone apartment at 122-128 West 70th st. Details and name of architect will be announced later.

112TH ST.—B. H. & C. H. Whinston, 148th st and 3d av, have completed plans for alterations to the 5-sty brick tenement, 26x57 ft, at 72 West 112th st, for Eva Horowitz, 52 West 111th st, owner. Cost, \$5,000.

WEST END AV.—Rouse & Goldstone, 38 West 32d st, have plans in progress for a 12-sty brick and terra cotta apartment, 40x100 ft, at 584-586 West End av, for the Coast Const. Co., Samuel G. Hess, pres., 302 West 87th st, owner and builder. Cost, \$250,000.

Coal Again Going Up

Consumers of anthracite will be forced to pay an increase of between \$9,000,000 and \$12,000,000 the coming year, according to the Real Estate Board of New York. Such is the stringency that an investigation by the Federal Trade Commission is being petitioned

Fortunately, an increased coal cost will rest lightly on the thousands of Central Station Service users about the city. The real burden will fall upon such building managements as persist in making their own current. While the coal consumption of like electrical equipments varies, the amount frequently doubles and sometimes triples that called for by other building needs

The Central Station is able to meet the situation not only by buying in great quantities but by handling its equipment with the highest possible efficiency. The result is a steadily decreasing electrical rate that puts private plant maintenance in the class of positively wasteful operations

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HOTELS.

46TH ST.—Denby & Nute, 333 4th av, have plans in progress for a 14-sty brick and limestone hotel, 76x100 ft, at 65 West 46th st, for the Helanita Const. Co., J. J. Hearn, pres., owner and builder, on premises. Cost, \$400,000.

STABLES AND GARAGES.

99TH ST.—Homer A. Reid, 347 5th av, has plans in progress for a 3-sty reinforced concrete addition to garage, 75x100, at 121-123 West 99th st, for the William Krauss Garage Corp., 127 West 99th st, owner. Details later.

66TH ST.—Walter B. Chambers, 109 Broad st, is preparing plans for a 5-sty reinforced brick and concrete garage, 50x100, at 32-34 West 66th st, for the Wylie-Carey-Thayer Co., 7 East 42d st, owner. Details later.

STORES, OFFICES AND LOFTS.

36TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 16-sty brick store and loft bldg, 48x98 ft, at 15-17 West 36th st, for Julius Tishman & Sons, 18 East 41st st, owners and builders. Cost, \$240,000.

124TH ST.—McKenzie, Vorhees & Gmelin, 1123 Broadway, are preparing sketches for alterations to the 5-sty brick telephone exchange, 50x94 ft, at 119-127 East 124th st, for the New York Telephone Co., 15 Dey st, owner. Cost, about \$20,000.

29TH ST.—Sommerfeld & Steckler, 31 Union Square, have completed plans for a 12-sty brick store and loft building, 53x90 ft, at 46-50 West 29th st, for the 48 West 29th St. Corp., Manning Phillips, pres., 31 West 33d st, owner. Cost, \$165,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

181ST ST.—Kremberg Architectural Co., 1029 East 163d st, are preparing plans for a 5-sty brick and limestone apartment, 50x85 ft, at the northwest cor of 181st st and Valentine av, for the Ensign Improvement Co., Joseph A. Dansey, pres., 391 East 149th st, owner and builder. Details will be available later.

CROTONA PARKWAY.—Samuel Katz, 405 Lexington av, is preparing plans for a 5-sty brick and limestone apartment, 75x100 ft, on the north side of Crotona Pkway, 67 ft east of Prospect av, for the J. W. Cornish Constn. Co., J. W. Cornish, pres., Morris av and 17th st, owner and builder. Cost, \$75,000.

DWELLINGS.

UNIVERSITY AV.—Walter C. Martin, Tremont and Arthur avs, has completed plans for five 2½-sty brick and marble dwellings, 24x40 ft, on the west side of University av, 100 ft north of Hall of Fame Terrace, for Wm. C. Bergen, Tremont and Arthur avs, owner and builder. Total cost, \$47,000.

STABLES AND GARAGES.

147TH ST.—Harry T. Howell, Willis av and 149th st, has completed plans for a 1-sty brick garage, 75x95 ft, in the south side of 147th st, 235 ft east of Willis av, for Christian Vorndran, 412 East 147th st, owner and builder. Cost, about \$20,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

NOSTRAND AV.—Shampan & Shampan, 772 Broadway, has completed plans for four 4-sty brick apartments on plot 205x100 ft, at the southeast cor of Nostrand and Vernon avs, for Lazarus Rosenberg, 189 Montague st, owner and builder. Cost, \$180,000.

WITHERS ST.—Christian Bauer, Jr., 801 Manhattan av, has completed plans for a 3-sty brick apartment at the northwest corner of Withers st and Union av for P. Calandrillo, 265 North 9th st, owner and builder. Cost, \$8,500.

BAY 22ND ST.—Kallich & Lubroth, 215 Montague st, have completed plans for five 4-sty brick and limestone apartments in the north side of Bay 22nd st, 111 ft west of Bath av, for the F. & N. Const. Co., 8611 16th av, owner and builder. Total cost, \$125,000.

MERMAID AV.—James F. Hughes, 353 5th av, Manhattan, is preparing plans for a 3-sty brick apartment 25x65 ft on Mermaid av, bet. 28th and 29th sts, for owner and builder to be announced later. Cost, \$10,000.

DOUGLAS ST.—Cohn Bros., 363 Stone av, are preparing plans for a 3-sty brick and limestone apartment, 25x75 ft with store, at the northwest corner of Douglas st and Blake av, for Isidore Mansfield, owner, care of architect.

LINCOLN AV.—L. Berger & Co., 1652 Myrtle av, have completed plans for seven 3-sty brick and limestone tenements on the east side of Lincoln av, 114 ft north of Liberty av, for Levy Bros. Realty Co., Jacob Levy, pres., 189 Montague st, owner and builder. Total cost, \$58,000.

AV. Q.—Cantor & Dorfman, 373 Fulton st, have completed plans for four 4-sty brick and stone apartments at the northwest cor of Av Q and East 12th st, for the Charlotte Realty & Constn. Co., 133 West 24th st, Manhattan, owner and builder. Total cost, \$52,000.

DWELLINGS.

EAST 18TH ST.—Benjamin Driesler, Jr., 153 Remsen st, has completed plans for a 2½-sty frame dwelling, 22x38 ft, in the east side of East 18th st, near Foster av, for A. H. Strong, 585 East 18th st, owner and builder. Cost, \$5,000.

56TH ST.—Thomas Bennett, 5123 3d av, has completed plans for a 2-sty brick dwelling, 20x52 ft, in the east side of 56th st, 180 ft east of 8th av, for Henry Schenck, 748 57th st, owner and builder. Cost, \$4,500.

JEROME ST.—Harry Dorf, 614 Kosciuszko st, has completed plans for a 2-sty brick dwelling, 20x55 ft, in the west side of Jerome st, 80 ft north of Livonia av, for Frank Ferrara, 825 Blake av, owner and builder. Cost, \$3,500.

50TH ST.—F. W. Eisenla, 186 Remsen st, has completed plans for a 2-sty frame dwelling, 24x54 ft, in the south side of 50th st, 187 ft west of 17th av, for John H. Connolly, 5107 New Utrecht av, owner and builder. Cost, \$5,000.

CROWN ST.—Benjamin Driesler, 153 Remsen st, has completed plans for three 2-sty brick dwellings, 20x49 ft, in the north side of Crown st, 100 ft east of Bedford av, for the Realty Associates, 162 Remsen st, owner and builders. Total cost, \$12,000.

75TH ST.—W. T. McCarthy, 16 Court st, has completed plans for a 2-sty brick dwelling, 20x55 ft, in the south side of 75th st, 250 ft west of 1st av, for the Farman Const. Co., 16 Court st, owner and builder. Cost, \$5,000.

FLATLANDS AV.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for a 2½-sty frame dwelling, 18x36 ft, at Flatlands av and East 91st st, for A. G. Smith, 526 McDonagh st, owner. Cost, \$5,000.

WEST 25TH ST.—George H. Suess, 2966 West 29th st, has completed plans for four 2-sty and basement brick dwellings, 20x40 ft, in the east side of West 25th st, 100 ft south of Mermaid av, for Guydon Carjulia, 11 Mermaid av, owner and builder. Total cost, \$12,400.

BORMAN ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for two 2½-sty brick and frame dwellings, 26x32 ft, in the west side of Borman st, 44 ft north of Oriental Blvd, for the D. & S. Realty Co., 52 West End av, Brooklyn, owner and builder. Total cost, \$16,000.

EAST 21ST ST.—F. W. Eisenla, 186 Remsen st, has completed plans for four 2-sty frame dwellings, 17x46 ft, in the west side of East 21st st, 165 ft south of Av O, for the Amersfort Bldg. Co., O. Holberg, pres., 315 Washington st, owner and builder. Total cost, \$20,000.

WEST END AV.—J. J. Diemer, 118 East 28th st, Manhattan, has completed plans for a 2-sty brick store and dwelling, 20x55 ft, on the west side of West End av, 140 ft north of Oriental Blvd., for Emeline & Rodgers, 400 Convent av, N. Y. C., owner and builder. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

JOHNSON AV.—J. Henry Hamann, 109 Forest av, has completed plans for a 1-sty brick factory, 85x188 ft, on the north side of Johnson av, 76 ft east of Varick st, for Henry Hermendinger, 9 Washington av, owner and builder. Cost, \$25,000.

HALLS AND CLUBS.

75TH ST.—Thomas Bennett, 303 52d st, Brooklyn, is preparing plans for a 3-sty and basement brick clubhouse, 35x92 ft, in 75th st, near 5th av, for the Ninth Assembly Democratic Club, 54th st and 5th av. Cost, about \$15,000 to \$18,000.

HOSPITALS.

BROOKLYN.—Cohn Bros., 363 Stone av, are preparing plans for a 3½-sty brick and limestone hospital, 40x80 ft, to cost approximately \$75,000. Exact location and name of owner will be available later.

STABLES AND GARAGES.

CONY ISLAND.—J. C. Wandell, 4 Court sq, is preparing plans for a 1-sty brick garage 40x200 ft for D. Laurecella, 213 Schenectady av, owner. Cost, \$25,000.

HANCOCK ST.—Harry Kohl, 90 Railroad av, has completed plans for a 2-sty brick extension to the garage on the north side of Hancock st, 175 ft west of Reid av, for George C. Schwalb, 573 Madison st, owner. Cost, \$4,000.

STORES, OFFICES AND LOFTS.

FULTON ST.—Plans have been prepared privately for an extension to the 3-sty brick building in the south side of Fulton st, 302 ft west of Classon av, for the Brooklyn Union Gas Co., 176 Remsen st, owner and builder. Cost, \$15,000.

19TH ST.—Joseph Hartung, 548 2nd st, has completed plans for a 2-sty brick storage house 20x100 ft in the south side of 19th st, 260 ft west of 4th av, for Frank and William Schneider, 156 19th st, owner. Cost, \$5,000.

THEATRES.

BROOKLYN.—Louis Allmendinger, 20 Palmetto st, is preparing sketches for a 1-sty brick and terra cotta moving picture theatre to seat approximately 600 and to cost about \$20,000. Exact location and name of owner will be announced later.

Queens.

APARTMENTS, FLATS & TENEMENTS.
QUEENS, L. I.—J. S. Bly, 422 St. Marks av, Brooklyn, has completed plans for two 3-sty brick tenements at the cor of Prospect av and Woodbine st, for F. McGlenahan, 702 Fresh Pond rd, Ridgewood, L. I., owner. Total cost, \$16,000.

DWELLINGS.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for two 2-sty frame dwellings, 20x55 ft, with stores, in the east side of Fresh Pond rd, 25 ft north of Hughes st, for James M. Pappas, 2 Lenox av, Manhattan, owner and builder. Total cost, \$14,000.

RICHMOND HILL, L. I.—B. Biebekapp, Lefferts av, Hoffman Park, has completed plans for a 2-sty frame dwelling, 16x36 ft, on Maure av, for Frances Biebekapp, Lefferts av, owner and builder.

SPRINGFIELD, L. I.—J. L. Tillack, 150 Nassau st, Manhattan, has completed plans for two 2½-sty frame dwellings, 24x38 ft, on the east side of New York av, 24 ft south of Higbie av, for Otto F. Jobs, 476 Onderdonk av, Ridgewood, L. I., owner and builder. Cost, \$4,500 each.

MASPETH, L. I.—Edward Rose & Son, Grand st, Elmhurst, L. I., have completed plans for four 2-sty brick dwellings, 20x50 ft, at the southwest cor of Andrew st and Giedler av, for John F. Graham, 232 Sumner av, Brooklyn, owner and builder. Total cost, \$13,500.

ELMHURST, L. I.—Wm. McEntyre, 105 West Jackson av, Corona, L. I., has completed plans for a 2½-sty frame dwelling, 24x30 ft, in the west side of Harbor pl, 340 ft south of Grand Blvd, for David P. Ellenberg, 308 11th av, L. I. City, owner and builder. Cost, \$3,500.

FLUSHING, L. I.—Charles W. Ross, 347 Benedict av, Woodhaven, L. I., has completed plans for six 2-sty brick dwellings, 20x38 ft, with stores, at the southwest cor of Norwood av and 27th st, for Stephen Krist, 38 Washington st, Manhattan, owner and builder. Total cost, \$18,500.

FOREST HILLS, L. I.—W. S. Worrall, Jr., Bridge Plaza North, L. I. City, has completed plans for a 2-sty brick residence, 35x40 ft, at the southeast cor of Ibis st and Colonial av, for V. J. Faeth, 601 11th av, Manhattan, owner. Cost, \$11,000.

GLEN MORRIS, L. I.—Wigand & Linke, 15 West 34th st, Manhattan, have completed plans for a 2½-sty frame dwelling, 27x25 ft, on the west side of Driggs av, 260 ft south of Hortlee av, for Margaret Medler, 98 Hinsdale av, Brooklyn, owner and builder. Cost, \$4,000.

JAMAICA, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 18x38 ft, on the north side of Amherst av, 35 ft west of Alsop st, for Russell & Storm, 11 Harriman av, Jamaica, L. I., owners and builders. Cost, \$5,000.

KEW GARDENS, L. I.—Walter McQuade, 47 West 34th st, Manhattan, is preparing plans for a 2½-sty frame stucco dwelling, 40x30 ft, at Kew Gardens, L. I., for Frank H. Hamlin, owner, c/o architect. Cost, \$8,000.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2½-sty brick dwelling 30x38 ft on the west side of Deepdene rd, 147 ft north of Upsham rd, for the Sage Foundation Homes Co., Forest Hills, L. I., owner and builder. Cost, \$8,500.

RICHMOND HILL, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling 22x34 ft on the east side of Oxford av, 235 ft south of Cleveland st, for Andrew Woodin, 205 Stoothoff av, Richmond Hill, owner and builder, Cost, \$4,000.

FLUSHING, L. I.—Phillip Caplan, 16 Court st, Brooklyn, has completed plans for a 2½-sty frame residence 20x40 ft at the northeast corner of Queens av and 16th st for the Modern Homes Const. Co., Maple pl, Rockaway Beach, L. I., owner and builder. Cost, \$12,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for four 2-sty frame dwellings 14x33 ft in the west side of Vine st, 310 ft south of Belmont av, for the Cosmopolitan Const. Co., Jamaica, L. I., owner and builder. Cost, \$8,000.



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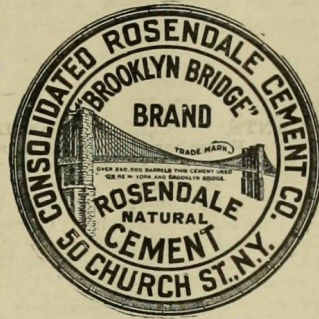
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NEW YORK

BEECHURST, L. I.—H. E. Paddon, 120 Broadway, Manhattan, has completed plans for a 2½-sty frame dwelling 26x32 ft in the south side of 29th st, 85 ft west of Cryder la, for Mrs. H. Hillard, 246 West 34th st. Manhattan, owner. Cost, \$5,000.

JAMAICA, L. I.—A. P. Sorite, Jr., 126 South st, Jamaica, has completed plans for a 2-sty brick dwelling 26x58 ft, with store, in the east side of Elm st, 350 ft south of Mandon av, for James Francione, Rockaway rd, Jamaica, L. I., owner and builder. Cost, \$6,000.

Nassau.

APARTMENTS, FLATS & TENEMENTS.

WESTBURY, L. I.—Charles M. Hart, Bayshore, L. I., is preparing plans for a 2-sty frame store and apartment, 100x150 ft, at Westbury, L. I., for owner to be announced later. Cost, about \$10,000.

DWELLINGS.

OYSTER BAY, L. I.—Charles H. Thieriot, 43 Exchange pl, Manhattan, has purchased property at Oyster Bay, L. I., and contemplates the erection of a residence and outbuilding. Name of architect and details will be available later.

OYSTER BAY, L. I.—Louis S. Weeks, 103 Park av, has recently purchased property in Hollow rd and contemplates the erection of a 2½-sty frame residence to cost approximately \$10,000. Plans will be prepared privately.

GREAT NECK, L. I.—Horace Trumbauer, Land Title Bldg., Philadelphia, Pa., has completed plans for a 2-sty brick and limestone residence, 300x150 ft, garage and outbuildings, to be located at Great Neck, L. I., for Mrs. Henry Phipps, 787 5th av, Manhattan, owner. Details later.

Suffolk.

DWELLINGS.

RIVERHEAD, L. I.—W. H. Corwin, Main st, Aquebogue, L. I., has had plans prepared privately for two 2½-sty frame dwellings, 30x40 ft at Riverhead, L. I. Total cost, \$15,000. Owner builds.

MUNICIPAL.

RIVERHEAD, L. I.—Tooker & Marsh, 101 Park av, Manhattan, have completed plans for a 3-sty brick and reinforced concrete addition to treasurer's building, 90x35 ft, at Riverhead, L. I., for the Board of Supervisors of Suffolk County, Riverhead, owner. Cost, about \$35,000.

Westchester.

DWELLINGS.

ARDSLEY, N. Y.—Robert J. Eidlitz, c/o Marc Eidlitz & Son, 30 East 42d st, Manhattan, contemplates the erection of a 2½-sty residence and garage on Belden av. Name of architect and details will be announced later.

MAMARONECK, N. Y.—Franklin D. Pagan, New Rochelle, N. Y., has completed plans for a 2½-sty hollow tile and stucco dwelling at Heathcote Hill, for Edward L. Taylor, 50 Mamaroneck av, owner. Cost, about \$30,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling 30x22 ft in Nepperham Park, for W. H. Humphreys, Nepera Park, Yonkers. owner and builder. Cost, \$8,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

WEST NEW YORK, N. Y.—Perna & Marangelo, Second National Bank Building, Hoboken, N. J., are preparing plans for a 3-sty brick apartment, 25x57 ft, with store, for Luigi Di Bello, 716 Park av, West New York, N. J., owner and builder. Cost, \$12,000.

NEW BRUNSWICK, N. J.—Abram Preiskel, Hobart Trust Bldg., Passaic, N. J., has completed plans for a 2-sty frame flat, 28x71 ft, at 22 Codwise av, for Max Schwartzman, 84 3d st, New Brunswick, N. J., owner and builder. Cost, \$6,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Bway, Bayonne, N. J., has completed plans for 3-sty brick apartment, 45x69 ft, at 196-198 Pearsall av, for Max Marty, 164 Garfield av, Jersey City, owner and builder. Cost, \$20,000.

BAYONNE, N. J.—Carl I. Goldberg, 347 Bway, has completed plans for a 3-sty flat, 37x84 ft, containing two stores, at the southwest corner of Av E and East 15th st, for Isreal Weinberger, 43 West 22nd st, Bayonne, owner and builder. Cost, \$24,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, has completed plans for a 4-sty brick and limestone apartment, 105x113 ft, at the northeast corner of Orchard and Tichenor sts, for Goldingay Bros., 88 East Kinney st, Newark, owners and builders. Cost, \$100,000.

PASSAIC, N. J.—Abram Preiskel, Hobart Trust Bldg., Paterson, N. J., has completed plans for two 2-sty brick flats 75x68

ft in Monroe st, for Harry Joseph, 42 2d st, Passaic, N. J., owner and builder. Total cost, \$16,000.

PASSAIC, N. J.—Abram Preiskel, Hobart Trust Bldg., Paterson, N. J. has completed plans for two 2-sty brick apartments, 94x70 ft, with stores, at 303-309 Monroe st, for Samuel Kaplowitz, 60 Quincy st, and Philip Plom, 166 Grove st, owners and builders. Total cost, \$22,000.

BANKS.

BRADLEY BEACH, N. J.—Mowbray & Uffinger, 56 Liberty st, Manhattan, are preparing plans for a 4-sty brick and limestone bank and apartment bldg., 32x70 ft, opp. the railroad station, for the First Nat'l Bank, B. F. Monnell, pres. Cost, \$50,000.

PERTH AMBOY, N. J.—Holmes & Winslow, 103 Park av, Manhattan, have completed plans for a 3-sty brick and limestone bank, stores and offices, 51x100 ft, at the northeast corner of Smith and Maple sts, for the Perth Amboy Savings Institution. Adrian Lyons, pres. Cost, about \$100,000.

CHURCHES.

PASSAIC, N. J.—Mason R. Strong, 7 Wall st, Manhattan, is preparing plans for a 2-sty brick and stone Sunday school and chapel, 60x75 ft, seating approximately 400, at the cor of Hamilton and Jefferson sts, for the North Reformed Church, Rev. W. D. Brown, pastor. Cost, about \$25,000.

DWELLINGS.

WESTFIELD, N. J.—B. W. Anderson, 105 East Broad st, has completed plans for a 2½-sty frame dwelling, 24x32 ft, in Washington st, for Harold Gordon, 53 Elm st, owner. Cost, \$4,000.

EAST ORANGE, N. J.—Herman Fritz, News Building, Passaic, N. J., has completed plans for ten 2½-sty hollow tile and brick dwellings at East Orange, N. J., for the P. J. Bowers Co., 109 Market st, Newark, N. J., owner and builder. Cost, \$8,000 to \$10,000 each.

WESTFIELD, N. J.—Herman Fitz, News Building, Passaic, N. J., has completed plans for six 2½-sty frame dwellings at Westfield, N. J., for the Interstate Building & Development Co., Inc., 1482 Broadway, Manhattan, owner and builder. Cost, \$8,000 to \$10,000 each.

WORTENDYKE, N. J.—H. E. Paddon, 120 Bway, Manhattan, is preparing plans for a 2½-sty field stone and frame dwelling, 24x38 ft, for S. Stephans, Wortendyke, N. J., owner. Cost, \$5,000.

UPPER MONTCLAIR, N. J.—Plans are being prepared privately for two 2½-sty frame and stucco dwellings, 30x40 ft each, in Edgemont rd, for J. P. O'Neill, 161 North Mountain av, Montclair, N. J., owner and builder. Cost, \$8,500 each.

PERTH AMBOY, N. J.—Plans have been prepared privately for a 2-sty brick dwelling 20x46 ft in Lewis st, for Snedcock & Mascaretti, 201 Sherman st, owners and builders. Cost, \$4,000.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, has completed plans for three 2-sty frame dwellings 22x46 ft in Grove st, near Vine st, for Nathan Finkel, Clark pl and 2d st, Elizabeth, owner and builder. Cost, \$4,500 each.

EDGEWATER HTS., N. J.—T. F. Dunn, Palisade Junction, Palisade, N. J., is preparing sketches for a 2½-sty brick dwelling 30x17 ft, to cost about \$4,000. Exact location and owner's name withheld.

ELIZABETH, N. J.—J. Ben Beatty, 15 North Reid st, Elizabeth, has completed plans for a 2-sty frame dwelling 21x60 ft at 314 Wall st, for Stephen Cocsis, owner and builder, on premises. Cost, \$5,000.

ELIZABETH, N. J.—J. Ben Beatty, 15 North Reid st, has completed plans for a 2½-sty frame dwelling, 22x60 ft, at the cor of Smith and Livingston sts, for John J. McCormack, 862 Livingston st, owner. Cost, \$5,000.

RED BANK, N. J.—Herbert M. Baer, 665 5th av, Manhattan, has started sketches for a 2½-sty brick and hollow tile residence at Red Bank, N. J., near the Shrewsbury River, for Emil Schwed, owner, c/o architect. Cost, \$20,000. Details later.

FACTORIES AND WAREHOUSES.

RED BANK, N. J.—Frederick M. Truex, 1170 Broadway, Manhattan, is preparing plans for a 2-sty reinforced concrete factory building, 50x125 ft, on the east side of Wharf av, for the Red Bank Skirt Mfg. Co., 76 Madison av, Manhattan, owner. Cost, about \$15,000.

MUNICIPAL.

WEST HOBOKEN, N. J.—Fagan & Briscoe, 95 River st, Hoboken, N. J., have been retained to prepare plans for a brick town hall on Clinton av for the Town of West Hoboken, August L. Wachlin, Town Clerk, owner. Details will be available later.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—Ernest F. Guilbert,

City Hall, Newark, N. J., will prepare plans for a 3-sty brick and reinforced concrete addition containing 12 classrooms, to the Madison Public School, on Madison av, for the Board of Education. Cost, about \$80,000.

STABLES AND GARAGES.

NEWARK, N. J.—Frank Grad, American National Bank Building, Newark, N. J., has completed plans for a 1 and 2-sty brick garage, 50x100 ft, at 3 and 5 Beacon st, for Charles Friedman, owner, on premises. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

ORANGE, N. J.—Starrett & Van Vleck, 8 West 40th st, Manhattan, have completed plans for a 3-sty brick and reinforced concrete grocery warehouse, 97x146 ft, on Lincoln av, for Charles M. Decker & Bros., 539 Main st, Orange, N. J., owners.

PATERSON, N. J.—Oakley Houman, Central Bldg., Paterson, N. J., is preparing plans for a 4-sty brick and terra cotta store and loft bldg. 50x75 ft, at 225-227 Market st, for Russell B. Stoutenborough, owner, on premises. Cost, \$30,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

STAMFORD, CONN.—Cohn Bros., 363 Stone av, Bklyn, are preparing sketches for four 4-sty brick apartments, 55x75 ft, in Atlantic st, for owner to be announced later. Total cost, \$60,000.

DWELLINGS.

BUFFALO, N. Y.—W. A. Morgan, 368 Linwood av, Buffalo, contemplates the construction of a 3-sty brick and stone residence on the west side of Delaware av, near Ferry st, to cost approximately \$250,000. James N. Byers, 461 Linwood av, general contractor. Architect's name will be announced later.

HALLS AND CLUBS.

TROY, N. Y.—Charles C. Grant, 37 East 28th st, Manhattan, is preparing revised plans for a 5-sty brick Y. W. C. A. building at the southwest cor of State and 1st sts, for the Y. W. C. A. of Troy, N. Y. Cost, \$180,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN, N. Y.—Schlesinger, 1269 Broadway, has the general contract for alterations to the 4-sty dwelling, 17x50 ft, into bachelor apartments, at 461 West 21st st, for the Gagen Const. Co., owner, c/o George McCabe, 96 5th av, architect. Cost, \$5,000.

DWELLINGS.

MANHATTAN, N. Y.—Walter M. Collins, 15 West 38th st, has the general contract for alterations to the 4-sty brick and stone residence, 25x100 ft, at 18 East 72d st, for Charles E. Danforth, 5 Nassau st, from plans by Beekman & Nash, 345 5th av, architects. Cost, about \$40,000.

MANHATTAN, N. Y.—J. C. Lyons Sons, 30 East 42d st, Manhattan, have the general contract for alterations to the 5-sty brick and stone residence, 22x66 ft, at 52 East 73d st, for James L. Ashley, 43 Exchange pl, owner, from plans by Harry Allen Jacobs, 320 5th av, architects. Cost, \$15,000.

SHORT HILLS, N. J.—Wm. A. Hay, 245 Valley st, Orange, N. J., has the general contract and Nelson Const. Co., 196 Hugh st, Orange, N. J., the mason work for alterations to the 2½-sty frame residence for Frank A. Dillingham, from plans by Grosvenor Atterbury, 20 West 43d st, Manhattan, architects.

GARDEN CITY, L. I.—A. W. Jondrey, 32 Homerlee av, Jamaica, L. I., has the general contract for a 2½-sty frame residence, 30x42 ft, with garage, at Garden City, L. I., for Miss Margaret Simmons, owner, c/o W. H. Wilkinson, 15 West 40th st, Manhattan, architect. Cost, \$30,000.

LARCHMONT, N. Y.—Knox Const. Co., 415 Lexington av, Manhattan, has the general contract for a 2½-sty frame and hollow tile and stucco residence at Larchmont, N. Y., for G. D. Mildrum, 34 Pine st, Manhattan, from plans by Jas. M. Hughes, 353 5th av, Manhattan.

BAYONNE, N. J.—Herman Ahlfeld, 34 West 36th st, Bayonne, has the general contract for a 2-sty frame dwelling, 21x50 ft, at 75 East 26th st, for Mrs. Anna Mayor, from plans by Wm. J. Lodge, 270 Morris av, Elizabeth, N. J., architect. Cost, \$4,500.

OYSTER BAY, L. I.—Bunce & Holmes, New York av, Huntington, L. I., has the general contract for a 2½-sty frame and stucco residence, 30x76 ft, at Oyster Bay, L. I., for Geo. S. Hornblower, 34 Broad st,

Manhattan, owner, from plans by Gurdon S. Parker, 10 East 43d st, Manhattan, architect.

PEPACK, N. J.—Walter Hasken, Pepak, N. J., has the general contract for a 2½-sty brick and frame residence, 72x56 ft, with wing 20x40 ft, and stable, for Charlotte B. Barnes, 147 East 61st st, Manhattan, owner, from plans by Bellows & Aldrich, 8 Beacon st, Boston, Mass. Cost, \$25,000.

SHINNECOCK HILLS, L. I.—W. W. Jackson, Main st, Goodground, L. I., has the general contract for a 2-sty residence, garage and stable for Thomas G. Gordon, 35 Nassau st, Manhattan. Plans by Grosvenor & Atterbury, 20 West 43d st, Manhattan, architects.

BAY SHORE, L. I.—E. W. Howell, George st, Babylon, L. I., has the general contract for a 2½-sty frame residence, 40x35 ft, at Bayshore, L. I., for V. B. Hubbell, from plans by Cross & Cross, 10 East 47th st, Manhattan, architects. Cost, \$10,000.

ARDSLEY PARK, N. Y.—P. Cameron, 21 Morris st, New Rochelle, N. Y., has the general contract for a 2½-sty brick residence, 75x27 ft, with garage, on Washington av, for Franklin M. Haines, 507 5th av, Manhattan, from plans by Patterson & Dula, 527 5th av, Manhattan, architects. Cost, \$15,000.

WOODBURY, L. I.—Central Building Co., Inc., 101 Park av, Manhattan, and Worcester, Mass., has the general contract for a 2½-sty brick residence at Woodbury, L. I., for W. L. F. Goodwin, owner, c/o Delano & Aldrich, and P. L. Goodwin, associate architects, 4 East 39th st, Manhattan. Cost, \$100,000.

PELHAM, N. Y.—Walter M. Collins, 15 West 38th st, Manhattan, has the general contract for a 2½-sty brick and frame residence, 60x80 ft, at Pelham, N. Y., for W. T. Grant, 28 West 23d st, Manhattan, from plans by Howard Major, 579 5th av, Manhattan, architect. C. W. Leavitt, 220 Broadway, Manhattan, landscape architect. Cost, \$35,000.

BRIDGEHAMPTON, L. I.—Wm. Crawford Co., 5 East 42d st, Manhattan, has the general contract for a 2½-sty frame residence, 59x35 ft, with wing 50x25 ft, and 2½-sty garage, 87x35 ft, for Dan S. Downs, owner, from plans by R. J. Sands, 7 East 42d st, Manhattan, architect. Cost, \$50,000.

MT. VERNON, N. Y.—John Utz, Bank Building, Bronxville, N. Y., has the general contract for a 2½-sty brick and stone residence, 60x80 ft, at southeast cor of Lincoln av and Esplanade, for John F. Whalen, 34 West 18th st, Manhattan, from plans by Rocker & Vate, 15 East 40th st, Manhattan, architects. Cost, \$70,000.

BAYSIDE, L. I.—Isaac A. Hopper's Sons, 1451 Bway, Manhattan, have the general contract for a 2½-sty hollow tile and stucco residence, 35x41 ft, in the east side of Enfield pl, 230 ft north of Oakland av, for the Oakland Estates, Inc., 1451 Bway, owner, from plans by Eugene De Rose, 150 Nassau st, Manhattan, architect. Cost, \$12,000.

HEWLETT, L. I.—C. A. Schiffmacher, Woodmere, L. I., has the general contract for a 2½-sty frame dwelling, 25x35 ft, at Hewlett Gardens, for J. J. McCarthy, Broadway, Woodmere, owner, from plans by J. Cromwell, Walsh av, Woodmere, L. I., architect. Cost, \$6,500.

SCARSDALE, N. Y.—Jenks & Plume, 30 East Sidney av, Mt. Vernon, N. Y., have the general contract for a 2-sty hollow tile and stucco store and dwelling, 25x80 ft, in the Post rd, for D. W. Holler, owner, on premises. Private plans.

EAST ORANGE, N. J.—George Butterworth, 47 Grace st, Bloomfield, N. J., has the general contract for a 2½-sty frame residence on the east side of Roosevelt av, for Loretta E Dautel, 159 North Parkway, East Orange, N. J., owner, from plans by Charles H. Baldwin, 28 Washington pl, architect. Cost, \$10,500.

NEWBURGH, N. Y.—Robert W. McCready, Tuxedo Park, N. Y., has the general contract for a 2½-sty brick and stucco residence, 87x100 ft, for Frederick A. Delano, c/o Warren A. Delano, 1 Broadway, Manhattan, from plans by Delano & Aldrich, 4 East 39th st, Manhattan, architects. Cost, \$100,000.

GARDEN CITY, L. I. (Sub.).—L. L. Wright Roofing, Waterproofing & Construction Co., 248 Lorraine st, Brooklyn, has the contract for the waterproofing required for the residence of Herbert L. Smith, at Garden City, L. I. Herbert Brewster, architect. John Thatcher & Son, 60 Park av, Brooklyn, general contractors.

FACTORIES AND WAREHOUSES. MANHATTAN.—Buckley Construction Co., 303 5th av, has the general contract for alterations to the 5-sty brick factory,

50x94 ft, at 507-509 West 35th st, for Mrs. Ellen Downey, 552 West 35th st, owner, from plans by Henry Nordheim, 1087 Tremont av, architect. Cost, about \$8,000.

BROOKLYN.—R. H. Howes Construction Co., 105 West 40th st, Manhattan, has the general contract for a 6-sty brick and reinforced concrete factory addition, 60x50 ft, at the southwest cor. of Pacific st and 6th av, for A. G. Spalding & Bro., owners, on premises, from plans by Starret & Van Vleck, 8 West 40th st, Manhattan, architects. Cost, \$10,000.

BRONX.—William Henderson, Jr., Inc., 10 East 30th st, has the general contract for sub station No. 45, at 2633 Jerome av, for the Interborough Rapid Transit Co., 165 Broadway, from plans by G. H. Pegram, chief engineer, for owner. Cost, \$40,000. Contractor desires estimates on all subs.

NEW BRUNSWICK, N. J.—F. J. Kilgus, 13 South 6th st, Newark, N. J., has the general contract for a 3-sty brick and reinforced concrete factory and boiler house, 252x54 ft, on Codwise av, for the Ring-

walt Linoleum Works, owner, on premises, from plans by Ballinger & Perrot, architects, Philadelphia, Pa.

HOSPITALS.

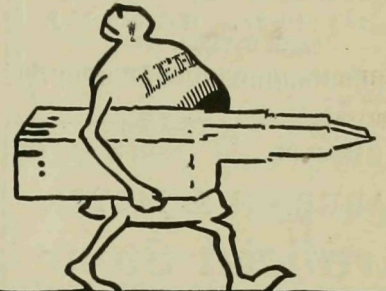
MANHATTAN.—Niemann & Luth, Inc., 33 West 42d st, have the general contract for alterations to the hospital building at 100th st and Central Park West for the Park Hospital, Allen Wardwell, president, owner on premises, from plans by Delano & Aldrich, 4 East 39th st, architects.

BRONX.—S. Niewenhaus, Inc., 412 8th av, has the general contract for the erection of sub-grade vault and additions and extensions to laundry building at 144th st and St. Ann's av, from plans by Thos. J. Duff, architect.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—P. Sarubbi, 172 Waverly st, Yonkers, N. Y., has the general contract for a 2-sty brick and limestone parochial school containing four classrooms and auditorium seating about 500, at 210 Nepperham av, for the Greek Catholic Church of St. Nicholas of Myra, Rev.

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N. B.—As Hubbard would have said, just what is it that makes good concrete?

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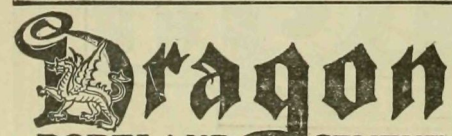
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Victor M. Mirossay, 62 Ash st, pastor and chairman building committee, from plans by Stephan J. Kodak, 45 Warburton av, architect. Cost, \$25,000.

BELLEVILLE, N. J.—Austin J. Waldron, 29 Overlook av, Belleville, N. J., has the general contract for a 3-sty brick addition, containing nine classrooms, to the Silver Lake Public School, in Magnolia st, for the Board of Education of Belleville, N. J., David A. Clearman, clerk, from plans by J. N. Pierson & Son, 130 Smith st, Perth Amboy, N. J., architects. Cost, about \$42,000.

NEW ROCHELLE, N. Y.—J. M. Voss, 50 Warburton av, Yonkers, N. Y., has the general contract for a 3-sty brick addition to the Mayflower School, 40x60 ft, for the Board of Education of New Rochelle, from plans by Henry G. Morse, 101 Park av, Manhattan, architect. Cost, \$30,000.

STABLES AND GARAGES.
MANHATTAN.—Industrial Engineering Co., 30 Church st, has the general contract for a 3-sty brick garage, 112x100 ft, at 205-213 East 47th st, for Robert W. Golet, Newport, R. I., Lessee, Biltmore Garage Inc., 233 Broadway. Architect, Albert M. Gray, 1402 Broadway. Cost, \$63,000.

BROOKLYN, N. Y.—Wm. Flannagan, 118 East 28th st, Manhattan, has the general contract for a 2-sty brick garage, 80x99 ft, on the north side of Atlantic av, 335 ft east of Grand av, for Diuguid Bros., 784 Prospect pl, owner. Private plans. Cost, \$25,000.

BROOKLYN.—A. L. Fogel, St. Johns pl, Brooklyn, has the general contract for a 1-sty brick garage, 100x115 ft, in President st, east of Nostrand av, for owners to be announced later. Wm. T. McCarthy, 15 Court st, architect. Cost, \$20,000.

YONKERS, N. Y.—George T. Kelly Co., 20 John st, Yonkers, has the general contract for a 4-sty brick and limestone automobile service station, 80x75 ft, on South Broadway, bet. Harriett and Humane sts, for the Ford Motor Co., from plans by Albert Kahn and Ernest Wilby, associate architects, Detroit, Mich. Cost, \$50,000.

ISLIP, L. I.—Chas. E. Kirkup, 1st av, Bayshore, L. I., has the general contract for a 2-sty tile and stucco stable and garage, 35x40 ft, at Islip, L. I., for B. C. Hopkin, owner, on premises, from plans by Cross & Cross, architects, 10 East 47th st, Manhattan. Cost, \$7,000.

STORES, OFFICES AND LOFTS.
MANHATTAN (Sub.)—Underpinning & Foundation Co., 290 Broadway, has the contract for foundations for the store and loft building to be erected at the southeast cor of 21st st and Broadway, for the Ritz Realty Corp., 14 East 46th st, owner and builder, from plans by Schwartz & Gross, 347 5th av, architects.

MORRISTOWN, N. J.—Miller-Reed Co., 103 Park av, Manhattan, has the general contract for a brick and terra cotta addition to the telephone building at Morristown, N. J., for the New York Telephone Co., 15 Dey st, Manhattan, from plans by E. A. Munger, engineer.

THEATRES.
NEW ROCHELLE, N. Y.—John McKeefrey, 1416 Broadway, Manhattan, has the general contract for a 1-sty brick and stone moving picture theatre at New Rochelle, N. Y., from plans by Wm. Albert Swasey, architect, 1328 Broadway, Manhattan. Cost, \$50,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

ILLUMINATING ENGINEERING SOCIETY will hold its annual convention at Philadelphia, Pa., September 18-20.

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

ELECTRICAL SUPPLY JOBBERS ASSOCIATION will hold its annual meeting and convention at the Hotel Statler, Cleveland, Ohio, October 10-12.

ASSOCIATION OF EDISON ILLUMINATING COMPANIES will hold its annual convention at Hot Springs, Va., September 4-7. Assistant secretary, E. A. Baily, 360 Pearl st, Brooklyn.

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 HARDWARE ASSOCIATION and the American Hardware Manufacturers' Association will hold a convention at Atlantic City, N. J., October 17-20. Headquarters will be located at the Marlborough-Blenheim Hotel.

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..... Stairpipes.
- SA..... Structural Alterations.
- *Tel..... Telegraphic Communication with Headquarters.
- TD..... Time Detector for Watchman.
- Vac..... Vacate Order (Discontinue use of)
- *WSS..... Windows, Skylights and Shutters.
- CF..... Certificates of Fitness.
- D & R..... Discontinuances or Removals.
- *Filsy..... Approved Filtering and Distilling Systems.
- *OS..... Oil Separator.
- RO..... Reduce Quantities.
- *St Sys..... Storage System.

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

Week Ending July 15.

MANHATTAN ORDERS SERVED.

Ann st, 50—Labaugh & Armstrong.....Rec
Broadway, 827—Est Peter Lorillard, Mrs H L
Barbey et al, 17 West 38DC
Broadway, 473—Levinsohn & Co.....FP
Broadway, 1600—Russell Uniform Co.....Rec-RQ
Broadway, 1600—Tams Costume Emporium.RQ
Canal st, 121-3—Goodman BrosRec
Canal st, 359—Oriental Press.....Rec
Canal st, 359—Sommerstein Bros.....Rec-GE
Canal st, 359—Berger & Rubin.....Rec-GE
Canal st, 359—Bieber & Co.....Rec-DC
Canal st, 359—Bertha Strasburger et al, 573
5 avFP(R)-WSS(R)
Centre st, 224—Star Crayon Co.....Rec
Centre st, 224—Arthur J Moss.....Rec
Centre st, 224—Benj Rosenfeld.....Rec
Chrystie st, 55-9—C Valardi & Co.....FP
Broadway, 121-5 E—Abe Weiss.....Rec-FP-GE-FA
Broadway, 121-5 E—Benj Shapiro,
GE-FP-FA-Rec
Broadway, 121-5 E—Aeme Cloak & Suit Co,
FP-GE
Broadway, 121-5 E—Rubin & Coler,
Rec-GE-FP-FA
Broadway, 121-5 E—Jos Wrona.....FP-GE-FA
Broadway, 121-5 E—Jos Levine.....Rec
Broadway, 121-5 E—Philip Levine.....GE-FP
123 st, 186 E—Reformed Low Dutch Church,
113 FultonDC
123 st, 170-2 E—Samuel Fishman.....Rub
125 st, 319 E—Henry A King.....GE
5 av, 500-4—Walter J Salomon.....Stp(R)
Forsythe st, 79-81—Lidenblatt & Dinshaw,
ExS-O
Goerck st, 35—Klein & Bleier.....GE-FA-GE-FP
Grand st, 219-3—A Burr est, Wm H Burr,
care H C, 20 Broad.....A(R)
Greene st, 83-5—Max Damm.....Rec
Greene st, 57—Est L F Dommerich, care Otto
L, 254 4 av.....A-FD
Jefferson st, 80—Benj Rabstein & Riter,
Rec-GE-FA-FP
Jefferson st, 80—Horowitz & Weinstein,
GE-Rec-FA-FP
Jefferson st, 80—Max Kastein.....Rec
Jefferson st, 80—Saft & Shuner.....Rec-GE-FP-FA
Jefferson st, 80—Consol Gas Co, 130 E 15.....GE
Jefferson st, 80—Herbert Frankel.....Rub
Lewis st, 115—Cohen & Ingbar.....GE
Park Row, 181—Aaron M Porter.....Rec
Pearl st, 230—Valentine Lynch Co, 13 Park
RowRec-FP-FA
Pearl st, 441-7—Corlies & Macy.....Rec
Pearl st, 456—Consol Gas Co, 130 East 15.....GE
Rivington st, 4—Ring Lee.....GE-FP-FA
2 av, 180—Polish Natl Alliance.....FP(R)
Spring st, 134-6—Jos Rosenberg & Co, 141 W
36Rec
Spring st, 134-6—E I Baldwin & Co.....Rec
Spring st, 67-73—Est John W Aitken, 28 W 54,
FP(R)-WSS(R)
Spring st, 134-6—Pfeffer & Davis.....RQ-GE
Spring st, 134-6—Jos Rosenberg & Co, 141 W
36FP
Spring st, 134-6—Germania Life Ins Co, 50
Union sqFP(R)
Spring st, 145—Est Mary A Post, care F F
Ward, 203 BwayStp(R)
Spring st, 71-3—Pietro Pisapia.....GE-Rec
Spring st, 67-9—E D St George Co.....Rec-GE
Thompson st, 31-5—Margaret L Secor, 59 S
Hyland av, Ossining, N Y.....Stp(R)

15 st, 42 W—Shapiro & Silverman.....Rec-FA
 4 st, 43-51 W—Geo P Lies, 106 E 78.....FD
 15 st, 42 W—Jos Berman.....FA-FP
 15 st, 42 W—Mendes Perfumery Co.....Rec
 15 st, 42 W—Wolinsky & Sukoff.....FP-GE
 21 st, 419 W—Mrs Mary J Costello, Jas R,
 care Mary J.....GE
 21 st, 471 W—Cacimir de R Moore, 109 W 38,
 Ex(R)
 22 st, 431 W—Mattie Cammeyer, 1 W 72.....GE
 22 st, 427 W—Dr Nelson S Westcott, 159 W
 12.....GE
 22 st, 506 W—Ann Collamore.....WSS(R)
 30 st, 8-14 W—Silk Realty Co, 35 Nassau,
 Stp(R)
 37 st, 4-6 W—Wm Ziegler, Jr, 527 5 av...A-FD
 Wooster st, 116-8—Forbes & Co, 66 Bway,
 Stp(R)
 17 st, 257-63 W—Felicia Steiner,
 Stp(R)-WSS(R)-Spr
 Allen st, 185—Abraham Shoftman.....FA-ExS
 Amsterdam av, 1423—B Liventhal.....Rec
 Bowery, 309—Benj Borzansky.....FP-WSS(R)
 Bowery, 231-3—N Y Brass Turning Co.....Rec-FA
 Broadway & 73 st—The Ansonia, 1541 Bway.....Rec
 Broadway, 1763—Isetta Fraschini Motors,
 FA-Rec
 Broadway, 4565—Harry P Jaenike,
 FA-FP(R)-WSS(R)-ExS-Rec
 Broadway, 1763—C B Potter, Inc, 71 Bway...A
 Broadway, 1700—Scully Walton.....ExS-FA
 Broome st, 43—S Orlinsky & Son,
 FP-RQ-ExS-FA
 Burling Slip, 7—Phoenix Asbestos Co,
 ExS-FA-Rec-FP
 Canal st, 533—Max Kobre.....WSS(R)
 Canal st, 179—J K Silverman & Co,
 Ex(R)-ExS-FA-Rec
 Cannon st, 48-50—Samuel Froilig.....RQ
 Centre st, 224—Empire Lighting Fixture Co,
 Rec-El
 Chambers st, 85—E J Willis Co...FA-Rub-RQ
 Chambers st, 83—Juergens Jewelry Co,
 FA-ExS-Rub
 Cherry st, 297-303—Isaac Gronofsky.....RQ
 Duane st, 76—Geo F McAleer..RQ-FA(R)-ExS
 20 st, 510 E—Berkowitz Bros.....FA-Rec
 28 st, 42 E—A W Hathaway.....RQ
 56 st, 42 E & Av A—Burns Bros, 50 Church,
 CF-ExS-FP-Rec
 62 st, 52 E—Geo Jones,
 FP(R)-WSS(R)-Rec(R)
 75 st, 322 E—M Potuzak.....FA-ExS
 83 st, 614 E—United Auto Body Co, Rec-FP-El
 88 st, 58 E—Duffy Motors Corp, 1895 Bway,
 FP-FP(R)
 95 st, 312-14 E—L E Hessler.....Rec
 98 st, E, & 3 av—Interboro R T Co.....Rec
 113 st, 101 E—Santos Mfg Co.....FA
 114 st, 117 E—Sagovitz & Shapiro,
 Rub-FP-Ex(R)-O-FE
 116 st, 147 E—Garant Mosaic & Tile Co...FA
 119 st, 184 E—I Lowenstein.....RQ
 119 st, 147 E—Alpert Bros..FA-GE-ExS-Ex(R)
 125 st, 64 E—Crown Supply Co,
 GE-Rec-FA-FP-Rub-ExS
 8 av, 137—M Abbott's Sons.....ExS-FA-Rec(R)
 8 av, 864—W E Prudon Co.....FP-O
 Eldridge st, 173—Isaac Orlang.....RQ
 1 av, 2215—Michael Palladino, 417 E 116..Rub
 Front st, 223—Sheftman & Etskowitz,
 ExS-FA-WSS(R)-RQ
 Front st, 265—Maurice O'Meara Co.....RQ
 Fulton st, 65—Ketcham Co.....FA-ExS
 19 st, 220 W—Indestructo Gas Mantel,
 Rec-FA-ExS-FP
 21 st, 322 W—G Bruckelmaier.....Rec-FP
 23 st, 521 W—Eclipse Film Laboratory,
 FP-FA-Spr-FP(R)-WSS(R)-El-ExS
 24 st, 124-8 W—Cassidy & Sons.....ExS
 25 st, 330 W—Sam'l Ottinger.....Rec
 26 st, 423 W—Marshall Co.....FA-FP
 33 st, 424 W—Zeese-Wilkinson Co.....Rec
 37 st, 518 W—Standard Truck Corp,
 Rec-El-FA-CF
 38 st, 344-8 W—Anna B Cohen,
 FA-CF-FP-Rec-FP(R)
 40 st, 108 W—World's Tower Film,
 FP(R)-Rec-RQ-FA-ExS

40 st, 416 W—H S Stingirwald.....WSS(R)
 41 st, 120-2 W—Famous Players, 130 W 56,
 FA-ExS-WSS(R)-FP(R)-Rec-FP-CF
 42 st, 420 W—Thos N Wilson.....FA-Rec-Rub
 42 st, 218 W—Woodruff Associates,
 RQ-Rec(R)-FA
 Broadway, 375 W—L Amberg & Son, 32 Union
 sq.....Rub-Rec(R)-ExS-FA
 Broadway, 541 W—I Richman Co.....RQ
 13 st, 408-12 W—C E Cerchione.....FA-ExS
 13 st, 408 W—Oxozone Disinfecting Co,
 FA-ExS-FP(R)-FP
 17 st, 230-4 W—Hill Button Wks.....Rec-El
 Broadway, 5602—J V Gilder.....Rec-FA
 21 st, 41 E—Augusta Oссерman, 1157 Lex-
 ington av..WSS(R)-FP(R)-FP-Stp(R)-FD-A
 25 st, 137-9 W—Fredk Beltz, Jr, 22 Exchange
 pl.....Stp(R)
 Broadway, 4280—Entegrity Service Co.....Rec
 Cannon st, 134—Moris Welch.....Rec-RQ
 6 st, 336 E—J Yaungner.....FA-Rec
 37 st, 102 E—Josephine H Russell,El(R)-FP(R)
 56 st, 245 E—Adams Express Co, 53 Bway,
 WSS(R)-FE(R)
 47 st, 236 E—Cella & Broglio.....FA-NoS-GE
 54 st, 226-8 E—Eifer Bros.....NoS-FA-Rec
 90 st, 417-21 E—N Y Bottling Co.....CA
 90 st, 427-9 E—John Arfman.....NoS-FA
 110 st, 273 E—M Zabludowsky.....RQ-NoS-FA
 129 st, 125-7 E—Popular Stable...FA-NoS-RQ
 1 av, 2103—Gagliano & Nicologi.....RQ
 Greene st, 44—Weiss & Klau Co, 462 Bway..GE
 Lawrence st, 92—Benj Goldberg.....Rec-FA
 136 st and Lenox av—David L Collins,
 RQ-Stp(R)
 Liberty st, 92-4—Fidelity & Casualty Co,
 Rec-FA-WSS(R)
 Pearl st, 370—Manahan Moth Paper Co,
 Rec-FA-FP(R)
 Pine st, 56-8—Vanoscope Mfg Co...RQ-Rec-FA
 Pitt st, 53—A Brattschneider.....RQ
 Prince st, 134—Manhattan Sign Co..Rec-El-FA
 Ridge st, 90—A Orcher.....RQ-FA-ExS
 Rose st, 45—Phoenix Printing Co.....Rec
 Rose st, 53—B Caccione Co.....AF-Rec
 Ridge st, 87—S Bleecker.....RQ
 Ridge st, 87 (rear)—Sam'l Phillipson.....RQ
 St Nicholas av, 47—Jos Leibowitz.....FA-Rec
 2 av, 2455—Gus Leuschner.....FA
 2 av, 2080—Joannidi & Porides,
 Rec-RQ-GE-FP-FA-ExS
 7 av, 729—Standard News Film Co,
 Rec-FP-FA-ExS-CF
 7 av, 729—Mutt & Jeff Films,
 Rec-FP(R)-FA-ExS-CF
 7 av, 51-5—Hartman, Goldsmith & Co,
 FP(R)-ExS
 South st, 181—N Colabella.....FP
 South st, 184—Darmstadt, Scott & Courtney,
 GE-RQ-FP
 Stanton st, 54-6—Herman & Katz.....RQ
 Stone st, 11—Peter McQuade,
 FP(R)-FP-FA-Rec
 Suffolk st, 20—M Rubin.....RQ
 10 av, 767-9—Becker Bros.....Rec-WSS(R)
 3 av, 1954—Sam'l Erdreich.....FA-ExS
 3 av, 1571—Isidor Perlow.....FA-Rec-RQ-FP
 Tompkins st, 19—J O'Connell, Inc.....FA
 Water st, 105—Chas G Casey Co...FA-ExS-Rec
 Water st, 612—Wm Ege, Inc, 106 Liberty,
 ExS-FA
 Water st, 359—Wm Barry.....RQ-ExS-FA-O
 Washington st, 428—Hoffman, LaRoche
 Chemical Co.....CF-FA-FP-Rec
 Pier 1, North River—United Fruit Co.....RQ
 South st, 292—Acme Burlap Bag Co, 335
 Cherry.....FP(R)-Ex(R)
 South st, 11—Sam'l Feldman.....RQ
 2 st, 19—T Salaske.....FP-RQ-FA-NoS
 2 av, 1519—Eugene Stein...FA-Rec-Rub-NoS
 Broadway, 140-2 W—Oakley & Co.....FA-NoS
 41 st, 120 W—Paramount Pictures,
 Rec(R)-FP-FA-Rub-NoS-CF
 42 st, 220 W—Kintcartoon Corp, Room 602,
 FP-Rec(R)-FA-NoS-CF
 59 st, 236 W—Thomas-Evarts-Adams.....FA
 115 st, 22 W—Lewis Bros,
 FA-Rec-NoS-GE-Rub-FP
 216 st, 416 W—Evans Film Co.....FP
 Broadway, 176—Titte Guarantee & Trust Co,
 FP
 7 st, 128 E—Abraham Wolf.....WSS(R)
 12 st, 37 E—Louis Cohn,
 Stp(R)-FP-WSS(R)-WSS(R)-FP(R)

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 Walton av, 953—Argonaut Realty Co,
 DC-FE-FP-GE-Ex(R)
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 Lincoln av, 82-6—Thos Simpson.....A-FD
 137 st, 287 E—A M Bollerman.....GE-Rec
 137 st, 285-7 E—H D Bashr.....A
 138 st E and Exterior st—Biagio Slavati,
 FA-ExS
 146 st, 366 E—Studebaker Bronx Agency,
 FP-Rec-FA
 149 st, 333 E—Sam'l Leavitt..FP-Rec-FA-ExS
 177 st, 2534 E—Sheet Lathing Corp...FA-ExS
 189 st and Beaumont av—Ph Lumbacher,
 El-NoS-FA-Rec
 Von Humboldt av and Coegana lane—Joseph
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 Ocean and Kings Pkwy—Wm Hopplestone, Jr,
 FA-Rec-NoS-CF
 Prince st, 21—F DeVito.....GE(R)
 Pacific st, 2258—S Locario.....RQ
 Powers st, 118—Bklyn Putty Wks, Inc,
 NoS-FA-Rec
 Paidge av, 50—Western Chair Co,
 NoS-FA-StSys(R)
 Prospect st, 210—P Weiner..NoS-FA-Rec-D&R
 River and S 1 st—O'Malleys Cooperation, Inc,
 NoS-FA
 Raymond st, 99-113—Wm Teschemacher Co,
 D&R-FA-Rec-GE(R)
 Rockaway av, 20—David Rosenbaum...D&R
 Raymond st, 73—Raymond Table Co..Rec-GE
 (R)-FE(R)-Rec(R)-FA-Spr-Misc
 Rogers av, 147—T Wm Gaillard...WSS-CF
 Rogers av, 1200—Henry H Persan..NoS-FA-Rec
 2 st, 358 S—A Greenberg.....NoS-FA
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