

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JULY 29, 1916

DISTRICT AND RESTRICTION RESOLUTION PASSED BY BOARD OF ESTIMATE

Passage Hastened on Account of Large Number
of Plans Filed With Superintendent of Buildings

REAL estate entered a new era last Tuesday at four o'clock when the Board of Estimate passed the resolution on Building Districts and Restrictions, which immediately became a law. The resolution will have a very wide effect upon real estate and is generally considered by those affiliated with the market to be a step in the right direction.

It is not humanly possible that mistakes have not been made, or that the maximum amount of good will result from the resolution as it exists today, but wise provisions have been put into the law which makes it possible at a future date to change and alter sections so as to properly meet conditions as they are found.

The Commission has been most faithful in its arduous task and has done all in its power to meet objectionists more than half way. Principles were laid down, and wherever possible deviations were made, always provided that injury did not result.

It is apparent that the basic principles of a resolution of this kind are designed to do the greatest good to the largest number of people, but it is very drastic, and for that reason there were many people who did not approve of the change. Others said that they did not know how it would work out, and thought that present-day conditions should be left alone, for fear that worse effects would ensue.

Plan Approved by Many.

Many students of real estate, those who have been in the habit of looking well into the future, approve of the plan as a whole, though they might disagree with the Commission on some minor point. These objections were unavoidable, and were met as best they could.

People interested in certain parcels made the objection, in several cases, that they were being discriminated against in favor of those who had already erected structures, because they could not likewise improve their properties. There are cases, and many of them, where this is true, but a beginning had to be made, and now is the time. It would have been far better had a resolution of this kind been passed twenty-five years ago, before the tall skyscraper became a realization. The city would be in better condition, realty values more stabilized and "booms" practically done away with.

The "boom" is the curse of the real estate market. There is no better kind of a market than a steady, normal one, which enhances gradually by reason of legitimate supply and demand. This supply should be based upon demand from tenants, and the prices should be based upon income return to the owner. The passing of the old regime and the enactment of the resolution into law seems to indicate that "booms" are practically done away and that a logical upbuilding of the city will result. Opportunity is given to those who own old houses to improve the sites in a reasonable way and the business zones occupied by the various trades should expand over a wider area, rather than going higher up in the air.

The vote of the Board of Estimate was 15 to 1, Commissioner Morrison of Richmond, who was acting for President

MAYOR MITCHEL made the following statement yesterday: "From 1911 to 1916 there was a decline of \$120,000,00 in the assessed value of land in Manhattan south of 40th street. This is an enormous loss, and directly affects the city's borrowing capacity and the tax rate throughout the five boroughs. Much of this loss could have been avoided had the city exercised a reasonable control over its own development. We believe the Building Zone Plan will prevent the registration of losses in the district above 34th street similar to those already sustained between 14th and 34th streets. The plan is necessary to save the entire hotel and retail business section. The residence sections throughout the city will be protected against the sporadic store, garage or factory. In the past, one good residence section after another has been destroyed by the coming of the garage or factory. A certain measure of order and system in city building is essential not only to the public health, safety and general welfare, but to the conservation of property values.

Van Nam, voting "No" on the entire proposition. Action on the part of the Board of Estimate was somewhat hastened by the recent avalanche of building plans filed in Manhattan which aggregated about \$23,000,000. It was previously announced that the final vote would not be taken by the board until Thursday.

At the public hearing last Tuesday, all those either in favor of, or opposed to the resolution were given an opportunity to express their opinion. Charles A. Peabody, as attorney for the William Waldorf Astor Estate, objected to the placing of the block front in the west side of Madison avenue, between 35th and 36th streets in the residential zone, claiming that the block was suitable for business improvement and that no adequate rentals could be obtained for residential purposes. Mr. Peabody's objection was over-ruled, and Madison avenue from 35th to 45th streets on the east side, and from 31st to 39th streets, on the west side is now in a residential zone.

From now on interest will be largely centered in the assessments being made by the Tax Department on which taxes for next year will be based. It is not unlikely that the Department of Taxes will be flooded with protests from many owners of property to claim reductions.

The members of the Planning Commission, however, do not look upon this side of the question as serious, although they admit that some of the properties may be adversely affected; nevertheless the greater portion of the city should show rapid improvement on account of the safeguards created in the various neighborhoods.

The zoning plan covers the entire city.

Every borough has been divided and sub-divided into sections and districts and restricted as to use, height and area for building construction. The Record and Guide last week published the final resolution upon which the Board of Estimate acted Tuesday and what modifications and changes were made are noted in the current issue.

Lawson Purdy Favors Plan.

Lawson Purdy, Commissioner of Taxes, said yesterday: "The enactment by the Board of Estimate of the ordinance districting the city and regulating the height, bulk and use of buildings is the most important event in the history of the city for fifty years. It is important not only to the City of New York, but to all of the United States. Ordinances regulating buildings have been enacted in various cities of the country, but none of them are as far-reaching in their scope as the ordinance enacted for the City of New York. We shall, of course, have complaints from those who think their property has been lessened in value; we shall not hear from the vast number who will be benefited. Such complaints as may be made public during the next few years should not mislead anyone into the belief that the ordinance is not in the highest degree beneficial.

"We shall have litigation, cases will doubtless be carried to the highest court of this State, and probably to the United States Supreme Court. In view of the cases already decided by the United States Supreme Court, and the conservative character of the ordinance now enacted we need have no fear of the outcome of such litigation.

"For several years past various causes have produced a decline in the value of land in the City of New York, and chiefly in Manhattan. In Manhattan the most important cause of this decline has been the failure to regulate building in the past. During the past five years the assessed value of land south of 40th street has declined more than \$120,000,000. In the zone lying between 14th and 40th streets, Fourth avenue and Seventh avenue, there has been a decrease in the assessed value of land and buildings of \$57,000,000 since 1913. Much of this decline has been due to the failure to exclude factories from this district. In the first section of Manhattan, which lies south of Grand street, the assessed value of land has declined \$18,000,000.

Cause of Decline.

"An important cause of this decline has been the failure to regulate the height and bulk of buildings. There are very few high office buildings that yield a reasonable return on what the land was deemed to be worth five years ago, plus the cost of reproducing the building. The theory that a building could be erected to a great height has caused imaginary land values. It many cases this imaginary land value has been proved to be unreal.

"We cannot expect a great advance in value immediately as a result of the protection afforded by the districting ordinance. There will doubtless be a further decline due to the causes that have been operating, but we may be sure that the decline will not be as rapid, and will

sooner be changed by reason of the enactment of the ordinance. Improvers can erect buildings with confidence that no buildings in the neighborhood will exceed the height permitted or cover more of the land than the ordinance allows.

"In a district from which factories are excluded commercial buildings may be erected with confidence that their value will not be destroyed by the intrusion of a factory. In high-class residential sections, apartment houses or single family houses may be erected with confidence that stores will not intrude and reduce the value of the buildings. In the outlying sections of all boroughs, except Manhattan, detached houses may be erected with confidence that tenement houses will not be put up near them.

"The members of the Commission who recommended the districts to the Board of Estimate and the provisions of the ordinance were selected with great care for their knowledge of real estate conditions. In all of their work they have had constantly before them the end and aim of the legislation which empowered them to act. That end is to enhance the value of land and to conserve the value of buildings. That means to enhance the value of all of the land of the City of New York by securing its adequate improvement in the best manner practicable. The Commission believes that it has achieved a measure of success and that land will be enhanced in value throughout the whole city."

Edward M. Bassett in Favor.

Edward M. Bassett, chairman of the Commission on Building Heights and Districts, stated yesterday:

"I believe that the zoning resolution adopted by the Board of Estimate last Tuesday is the most important thing that has been consummated, so far as real estate is concerned, in the City of New York. Much has been said about its effect upon taxable values, but I believe that these will remain practically unchanged, though the selling values will enhance. It will take, in my opinion, about two years to reflect conditions from the tax standpoint.

"People owning detached dwellings will be glad to know that they are protected against invasions by factories, public garages and business buildings, and owners of business property that no lofts or factories will be permitted within their zone. There are many localities available for residential improvement and these sections are protected against undesirable encroachments.

A Protective Measure.

"It is most important for property owners to realize that the resolution is a primarily protective measure, though it restricts. Property owners have the assurance that they cannot injure their neighbors' holdings, and also that in turn their neighbors are denied the same privilege. This fact automatically protects all alike, and should tend to create a market demand for various classes of buildings throughout the city. Owners can now feel free to repair their existing buildings and thus obtain a more adequate rental than is now the case. This in itself should tend to remove a large number of unsightly buildings which do much to mar the beauty of the city. Haphazard development is a thing of the past, and in a community as large as New York City it never should have been tolerated. There is no reason why one man should be permitted to erect a building in such a manner as to obtain light and ventilation from his neighbors without being willing to give in return an equal amount of light and air. To obtain this result has been one of the aims of the commission, and we have welcomed every possible kind of suggestion and have spent a vast amount of time in their study. To put the matter in a homely form, we have been in the position of hungry dogs who are anxious for bones. Even those suggestions which have seemed preposterous on their face, have in many instances, given us ideas which have been valuable in more ways than one.

"Although the Board of Estimate has

adopted the zoning ordinance and the maps covering the whole city which accompany it, the work of perfecting the plan can go on indefinitely. At the last session of the Legislature, the zoning provisions of the charter were amended to provide for this. The Board of Estimate can at any time make alterations in the ordinance or the maps. Notice must be given, however, of any such changes, and a public hearing must be held. If the owners of 20 per cent. of the frontage affected by any proposed change protest in writing, then the unanimous vote of the Board of Estimate is required in order to make the change. This makes it possible for any locality that desires to go into the E district (commonly considered the detached house district), to bring their desire to the attention of the Board of Estimate and ask for the change.

Changes Possible.

"The ordinance provides that if 50 per cent. apply for such a change in writing, the Board of Estimate must take action. The Board of Estimate, however, does not have to wait for a 50 per cent. application, but they can proceed on the application of a smaller number, or, if they wish, they can proceed on their own initiative.

"If localities that are now within business districts desire to be placed in a residential district, if localities now unrestricted desire to be restricted either to business or to residential purposes, there is this ample procedure for them to follow. Although a great deal of time and detail study has been given by the Board of Estimate, the zoning commission and its staff to every part of the city, it cannot be expected that the plan is free from mistakes. They should, however, be corrected in the course of time. When one considers that this work has covered not only skyscrapers, but farm districts, not only Wall street and 42d street but Tottenville, in Staten Island, Rockaway Beach, Flushing, Bronx, and other parts of the city, one appreciates the magnitude and wide scope of the zoning plan.

"Throughout the performance of this work, the commission has endeavored to protect buildings and their uses, and to stabilize the value of land. Many people throughout the city are complaining because their property is not more highly protected. In many borderline cases it was considered advisable to err on the side of less restriction rather than more, in order that values might not be affected.

"Many people say that this zoning plan would have been of much greater use if it could have been adopted twenty or thirty years ago. This is probably true, but we should not forget that Greater New York is growing at the rate of 150,000 people each year, and that it has large spaces that are either undeveloped or only partly developed. It is expected that the zoning plan will prevent many parts of the city being injured by invasions and improper buildings that have hurt the city so much the last ten years."

Alfred Ludwig Enthusiastic.

Alfred Ludwig, Superintendent of Buildings, said:

"For the past twenty years I have been heartily in favor of regulating the heights of buildings. In my opinion the city should have a limitation of height, not exceeding ten stories. This applies to all classes and is based principally upon the prevention and handling of fires. The present zoning resolution is a big step in the right direction and I believe it will undoubtedly be of great benefit not only to the city but to the owners of realty. The only trouble is that this step was not taken two decades ago.

"In reference to the use of restrictions, I believe it is a matter that, up to the present, has received entirely too little attention. An official from the City of Chicago called on me a few days since and in the course of our conversation the zoning question was brought up. He indicated sufficient interest in the matter to ask me to obtain and send him full particulars on

this subject. This indicates that there is at least a possibility of other municipalities looking into this question, though whether they adopt this scheme, or a similar one, is a matter for the future to determine.

"So far as the limitation of lot area to be built upon is concerned I believe that in some respects the Commission was very conservative. Once the plan is put in full working operation, I believe the city will be more beautiful and uniform and values more stabilized."

President Marks' Views.

President of Manhattan Marcus M. Marks gave his views, as follows: "The recent action of the Board of Estimate in establishing certain restrictions in connection with the building operations of the city is, to my mind, most important, and was highly necessary. Would that it could have been done twenty years ago. Many financial catastrophes could have been averted.

"It is all very well to speak of our liberty to do as we please with our property. We are apt to forget that our liberty is circumscribed by the liberty of our neighbor. The regulations now adopted take into consideration the liberty of our neighbor and his right to reasonable protection as to light and air.

"No doubt mistakes may have crept into a work of so much detail, but if any have been made they can be easily corrected by a vote of the Board of Estimate, and it will be my pleasure to assist in correcting them. We have not signed a permanent agreement giving title or easement rights forever. The arrangement is elastic and can be changed to meet conditions after we have had an opportunity to determine its effects.

"So far as skyscrapers are concerned, there is no doubt that some of them are beautiful, and sometimes advantageous. Many, on the contrary, are eyesores and economically a failure. While some of them have been built as 'monuments' they are really 'tombstones.'

"An exceedingly intensive use of ground space by the building of skyscrapers concentrates value in certain spots at the expense of other sections. Furthermore, the problems of congestion are highly accentuated by erecting 30, 40 or 50-story buildings. There was a disposition on the part of builders to crowd plans in this month in order to retain advantage of previous absence of regulation. In the Borough of Manhattan almost as many plans were filed in the first three weeks of July as were filed in the whole year of 1914. The total filed during July, up to and including July 26, was \$44,217,250, as against \$45,471,165 for the entire year of 1914. In the three days, July 22, 24 and 25, plans to the amount of \$34,000,000 were filed in Manhattan alone.

"I am confident that much good will be accomplished by the new regulation of building. In the way of sensible city planning, in the way of protection of comfort and health of the average man, woman and child, a great step forward has been made in the adoption of the so-called 'zoning' of buildings.

"The members of the Commission, headed by Mr. Bassett, are entitled to great praise; the community is under deep obligation to them for their self-sacrificing service; they have shown a splendid example of good citizenship."

George B. Ford's Opinion.

George B. Ford, Consultant to the Commission, said: "Many thinking people are telling us that they believe that the districting and zoning law which has just gone into effect is the biggest and most far-reaching thing that the city has ever done, even including the working out of the great rapid transit system. No public measure has received the unanimity of support from all sorts of groups and organizations that this has. It is the first time that virtually all the lending institutions have come together to endorse a city law.

"A little more than three years ago when we started in on this work at the request of Mr. McAneny, the father of the project, we met all kinds of opposition, any number of people maintaining

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PRESIDENT MARKS SUBMITS REPORT FOR 1915

Cost of Administering Borough—Reduction in Budgetary Request—Interesting Data Compiled

ACCORDING to a recent reliable estimate the population of the Borough of Manhattan is 2,585,469, and that of the City of New York is 5,806,532. In addition to the resident population there is in Manhattan, according to a survey recently made by us, a daily influx of over 1,000,000. In other words, during every day there are on the Island of Manhattan over three and a half million people, a number equal to over one-third of the entire population of New York State. Adequate services to these annually increasing great numbers of people demand a corresponding annual increase of expenditure. Nevertheless, we are glad to be able to report that we have succeeded in rendering this increased service with decreased cost for the first two years of our administration.

Reduction in Budgetary Request.

During the year 1915 a determined effort was made to continue the advance in the way of administrative improvements and economies which we effected in 1914. In this connection it should be of interest to note the reduction in budgetary appropriation requested for 1916. Our request for the 1916 budget was \$2,784,830.49. Our request for 1915 was \$2,874,365.44. This means a total reduction in request of \$89,534.95 for the 1916 budget. The comparison is all the more gratifying when it is remembered that the 1916 request included a sum of \$18,274 for maintenance and operating expenses not required in 1915, on account of new buildings and increased responsibilities. Thus the real reduction in budgetary request for maintenance and operating expenses would have been \$107,808.95, but for added burdens.

The request for the 1914 budget was \$3,065,205.61. Deducting \$69,258.84 due to burdens added since the close of 1914, our request for 1916 was \$349,633.96 less than for 1914, which was the last budgetary request for the previous administration.

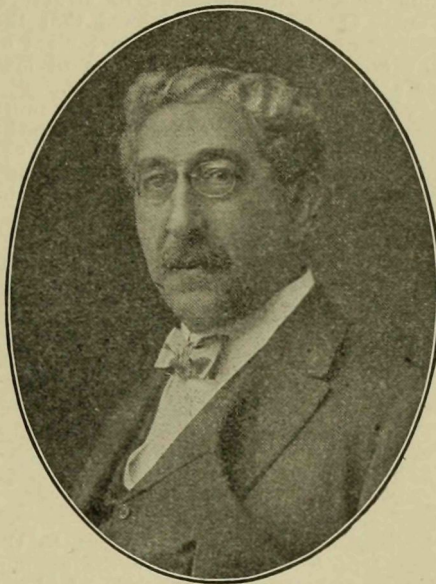
Deserved Increases Made.

The reduction was effected not through unjust lowering of salaries, nor through the imposition of any other hardship on employes, but through rearrangement of duties due to betterment of organization, avoidance of unnecessary enterprises, economy in purchase and use of materials, elimination of unnecessary positions, and the absolutely necessary reduction of a few higher salaried employes. The saving made in this manner alone amounted to \$54,800, and permitted deserved salary increases amounting to \$17,100, leaving a net saving of \$37,700 in this respect.

To 140 cleaners in public buildings each previously receiving the inadequate pay of \$600 annually, we gave an increase of \$60 apiece. We gave to other employes working at the lower incomes small merited increases.

Our position on the matter of standardization of salaries is clear. This policy is to determine as intelligently as possible the proper amount of money that each employe should be paid for his or her service; to increase to this proper amount with the least possible delay any salaries below it; and to reduce to this proper amount automatically, as vacancies occur, any salaries above it but to reduce with the least possible delay any existing salary which is flagrantly in excess of the proper amount. The operation of this principle is accomplishing a salary readjustment that will effect every proper benefit to the employe, and to the city, without inflicting any hardship or injustice.

Our budgetary request for purposes other than personal services and operation was the result of the same careful study and effort to reduce our expenses to the lowest amount compatible with



HON. MARCUS M. MARKS.

efficiency and adequate service to the city. Nevertheless the Board of Estimate and Apportionment made a further reduction. The result is that we shall be prevented from commencing improvements which should not have been delayed, and appropriation for which we shall have again to request in the 1917 budget. I venture to predict a large number of our supply accounts which were appropriated on the theory that they would meet our full needs for the year 1916 will be depleted before the middle of the year. To carry on the absolutely necessary functions of the department I believe it will be necessary to request the issue of special revenue bonds.

In respect to this prediction, our 1915 experience may be of interest. During the first half of that year, there became depleted, as we had warned, ten schedules totaling \$40,400.

Cost of Administering Borough.

The following figures show the full amount of money actually expended and encumbered annually for operating the Borough Government and its activities from 1910 to 1915 inclusive:

Date	Total for borough
1910	\$2,538,857.01
1911	2,370,863.28
1912	2,480,922.46
1913	2,616,010.62
1914	2,637,074.24
1915	2,563,654.84

It must be remembered that the figures for 1914 and 1915 include the cost of services or burdens undertaken since the beginning of our administration. The most important of these, including the care and maintenance of the new Municipal Building, totaled, in 1914, \$179,116.42, and, in 1915, \$50,984.84 in addition.

Big Savings Effected.

Deducting the cost of maintaining these additional services or burdens, the figures show that to operate the Borough Government we spent in 1914, the first year of our administration, \$158,052.80, less than was spent in 1913, the last year of the previous administration; and that for this purpose we spent in 1915 \$124,404.24 less than in 1914, and \$282,457.04 less than in 1913.

Deducting the cost of maintaining these added services or burdens, the figures show that we spent in 1915 to operate the Borough Government \$124,404.24 less than we spent in 1914, the first year of our administration, and \$282,457.04 less than in 1913, the last year of the previous administration; and that in 1914 we spent \$158,052.80 less than in 1913,

The complete schedule of increased expenditures due to additional burdens for each year from 1910 to 1915 is as follows:

1910	\$1,897.61
1911	18,729.48
1912	5,087.82
1913	25,170.78
1914	179,116.42
1915	50,984.84

Total, 1910-1915, inc.... \$280,986.95

Adding this total of \$280,986.95 to \$2,538,857.01, the actual cost for operating the Borough Government for 1910 we have a total of \$2,819,843.96, or what it would have cost to operate the Borough Government in 1915, with the added burdens, and at the same rate of operating expense as in 1910. As a matter of fact it only cost \$2,563,654.84, or \$256,189.12 less than would naturally have been estimated on the 1910 basis. The saving would be even greater were it not for the fact that the cost of material was far greater in 1915 than in 1910.

The great daily population of Manhattan and its heavy and congested traffic subject the pavements of our highways to an extraordinary amount of wear and tear. The Borough of Manhattan has about 456 miles of street pavements, the average useful life of which is about fifteen years. Under normal conditions, therefore, we should annually repave about thirty miles of street. Unfortunately, however, conditions are not normal, inasmuch as at present we are compelled to maintain many miles of streets on which the pavement is of poor type. Therefore, in order to replace these old, unsatisfactory and often improperly laid pavements, and at the same time to maintain our policy of renewing about 30 miles of originally good pavement, we should during the next ten years renew about 40 miles of pavement annually, at an annual cost of about \$3,000,000. After this period of ten years the abnormal conditions would have been met, and the annual repaving could then be reduced to a normal annual basis of about 30 miles, and at an annual cost of about \$2,225,000. The 1914 appropriation of \$1,000,000, the 1915 appropriation of \$600,000, and the 1916 appropriation of \$1,400,000, for repaving have been entirely inadequate and serious deterioration must result.

Manhattan Vehicular Traffic.

According to a recent count which we had made, the heaviest vehicular traffic of any locality in the world exists on Fifth avenue and 42nd street. The record figure for one hour is 1149 vehicles in one direction. The record in London is 900 on the Strand, and in Paris 600 on the Boulevard De Capucines.

During the year we issued notices for the removal of encroachments on 25th street between Sixth and Seventh avenues, and on Lexington avenue, between 41st and 53rd streets.

To owners of property on Lexington avenue, from 41st to 129th streets, we sent notices suggesting the wisdom of removing encroachments while the subway work was in progress in that section.

We plan during 1916 to carry forward the work of removing encumbrances along Seventh avenue, from 33rd to 42nd streets, before we commence the new paving which will be laid over the Seventh avenue subway; also we are studying traffic conditions in the cross streets from 32nd to 46th streets so as to do what is necessary to give relief to congestion in some of these busy thoroughfares.

The construction of two unusually large tunnel relief sewers was con-

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APPEALS HEARD BY BOARD OF EXAMINERS

List Compiled by Mrs. Minna Dyke Clark Reviews Work Done During First Six Months of 1916

FOLLOWING is a table, prepared by Mrs. Minna Dyke Clark, secretary to the Board of Examiners, which shows the number and class of appeals heard by the board from January 1, to July 1, 1916. In Manhattan there were thirty-one appeals heard, in the Bronx nine appeals, in Brooklyn eighteen, and in Queens seven appeals. The number of appeals is considerably less than during the corresponding period in 1915, and this is due to the new Building Code, which has accounted for the shrinkage.

During 1915, 393 appeals were filed, 396 decisions rendered by the board according to the annual report sent to Mayor Mitchel. The appeals varied in importance from comparatively small matters of frame construction to new problems in the science of building, not contemplated or provided for when the old building code was written.

The board has always considered itself in the light of a court of equity, guarding the rights of all property, studying the problems involved in alterations necessitated by changing real estate conditions.

This plan may be taken by the board: The three grounds for an appeal to the Board of Examiners as re-established by section 411 of the Greater New York charter are herewith quoted:

(1) Whenever a Superintendent of Buildings to whom such question has been submitted shall reject or refuse to approve the mode, manner of construction, or materials proposed to be fol-

lowed or used in the erection or alteration of any such building or structure.

(2) Or when it is claimed that the rules and regulations of the president of the borough, or the provisions of law, or said ordinances, do not apply.

(3) Or that an equal good and more desirable form of construction can be employed in any specific case, the owner of such building or structure, or his duly authorized agent, may appeal from the

either as invited guests, or in conference; as has also Rudolph P. Miller, author of the new Building Code.

For description of the wide scope of subjects involved in the decision rendered by the board during 1915 the classification of the appeals as tabulated and the digest of typical cases seems ample. A digest of all decisions has been printed weekly in the Record and Guide under the heading of Department Rulings.

APPEALS TO THE BOARD OF EXAMINERS, YEAR ENDING DEC. 31, 1915.

	Approved.	Approved O. C.	Dis-approved.	With-drawn.	Dismissed.	Laid Over.	Total.
Miscellaneous.....	12	16	11	6	2	..	47
Extension	2	5	3	..	..	..	10
Basement entrance..	1	4	..	..	..	..	5
Walls, Sec. 31.....	43	140	5	7	7	..	202
Walls, Sec. 36.....	10	9	..	2	..	..	21
Walls, miscellaneous..	6	19	6	4	..	..	35
Pent house.....	5	7	4	1	..	..	17
Theatres	4	14	6	3	..	..	27
Moving Picture shows.	0	8	2	2	1	..	13
Area	5	7	3	1	1	..	17
Fire shutters.....	1	1	..	..	..	..	2
Totals	89	230	40	26	11	..	396

decision of such superintendent to the Board of Examiners where the amount involved shall exceed the sum of \$1,000.

A plan may be taken to the board on appeal when only one of these points applies, while in many appeals all three points are covered. The board has endeavored at all times to co-operate with all city officials and departments in the transaction of public business. The Superintendents of Buildings of the various boroughs have attended the meetings of the board from time to time

During 1915, there were 129 appeals in Manhattan, 242 in Brooklyn, 13 in the Bronx, 11 in Queens, 1 in Richmond, making a total of 396.

Aside from the routine work of the board, two items of especial interest should be noted: (1), the revision of all forms used by the board, especially the appeal blanks and all printed matter, and (2), requests from two large cities for data necessary as a guide in the effort to establish similar boards

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BOARD OF EXAMINERS (BUILDINGS) 1916.

Manhattan Appeals.

Appeal.	Number plan.	Location.	Appellant and Subject.	Decision.
1	Alt 2870.	134 Essex	L. F. J. Weiher; theatre.	Appd.
2	NB 469.	51-61 E 94th st.	Rev. J. H. Richards; Loyola School; proscenium.	Appd. O. C.
6	Alt 2850.	519 E 86th st.	Wm. S. Miller; day nursery; porch enclosed.	Appd.
17	NB 683/12.	Equitable Building	E. R. Graham; floors and wainscoting; non-fireproof.	Appd. O. C.
18	NB 127.	278-280 Madison av.	F. E. Townsend; Mansard.	Appd.
19	NB 272.	420 Park av.	Warren & Wetmore; wainscoting; non-fireproof.	Appd. O. C.
21	Alt 169.	1441 Broadway	Wm. H. Hoffman Co.; "Automat" (Broadway thr.)	Appd. O. C.
22	NB 29.	1084-1090 Lexington av.	I. E. Ditmars; German hospital; walls.	Withdrawn.
23	Alt 493.	Equitable Building	C. H. Klein, Eq. O. B. Co.; floors and wainscoting; non-fireproof.	Appd.
26	Alt 139.	201-03 W 50th st.	Herbert J. Krapp; "Winter Garden"; additional gallery.	Appd. O. C.
29	NB 60.	2 W 67th st, Studio Building	Charles A. Rich; height & trim; exits.	Appd.
30	NB 94.	148-154 W 48th st.	The E. C. Horn Sons; theatre; courts; tunnel.	Appd. O. C.
31	Alt 2047.	7029 E 46th st.	Warren & Wetmore; Ritz Carlton; tea garden.	Withdrawn.
32	NB 110.	217-225 W 45th st.	Herbert J. Krapp; theatre; courts.	Appd. O. C.
33	Alt 2142.	5-7 E 59th st.	Fire shutters; Office Louis E. Jallade.	Appd.
35	NB 129.	60 Cortlandt st.	Schwartz & Gross; stairs, width of.	Disappd.
36	Alt 659.	150-160 E 59th st.	Adolph E. Nast; stores in restaurant, concert hall, "Terrace Garden"	Appd.
37	Alt 865.	5 Pine, 96 Broadway	Herman Lee Meader; height increased; mansard.	Withdrawn.
40	NB 85.	418-420 W 16th st.	Wm. F. Wilmoth (National Biscuit); exits; shafts.	Appd.
41	Alt 741.	241-245 W 64th st.	Clarence W. Brazer; walls, lining omit; garage.	Appd. O. C.
47	NB 60.	2 West 67th st.	Charles A. Rich (Appeal 29 repeated)	Appd.
49	NB 132.	19-27 E 45th st.	Starrett & Van Vleck; height & trim, nfp pent house (recreation)	Appd. O. C.
58	Alt 1304.	246 Lenox av.	Gronenberg & Leuchtig; hospital, nonfp; occupancy changed.	Disappd.
57	Alt 1303.	58th, 59th sts; 9th, 10th avs.	Samuel H. Baker; Roosevelt Hospital; sun parlor; nurses' home.	Appd. O. C.
59	Alt 1126.	73d st, e Madison av.	Frank H. Hutton; home for aged women; additional story.	Disappd.
63	NB 138.	137 E 66th st.	Walter B. Chambers; pent house.	Appd.
69	Alt 1507.	238 Henry st.	J. M. Felson; shaft in tenement.	Appd.
70	NB 216/16.	139 E 66th st.	Walter B. Chambers; pent house, studio.	Appd. O. C.
72	Alt 1563.	Ns 146th st, 100 w Lenox av.	Goldner & Goldberg; pent house, floor loads.	Withdrawn.
74	Alt 1615.	1838-1844 3d av.	Maximilian Zipkes; shafts, in tenement.	Appd.
75	NB 178.	Sec Broadway and 129th st.	Severance & Van Alen; stairs, width of.	Withdrawn.

Bronx Appeals, 1916.

4	NB 5/16.	Westchester, Jackson & Forest avs.	J. M. Felson; theatre; moving picture, and roof.	Disappd.
8	NB 21/16.	Tiebout av & Ford st.	H. G. Steinmetz; garage.	Appd. O. C.
13	NB 557.	Hunters Pt av & Green Pt.	Geo. A. Sumner; FE on Harlem Yacht Club.	Appd.
14	NB 25.	Fordham rd & Val av.	Goldner & Goldberg; area; fire stops.	Appd. O. C.
16	NB 44.	Prospect av, n of 177th.	M. J. Garvin; garage; Sec. 72-73, 152.	Appd.
20	NB 46.	Ns Walker av, w St Raymonds av.	M. W. Del Gaudio; garage.	Appd. O. C.
28	NB 85.	Swe Bronx Blvd & Nereid.	Turner Con. Co.; Fisklock brick.	Withdrawn.
53	5/16	Westchester, Forest & Jackson avs.	J. M. Felson (Appeal 4 repeated)	Withdrawn.
65	Alt 213.	Ws 3d av, s Tremont.	Henry Nordheim; garage.	Withdrawn.

Brooklyn Appeals, 1916.

7	Alt 7738/16.	Bushwick av & Cedar st.	Dr. M. Duckman; height, frame building; private hospital.	Disappd.
10	Alt 411/16.	118 Jamaica av.	Charles Yoerger; dance hall, road house, frame.	Withdrawn.
11	Alt 7807.	1139-1141 De Kalb av.	Louis Allmendinger; garage; Sec. 72-73, 152; C. C. opinion.	Appd. O. C.
12	NB 513/16.	7-25 Woodruff av.	W. T. McCarthy; walls and foundations.	Appd. O. C.
15	NB 613.	56-70 Powell st.	Morris Rothstein; walls; Sec. 257.	Disappd.
24	Alt 802.	361-363 Clinton st.	James A. Boyle; garage; C. C. O.	Appd.
34	Alt 2295.	374 Sutter st.	Morris Whinston; occupancy changed; extension, frame.	Disappd.
42	NB 2198.	Ss 59th, e 7th av.	S. Millman & Son; walls, 8"; Sec. 257.	Appd. O. C.
43	NB 2542.	Ns Newport av, w Powell st.	S. Millman & Son; walls, 8"; Sec. 257.	Appd. O. C.
44	NB 2186.	Ss St Marks av, w Franklin av.	Shampan & Shampan; garage, area.	Appd. O. C.
46	Alt 2606.	154 Central av.	Cannella & Gallo; occupancy; Sec. 480.	Appd.
48	NB 2783.	160-170 Malbone st.	James A. Boyle; garage, roof and area.	Disappd.
54	NB 2962.	Ns 60th st, e 7th av.	S. Millman & Son; walls, 8"; Sec. 251.	Appd.
62	Alt 3251.	2015 Cropsey av.	Jacob Lubroth; extension, frame.	Appd.
64	Alt 3301.	48 Lorimer st.	Laspia & Salvati; stair enclosure and shaft.	Withdrawn.
71	Alt 3998.	168 Nostrand av.	Cannella & Gallo; frame structure raised, classification.	Appd.
73	Alt 2504.	1427 53d st.	Alexander Kirschner; extension, frame and conversion; Sec. 480.	Appd.
76	Alt 4521.	122-124 Hamburg av.	Cannella & Gallo; conversion frame bldg, M. Picture, to garage.	Disappd.

Queens Appeals, 1916.

3	NB 4474.	Whitson st, Forest Hills.	Sage Foundation Homes; walls, height and thickness.	Appd.
5	NB 4203.	Hill st, s Queens bou.	Geo. F. Pawling; garage.	Withdrawn.
9	NB 4528.	Hunters Pt av & Green Pt.	La Cour Iron Works; foundations.	Disappd.
25	NB 571.	Ns Myrtle av.	Thos. W. Lamb; theatre.	Appd. O. C.
27	Alt 479.	563 Fairview av.	Brook & Rosenberg; extension, frame.	Appd.
38	Alt 561.	Grand av, e 3d av.	Mrs. Anna Reges; extension, frame; Sec. 480.	Appd.
68	Alt 1436.	Blackwell st, n Riker.	R. N. Cleverdon; storage bin for dyestuffs.	Appd.

LEGAL NOTES AFFECTING REALTY

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

Defective Sidewalk.

THE New York Appellate Division holds, in *Willis v. Parker*, 159 N. Y. Supp. 676, that, under a city charter requiring abutting owners to maintain sidewalks, no liability would arise against such owner for injuries from the defective condition of the sidewalk in front of his premises until after notice had been given, and proceedings taken under the charter to compel him to repair the sidewalk, and his default. The Supreme Court of Minnesota has even gone so far as to hold that a statute which makes an adjoining owner liable for all damages, to whomsoever resulting, from his default in not keeping a street sidewalk next his premises in good repair, is unconstitutional, so far as it assumes to make the owner liable to others than the city. *Noonan v. City of Stillwater*, 33 Minn. 198, 22 N. W. 444. The New York Court did not go to that extent.

Broker's Commission.

The New York Appellate Division holds, *Finch v. Loram*, 159 N. Y. Supp. 643, that a broker's right to commission for procuring a loan is not lost by the act of the borrower in paying a commission to another broker, where the conclusion of the loan through the former's services was prevented solely by the wrongful act of the borrower. In an action for damages for breach of contract to pay broker's commission, it appeared that the defendant employed the plaintiff as a real estate broker to purchase certain premises for \$52,000, it being agreed that the plaintiff was to get his commission of 1 per cent. from the owner. The plaintiff secured the owner's permission for the sale at the price named, but the defendant refused to purchase. The New York Appellate Division, *Darling v. Moscowitz*, 159 N. Y. Supp. 672, held that such refusal was a breach of contract, entitling the plaintiff to the reasonable value of his services to the defendant.

Cellar Door Accidents.

The New York Appellate Division holds, in *Arnstein v. Unterman*, 159 N. Y. Supp. 637, an action for injuries caused to a minor by the falling down or closing of the iron cover of a cellarway appurtenant to the defendant's premises in a public street, negligently permitted to be open and not properly guarded, where there was no evidence that the defendant opened it, or knew of its being open, or that it was open long enough to charge him with constructive notice, that negligence of the defendant was not sufficiently proved.

In another case in the same court, *Haskell v. Cutting*, 159 N. Y. Supp. 669, it was held that the mere giving way of a cellar door in a sidewalk does not raise the presumption of negligence of the owner. In this case the cellar steps were covered by two wooden doors, which gave way when the plaintiff stepped upon them. The doors extended only 4 feet 6 inches into the street from the building line, though the New York City ordinances permit them to extend 5 feet from the building line. The evidence did not show the cause of the accident, or any condition in the opening previous to the accident which put upon the owner, in the exercise of his obligation to exercise reasonable precaution, the duty to make any repairs. Judgment for the plaintiff was reversed, and a new trial ordered.

Proceedings to Evict.

In the absence of express agreement to the contrary, the New York Appellate Division holds, in *Crausman v. George G. Graham Const. Co.*, 159 N. Y. Supp. 709, that the landlord cannot recover for damages accruing by reduced rentals received after termination of the lease by summary proceedings, under Code Civ. Proc., Sec. 2253, providing that such proceedings shall cancel the lease agreement, except as to amounts already due.

Under a lease reciting the deposit of money as security for performance of its terms and covenants, to be allowed on all damages from breach thereof, it is held that the lessor may resort to the security only to the extent of damages arising during tenancy by reason of breach of covenants expressly covered by the lease. The landlord cannot, after summary proceedings to evict the tenant recover moneys expended for repairs which the tenant should have made under the lease, where it does not appear that they were made necessary by any neglect of duty by the tenant during the tenancy.

Building Line Restrictions.

Deeds from a common grantor of lots in a residence tract provided for a 20-foot house building line, and that the grantee and assigns should not use the premises for "purposes which shall render adjacent premises undesirable for residence," that the covenant to observe the restrictions, and that no barn or stable be erected within 30 feet of the street. No building on the tract was, in fact, built within the 20-foot line. In an action to require one of the lot owners to remove a garage erected on the defendant's lot within the 30-foot line, the New York Appellate Division, in *Beach v. Jenkins*, 159 N. Y. Supp. 652, regarded these provisions as in the nature of covenants, meant for the common advantage of purchasers, since one

of the usual definitions of "adjacent" is "neighboring," or in the narrowest meaning "bordering on." It was understood that in a few of the deeds the house building line was fixed at 15 feet, and as to 20 of the lots there were no restrictions, since they might have been conveyed with verbal restrictions which would be valid and binding. Although there is neither privity of estate or privity of contract between adjoining lot owners holding under such covenants, equity will afford relief to one owner against another, or his grantee, violating them, since such grantee is charged with notice thereof. Under such covenants not to build within a certain distance of the "front line" of the premises, in case of a lot 60 feet on one street and 120 on another, the "front line" is not that only on the first street, but on both streets, at least where the buildings on the second street are uniformly set back such a distance. Under such covenants the construction of a garage is held to be governed by the restriction as to a "barn" or "stable," since the objectionable features of odor, noise and danger of fire are the same.

Falling Plaster.

The New York Appellate Division holds, *Drucker v. Cohen*, 159 N. Y. Supp. 693, that where a tenant was injured by falling plaster, the question of the negligence of the landlord's janitress who, after knowledge of a wet spot in the ceiling, failed to discover the leak or notify the landlord, was a jury question. The fact that the ceiling from which the plaster fell was in the control of the tenant was immaterial, where the leaky water pipe causing the plaster to fall was under the landlord's control.

CHANGES IN ZONING RESOLUTION ADOPTED BY BOARD LAST TUESDAY

THE Record and Guide last week published in full the resolution of the Commission on Districts and Restrictions upon which a public hearing was held last Friday by the Board of Estimate. Several major and minor changes were decided upon, prior to the adoption of the resolution by the Board, and these changes are printed herewith. Those who desire the law in its entirety can substitute the paragraphs printed below for those printed in the Record and Guide on July 22, and the law will be complete as upon the statute books.

Corrections § 1. Definitions.

(1) 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 height 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.

(n) The "length of an outer court" at any given point shall be measured in the general 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.

Changes in Use Districts.

§ 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, not including a warehouse where motor vehicles are received for dead storage only, and not including a salesroom where motor vehicles are kept for sale or for demonstration purposes only; Gas (illuminating or heating) manufacture or storage; Glue, size gelatine 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.

§ 6. **Existing Buildings and Premises.** In any building or premises any lawful use existing therein at the time of the passage of this resolution may be continued therein, although not conforming to the regulations of the use district in which it is maintained, or such use may be changed or converted or extended throughout the building, provided, in either case, that no structural alterations, except as required by existing laws and ordinances, are made therein and no new building is erected, and provided further that:

(1) In a residence district no building or premises unless now devoted to a use that is by section 4 prohibited in a business district, shall be converted to such use; and

(2) In a residence or business district no building or premises unless now devoted to a use that is by paragraph a or b of section 4 prohibited in a business district shall be converted to such use.

No existing building designed, arranged, intended or devoted to a use not permitted by this article in the district in which such use is located shall be enlarged, extended, reconstructed or structurally altered unless such use is changed to a use permitted in the district in which such building is located; except that such building may be reconstructed or structurally altered to an extent not greater than 50 per cent. of the value of the building, exclusive of foundations, for the purpose of continuing therein, without any extension thereof, a lawful use existing therein at the time of the passage of this resolution, and such use may be continued therein, although not conforming to the regulations of the use district in which it is maintained.

Changes in Heights Districts.

§ 9. **Height District Exceptions.** (a) On streets less than 50 feet in width the same height regulations shall be applied as on streets 50 feet in width and, except for the purposes of paragraph d of this section, on streets more than 100 feet in width the same height regulations shall be applied as on streets 100 feet in width.

(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 corner building on 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.

(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 excepted from the foregoing provisions of this article. Such portion of the building may be erected to any height, provided that the distance

(Continued on page 164)

BUILDING MANAGEMENT

MAKING MONEY OUT OF WASTE PAPER

By J. D. EDDY

WAR has done many things to us here in the grand old U. S. A. It has made us acutely aware of our unpreparedness, not only for war, but in a commercial way. It has also taken some of the flamboyant cocksureness out of the people who believed that, being the greatest producers in the world, this country could maintain itself without aid from the Europeans.

One of the most useful of commodities has been hit the hardest. That is paper. Colored papers are either at prohibitive prices or are out of the market. Even white paper, which is not dyed, but bleached, has become so valuable that the Federal Government itself has taken notice.

Not long since the United States Chamber of Commerce called the attention of the country to the shortage in the raw material used in making paper. At the same time attention was called to the enormous amount of paper stock (old paper) wasted daily in the United States. To the farmer alone was charged a wastage of 4,000 tons of paper a month. That amount of old paper is worth today something like \$50,000. If the farmer burns or destroys in other ways that amount of money a month, how much do you suppose is wasted in office buildings, where the consumption is much greater. We don't know, but we'll make a small wager that it is something like four times that amount.

What are we going to do? Nobody seems to know. The supply of wood pulp for ordinary newspaper and paper bags is still holding out despite the embargo placed on it by Canada and Norway, two of the greatest producers. But as a matter of self-protection and the protection of the big users, the manufacturers have advanced the price until nearly double to curtail the use as much as possible.

There appears to be, however, a way by which everyone can help the situation. That is by saving old papers and turning them over to the paper stock companies, who in turn will ship them to the mills to be made into fresh paper again. And this is not merely a good Samaritan act, but it is a nice, easy way to make a neat profit.

The contents of waste baskets in office buildings are now almost universally collected by the building janitors. A large portion of this paper is preserved and sold. It has not been long since building managers became aware of the fact that through the profit from waste paper the janitor's job was almost as good as the manager's. The janitor used to collect the paper and sell it. When someone discovered that in an ordinary sized building this source of revenue was around \$100 a month the managers began to do a little figuring—\$1,200 is 10 per cent. of \$12,000. Thus paper represented an asset of \$12,000 with an earning power of 10 per cent. Too much to be allowed to slip away.

Saving paper just as it was dumped from the waste baskets was some job, however. Paper stock buyers did not like to call for a few hundred pounds, and a few hundred pounds of loose paper stored in ordinary burlap bags made a roomful. In other words, storage became a problem. All of which leads up to the story of a thoughtful man, who, like many manufacturers, sought to get his product advertised at a small cost.

Years ago someone discovered or conceived a way to compress hay so that it was practicable to ship in box cars. That way was to bale it. About the

same time the advertising manager of a hand hay baler wanted to reach the farmers. So he offered the country newspaper one of his balers in exchange for advertising space. By doing so he started something that he did not realize at the time—a new use for his baler. He suggested that the baler might be used as a receptacle for old papers and as they were put in the machine the press room "devil" could pull the lever a few times and get them into a small space. Now go into any newspaper pressroom in the country and you will, 999 times out of the next figures, find a hay baler doing its duty. And how many hay balers will you find baling hay? Not many. It has become easier and almost as profitable to haul the loose hay to town where a large plant does the baling.

Baled paper is worth more than loose paper. Flat, folded newspapers are worth more than baled paper. Both kinds are worth enough to make it extremely profitable to save them. And

the baler has solved the storage problem for building managers.

A baler occupies a space approximately six feet square, or even smaller. Into this gaping, four-walled mouth the paper is dumped as it is brought into the basement. A healthy pull or two on the handle compresses the loose paper and the baler is ready for more. When full the strings that its four walls concealed are tied and, presto! you have 300 pounds of paper, worth in the market today from \$2 to \$3. It almost pays the janitor.

There is an additional reason why waste paper should be efficiently cared for. That is the danger of fire. There is nothing more difficult to burn than closely packed paper, as probably you have discovered while tending the bonfire in the back yard while aiding in the spring housecleaning. You have to keep exposing the surfaces of the paper to the blaze. One by one the papers will burn readily. Closely packed paper burns for hours, or smoulders, rather.

THE PASSING OF HOME-OWNERSHIP

Proportion of Rent-Payers Increasing and Home-Owners Decreasing

By HERBERT S. SWAN

HOME-OWNERSHIP in New York is, according to census statistics, a rapidly disappearing institution. The proportion of rent-payers is increasing; the proportion of home-owners decreasing. Tenancy is becoming the universal rule and home-ownership the rare exception. The ownership of a free home is a tradition of the past. If the present tendency continues, it will only be a question of time when the ownership and use of land in New York will be completely divorced, and the whole city will, in effect, stand in the relation of a tenant to an absentee landlord.

The situation affecting home-ownership in the city may be epitomized under four points:

1. The number of rented homes is increasing faster than the number of owned homes.

2. While there is an increase in the number of owned homes, this increase occurs not among the free homes, but exclusively among the encumbered homes. In fact, there are more homes mortgaged in a given period than there are homes purchased. In other words, the encumbered homes are increasing at the expense of the free homes whose owners are gradually either mortgaging them or joining the tenant class.

3. The owners of encumbered homes are not paying off and cancelling their mortgages in order that they might become the owners of free homes. A new lien is contracted for every mortgage liquidated on an owned home.

4. Only a moiety of the equity is acquired in any new home purchased. For every home in which a full equity is acquired, another home is mortgaged.

The percentage of owned homes in the city is declining; that of rented homes increasing. In 1900 one family in every eight owned its home; in 1910 only one family in every nine owned its home. In 1900 only one family in every twenty owned a free home; in 1910 only one family in twenty-eight owned a free home. In 1900 42.2 per cent. of the owned homes were free homes; in 1910

30.2 per cent. of the owned homes were free homes. During this ten-year period the total number of homes in the city increased 41.2 per cent.; the number of free homes declined .8 of 1 per cent. The number of free homes in the city, instead of being increased by the erection of new homes, lost one of the homes owned free in 1900 for every thousand new homes constructed during the decade.

Out of every thousand new homes constructed in the decade 110 were owned homes. In Chicago 290 were owned homes; in Cleveland, 312; in St. Louis, 327, and in Philadelphia, 451. In only one of the next five largest cities was the number of owned homes per thousand new homes less than in New York. In Boston it was 88. Of the fifty-one cities in the United States with a population exceeding 100,000 the number of owned homes per thousand new homes was probably greater in Spokane than in any other city. There it was 584.

The number of free homes per thousand new homes was a minus quantity in New York. But in Philadelphia 95 out of every 1,000 new homes built were free homes; in Cleveland 112, in Chicago 126 and in St. Louis 173. Even in Boston it was 8. In Spokane it was 283.

Chicago, with less than half as many homes, has more owned homes than New York. New York has only two-thirds as many free homes as Chicago. Philadelphia, with less than one third the number, has more free homes than New York.

New York and Sunshine.

According to reports of the Weather Bureau, more than 55 per cent. of the total number of day light hours in New York have sunshine. During the autumn and winter when sunshine is most desirable the relative annual percentage of sunshine in this city is higher than in any other of the large centers of population. For New York the average number of entirely cloudy days is only 125, as compared with 151 such days in Pittsburgh, 156 in Cleveland, 165 in Boston, and 187 in Seattle.

NEW AND USEFUL APPLIANCES

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

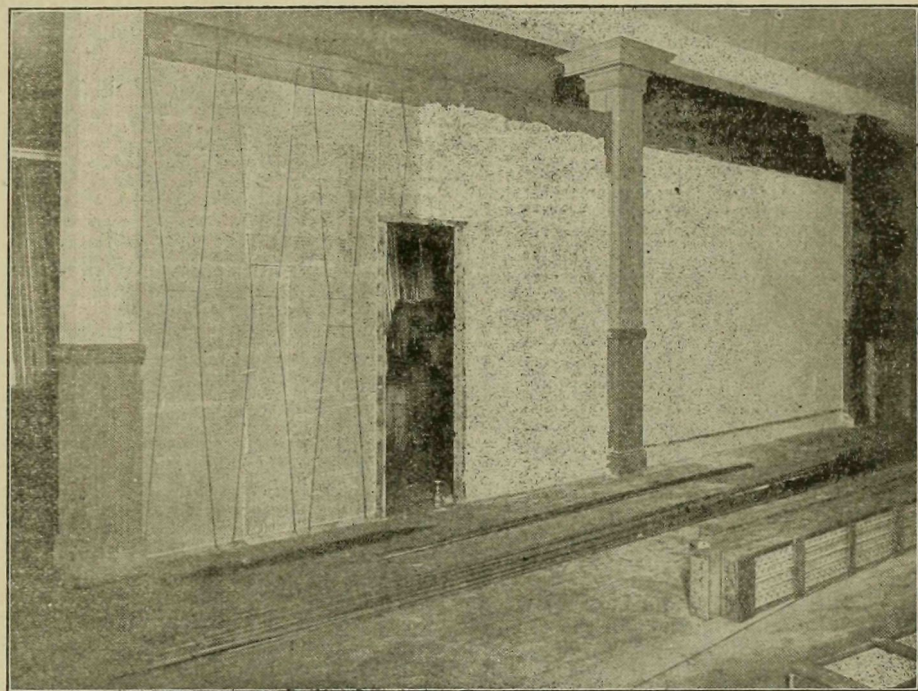
Described without regard to advertising consideration

Advanced Method of Display.

THE display of a commodity for sales purposes oftentimes means much from the selling viewpoint, and where the arrangement is made in an artistic manner and with the due regard to surroundings and atmosphere, the chances for a successful selling campaign are substantially increased. Four rooms were required for the proper display of the new designs in portable lamps, which have recently been introduced by a well-known manufacturer. The photograph reproduced herewith was taken in one of the prominent Chicago hotels, where the line was being shown to the trade. Similar displays have been made in Pittsburgh, Detroit and Cleveland. Each lamp was placed on a small table, which was suitably draped, and the tables were so grouped in the rooms that each lamp could be considered individually in a natural environment, and, at the same time, be compared with the others in the group. Displays of this kind in a permanent setting are often found, but a traveling exhibit of this character is rather unusual. The statement is made, however, that the success of the method of display shows ample justification for the expense and labor involved in the arrangement of the display and also revealed the fact that the semi-isolation of each item emphasized individual beauties of design and coloring which would have been subdued or lost in a more compact grouping. The art of display for commercial purposes is rapidly becoming more thoroughly understood and appreciated by manufacturers and selling agents. This field has opened as a result of a large amount of study and investigation which has demonstrated in a broad manner that a commodity offered for sale, which is arranged suitably and artistically, has a decided advantage over the commodity displayed in a haphazard style. The quality may be the same, but there is a psychology in buying that would tend to influence the buyer to purchase the article which appears to be in full harmony with its surroundings. A number of concerns have recognized the advantages of properly displaying their wares in permanent and transient exhibits.

Patented Partitions.

ARCHITECTS and builders concede that partitions of metal lath and plaster board are natural substitutes for the old-fashioned wood lath and that the use of partitions of this type would be more general if there could be certain



economies made in erection. These economies, combined with a number of other advantages, are claimed for a patented system of partition construction, which has lately been perfected.

For the erection of these partitions, steel studs under tension are used in place of wood studs, and steel clips for holding and suspending the plaster board are utilized instead of nails. The statement is made that this method of construction assures a straight and solid wall. Metal lath can be used in place of plaster board and where used makes an accepted fireproof wall. These partitions may be hollow from 2½ inches to any

thickness desired, and single from 1½ inches to 3 inches. When gas piping, electric wires or water pipes are to be enclosed in hollow partitions, one side can be erected first, and the other side left, if necessary, until this work is completed. The use of the patented studs is said to prevent the usual cracking of plastered walls, caused by shrinkage of wood. Partition walls constructed by this method are sound-proof, owing to the fact that each side of the wall is independent of the other, with a dead air space between.

Among the special advantages claimed for this method of construction is that it is rapid and simple, requiring but little working space in a building. The rapidity of the work and the quick drying qualities of the materials insure dry walls ready for trim in much less time than where wood lath is used. Where furring is required on outside walls, this method is said to be less expensive in

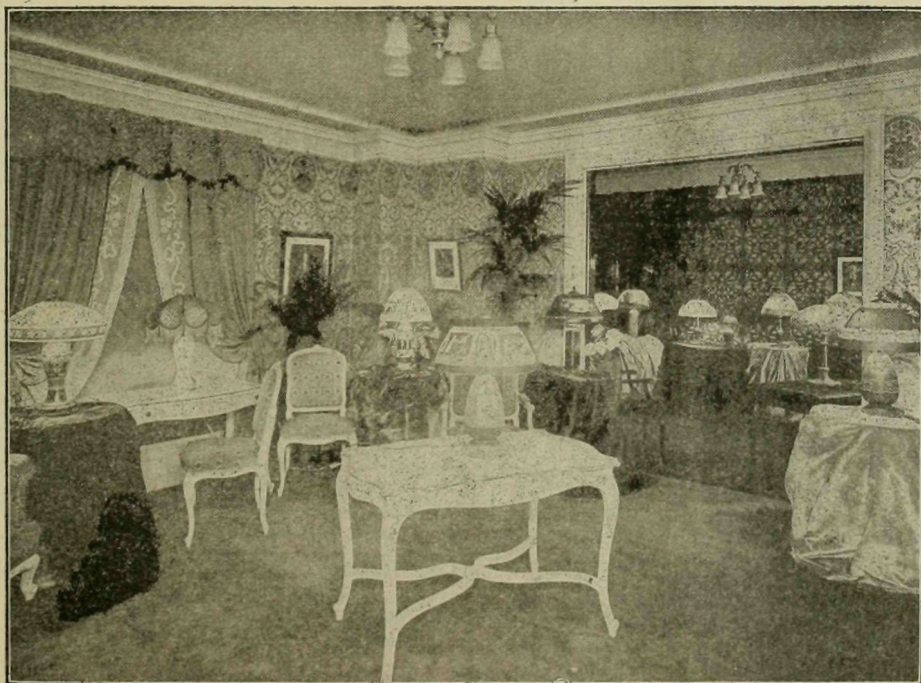
construction, and results in a thinner and more damp-proof wall.

Fibre-Shell Sockets.

OWING to the rapidly increasing popularity of wall brackets, made and equipped to resemble candle fixtures, there has been created a demand for a socket especially adapted for this purpose. In response to the demand there has recently appeared on the market a new fibre-shell socket which is fitted with a standard metal screw base, and which has been designed for attachment to tubing, which with the socket is entirely covered by a glass candle. One of the important features claimed for this socket, which is thought will make it especially desired by electrical interests, is that it provides for liberal wiring room by means of a special formation of the contact posts. The usual form of lugs have been used which are sure to keep the wire in its proper place under the heads of the binding screws. The socket has a highly glazed finish which serves to make the candle imitation more complete.

Improved Pulmotor.

PROMINENT among the recent devices designed to prevent the loss of life from asphyxiation is the new pulmotor that has just been perfected and offered to the public. This device is a hand-operated machine that a layman can use as safely and as efficiently as a trained physiologist. This pulmotor is said to operate in harmony with the established physiological fact that while lung capacities vary, lung pressures are uniform; that if the lungs are fed with air at the proper pressure, the volume automatically takes care of itself. The claim is made for this device that it prevents absolutely any possibility of gagging or suffocating the patient.



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Brooklyn architects and builders were unmoved by the imminence of the zoning regulations, and fewer plans were filed during the first days of the week than usual. Brooklyn knew what was coming long ago and welcomed the change.

The reduction of the annual fire loss is not only creditable to the Fire Department but is also a great saving for the insurance companies, for which some return should be made to the taxpayers, and no doubt will in due time, in the form of lower premium rates.

The pension system for city employees has come to grief, through the failure of the beneficiaries to do their part. Ostensibly the system was to be self-sustaining, but the disappointed expectation was that the taxpayers would stand for nearly all the cost. The deficit amounts to over \$200,000,000, which is more than the city's share of the cost of the new subways.

Plans for a million-dollar hotel on the Tiffany Studios site, on Madison avenue, near the Grand Central Station, were filed subsequent to the passage of the new zoning regulations. This makes nineteen or twenty hotels (not counting apartment-hotels) for which plans have been filed in Manhattan Borough since the first of the year. So many projects of the kind typify the general belief in the continued commercial prosperity of the country and in New York as the principal objective of the traveling public.

A larger number than generally supposed of the building plans filed this week may be translated into building contracts before the year is out. True, they were filed to anticipate the zoning regulations, but at the same time they indicate the purpose for which the sites will eventually be used, and many of the present owners are abundantly able to make the improvements at once, irrespective of building costs and the mortgage money market.

A Decision Wanted.

The question whether the Fire Commissioner has authority to order that a light shaft in a factory building shall be enclosed with fire-resisting material has been taken to court by Mr. Browning, of Browning, King & Co., upon whom the order in question was served.

Aside from personal considerations, he deems it a matter of principle and public duty on his part that he should bring the proceeding in order that a definite determination may be had, through judicial decision, of the nature and extent of the jurisdiction of the Fire Commissioner, if any, concerning the fireproofing and other features of the construction of local factory buildings.

Under these circumstances it is hoped that Justice Giegerich will hand down with his decision a comprehensive opinion. The Legislature has lately intervened and sought to remedy intolerable conditions by the enactment of a law regulating the inspection of buildings in this city, but the salutary provisions of this new statute will not become effective until October 1, and even then questions of jurisdiction may arise which the law does not cover, but which may be forestalled and prevented from becoming an issue by a timely explanation from the court.

It is contended by Mr. Browning that the duties of the Commissioner are fully delineated by the City Charter, and while he does not challenge the authority of the officer to abate as a nuisance a fire-trap, or something perilous to life and property, whether it be in a factory building or a tenement house, he does deny that the respondent, against whom he asks from the court a mandamus, has the power to usurp the functions of the Commissioner of Labor respecting the structural condition of a building not a nuisance within the plain meaning of the statute.

The point at issue is interesting, complex and typical of the confusion which has prevailed in administrative circles with respect to building matters. No local law or ordinance specifically requires the fireproofing of light shafts in old buildings used for factory purposes. Nor does the State Labor Law include any provision for fireproofing light shafts. The case turns on the question whether an order of the Fire Commissioner must be based upon a law or ordinance relating to fires and the prevention of fires, and particularly if he has jurisdiction over the structural parts of a building irrespective of any rule or regulation of the Industrial Code.

Real estate interests are anxious for a decision on these points. It is recalled that the Appellate Division, First Department, denied the authority of the Fire Commissioner to require the fireproofing of a dumbwaiter shaft. At the same time the Charter declares that any building which would be perilous to life or property in case of fire by reason of defects in its construction is a nuisance and is a proper subject for the attention of the Fire Commissioner.

Marginal Railroad Risks.

No agreement has been arrived at between the city and the various railroad companies for financing and operating the Brooklyn Marginal Railroad. The railroad managers say they could not operate the line, except at a loss, and pay the interest on the construction bonds and 1 per cent. to an amortization fund. They ask the city to share the annual loss with them, and naturally the city objects to going into the railroad business to that extent. A marginal road would be a fine shipping convenience to Brooklyn business interests, and no doubt, would eventually pay an annual profit, but it is the business of the railroads and not of the city to assume the operating risk.

All the proposals which have ever been made to co-ordinate the public service rendered by the Jersey roads have been futile. No project for a bridge, tunnel or marginal road has succeeded in winning their co-operation. In every

instance they have assumed that the operating of such facilities would involve an expense disproportionate to any economies that would result. The saving in trans-shipment, carting and congestion of trucks at receiving depots would be extremely helpful to business interests, but the city has been powerless to effect a change.

In the case of the Brooklyn marginal railroad project the Comptroller has said that the Administration has done its best to effect an agreement with the carriers to operate the line after the city has constructed it, but the railroads have shown no disposition to co-operate. Real estate appraisements and expectations predicated on a marginal road extending from South Brooklyn to the Brooklyn Bridge will in consequence have to be revised. Fortunately, the prospect for the successful completion of the plans for the West Side Improvements in Manhattan, which are not dependent upon the will of the Jersey roads, are much brighter.

Severities in the Theatre Building Code.

An ordinance which has passed the Board of Aldermen and awaits the Mayor's approval reduces some of the severities of the theatre section of the Building Code, and is perhaps an indication that the remainder of the section, which is now under revision, will also be moderated, especially in respect to its fire prevention requirements.

In practice this has been done already with the approval of the Superintendents of Buildings and the Board of Examiners, upon appeals of architects and owners; and the pending bill does no more than legalize in future construction what it has been the custom of the authorities to permit.

One of the most trying provisions is that the larger theatre buildings, when not occupying corner sites, shall have courts at the rear and at each side; and, in the case of every corner building, that there shall be a court at the rear and one at the side. In order to meet this requirement, an amount of ground in excess of what is actually required for the building has had to be provided in those cases where it has been found necessary to rigidly enforce the ordinance.

In the last few years, and especially since the introduction of motion pictures, the city has been extraordinarily prolific of theatre construction, yet in but few instances has it been found both structurally and economically practicable and desirable to enforce requirements of the code without variation. No less than forty appeals were made to the Board of Examiners last year for modifications of the code, and at the present moment plans for eleven theatres, estimated to cost a very large sum in the aggregate, are awaiting the determination of the question contained in the ordinance now before the Mayor.

The immediate occasion for the legislation was the decision of Mr. Justice Bijur limiting the powers of the Board of Examiners to permit variations from the strict letter of the building law, and virtually nullifying those modifications granted by the board which appertained to the provision for surrounding theatres with courts and areas. Many places of amusement were by this decision left in a legal predicament. A bill which would legalize those buildings in the planning of which a departure from the strict requirements of the code was permitted was voted down in the Board of Aldermen at the same time the measure now pending was passed. Briefly stated, the successful bill permits the elimination from building plans of rear courts and also the substitution of fireproof corridors eight feet wide within the building for exterior open courts obstructed by fire-escapes and stairways.

A study of the proposed ordinance will make clear that the arrangement therein specified for the safety of the public is better than those which the Board of Examiners have hitherto permitted. For example, in the case of the Strand Theatre, the Board of Examiners permitted, in lieu of an open court, a cor-

ridor which extends through an adjacent business building. The corridors permitted in the new bill must be separated completely by solid walls, floors and ceilings from the rest of the building through which it passes. Passageways beneath any portion of the auditorium or stage, an expedient which has been permitted in some existing buildings by the Board of Examiners, are specifically prohibited.

Among architects, builders and the officials of the building department the opinion prevails that the fire prevention provisions of the theatre section of the Building Code are excessive. In fact their drastic nature has prevented their strict enforcement. Land values are high in the thoroughfares and neighborhoods where playhouses can be appropriately placed, and owners have none to waste for purposes of public safety which can be more fully attained by other and less expensive means.

Fire Insurance and Building Valuation.

Editor of the RECORD AND GUIDE:

Regarding the relation between the amount of fire insurance and the changing value of buildings, this would seem to be largely a matter of academic discussion, involving many questions.

It is a recognized custom among manufacturers and merchants to carefully watch the values of their stock and plants, to see whether there is any material change therein, and to adjust the insurance either by increase or reduction accordingly. While it would be possible for owners of real estate to do the same, nevertheless, this process might not be feasible in many cases. Consequently, having once arrived at what he regards as a fair valuation on the improvements, and having procured insurance on that basis for a certain term, an owner would seem to be justified in assuming that such valuation would be a proper one for the term of the policy.

Under normal conditions, labor and material costs do not vary largely within a period of three years, the usual term of building policies, and in cases where insurance is issued with proper regard to the co-insurance requirements, the interests of the assured should not be prejudiced in that particular by unusual fluctuations in the cost of construction within the policy period.

We have reason to believe that the companies in case of loss are willing to waive the application of the co-insurance clause, if the assured is willing to waive the claim of increased values. But it is obviously not fair for an assured to demand settlement on a basis of increased valuation and deprive the company of the benefit of the co-insurance condition of the policy in that case.

In this connection we refer you to lines 1 and 2 in the printed conditions of the standard policy, which read as follows:

This company shall not be liable beyond the actual cash value of the property at the time any loss or damage occurs; and the loss or damage shall be ascertained or estimated according to such actual cash value, with proper deduction for depreciation, however caused, and shall in no event exceed what it would then cost the insured to repair or replace the same with material of like kind and quality.

Some years since, by authority of the Insurance Exchange, certain real estate appraisers were designated for the purpose of appraising property for insurance purposes, and their appraisals were taken in advance as a basis of valuation in case of loss. It was found, however, by experience that in many instances these appraisals were so unreliable as to work a hardship on the companies, and in consequence this process was abandoned, except in cases where insurance was effected to protect the interests of trust funds etc.

It is probable that under normal conditions in a period of ten years or more construction costs may change considerably, and consequently, readjustment of valuation from time to time for insurance purposes should be made. It should be a comparatively simple proceeding for an owner to look into the matter of values at each renewal period of his insurance policy and adjust his

insurance to a proper approximation of values at such period. In that case there is little likelihood of companies claiming depreciation, as in a period of three years little depreciation would be apt to occur; and, on the other hand, the assured has provided for any normal increase in the cost of construction.

By the above process we believe the difficulties would be effectively disposed of. It can readily be seen that the companies cannot apply different principles of adjustment with the varying necessities or desires of policy holders, and it is obviously unreasonable for an assured to claim either depreciation or increase in cost of construction as against the companies, whenever his interests may dictate either one course or the other.

F. R. WOOD, W. H. DOLSON CO.,
C. B. Tubbs, Manager.

A Trade Dispute and How It Ended.

Where a labor union threatens "to place a foreman on each and every job of plaintiff's for one year and clean out the whole shop of the men at present employed," in order to inflict a penalty upon the plaintiff as a punishment for violation of regulations with respect to hours of labor and as a warning to others, with the alternative of ordering a strike of plaintiff's employees unless such terms are accepted by it, the Appellate Division, First Department, holds in the case of the Grassi Contracting Co. against the Plasterers' Local Union No. 30, that an unlawful conspiracy to injure plaintiff's business is disclosed entitling it to injunctive relief.

The Grassi company had the contract for plastering the fourteen-story apartment house being erected on West End avenue and 103d street, involving about \$20,000, and another similar contract on a building on Post avenue, near 204th street. It was charged by the plaintiff that on Saturday, April 8, 1916, two of the members were found by the steward of the union at work on one of said contracts at 1:10 p. m. in violation of a union regulation; that this was through inadvertence on the part of the employees with respect to the time, and was without the knowledge or direction of the plaintiff.

At a meeting of the union on the 10th of April the two members were questioned and stated that the violation was solely through inadvertence, and were again questioned and so stated before the executive committee of the union on the 14th of April. On April 13 the plaintiff was notified in writing by the union that charges had been preferred against the company for said violation, and it was called upon to appear at a meeting of the executive board of the union, to be held on the evening of the 14th, to answer the charges.

The treasurer of the plaintiff corporation appeared in answer to the notice and denied that the violation was with the knowledge or consent of the plaintiff. The executive board decided that the plaintiff was conducting its operations in an unfair manner and should be punished, and as a penalty determined to recommend to the union "that a foreman be placed on each and every job which Grassi Contracting Co. does for one year, and that the whole shop be cleaned out of the men who worked for them previous to this trouble."

According to the custom of the union, where a foreman is thus placed on work, it selects the foreman, who has and exercises the power to discharge and employ at will, without regard to efficiency, and the contractor is obliged to pay the foreman, and that the cost of the work to him is very materially increased.

The court prevented the carrying out of the threat by issuing an injunction, on the ground that where a labor organization threatens to call a strike of its members not primarily for the lawful benefit or advantage of the union or its members, but for an unlawful purpose, its action or threatened action may be enjoined.

—The Kensico Reservoir, north of White Plains, will store 29,000,000,000 gallons of water when completed.

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. 106.—We have a parcel of land laid out in plots numbered one to twenty-five. For some reason or other the surveyor drew a line so as to show a strip about 10x60. About 1909 a special assessment was levied for road improvement and we paid our assessment. We have also paid our yearly taxes regularly. Recently we received notice that lot No. 26 had been sold for non-payment of taxes on account of the road assessment in 1909. We had no lot No. 26, but upon our inquiry we were informed that this was the strip of land that was always part of lot No. 25. We had never received any bill for a lot No. 26 or an assessment on such. Had the borough the right to sell same?
A. E. T.

Answer No. 106.—You do not state whether or not the land in question is situated in the city of New York. We assume that it is. It would appear from the statement that the strip of land 10 feet x 60 feet has been assessed on the tax map as a separate and independent lot. It seems to us that the city had the right so to assess it, and in default of payment of the assessment to sell it.

Question No. 107.—The tax rate for 1916 is 2.04 for Manhattan and higher for other boroughs. Is there not a new law limiting the rate to 2 per cent.?
O. S.

Answer No. 107.—The State Constitution, Article 8, Section 10, Limitation of Indebtedness of Counties, Cities, Towns and Villages, provides:

"The amount hereafter to be raised by tax for county or city purposes, in any county containing a city of over one hundred thousand inhabitants, or any such city of this State, in addition to providing for the principal and interest of existing debt, shall not in the aggregate exceed in any one year two per centum of the assessed valuation of the real and personal estate of such county or city to be ascertained as prescribed in this section in respect to county or city debt."

In other words, the debt service, which in the 1916 budget was about \$60,000,000 of the total city budget of \$212,000,000, cannot be included in the computation. That explains why the current Manhattan tax rate of 2.04 does not violate the law. This year's debt service charge was about 29 per cent. of the total budget.

The same section of the Constitution provides that:

"No county or city shall be allowed to become indebted for any purpose or in any manner to an amount which, including existing indebtedness, shall exceed ten per centum of the assessed valuation of the real estate of such county or city subject to taxation."

Question No. 108.—Are the results of a vote in the Board of Estimate determined by the number of members voting or do some of the members have more votes than others?
J. E. T.

Answer No. 108.—The Board of Estimate and Apportionment consists of the Mayor, the Comptroller, the president of the Board of Aldermen, and the presidents of the boroughs. Except as otherwise specifically provided by the charter (Section 226), every act adopted by the board must be adopted by "a majority of the whole number of votes authorized by this section to be cast by said board. The Mayor, Comptroller and the president of the Board of Aldermen shall each be entitled to cast three votes, the presidents of the boroughs of Manhattan and Brooklyn shall each be entitled to cast two votes, and the presidents of the boroughs of the Bronx, Queens and Richmond shall each be entitled to cast one vote. A quorum of said board shall consist of a sufficient number of the members to cast nine votes, of whom at least two of the members hereby authorized to cast three votes each shall be present."

REAL ESTATE NEWS OF THE WEEK

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Low Mark Was Reached Last Autumn—
Present Indications Point to Better Market

By GERHARD KUEHNE, Treasurer N. Y. Title & Mortgage Co.

TOO often has it been said that real estate is unattractive on account of burdensome taxes. The broker or operator cannot reasonably expect to interest new capital in New York City real estate if he is continually harping upon its disadvantages. I do not mean to imply that it should be misrepresented to a prospective purchaser, but I believe that entirely too much stress has been laid upon this matter of taxation, and I think unjustifiably. I feel that taxation has not been the real cause of its undesirability. We have passed through a period of depression which has affected all investments, not alone New York real estate. At such times equities become impaired and incomes from realty holdings are also reduced and, naturally, it seems that taxes are excessive.

I believe that one of the greatest evils and one that has made purchasers hesitate, has been the harassment caused by the conflicting requirements of the various municipal departments. This condition, however, will undoubtedly be eliminated through the recent passage of the Lockwood-Ellenbogen Inspection Bill, which gives the building superintendents almost exclusive jurisdiction over alterations and structural changes. Heretofore owners have been put to considerable and often useless expense in endeavoring to comply with orders from the various departments.

As we look back it seems as though the bottom of the real estate market was reached last autumn, and that we are now entering upon more favorable conditions. A vast amount of money has been accumulating in this country since the outbreak of the conflict abroad. This is evidenced by the recent income tax returns as well as by the figures recently given out by the Department of Commerce for the year ending May 31, which showed a balance of trade in our favor of \$2,026,000,000, the net result of a combined value of imports and exports of \$6,246,000,000, being the largest for any year in the history of our country. It therefore seems almost certain that real estate is bound to come in for its share of activity. As is usually the case, it is the last to recover from a depression.

Many investors have sought and will again seek real estate as an investment. It is in great demand amongst lenders as collateral for mortgages. The principle of amortization of mortgages which is being quite generally adopted in a modified form by a number of institutions which lend considerable money on New York real estate, will tend to make this form of investment even more attractive than it has been in the past. It will make lending on this class of collateral practically without risk.

The sales market has already shown the effects of the improved conditions. Investors are buying, it is true perhaps, mostly high-class fireproof apartment houses east of Central Park, five story apartment houses along the new lines of transit—particularly in the West Bronx, or four story apartments along the lines of the new transit facilities in Brooklyn, but nevertheless the market shows signs of broadening.

The demand for apartments of the higher grade on the East Side seems to have been greater than the supply. Some have even been rented from the plans, which is indeed unusual. The war in Europe has caused many of the wealthier people who reside abroad a major part of the year to seek these high-class apartments; also a number of families who formerly occupied private residences prefer them to keeping up large homes, and in many cases these tenants have taken long leases. Notwithstanding this, however, the demand for private dwellings on the East Side has likewise been good of late, also augmented per-

haps by the "stay at homes" who usually reside abroad. As to the more moderately priced apartments, it appears that these too have been well rented; the leases of these, though, are generally made for but a year or two. In fact the renting of apartments throughout the entire city seems to be quite good. The population of New York City continues to grow despite the fact that immigration from Europe has almost ceased.

The prevailing rate of interest for good mortgages is about 5 per cent., but on well located properties loans are being made at 4½ per cent. The supply of good mortgages at the present time seems limited, and there is apparently more money available than there are good mortgages. The large lending institutions are now even resorting to advertising to secure applications for loans. It is quite likely, therefore, that provided unusual conditions do not arise, such as would necessitate the withdrawal from general commercial use of the credit to finance the country in case of some unforeseen emergency, the tendency of rates for money is likely to be downward.

Lenders have for a time to some extent been discriminating against commercial buildings, due no doubt to the reason that this class of structure has been overbuilt. The proposed zoning scheme which has been adopted, and perhaps more particularly the immediate effect of the action of the Fifth Avenue Association in declining to purchase from manufacturers located north of Thirty-fourth street, has caused a cessation of the construction of loft buildings in the Fifth avenue district. This has resulted in a greater demand in the old section. With the increased business throughout the city it is quite probable that almost all space in these buildings will soon be occupied, and under these conditions rentals will perhaps return to normal. Then loans on mercantile structures will again be attractive to investors.

The zoning system will undoubtedly prove of great benefit to the city. It may in a few individual cases prove a hardship, but it will eventually stabilize values. The tendency to move from one section to another as was done from the old wholesale district to the locality south of Thirty-fourth street, and again the threatened removal still further uptown, will cease. Neighborhoods adapted to residential purposes will not be ruined by the erection therein of commercial structures. Values therefore will not be inclined to fluctuate.

Building seems to continue, especially high-class apartments and five story apartments along the lines of the new subways, despite the fact that the cost of building materials is considerably enhanced over former prices. The builders, however, will undoubtedly continue so long as there remains a demand for space.

To reiterate, I am confident that with the ending of hostilities on the other side our city is destined to become the metropolis of the world, and with the increased demand for housing facilities its real estate should prove a most attractive investment.

Shuttles in 86th Street.

The Public Service Commission has issued an order after hearings, directing the Second avenue railroad to operate its shuttle car service from East 86th street and Second avenue to the Astoria Ferry at the foot of East 92nd street at the rate of five round trips an hour, no round trip to exceed 12 minutes in duration. Residents of the Yorkville section recently complained to the Commission that the shuttle service was inadequate and that passengers on the Second avenue line were frequently seriously delayed in reaching the ferry.

"SAVE NEW YORK" MOVEMENT NOW AN ASSURED SUCCESS

DIRECT results, far reaching in character, have developed, through the efforts of the "Save New York" Committee, which has been actively engaged in reclaiming that section of Fifth avenue, and the adjacent streets north of 32d street. While this movement is not identified with the resolution for districting and restricting the city as a whole, still the work of the committee is along the same general lines, and will tend to make the resolution operative, in a practical way, in that section.

J. H. Burton, chairman of the committee, said yesterday: "A large number of different concerns in New York City, which have objected to moving into a neighborhood where are manufactured cloaks, suits, furs and other similar products, will welcome the opportunity to come into this midtown section. These concerns are now located in other sections of the city and while they realize the advantages of being in central New York, still they were, up to the present time, unwilling to become associated in a district which was so largely identified with manufacture of these goods.

"In view of the fact that the Board of Estimate has passed the bill zoning this city, I believe it would be of particular interest at this time for the public to know the objects of the 'Save New York' movement and what has been accomplished so far.

"The law passed by the Zoning Commission is not retroactive, but simply provides for the future.

"The 'Save New York' movement plans to eliminate the manufacturers of clothing, cloaks, suits, furs and other kindred articles, which were manufactured by men, from a zone to be known as the 'Save New York' zone, the boundaries of which are, roughly, as follows: On the south, by a line halfway between 32d and 33d streets; on the east, by third avenue, and on the west, by Seventh avenue.

"This movement started in February, 1916, and since that time no manufacturer of the above class has made a lease in this zone. No new buildings for manufacturing purposes have been erected in this zone.

"In the 'Save New York' zone there are 200 manufacturers of the above lines. Of this number, 126 of these firms have signed an agreement in which they have agreed to move their factories out of the zone on or before the expiration of their leases, and the committee is printing on their stationery the emblem of the 'Save New York' movement.

"Out of the 200 firms in the zone, only eight have so far declined to move their factories, and the balance have not yet been interviewed. There is no question, however, but what 95 per cent. of the manufacturers in the 'Save New York' zone will contract to, and will, move out of same when their leases expire.

"Their sacrifice in doing this must not be too lightly passed over, as nearly all of these firms have spent from \$2,500 to \$20,000 in fixing up their showrooms and offices, and the expense of their moving is considerable, but they have all assured us that they realize that the presence of factories in the residential and retail districts is very harmful, and they are agreeing to move as they recognize that it is necessary for the benefit of the city.

"The zoning bill, which has been passed by the Board of Estimate, means more for the future of the city than any one has any conception of, and if the unimproved property in the lower part of the city is properly improved, and the owners take this opportunity to erect modern factory buildings which they can readily fill and derive an income from on property which is not now paying any return, there is no question but what the manufacturing industries which are now located in the center of Manhattan will all concentrate in that part of New York where they belong, where their rents will be lower, and where they will be nearer the homes of the working men.

"If the erection of these new buildings outside of the restricted zone is encour-

aged, the entire city will start on a new era of prosperity and every part will benefit.

"On behalf of the 'Save New York' Committee I wish to congratulate the Zoning Commission on having prepared and passed a law which will be of the greatest importance for the future of New York."

LIST OF CONCERNS.

Name and Address.	Lease Expiration.
Wilkin & Adler, 53-57 W. 36th st.	Feb. 1, 1917
Joseph Rodgers, 7 W. 35th st.	Feb. 1, 1919
Marcus & Nathan, 7 W. 35th st.	Feb. 1, 1918
Solomon & Phirsichbaum, 9 W. 35th st.	Feb. 1, 1918
Samuel Gerst, 29 W. 35th st.	Feb. 1, 1918
Lazarus Cohen, 29 W. 35th st.	Feb. 1, 1917
Alpha Waist Co., Inc., 29 W. 35th st.	Feb. 1, 1917
Joseph Schoen & Co., 35 W. 35th st.	Feb. 1, 1918
S. M. Schwartz & Co., 29 W. 35th st.	Feb. 1, 1919
Mann & Lovejoy, 35 W. 35th st.	Feb. 1, 1917
Michael Senft & Co., 29 W. 35th st.	Feb. 1, 1918
Leo T. Sturm, 48 W. 35th st.	Feb. 1, 1917

M. Schwartz, 56 W. 35th st.	Feb. 1, 1919
Henry Newman, 19 W. 36th st.	Feb. 1, 1919
A. Davis & Co., 29 W. 36th st.	Feb. 1, 1919
Weingarten & Bruck, 19 W. 36th st.	Feb. 1, 1919
A. Goodman & Co., 30 W. 36th st.	Feb. 1, 1917
Otto Kaufman & Co., 30 W. 36th st.	Feb. 1, 1917
Charles Isaacs & Scheer, 63 W. 36th st.	.....Going out of business
Milstein & Grad, 65 W. 36th st.	Feb. 1, 1918
Friend & Schrier, Inc., 29 W. 36th st.	Feb. 1, 1919
Louis Ezer, 39 W. 38th st.	Jan. 1, 1919
Stern, Miller Co., 19 W. 36th st.	Feb. 1, 1918
Max Cowen, 22 W. 38th st.	Feb. 1, 1918
Beach Bathing Suit Co., 23 W. 36th st.	(O'Hern & Co.).....Feb. 1, 1919
Arthur Lanauer, 21 W. 39th st.	Feb. 1, 1919
J. M. Spar Co., 35 W. 36th st.	Feb. 1, 1919
Sternberg & Co., 23 W. 35th st.	Sep. 1, 1918
Samuel Jacobs, 35 W. 36th st.	Feb. 1, 1918
John Traina, 63 W. 36th st.	Feb. 1, 1918
J. Davis & Co., 13 W. 38th st.	Sep. 1, 1917
Rosner & Goldstein, 39 W. 38th st.	Sep. 1, 1917
Geo. Piermont & Co., 29 W. 38th st.	Feb. 1, 1918
Royal Mfg. Co. (H. H. Revman), 38 W. 36th st.	.....Feb. 1, 1918
Schulman & Sherman, 35 W. 35th st.	Feb. 1, 1918
Hahn & Benjamin (Queen Cos. Co.), W. 35th st.	.....Feb. 1, 1918
Hyman Dress Co., 39 W. 38th st.	Oct. 1, 1917
Louis Cantor, 149 W. 36th st.	Feb. 1, 1918
M. Hyman & Co., 19 W. 34th st.	Feb. 1, 1920
Rainwear Co., 19 W. 34th st.	Feb. 1, 1920

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We are conducting through the columns of the Record and Guide a campaign of insurance education on "Insurance that Insures." These educational chats will prove interesting and profitable to you and will appear each week on this page.



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MacCluer & Bell, 185 Madison av. Oct. 1, 1916
Gittelsohn & Steinhaus, 19 W. 34th st. Feb. 1, 1921
Oppenheim, Goldstein & Siegel, 19
W. 34th st. Feb. 1, 1921
H. Joseph, 129 E. 34th st. Oct. 1, 1919
E. A. Adler & Co., 56 W. 35th st. Feb. 1, 1918
The Bleet Co., Inc., Jos., 30 W.
36th st. Feb. 1, 1918
Louis C. Rosenblatt, 131 W. 35th st. Feb. 1, 1919
Lipshitz & Adelson, 131 W. 35th st. Feb. 1, 1918
Jacob Levitt & Co., 45 W. 34th st. Mar. 1, 1918
E. Cashman Costume Co., 35 W.
36th st. Feb. 1, 1918
Abrahamson, Cohen & Co., 53 W.
36th st. Feb. 1, 1917
Leading Dress & Costume Co., 65
W. 36th st. Feb. 1, 1918
Perles & Gilbert, 141 W. 36th st. Feb. 1, 1918
Harris & Bros., I. A., 131 W. 35th st. Feb. 1, 1919
Bisco & Co., 28 W. 36th st. Feb. 1, 1918
Wollner & Wronker, 28 W. 36th st. Feb. 1, 1918
Nat. Mourning Goods Co., 36 W.
36th st. Feb. 1, 1918
G. & G. Dress Co., 130 W. 37th st. Feb. 1, 1918
Maher & Kessler, 131 W. 35th st. Feb. 1, 1919
Jacobsons & Sons, L., 134 W. 37th st. Feb. 1, 1918
J. P. Bauman & Sons, 131 W. 35th
st. Feb. 1, 1917
Fair Waist & Dress Co., 142 W.
37th st. Jan. 1, 1920
Tin Top Waist & Dress Co., 142
W. 37th st. Feb. 1, 1918
I. Cohen, 45 W. 34th st. Feb. 1, 1918
Simon & Saffer, 30 W. 36th st. Feb. 1, 1918
F. & L. Mfg. Co., 152 W. 34th st. Nov. 1, 1917
Dreyfoos & Son, J., 131 W. 35th st. Feb. 1, 1919
T. Carbone, 30 W. 36th st. Feb. 1, 1917
Willner Freres, 13 W. 39th st. Sept 30, 1918
Chas. Sonn & Co., 56 W. 35th st. Feb. 1, 1918
Rubin Bros., 19 W. 34th st. July 1, 1919
Chas. Maisel & Co., 134 W. 37th st. Feb. 1, 1920
French Model Co. (Welner & Gold-
berg), 366 Fifth av. Feb. 1, 1919
Max Thorn, 29 W. 36th st. Feb. 1, 1919
S. Berchansky & Co., 149 W. 36th st. Feb. 1, 1919
L. Felsenheld, 141 W. 36th st. Feb. 1, 1918
R. Reich & Son, 141 W. 36th st. July 10, 1916
A. Bernstein, 12 W. 37th st. Feb. 1, 1918
Goldstein & Sattig, 39 W. 38th st. Feb. 1, 1918
Sharfstein & Cohn, 36 W. 37th st. Feb. 1, 1918
J. J. Kelly & Co., 36 W. 37th st. Feb. 1, 1919
Reno Bechoff, 36 W. 37th st. As soon as possible
S. J. Stapler, 35 W. 37th st. Jan. 1, 1920
J. H. Herbst & Co., 20 W. 37th st. Feb. 1, 1919
Sigmund Rubin & Co., 6 W. 37th st. Feb. 1, 1918
A. H. Green & Son, 37 W. 37th st. Feb. 1, 1921
Paskie & Co., D. R., 35 W. 36th st. Feb. 1, 1919
M. L. Farber, 38 W. 34th st. Feb. 1, 1918
Reliable Fur Trimming Co., 149 W.
35th st. Has no lease; will move soon
Levitman & Fein, 33 W. 34th st. Dec. 1, 1916
Casper Davis, 33 W. 34th st. Feb. 1, 1919
Morosoff & Reich, 12 W. 37th st. Feb. 1, 1918
Ben Lubin Co., 20 W. 37th st. Feb. 1, 1918
Lahn & Deutz, 33 W. 34th st. Feb. 1, 1919
Mandel & Schoenholtz Co., 22 W.
38th st. Feb. 1, 1920
G. F. Wilhelms Sons, 22 W. 38th st. Feb. 1, 1920
S. Jacobs & Co., 28 W. 38th st. Feb. 1, 1917
A. H. Bonart & Co., 28 W. 38th st. Feb. 1, 1917
Ackerman & Gordon, 26 W. 38th st. Feb. 1, 1918
Max Berger, 26 W. 38th st. Feb. 1, 1917
A. Schwartz & Co., 20 W. 33d st. Feb. 1, 1920
Max Solomon, 20 W. 33d st. Feb. 1, 1920
A. J. Engel, Inc., 20 W. 33d st. Feb. 1, 1920
S. J. Manne & Bro., 48 W. 38th st. Feb. 1, 1920
Leventhal & Vogel, 29 W. 36th st. Feb. 1, 1919
A. Meiselman, 128 W. 36th st. Feb. 1, 1918
Brody & Funt Co., 134 W. 37th st. Feb. 1, 1920
Trieger & Drucker, 28 W. 38th st. Feb. 1, 1917
Greenfield, Leo D., 20 W. 23d st. Feb. 1, 1920
Crown Embl. Co., 20 W. 33d st. Feb. 1, 1920
H. Berger Co., 48 W. 38th st. Feb. 1, 1918
Menczer & Nadler, 57 W. 38th st. Feb. 1, 1918
Grossman, P., 57 W. 38th st. Feb. 1, 1918
Freundlich & Sons, J., 57 W. 38th st. Feb. 1, 1918
Bernhard & Co., J., 12 E. 33d st. Feb. 1, 1920
Freeman Co., 102 W. 38th st. April 1, 1919
H. L. Simmons & Co., 10 E. 39th st. Feb. 1, 1919
Benzur, John, 49 W. 45th st. Feb. 1, 1918
Kessler & Gotthelf, 10 E. 33d st. Jan. 1, 1919
Jacob Bernstein, 65 W. 36th st. Feb. 1, 1918
Harry Scher & Co., 63 W. 38th st. Feb. 1, 1919
Hornfeck, H. H., 16 E. 40th st. Jan. 1, 1921
Kornfeld & Schocher, 15 W. 45th st. Aug. 1, 1918
Floersheimer & Bro., Samuel, 2 W.
33d st. Feb. 1, 1919
Schwartz Bros., J. M., 141 W. 36th st. Feb. 1, 1919
Spooner & Young, 57 W. 38th st. Feb. 1, 1918

PRIVATE REALTY SALES.

THE real estate market, upsetting all calculations and precedents, continues unusually active, with practically all branches of the business meriting recognition. Buyers are being found at this season of the year for apartment, private house, and business properties, and builders are accumulating plottages in many sections of the city.

The demand for small investment properties was well maintained; Brooklyn showing considerable activity. The construction of new transit lines in this borough has stimulated building and selling within the zone of influence, and the steady progress of the work and the opening of new roads has been accompanied by an excellent demand for moderate priced living accommodations. As a result the local brokers are unusually optimistic in anticipation of an even better season in the Fall.

The outlying sections of the city and the suburbs also witnessed considerable activity, the trading concerning itself not only with the purchase of improved

estates, but also in the acquisition of desirable building plots for the erection of new residences.

The auction market was quiet this week and concerned itself chiefly with the usual variety of properties sold at foreclosure. An interesting sale is forecasted by the institution of proceedings by the Title Guarantee & Trust Company to foreclose a mortgage of \$550,000 on the Liberty Tower at the northwest corner of Liberty and Nassau streets. There is a prior mortgage of \$1,600,000 on the property, held by the Metropolitan Life Insurance Company.

A big auction sale of lots at Deal Beach, N. J., is scheduled for Saturday, August 5, when Joseph P. Day will offer by order of the Court of Chancery of New Jersey, ninety-nine plots, the greater part of which are along the Ocean front, near Ocean avenue, an important thoroughfare between Deal Beach, Long Beach, and other popular New Jersey seashore places.

From Newark comes the result of Louis Schlesinger's new auction sale method, which has been arousing considerable interest. By this new arrangement property is offered to the highest bidder, but the bids are made in writing, they are timed, numbered and sealed, but not opened until an announced time. The properties are appraised in advance and a title guarantee furnished to the purchaser. Under this plan Edwin A. Dill bought the property at 21 Nassau street, East Orange, N. J., on which he will build, and the property at 34 Leslie street, Newark, was also disposed of.

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

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

The sales north of 59th street aggregated 14, as compared with 10 last week and 8 a year ago.

From the Bronx 10 sales at private contract were reported, as against 9 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 161 of this issue.

West Side Street Change.

The Board of Estimate passed resolutions to relocate Twelfth avenue between 42d and 51st streets, to change the grades of cross streets between these streets and west of Eleventh avenue, and to wipe out the cross streets entirely west of Twelfth avenue. All this is to make way for 1,200-foot piers for big steamships planned in the project.

Authorization was given also to acquire title to land for Inwood Park, on the shore of the Hudson near Dyckman street ferry. If the project is adopted the New York Central will be given a right of way under the park.

Mayor Mitchel said the West Side improvements had nothing to do with either resolution and that the improvements proposed by them were under consideration long before the tentative agreement with the railroad had been reached.

Frederick W. Hinrich of Brooklyn, William A. DeFord and J. Bleecker Miller spoke in opposition.

Estate Increases Holdings.

The Pyle Estate has purchased from Henrietta Kelly, executrix of the Kelly Estate, through J. Irving Walsh, the two three-story dwellings at 581 and 583 Broome street, with a frontage of 44 feet. With this purchase the Pyle Estate controls a plot comprising the entire frontage on the east side of Hudson street, from Watt to Broome street, with a frontage of 200 feet in Hudson street and 200 feet in each of the other streets, one of the largest individual ownerships available for improvement in that section.

Tiffany Studios Rumored Resold.

It was rumored yesterday that August Heckscher is negotiating for the resale of the Tiffany Studio property, on a plot 125.5 x 125, at the southeast corner of

Madison avenue and 45th street, which he recently acquired. Plans were filed this week for a 22-story hotel on this site by Mr. Heckscher. No confirmation nor any details regarding the reported transaction could be obtained.

Apartment Hotel Project.

Through the assembling of a plot in East 60th street, a fourteen story apartment hotel operation is projected by a company which is controlled by Bing & Bing, Andrew F. Gilsey sold for Mrs. Rose O'Brien, wife of Morgan J. O'Brien, 34 East 60th street, a four-story dwelling on a lot 20 x 100.5; also for Mrs. Anne F. Leverich, the property at 30 and 32 East 60th street, and for Moritz Walter, No. 28 adjoining. The combined properties comprise a plot measuring 82 feet x 100.5, located between Madison and Park avenues. Messrs. Bing & Bing recently sold to an investor a building of similar character in East 58th street.

Builders Active on Heights.

Mrs. Gertie A. Gorman has sold, through George V. McNally, to the Washington Place Building Company, David Lentin, president, the four lots measuring 100 x 100, in the south side of 189th street, 100 feet west of St. Nicholas avenue. On this plot the purchaser will erect two walk-up apartment houses, a building permanent loan of \$84,000 having been arranged through A. Blumenthal, from the Lawyers Mortgage Company. Negotiations are reported pending for the sale of four lots abutting in 188th street. The same broker has disposed of about thirty-five lots to builders for improvement in this section in the tract of six square blocks which at one time belonged entirely to Mrs. Gorman.

72nd Street Improvement.

The Hasco Building Company, Lorne A. Scott president, purchased the four private dwellings at 244-250 West 72nd street, between Broadway and West End avenue, measuring 80 x 110 feet. The purchase was made from Mary Geer and the estate of Lillie S. Tucking, and is just west of the twelve-story Wellwyn apartment at 256-260 West 72nd street, having a frontage of 70 feet, which was erected about four years ago, being the pioneer operation of its kind in that block. The Hasco Company has had plans prepared, by Walter Haefeli, architect, for a thirteen-story apartment house to be ready for occupancy in July, 1917. It is understood that the entire investment will represent an outlay of about \$800,000. Earle & Calhoun were the brokers in the deal.

\$500,000 Bronx Trade.

Wolf Burland has sold the Burland Theatre Building at 959-985 Prospect avenue, comprising one and three-story taxpayers with stores, and including an open air and indoor moving picture theatre. The buildings were erected by the seller several years ago and have a frontage of 337.8 on Prospect avenue, with a depth of about 146.4 feet. The buyer is M. F. Burns of Burns Brothers, the coal dealers, who gave in part payment the entire vacant block bounded by Clay and Teller avenues, 168th and 169th streets, with a frontage of 584 feet on each avenue, and 160 feet in each street. The deal involved about \$500,000. It is understood that Mr. Burland plans the improvement of this property with apartment houses.

Elevator Company Buys Waterfront.

The International Elevator Company bought from the American Coal Company, through J. Curry Watson, representing the buyer, and J. Floyd Corbin, representing the seller, a plot 200 x 100, in Jersey City, from Morris and Essex streets, together with one-half interest in the 400 foot piers at the foot of these streets, and a full interest in all the land lying in between and on the water. The remaining half of the Morris street pier is owned by the Pennsylvania Railroad Company, and of the Essex street pier by the Lehigh Valley Railroad Company. The sellers have owned the prop-

erty for almost a half a century. The purchasing concern now occupies a part of the Stephens Estate at Hoboken. The docks and water frontage in between will be used by the company's lighters for berthing, loading, etc.

Club Buys 120 Acres.

Fish & Marvin have sold for the Quaker Ridge Estates to the Quaker Ridge Golf Club, Inc., a tract of land and buildings at Quaker Ridge, Scarsdale, N. Y., which has been occupied by the club since its formation in February, 1916. The reported price is \$176,000. The selling company, of which Bradford Rhodes, president of the First National Bank of Marmaroneck, is president, still retains important properties in the Scarsdale section. Burton C. Meighan represented the seller as attorney, and Dudley F. Sicher and Judge Mark M. Schlesinger, represented the club. A lease of the property was negotiated by the same brokers to the Metropolitan Golf Links, Inc., for a period of years at an approximate rental of \$100,000. This lease has been taken over by the new owners. William Rice Rochester is the president of the Golf Club, which has among its present members Justice Samuel Greenbaum, Henry Seligman, Joseph N. Byrnes, Alfred Nathan, Nathan Straus, J. F. Chanley and Louis F. Clark.

Manhattan—South of 59th St.

ALLEN ST.—William H. Archibald has sold for a client of Walter F. Peacock, the 4-sty building at 192 Allen st, on lot 22x87.6. The purchaser, who is the tenant on the premises, will renovate the building and use it for his own business.

WASHINGTON PL.—Pepe & Brother sold for Ray Weill, 108 Washington pl, a 3-sty Colonial dwelling, 22x75. The buyer, James Navoni, will alter the premises into an apartment dwelling.

39TH ST.—Pease & Elliman have sold for the Union Dime Savings Institution to A. Stanley Jones the 4-sty dwelling, on lot 17.6x100, at 147 East 39th st.

7TH AV.—Pepe & Brother have sold to a client of Wm. A. White & Sons a plot on 7th av, formerly Grove st, adjoining the corner of West 4th st. The property has a frontage of about 60 ft. along the new 7th av and is of irregular depth. The building is to be demolished and the plot will be improved when the 7th av widening is completed. The Christopher st station is directly in front of the property.

Manhattan—North of 59th St.

71ST ST.—L. J. Phillips & Co., in connection with George A. Bowman, have sold 19 West 71st st, a 4-sty dwelling, on lot 25x102.2. The seller is the estate of Peter De Lacy, Judge Peter D. Kiernan, executor.

76TH ST.—The Bond and Mortgage Guarantee Co. resold 23 West 76th st, a 4-sty dwelling, 32.4x102.2, which the seller recently took over in foreclosure proceedings.

83D ST.—Slawson & Hobbs have sold for Mrs. Helen J. Cromwell, the 6-sty elevator apartment, at 325 West 83d st, size 41x102. The purchaser is an out-of-town investor who gave vacant land in part payment.

112TH ST.—Stonewall Realty Co. has resold 136 West 112th st, a 5-sty flat, on lot 25x100.11.

122D ST.—The Martonbert Realty Co., Herbert R. Snyder, president, has sold to the Bi-State Realty Co. of Newark 232 West 122d st, a 5-sty flat, on plot 34x100, and the similar house at 121 West 115th st, on lot 25x100.11. The sellers acquired the houses earlier in the year. In part payment, the Martonbert Co. took a plot of 12 free and clear lots, in 32d st, Broadway-Flushing. The transaction was negotiated by Isaac D. Miller, of Newark.

130TH ST.—Utopia Realty Co. is reported to have sold 16 East 130th st, a 3-sty dwelling, on lot 16.8x99.11.

131ST ST.—Bond & Mortgage Guarantee Co. sold 107 West 131st st, a 3-sty dwelling, on lot 18.9x99.11.

145TH ST.—Duff & Brown Co. have sold for George J. Roll to Dr. William S. Gregory 412 West 145th st, a 4-sty dwelling, 16x100.

162D ST.—The Henry Morgenthau Co. sold to H. Miller, 520 West 162d st, a 5-sty apartment house, plot 40x100.

179TH ST.—Ennis & Sinnott have bought from the S. B. Building Corporation, Samuel Behrman, president, 706-708 West 179th st, a 5-sty apartment house, on plot 50x92, adjoining the southwest corner of Broadway. M. I. Strunsky & Co. were the brokers.

WEST END AV.—Joseph Paterno has purchased, through Earle & Calhoun, from Catherine M. Reidy the 3-sty dwelling, on lot 20x80, at 884 West End av, in order to protect the light and air of the new 13-sty apartment house at the northwest corner of West End av and 103d st.

Bronx.

HOME ST.—The Mason Construction Co. has sold the plot 113x100, the south side of Home st, about 130 ft. west of Prospect av.

178TH ST.—Isaac Friedman has sold for the Rexton Realty Co. to the newly formed Boulevard Holding Co., composed of Jacob Ginsberg, Samuel and Fannie Cohen, the block front in the south side of 178th st, between Southern

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blvd and Marmion av, a vacant plot 156.3x36x 171.2x33. The site will be improved with an apartment house.

CAULDWELL AV.—Eugene J. Busher sold for the John W. Cornish Construction Co. the northwest corner of Cauldwell av and East 158th st, a plot, 72x100, and the adjoining plot, 30x147, on East 158th st, to the Roman Catholic Church of St. Peter and St. Paul, Rev. William H. Murphy, rector. The property will be used for a home for the Sisters.

CYPRESS AV.—J. Clarence Davies has sold for Charles J. Burbidge, the plot 43x100, at the northeast corner of Cypress av and 137th st. The purchaser is the Swedish-Finnish Baptist Church, which will begin the erection of a new church on the plot.

UNION AV.—Mrs. G. Halpin has sold the southeast corner of Union av and 156th st, a frame house, on lot 91x25.

WALKER AV.—Charles A. Laumeister has sold to Robert F. Neumann a plot 50x126, vacant, on the north side of Walker av, east of Bronxdale rd.

WHITLOCK AV.—The Ensign Construction Co. has sold the northwest corner of Whitlock av and Tiffany st, a 5-sty flat, with stores, on plot 50x100.

3D AV.—Kurz & Uren, in conjunction with Schoen-Westchester Realty Co., sold the plot, 74.6x103, on the west side of 3d av, 68 ft. north of 182d st.

OLD 4TH AV.—Walter E. Brown has sold for Thomas J. McAuliffe the lot on the east side of Old 4th av, between East 172d and Belmont sts.

Brooklyn.

BERGEN ST.—Bulkeley & Horton Co. have sold 1211 Bergen st, a 3-sty dwelling for George F. W. Miller.

ELDERT LA, ETC.—Henry Rockmore has sold the 1-fam. houses at 321 Eldert la to Paul R. Volkmer; 84 Forbell av to Mary Lamont; 222 Forbell av to Philip Schumacher, and 230 Forbell av to Louise A. McClary.

MADISON ST.—John S. Roberts has sold for George F. Steffany to Lena Dietz the 2-fam. dwelling at 787 Madison st.

PARK PL.—A. Peace & Son sold the two frame dwellings and vacant land at 504 Park pl and 516 Park pl, consisting of a plot 150x131.

PROSPECT PL.—Charles Partridge sold for Grace E. Smith to Bernard Lively, 666 Prospect pl, a 2-sty dwelling.

PULASKI ST.—Studwell & Burkhard have sold 60 Pulaski st, a 13-room house, for A. A. Pearce.

UNION ST, ETC.—J. D. H. Bergen & Son, of 314 Court st, Brooklyn, have sold the following properties: 394 Union st for Alice M. Ostrander to J. H. Degenhardt; 572 Court st for Peoples Trust Co., as trustee to M. Samuels; 239 Carroll st for Burchard Dutcher, as executor, to Mary M. Walsh and Gertrude W. Walsh; 359 Atlantic av for estate of Samuel Frost to Wm. S. Bridgett; 574 Court st for Peoples Trust Co. to M. Samuels; 173 9th st for C. E. Becker to Nicholas Nasta; 769 52d st for Daniel J. Lynch to D. A. Trimble; 361 Atlantic av for estate of Samuel Frost to Wm. S. Bridgett; 330 Degraw st for L. C. Wyant to A. Cracchiolo; 509 Court st for Mortimer S. Addoms to Mike Swirsky; 305 Smith st for Mrs. Wilhelmina Rohrs to Maxwell H. Lanes, Inc.; 475 Clinton st for Mrs. M. M. Moore to John Isola; 275 Smith st for Wm. D. Walker to Maxwell H. Lanes, Inc.; 511 Court st for Mortimer S. Addoms to Mike Swirsky; 354 Atlantic av for estate of Samuel Frost to Josephine Ricca; 307 Smith st for Wilhelmina Rohrs to Maxwell H. Lanes, Inc.

46TH ST.—I. Salzberg sold for L. Obermeyer to D. Zuckerman, the 1-fam. house, 1642 46th st, on plot 40x100.

51ST ST.—Realty Associates sold, through O. E. Larson, to Paul G. Wolf, 1117 51st st, a 1-fam. house, on lot 20x100, with garage and driveway.

61ST ST.—Martin A. Ansbro has sold the 2-fam. house at 653 61st st for Mary A. Purcell.

6TH ST.—Alco Building Co., associated with Realty Trust, sold to F. Levy the 1-fam. dwelling on plot 25x100, at 2139 6th st, in Mapleton Park, near the 22d av station of the Sea Beach subway, for a reported price of \$6,000.

82D ST.—The Crescent Hill Improvement Co. has sold to Mrs. Lina Kruse plot 80x100 on the south side of 82d st, 120 ft. east of Narrows av, within one block of the Crescent Athletic Club grounds.

82D ST.—Frank H. Malone and H. O. Harris have sold the plot 80x100 on the north side of 82d st, 260 ft. of 24th av, for Martha C. Horgan to a builder for immediate improvement.

BEDFORD AV.—Frank H. Tyler sold 2336 Bedford av, a 4-sty apartment house, with five stores, to D. B. Wheeler, for about \$26,000. The property was recently remodelled by Mr. Tyler and re-sold about a month after renovation.

DE KALB AV.—Bulkeley & Horton Co. sold 286 DeKalb av, a 3-sty residence, for H. Simms.
LAFAYETTE AV.—Henry Agar sold for Mary Finnegan, the 3-sty dwelling, 446a Lafayette av.

MYRTLE AV.—Leonard Davidson & Co. have sold the 2-fam. and store brick building at 2515 Myrtle av, in the Ridgewood section, for Mary Sandman to Mary Heiner.

OCEAN AV.—The Albemarle Court apartment on the east side of Ocean Av, 120 ft. north of Albemarle rd, and the Cathedral Arms, on the west side of Ocean Av, about 100 ft. south of Church av, have been sold by Bartholomew A. Green for the Wolfinger & Lasberg Building Co. The buyer gave in part payment the old Prentice house at the foot of Remsen st. The properties have been held at about \$500,000.

PUTNAM AV, ETC.—E. K. Ramee has sold the 2-sty dwelling at 1224 Putnam av for Elizabeth Kessler to William A. Hohn; also the 6-fam. brick apartment at 214 Schaeffer st for Smith & Son to James Coogan.

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STUYVESANT AV.—H. Elliott Esterbrook sold 484 Macon st, a dwelling; also sold and resold 434 Stuyvesant av, a 2-sty dwelling.

22D AV.—Alco Building Co., associated with Realty Trust, sold to J. B. Degard the 1-fam. dwelling, on lot 25x85, at 6402 22d av, corner of 64th st. The reported price was \$7,000.

Queens.

DOUGLAS MANOR.—J. Hart Welch and the Charles F. Noyes Co. sold for the Denison Realty Corporation to David M. Perine a plot of five lots in Grosvenor st, Douglas Manor, L. I., with a view over the bay and sound. Mr. Perine is general superintendent of motor power of the Pennsylvania Railroad, and will erect a residence on the plot. Adjoining on the south is the new \$50,000 residence of Charles B. Knight. Mr. Welch also sold to Richard Blass, artist, a large plot in the Manor for improvement with a Colonial house.

JAMAICA.—Joseph P. Storms sold the house at the southeast corner of Amherst av and Alsop st, for Meta Mayer to L. Gold, of Richmond Hill; also sold a house on the west side of Atfield av, near Beaufort st, Dunton, for John Leonardi, to F. B. Tonges, of Brooklyn, and a house on the north side of Amherst av, west of Alsop st, to L. Sonn, for Henry, Russell & Storms.

LONG ISLAND CITY.—Cross & Brown Co. has sold for Pell & Tibbit, as agents of the Wampage Realty Co., the plot 50x100, on the west side of Radde st, between Wilbur av and Paynter av. The buyer, Assemblyman Nicholas Nehrbauser, Jr., will improve it with an up-to-date apartment house. This plot is situated one block from the Union Station of the Dual Subway System.

LONG ISLAND CITY.—The Henry Frank Sohne Co. has bought a tract of about 45 acres from various owners adjacent to its plant to secure a frontage on Flushing creek and for an extension of the plant buildings. The land acquired was held at \$150,000.

LONG ISLAND CITY.—Cross & Brown Co., in conjunction with Pell & Tibbit, sold for Assemblyman Nicholas Nahrbauser, Jr., the 4-sty apartment house on the northeast corner Vandeventer av and 11th av.

Richmond.

CLIFTON.—Moffatt & Schwab of Tompkinsville sold for Mrs. George J. Greenfield, the plot of land containing about 6 acres on Simonson av, through to the railroad at Clifton and adjoining the plot on Simonson av, which was recently acquired from the Bachmann estate by Louis Dejonge & Co., as a site for their new factory. The same corporation is the buyer of the 6-acre plot and will use the same in connection with their former purchase. Building operations have already been started.

WHITESTONE.—Louis Gallucci sold to the Manhattan & Suburban Homes Co. 15 lots in the south side of 14th st, between 7th and 8th avs, Whitestone. The buyers have an option on 60 other lots which Mr. Gallucci owns, adjoining the property just sold, and they are reported to be contemplating the erection of 100 houses.

Nearby Cities.

JERSEY CITY, N. J.—The Zerman Realty & Construction Co., Charles Zerman, president, sold to Joseph H. Rudiger the recently completed 4-sty apartment house, 64 Glenwood av. In part payment the buyer gave a 6-fam. flat at 62 Winfield av, two 3-sty store buildings, 66½x100, at 179 to 183 Baldwin av, corner of High st, and two 3-sty flats on Rutgers av, near Chapel av. The exchange involved about \$170,000.

NEWARK, N. J.—Feist & Feist (Inc) sold to former Judge Jay Ten Eyck, for Ellen F. Price, the homestead property at 406-416 Mt. Prospect av.

Rural and Suburban.

BROOKVILLE, L. I.—Cocks & Willets sold to Henry F. Atherton, of New York, the tract of land known as the Waldron farm, near the Piping Rock Club.

ELIZABETH, N. J.—The residence at 506 to 516 Cherry st and 109 to 113 Stiles st, and belonging to the estate of George F. Jones, has been sold. The property was held at \$25,000; Joseph P. Day represented Mrs. Jones.

FAR HILLS, N. J.—Rock Springs, the country estate of Walter J. Dozier, has been purchased by C. Marshall Sandford, of New York. The estate is valued at \$25,000 and comprises 204 acres, with dwellings and outbuildings. Allabough & Son were the brokers.

HEMPSTEAD, L. I.—Al Herman, the actor, has purchased a plot of six lots at Hempstead Manor, from the O. L. Schwencke Land and Investment Co. Mr. Herman is having plans drawn for a Colonial brick house to be erected at once for his own occupancy. The plot is on Woodland av, facing Oakmont av.

HUNTINGTON, L. I.—Marion L. Dawson sold to Robert Thorn his estate at West Hills, consisting of ten acres of land and buildings, near the estate of Henry L. Stimson. Theodore S. Hall was the broker.

MANHASSET, L. I.—William F. Sheehan, former Lieutenant Governor of New York, has purchased two acres from Frederick Lipps. The price is said to have been about \$20,000. It will be added to Mr. Sheehan's 250-acre estate.

MONTCLAIR, N. J.—Eldridge C. Sewall, of this city, has purchased from Ernest C. Hinck the new residence on the south side of Melrose pl, near Clinton av, on plot 80x200, with garage. The property was held at \$25,000, and was sold through F. M. Crawley & Bros.

MOUNTAIN LAKES, N. J.—The Mountain Lakes Residential Park, Inc., sold to Mrs. Charlotte W. Emerson house No. 203 and plots 1, 2 and 3, block U; to Worth W. Smith, plots No. 46 and 48, block V; to Wm. C. Drippe, house No. 204 and plots 5, 6 and 7, block E1; to Miss Mary F. Woods, house No. 157 and plots 4 and 5, block C, and to Robert A. Haag, house No. 49 in boulevard.

SCARSDALE, N. Y.—The Scarsdale Estates Organization sold Clarence Eisner's house on Walworth av, in the Greenacres section, to Arthur Vermilyea.

SOUTH ORANGE, N. J.—Edward P. Hamilton & Co. sold for Edwin W. Orvis the residence, with about one acre of land, at 127 Ralston av.

YONKERS, N. Y.—Gaul & Bell sold a plot 55x117 in the north side of Balentine la for N. A. Markwell to William C. Allen, of Yonkers; a plot at Waring pl and Lake av to a Brooklyn client; also sold for the estate of J. Jacobs 11 Greystone ter, to Carrie M. Veenfliet.

BUSH TERMINAL CO. leased space in its loft buildings in Brooklyn to Paroquet Record Manufacturing Co., Standard Album Corporation, Acushnet Process Co., Thos. de la Rue & Co., Ltd.; Logwood Chip Co., Ltd., and the H. B. Smith Co.; also additional space to Cohen, Goldman & Co.; Metal Lithographing Co., Englander Spring Bed Co., Sirio Match Co., Sef-ton Manufacturing Co., John S. Boyd & Co., and the Brooklyn Metal Decorating & Dial Co.

HECKSCHER & DE SAULLES rented for J. Sheldon Potter his residence on the Post rd, at Rye, N. Y., to A. R. Howell. The same brokers recently leased for Mr. Howell his main house at Rye to Henry Kryn.

LEASES.

Schulte Company Leases.

Douglas Robinson, Charles S. Brown Company, leased to the Schulte Cigar Company for a long term of years the entire property, known as the Waterman Building at 173 Broadway, at the northwest corner of Cortlandt street, at an aggregate rental approximating \$400,000. The lessee will take possession of the property on May 1, 1917, and following extensive alterations will occupy part of it as a branch establishment. The Schulte Company has recently leased in Manhattan, Brooklyn, Newark and Queens, 22 stores in addition to having obtained options on 36 locations in Bridgeport, Conn., Chicago, Ill., and throughout the States of New York, Pennsylvania and Massachusetts. The acquisition of this prominent downtown

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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.

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WANTED.—A high class renting man; one having had experience in the Dry Goods District, Christian preferred. State experience. Address **CHRISTIAN**, P. O. Box 1936.

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

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FOR SALE—PLOT 50x100,

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BOX 160, Record and Guide.

FOR SALE OR LEASE

corner, 50x100, in the vicinity of 42d St.

OWNER, 1005 Summit Ave.

FOUR TENEMENTS WITH STORES,

East 125th St.; one mortgage; equity \$90,000; must have some cash.

BOX 161, Record and Guide.

FARM—100 ACRES,

half timberland, at Kingston, New Jersey; old stone house built 1756.

BOX 158, Record and Guide.

TWO SUMMER RESIDENCES

for sale, \$2,500 and \$1,800; one with a lake; particulars on request.

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SECOND MORTGAGE WANTED \$2,500,

20-family tenement; first mortgage held Title Insurance Co.; bonus.

FRED NIX, 328 E. 61st St.

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on State Road, one mile from Kingston City; hot air furnace; will sell for \$800.

Apply **BOX 34**, St. Remy, N. Y.

HOMESTEAD—FARM 66 ACRES,

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EDNA HOFFMAN, Annandale, N. J.

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Cottage at Jo Indian Lake, St. Lawrence County.

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

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Stamford, Conn., apartment house, with stores and storage building in back; near depot. **J. F. DUNN REALTY CO.**,

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Large acreage on Palisade, both sides of Boulevard, running north and south to Fort Lee and Dyckman St. Ferries; elegant location for country residence; reasonable. **BOX 157**, Record and Guide.

FOR SALE.

No. 56 Park Ave., Elmora, a sacrifice at assessed value of \$5,100, cash \$500, balance of payment \$40 per month.

BOX 159, Record and Guide.

WESTWOOD, N. J., HOUSE,

10 rooms, bath, laundry, hot water heat, gas, electric light, large chicken houses, many fruit trees; plot 100x300, facing two streets; price, \$6,800.

BOX 422, Westwood, N. J.

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.

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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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BOX 138, Record and Guide.

EXCEPTIONALLY COMPLETE

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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**,

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Owners, J. E. Stohlman, Executor,
124 Park Row, N. Y.

corner is a most important one from the standpoint of the Schulte system.

Art Dealers Will Move.

Lewis & Simmons, art and antique dealers of London and Paris, with a New York establishment at 581 Fifth avenue, have leased, through Pease & Elliman, from the Kernochan Estate, represented by Justice Frederic Kernochan, the store basement and first loft at 605 Fifth avenue. The lease is for a long term of years, and is said to call for an annual rental of about \$23,000. The present quarters of Lewis & Simmons at No. 581 is reported to have been subleased through the same brokers, to Youman's, Inc., but details regarding this transaction could not be learned yesterday.

China Concern Leases.

Ovington Brothers, china and glassware, leased through F & G. Pflomm, the five-story building at 312 Fifth avenue, between 31st and 32d streets, immediately adjoining the premises at 314 Fifth avenue, now occupied by the lessees. The concern moved to Manhattan from Brooklyn about fifteen years ago, at which time they occupied a part of the old Cambridge Hotel Building at the southwest corner of Fifth avenue and 33rd street, subsequently occupied by Kirkpatrick, jewelers. Ovington Brothers erected the present building at No. 314 Fifth avenue.

Important Trade Removal.

The five-story and basement building at 5 East 19th street has been leased for a term of years at an aggregate rental of \$60,000, by White-Goodman for the Bond and Mortgage Guaranty Company, to the W. S. Ensign Corporation. The lessees are among the largest manufacturers and wholesale dealers of glassware and hotel supplies in the country. They will occupy the building as soon as alterations have been completed.

New Country Club in Westchester.

A new country club to be known as the Oak Ridge Country Club, has leased from Max Marx for a long term of years the 120 acre Krasnitz farm at Tuckahoe, N. Y., for country club purposes. Among those who are interested in the new organization are Justice John P. Cohalan of the New York Supreme Court, Congressman W. R. Oglesby of Westchester, and Jules Bendheim.

Manhattan.

JAMES ANDERSON HAWES leased his former residence, 60 East 55th st, for five years to George L. McElroy, for his residence and studio through Ashforth & Co. Mr. Hawes has leased for a year, for his residence, from the Frazier-Coleman Realty Co., 23 East 65th st, through Frederick T. Barry.

ALBERT B. ASHFORTH (INC.) has leased for Isaac H. Peller the 5th floor at 381 5th av to Edward A. Kennedy; the entire building at 12 West 36th st for the Equitable Trust Co. to Jacob O. Tepper; the dwelling at 60 East 55th st for James A. Hawes to George L. McElroy; the basement store at 56 West 37th st to Henry A. Hagan; space in the Acker, Merrill & Condit Building, 5th av and 35th st, to M. & Frederick Poms, Albert Hart, Max Lazarowitz and Doctor Alexander Smith; space in the Tilden Building, 105 West 40th st to Sziromay & Shubert, Frederick H. Toye and the Industrial Materials Co.; in the Brokaw Building, Broadway and 42d st, to the Film Fire Prevention Co.; at 117S Broadway, the front half of the 5th floor to Samuel Englander; also space in the same building to the Poland Spring Water Co.; at 410 West 32d st for the Cohocent Realty Co. to the Hudford Co.; offices at 456 4th av to Alexander Cross Co.; apartments at 33 West 67th st to Chandler Ross; at 200 West 118th st to Mrs. Cora L. Foster and for Douglas L. Elliman, as agents, at 55 West 55th st to Margaret A. Page.

WRIGHT BARCLAY (INC.) leased to the H. Black Co., of Cleveland, the 7th loft at 244 5th av for Andrew J. Connick.

WM. D. BLOODGOOD & CO. leased for Charles F. Noyes Co., agent, 5,000 sq. ft., on the 3d floor at 47-49 West st, to Gaston, Williams & Wigmore (Inc.).

HARVEY BLOOMER rented to the United Cigar Stores Co. for W. J. Nauss the stores at 2100 to 2108 7th av and 205 and 207 West 125th st; also rented for the Sidenberg estate, in the Hotel Theresa, the stores at 2092 7th av to Rudolph Traub & Co.; for W. J. Nauss the store at 203 West 125th st to Charles Kahn.

CROSS & BROWN CO. has renewed the lease of 112-14 East 63rd st to William W. Hunter; also for Horace S. Ely & Co., as agent, the entire 6th floor at 6 East 39th st to the Democratic National Committee; space at 30 East 42nd st to Permutit Co., and in conjunction with Huberth & Huberth the entire 16th floor

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at 729 7th av to International Film Corp, which now occupies two entire floors in this building.

CROSS & BROWN CO. has leased the 8th loft at 511 West 42d st to Betts & Betts; space at 18 East 41st st to News Print Manufacturers Association; William Earl Dodge; Louis G. Shields; apartment at 25-27 West 36th st to Lee Herrick; space at 1876 Broadway to Brady Murray Motors Corp.; and 8th floor rear at 12-14 West 37th st to Leiserman & Rosenbergs.

DUFF & CONGER leased an apartment at 1037 Fifth av to Mrs. E. Gillett; at 16 East 96th st, to Eli Newburger; at 1246 Madison av, to A. Minton and to M. Katz.

DUROSS CO. have leased the store and basement at 120 Greenwich av, corner of 13th st, to James Butler, for a long term of years; also the 3-sty house 318 West 19th st to Helen F. Bice, and the 2d loft at 16 East 13th st to the Newport Cloak Co.

DOUGLAS L. ELLIMAN & CO. have leased apartments in the new building under construction at 340 Park av for the Potter-Mordecai Syndicate to William G. Pearce, John H. Watkins and Rawson L. Wood; also in conjunction with Joseph P. Day, an apartment in the new building, 930 Park av, for Edgar A. Levy to Mrs. Herbert Thomas, and for the George Backer Construction Co. an apartment at 15 West 55th st to Mrs. C. H. Snyder and Miss Emma Nichols Ross.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment at 470 Park av for Samuel A. Herzog to J. Theus Munds; also an apartment at 399 Park av for Dr. Charles G. Kerley to Clinton MacKenzie; an apartment at 59 West 10th st for E. H. Ludlow & Co., to Miss A. E. Marks; and in the new building under construction at 156 East 79th st for Julius Tishman & Sons to Wendell P. Blagden.

DOUGLAS L. ELLIMAN & CO. have leased a large furnished apartment consisting of 17 rooms and 4 baths at 400 Park av, for F. L. Belin to Miss Alice Y. Dickson, of Morristown, N. J.

J. B. ENGLISH has leased for L. L. Hill the 3-sty dwelling at 225 West 48th st to K. Lynch.

GOODALE, PERRY & DWIGHT have leased a loft at 20 West 22d st to Geo. Sohmer; space at 175 Madison av to Sachs & Co.; store and basement at 673 9th av to E. A. Copeland; 2d loft at 468 6th av to Clessas & Doykos; loft at 402 6th av to Day Bros.; and space at 79 5th av to J. N. Blauvelt.

GOODWIN & GOODWIN rented for Frances J. Goldschmidt to Dr. George Schaub the 3-sty private house at 129 West 121st st, on lot 20x100.11.

GOODWIN AND GOODWIN rented for H. Cornelia Hartzell to Dr. Adolph I. Ringer, the 3-sty dwelling at 141 West 78th st, on lot 20x100.8½.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD (INC.) have leased apartments at 109-111 East 56th st to James Albro, Jane A. Wright, Harriet L. Woodward, Misses Heva and Diana Coomins, Mary Goldsborough Ross and Ellen C. Emerson.

HECKSCHER & DE SAULLES leased for George Greer his cottage No. 7 in Greer Park, Rye, to A. M. Carr of New York City.

M. & L. HESS (INC.) have rented the 8th floor of 841 Broadway to W. O. Horn & Bro. (Inc.); the store and basement at 9 West 20th st to the Selena Mfg. Co., and space on the 6th floor at 597 5th av to Paul Chalfin.

HOUGHTON CO. has leased for Edward H. Kelly the 4-sty dwelling 112 West 70th st to William Mier.

HOUGHTON CO. has leased for the Romney Realty Co., the 4-sty dwelling at 62 West 95th st to William and Christina Frisch.

HOUGHTON COMPANY has leased to Laynaud Soeurs the 3-sty dwelling at 222 West 70th st for the Directors Realty Co.

HUBERTH & HUBERTH have leased to the Willys-Overland Co., stores 1826 and 1828 Broadway and 2 and 3 Central Park West, for salesrooms; also all of the remaining office space on the 2d floor for executive offices.

A. KANE CO. leased for the Lawyers Mortgage Co. the 3-sty dwelling at 237 West 120th st to Anna Bissonnette.

MANNING & TRUNK have leased for the Peter Hegeman estate the store at 844 8th av to the Auto Gear Co., and for Walter R. Scardefield, the 2d floor of 25 West 56th st to Miss Rosina Daly, gowns.

MANNING & TRUNK leased the third floor of 41 West 46th st for Pa. Adolph to Annie Faucher; an apartment at 317 West 83rd st to George E. Horton, and for William S. Denison & Co., agents, at 200 West 79th st to C. T. Loo.

SAMUEL H. MARTIN has leased for the West 60th St. Realty Co. 33 West 60th st to Henrietta Smith.

SAMUEL H. MARTIN has leased the store at 753 Columbus av to Mastellone Bros.

CHARLES F. NOYES CO. has sub-leased for the General Accident, Fire and Life Assurance Corporation a large portion of the 5th floor in the 16-sty Hilliard Building, 55 John st, to the Ocean Accident & Guarantee Corporation, Ltd., for six years at an aggregate rental of about \$35,000; a floor at 21-23 Ann st to the Morse Magneto Clock Co.; offices in the Masonic Building, 23d st and 6th av, to Alfredo A. Mariani; and for the Jacob Ruppert Realty Corporation a large portion of the 20th floor to Berizzi Brothers Co., and space on the 18th floor to the Star Waist Co. at 15-19 East 26th st.

PEASE & ELLIMAN have made the following renewals of apartment leases: at 150 West 80th st to Lester A. Mendelson; at 309 West 99th st to Mrs. Cornelia Menken; at 285 Central Park West to Samuel H. Fink; at the south corner of Riverside Drive and 102d st to Franklin Haines; at 145 East 35th st to George L. Koues; at 146 East 49th st to Louis Manges; at 829 Park av to W. N. Beach; at 601 Madison av to Pauline Titze; at 59 West 76th st to Mrs. E. S. Childs; at 150 West 80th st to George C.

Thomas; at 110 Riverside Drive to Alpheus P. Riker; at 727 St. Nicholas av to Russell J. Williams; through Horace S. Ely & Co., as agents for the Spingler and Van Beuren estates, leased a loft at 5-9 Union sq to the H. E. Verran Co., to whom Pease & Elliman leased the entire 12-sty Spingler Building at the northwest corner of Union sq and 15th st; and have made the following apartment leases: at 307 West 80th st for the Wellesley Realty Corp. to Mrs. Vida Whitmore; at 39 East 27th st to Fred de Meese; at 144 East 56th st, through the Douglas Robinson, Charles S. Brown Co., to William Cooper Stevenson; at 138 East 36th st to W. M. Bowes and to W. M. Imbrie, Jr.; at 103 East 75th st to Arthur Nikaloric; at 101 East 74th st to Arthur Barnwell, Jr., and at 56 West 11th st to F. H. McNish.

PEASE & ELLIMAN have leased for Samuel A. Herzog, in his new house at the southwest corner of Park av and 58th st, an apartment to Edward D. Dunn; and for the same owner at 108 East 82d st to Winchester Noyes; also for Bing & Bing, an apartment in the new house at the northwest corner of Park av and 84th st to John Lee Mahin; in the "Schermerhorn," at the northwest corner of Madison av and 82d st, to Henry Hine; and at 133 West 11th st to H. Rawle Geyelin.

PEASE & ELLIMAN have leased for the Schulte Cigar Stores Co., in the Smith Gray Building, at the northwest corner Broadway and Warren st, the store No. 1 on Warren st. The premises leased are a portion of a large space recently leased by the Schulte Co. in the property.

PEASE & ELLIMAN have leased for a client of Warren & Skillen to the Schulte Cigar Co. the 1-sty building at 6 Lafayette st, and upon completion of alterations the Schulte Co. will open a branch.

PORTER & CO. have leased for Thompson, Koss & Warren, to Marie Pfeiffer, the 3-sty dwelling at 206 West 112th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased at 1000 Park av for Bing & Bing an apartment to Dr. Frederick C. Coerr, and in the same building to Joseph P. Chamberlain; also at 930 Park av for Edgar A. Levy to Philip Voss.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased a loft at 105 Franklin st to Blum Brothers.

MORRIS ROSE and Lewis L. Rosenthal leased for a long term for William C. Canning the store and basement at 138 West 42d st, adjoining the Hotel Knickerbocker, to Max Josephson and Harry I. Pell. After extensive alterations the store will be used for the sale of gents' furnishings.

GEORGE ROSENFELD CO. have leased apartments in Lascanno Court, 307 79th st, to George A. Reuter, H. L. Morehouse, George W. Korper and Louis Guthman.

M. ROSENTHAL CO. has made the following leases: loft at 108 5th av for Daniel Birdsall & Co. to J. Lebow; top loft at 108-10 West 30th st for Thomas & Eckerson to Bluestone & Schendelheim; 3d loft at 11 East 31st st to Cohen & Edelman; and the 3d floor at 41 West 28th st for the United States Trust Co. to Pecci & Greenbaum.

M. ROSENTHAL CO. has leased for Charles O'Connor, as agent to Zeeman Fur Coat Co., 20,000 sq. ft. at 53-55 5th av.

M. ROSENTHAL CO. has leased to S. Englander front of the 5th floor at 1178 Broadway.

SCHERICK & MENDEL have leased for the Vogue Magazine, the 11th floor at 461 Fourth av, to S. E. Goldman & Co., importers of white and cotton goods, for a long term; also leased



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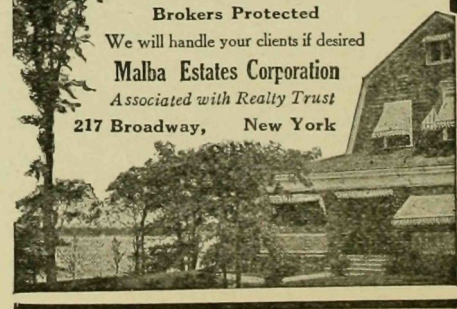
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at 39-41 West 38th st the 10th floor to Moses Fischer, importer and dealer in art linens, etc. Tucker Speyers & Co. represented the owners; also at 502-4 Broadway, 3rd loft to Goodman, Cohen & Co., manufacturers of shirts. This loft contains 17,000 sq. ft.

SETON, HENRY & DOUGLAS GIBBONS leased an apartment at 830 Park av to Robert D. Wrenn.

SHAW & CO. leased for the estate of Ludwig the store at the southeast corner of Lenox av and 127th st to John B. Germeck.

SHAW & CO. have leased for Charles W. Watson the 3-sty dwelling 144 West 128th st to Henry G. Noel.

L. TANENBAUM, STRAUSS & CO. (INC.) have leased for the Braender Building & Construction Co., at 315 4th av, southeast corner of 24th st, the 2d loft for a further term of years from February 1, next, to Carl Willenborg & Co., the present lessees; also for Cammann, Voorhees & Floyd, representing the Downey estate, the 3d loft at 475 Broadway to Seiler & Rosenblom.

L. TANENBAUM, STRAUSS & CO. leased for the O. B. Potter Properties Inc., the entire building at 436-440 Lafayette st, covering an area of about 105,000 sq. ft. for a further term of years from February 1, next, to the Alfred Benjamin-Washington Co., the present lessees.

WARREN & SKILLIN have rented part of the 9th floor in the Stock Quotation Building, at 26 and 28 Beaver st, to Grosvenor Nicholas & Co. This building is now entirely rented.

WHITE-GOODMAN have leased the top loft at 141 West 20th st to Fineberg Bros.; 8th loft at 35 6th av to the Record Surgical & Appliance Co.; 8th loft at 28-30 East 10th st to Hassman & Pelnan; top loft at 129-31 West 31st st to Horwicz & Litt, and 1st loft at 162 West 26th st to H. Stein.

Brooklyn.

CHARLES PARTRIDGE leased stores at 728 Franklin av to B. Wachman, dairy; at 662 Franklin av to James Butler; at 72 Rogers av to John McComb, confectioner; also the dwelling at 676 Sterling pl to E. L. McElduff.

PEASE & ELLIMAN have leased for the Schulte Cigar Stores Co. to R. J. Irwin for five years the store at 32 Flatbush av, in the property owned by the Realty Associates at the junction of Flatbush av and Fulton st. The Schulte Co. recently leased through the same brokers in the property a large ground floor and basement space.

LOUIS SCHLIEP FACTORY BUREAU has leased the 3-sty factory building at 114 Green st, Brooklyn, to the Acid Products Co.

Queens.

LEWIS H. MAY CO., Rockaway Park office (Inc.), leased cottages at Belle Harbor, L. I., for Peter Duffy, on Brighton av, to Edward S. Rand; for Robert Kerr, on Suffolk av, to Emil Gottlieb; for Lena Schwartz, on Brighton av, to Lena Albert; for Louise Morrison, on Dover av, to Valeri Petri; at Neponset, L. I., for George J. O'Keefe, in Huron st, to S. Fullerton Weaver.

Suburban.

BUCKE STONE (INC.) leased for Mrs. E. B. Custer cottage on Wallace st, to I. R. Barbour; for Charles Reid, his residence to Jessie C. Melloy of Beach Tree Inn; at Bronxville, for Grace M. Haulenbeck, her residence in Sagamore; for the Eastchester Mortgage & Realty Co., the apartment "F" in Pondfield Court, to Mrs. Thomas Lewis of the Hotel Gramatan.

FEIST & FEIST leased at Newark, N. J., for the McGraw Tire & Rubber Co., the garage at 22 Warren pl to Willard Dunn; also for Joseph Oschwald the 1-sty garage at 359-361 Halsey st to the Packard Motor Car Co. of New York, and for C. T. Silver Motor Co. the 1-sty garage at 243-245 Central av to the Willys-Overland Co. of Virginia.

ALFRED E. SCHERMERHORN leased cottages at Southampton, L. I., for Miss May Jenkins to A. H. Mohler; for Dr. John Hendley Barnhart to Frederic Kernochan; for Mrs. Susan F. Herrick to A. J. Taylor; for Mrs. H. A. Borrowe to Mrs. J. E. Davis; for John R. Abney to George G. Thomson; for the estate of Harrison P. Wallis to Benjamin Nicoll.

S. S. WALSTRUM-GORDON & FORMAN have leased for William P. Hukill his residence at 27 Orchard pl, Ridgewood, N. J., furnished for the summer, to Miss Amy D. Lawson of Jersey City, and for James Madden his residence at 159 Woodside av, furnished for the summer, to Joseph Sturges, Jr., of Brooklyn, N. Y.

REAL ESTATE NOTES.

A. KANE CO. have been appointed agents for 63 West 130th st and 270 West 132d st.

N. BRIGHAM HALL & WM. D. BLOODGOOD have been appointed managing agents for the studio apartment building, 135 East 56th st.

PEASE & ELLIMAN will remain agents for the Liberty Tower, 55 Liberty st, northwest corner Nassau st, having been appointed by the receiver.

CHARLES PARTRIDGE has been appointed agent for three apartment houses in Prospect pl, Brooklyn; also for two houses on Franklin av and two on Washington av.

CHARLES A. LAUMEISTER, operator, has purchased from Christopher J. Hillebrecht the 2-sty dwelling 383 East 154th st, on lot 25x 100. Title passed on Wednesday.

JOSEPH P. DAY negotiated the sale which was recently reported of 129 Broad st, a 5-sty building at the corner of South st, on a plot 60.7x47.8x57. Edward L. Wemple, president of the Broad St Hospital, signed the contracts for the purchase. The hospital will occupy the structure upon completion of alterations.

NEW YORK TITLE & MORTGAGE CO. has made a loan of \$55,000 to the 181st St Holding Corporation for the erection of a 5-sty apartment house at the southeast corner of 181st st and Harrison av. The same company also made a loan of \$40,000 on 147-9 West 26th st, 6-sty loft building, belonging to Lawrence W. Churchill.

JOSEPH PATERNO, president of the 885 West End Av Corporation, obtained from the Union Dime Savings Bank a loan of \$500,000 on the new 13-sty apartment house erected on a plot 100x100 at the northwest corner of West End av and 103d st. The loan is for ten years at five per cent and was negotiated by Hughes & Hammond. The building is reported to have been practically entirely rented from the plans.

GABRIEL L. HESS has been appointed by Justice Hendrick receiver of rents of Liberty Tower, the 32-sty office building at the northwest corner of Nassau and Liberty sts, pending the foreclosure action brought by the Title Guarantee and Trust Co., holder of the second mortgage, which now amounts to \$536,400. A first mortgage of \$1,600,000 is held by the Metropolitan Life Insurance Co. The property is assessed at \$1,950,000.

FRENCH MANAGEMENT CORPORATION has been appointed agent for 25 and 125 Vermilyea av; 682, 686 and 578 Academy st; 787 Crotona Park North; 55 West 116th st; 211 East 109th st; northwest corner of Amsterdam av and 113th st; 868-870 East 162d st; 518-522 West 204th st; 48 and 71-89 Post av; 1812 Harrison av, and the northeast corner of Crotona Park North and Crotona av. The officers of the French Management Corporation are: Fred. F. French, president, and G. R. Schlusing, manager.

OBITUARY.

EDWIN W. COBWIN, for many years an employe of the Bureau of Taxes in Brooklyn, died in St. Mary's Hospital, of a complication of diseases. He was one of the oldest members of the DeWitt-Clinton Commandery, Knights Templar. He leaves a son and a daughter.

W. IRVING SCOTT, real estate broker, of 165 Broadway, died on Wednesday, aged forty-eight, at his home, in East Orange, N. J. He recently joined the New Jersey Chapter, Sons of the American Revolution. His widow and two sisters survive.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1916 July 21 to 27	1915 July 23 to 29
Total No.....	116	135
Assessed value.....	\$4,497,300	\$7,277,100
No. with consideration..	20	24
Consideration.....	\$442,800	\$717,125
Assessed value.....	\$498,700	\$823,600
Jan. 1 to July 27 Jan. 1 to July 29		
Total No.....	4,329	4,133
Assessed value.....	\$246,262,466	\$257,321,235
No. with consideration..	640	611
Consideration.....	\$26,809,887	\$32,226,896
Assessed value.....	\$28,798,179	\$34,455,900

Mortgages.

	1916 July 21 to 27	1915 July 23 to 29
Total No.....	57	65
Amount.....	\$1,073,865	\$927,120
To Banks & Ins. Cos....	13	13
Amount.....	\$475,000	\$284,250
No. at 6%.....	21	25
Amount.....	\$239,115	\$233,620
No. at 5½%.....	2	6
Amount.....	\$6,500	\$47,100
No. at 5%.....	14	16
Amount.....	\$432,750	\$343,000
No. at 4½%.....	3	.....
Amount.....	\$200,000	.....
No. at 4%.....	1	.....
Amount.....	\$6,000	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	16	18
Amount.....	\$189,500	\$303,400
Jan. 1 to July 27 Jan. 1 to July 29		
Total No.....	2,160	2,339
Amount.....	\$61,317,243	\$57,778,241
To Banks & Ins. Cos....	512	456
Amount.....	\$27,075,374	\$23,632,313

Mortgage Extensions.

	1916 July 21 to 27	1915 July 23 to 29
Total No.....	36	29
Amount.....	\$2,476,716	\$8,099,500
To Banks & Ins. Cos....	19	16
Amount.....	\$1,955,000	\$7,728,500
Jan. 1 to July 27 Jan. 1 to July 29		
Total No.....	1,106	1,216
Amount.....	\$62,438,186	\$70,877,793
To Banks & Ins. Cos....	565	485
Amount.....	\$45,853,850	\$50,497,350

Building Permits.

	1916 July 22 to 28	1915 July 24 to 30
New buildings.....	56	5
Cost.....	\$35,466,900	\$460,000
Alterations.....	\$1,944,845	\$175,708

	Jan. 1 to July 28	Jan. 1 to July 30
New buildings.....	412	295
Cost.....	\$95,360,145	\$42,355,270
Alterations.....	\$13,773,206	\$10,061,131

BRONX.

Conveyances.

	1916 July 21 to 27	1915 July 23 to 29
Total No.....	132	100
No. with consideration..	38	24
Consideration.....	\$396,165	\$154,103
Jan. 1 to July 27 Jan. 1 to July 29		
Total No.....	3,488	3,582
No. with consideration..	587	493
Consideration.....	\$3,999,104	\$4,295,634

Mortgages.

	1916 July 21 to 27	1915 July 23 to 29
Total No.....	83	65
Amount.....	\$775,145	\$449,410
To Banks & Ins. Cos....	7	6
Amount.....	\$87,027	\$115,600
No. at 6%.....	34	32
Amount.....	\$457,368	\$281,905
No. at 5½%.....	3	7
Amount.....	\$6,265	\$31,100
No. at 5%.....	13	5
Amount.....	\$51,101	\$38,175
No. at 4½%.....	1	.....
Amount.....	\$1,890	.....
Unusual rates.....	4	2
Amount.....	\$578	\$2,605
Interest not given.....	28	19
Amount.....	\$257,643	\$95,625
Jan. 1 to July 27 Jan. 1 to July 29		
Total No.....	2,001	1,996
Amount.....	\$18,643,044	\$18,752,848
To Banks & Ins. Cos....	172	145
Amount.....	\$3,995,277	\$3,065,478

Mortgage Extensions.

	1916 July 21 to 27	1915 July 23 to 29
Total No.....	10	12
Amount.....	\$93,400	\$108,700
To Banks & Ins. Cos....	1	4
Amount.....	\$33,000	\$30,000
Jan. 1 to July 27 Jan. 1 to July 29		
Total No.....	446	456
Amount.....	\$9,197,002	\$8,683,080
To Banks & Ins. Cos....	1,024	135
Amount.....	\$3,838,000	\$3,187,250

Building Permits.

	1916 July 21 to 27	1915 July 23 to 29
New buildings.....	20	13
Cost.....	\$384,800	\$415,950
Alterations.....	\$47,450	\$12,850
Jan. 1 to July 27 Jan. 1 to July 29		
New buildings.....	445	583
Cost.....	\$12,549,600	\$17,341,800
Alterations.....	\$795,230	\$495,305

BROOKLYN.

Conveyances.

	1916 July 20 to 26	1915 July 22 to 28
Total No.....	421	457
No. with consideration..	86	46
Consideration.....	\$311,754	\$226,968
Jan. 1 to July 26 Jan. 1 to July 28		
Total No.....	13,236	12,986
No. with consideration..	1,249	1,497
Consideration.....	\$8,622,352	\$11,359,934

Mortgages.

	1916 July 20 to 26	1915 July 22 to 28
Total No.....	322	268
Amount.....	\$1,373,959	\$1,431,135
To Banks & Ins. Cos....	92	32
Amount.....	\$643,149	\$271,500
No. at 6%.....	161	145
Amount.....	\$435,712	\$548,886
No. at 5½%.....	88	89
Amount.....	\$444,750	\$697,849
No. at 5%.....	45	19
Amount.....	\$349,699	\$137,100
Unusual rates.....	3	1
Amount.....	\$14,450	\$1,500
Interest not given.....	25	14
Amount.....	\$129,348	\$46,300
Jan. 1 to July 26 Jan. 1 to July 28		
Total No.....	9,854	9,592
Amount.....	\$43,457,868	\$49,905,682
To Banks & Ins. Cos....	2,361	1,872
Amount.....	\$18,185,527	\$13,240,205

Building Permits.

	1916 July 21 to 27	1915 July 22 to 29
New buildings.....	141	108
Cost.....	\$979,800	\$779,250
Alterations.....	\$91,965	\$106,055
Jan. 1 to July 27 Jan. 1 to July 29		
New buildings.....	2,956	3,037
Cost.....	\$23,797,180	\$24,715,920
Alterations.....	\$3,636,105	\$2,321,311

QUEENS.

Building Permits.

	1916 July 21 to 27	1915 July 22 to 29
New buildings.....	87	122
Cost.....	\$423,744	\$531,180
Alterations.....	\$317,605	\$15,838
Jan. 1 to July 27 Jan. 1 to July 29		
New buildings.....	3,071	3,226
Cost.....	\$12,555,304	\$11,719,922
Alterations.....	\$1,118,910	\$525,888

RICHMOND.

Building Permits.

	1916 July 21 to 27	1915 July 22 to 29
New buildings.....	16	16
Cost.....	\$48,153	\$29,330
Alterations.....	\$3,800	\$6,750
Jan. 1 to July 27 Jan. 1 to July 29		
New buildings.....	517	690
Cost.....	\$881,448	\$1,371,275
Alterations.....	\$158,325	\$125,615

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

NO other interpretation of the extraordinary plan-filing this week in anticipation of the building height and districting regulations can be given than that it is a bull argument for the building situation. Some measure of practical advantage, and perhaps a very large one, is certain to come from it.

The new order of things went into effect upon the passage of the resolution in the Board of Estimate, at 4 o'clock on Tuesday afternoon. The enforcement of the regulations will be the duty of the Superintendent of Buildings in each borough, subject to appeals to and decisions from the Board of Standards and Appeals.

Monday's filings included twelve buildings ranging in height from nine to twenty stories and estimated to cost \$8,581,000. Tuesday's covered twenty-six new buildings, estimated to cost a total of \$22,675,000, and ranging in height from nine to thirty-nine stories. For the two remarkable days a total of eighteen office buildings, seven lofts and factories, seven large apartment houses and four hotels were scheduled. Applications for permits for many alterations were also filed.

The plans for new buildings are in skeleton form in most cases, are good for one year, and are proof against the new restrictions on height and area. How many of them will ever be visualized is problematical. Their existence increases the prospect of the property being improved in the manner specified but does not positively promise it.

Steadiness is the present general characteristic of the building material market. Such changes as are occurring are mostly in the list of iron, steel and other metal products, oils and lumber. The local structural steel market is stiffer than it was, as the minimum quotation for plain material out of storehouse has been advanced from 3.10 cents to 3.25 cents. For mill shipments of plain structural material quotations have not changed. Copper metal has had a decided reaction, but this has not yet been reflected in lower prices of manufactured products. Tin is weaker and lead is dull.

Masons' material prices are unchanged. An unusual demand for fire brick is reported from heavy manufacturing centers. Many large users are placing orders for 1917 delivery. A contemplated increase in the price list for pipe and flue linings has been postponed.

Brick.—Extreme heat and frequent rains combined to retard brick-building this week, and the total amount of sales was below the average. When the weather permitted the demand for material was fair, and quotations were unchanged. Only thirty-five barge loads were taken out of the wholesale market.

SUMMARY of transactions in the North River wholesale brick market covering the week ending Friday, July 28, 1916:

Condition of market: Prices, firm; demand, fair when weather permitted. Quotations unchanged at \$7.00 to \$7.50. Raritan, \$7.25 to \$7.50. Number of cargoes sold, 35. Distribution: Manhattan, 12; Brooklyn, 10; Bronx, 4; New Jersey, 8; Flushing, 1. Number of cargoes left over Friday A. M., 22.

Cement.—On account of short help, the mills are not running full, and the demand is taking up about all the actual production. Quotations have long been stationary, both for Portland and natural, at levels corresponding with the advance costs of manufacture.

A change in the situation is expected to come on or before September 1. Conditions seem to be shaping for a larger use of the material and a consequently higher price at about that period. Dealers have not been heavy buyers this month.

The demand for wall board is larger this summer than at any time since the inception of the industry.

A builder of the first rank says lower land values have offset higher building costs and saved the building situation. It costs no more, he finds by experience, to build an apartment house to-day than it did two years ago.

Fortunately, wage scales in the mechanical trades, being renewable only on the first of January, have been nearly all settled for the current year, and some for two years to come. The dispute in the carpenter trade is the one remaining exception. What, then, does it profit a builder who has acquired a site at a reduced valuation to delay improving it?

Reports of encouraging nature continue from the financial district, where skyscraper construction is ordinarily looked for. Space in the newer buildings has been well taken, and by no means altogether at the expense of the older ones. Many new lessees have appeared, and old tenants have taken more space. To have come through the long period of business contraction with only two prominent foreclosure proceedings is not a bad record for the stability of real estate in a district which at one time was being heavily oversupplied with office space.

With the Smith Building taken over by the Equitable Life Assurance Society, and the Liberty Tower Building about to go into strong hands also, conditions are favorable for an upward movement of rental rates and a moderate amount of new construction. In fact the present realty situation in the district has been described as "electrified."

The insurance companies are lending some money at 5 per cent., as compared to 5½ per cent. a year ago, and private investors are offering even better terms. Speculative builders complain, however, that loans of sufficient size, proportionate to the total cost of land and building are still difficult to obtain from lending institutions.

The quarterly report of the U. S. Steel Corporation was a revelation of extraordinary earnings and exceeded the wildest prediction. Net earnings of \$81,126,048 for the quarter and \$141,839,672 for the first half year fully warranted the extra dividend on the common stock. Both production and earnings exceeded those of any previous quarter in the company's history. The unfilled orders, amounting to 9,640,458 tons, will occupy the mills for several months.

Reinforced concrete construction is having a great vogue, especially at the present time, for factory and warehouse work in the outer boroughs. Since 1902 the Turner Construction Company has erected 573 buildings, 40 per cent. of them on cost-plus-percentage contracts, and 49 per cent. on repeat orders.

Hardware.—Retailers have had, on the whole, a poor season. Yet markets are firm and merchandise strongly held. The outlook for fall business is regarded as good. Wire nails in store are still \$3.10 per base keg, and when delivered by jobbers \$3.15. Cut nails are quoted at same prices as wire nails. The trade in window glass is unusually good.

Structural Steel.—A stronger market for steel than was indicated awhile ago has again put off the time when New York City builders will be heavy buyers of structural material. Reports are current of more large foreign orders. These have come at a time when local buyers were expecting conditions which would permit them to enter the market again. Predictions of a local buying movement in September persist notwithstanding.

It is unnecessary to say that the for-

eign demand is the dominating force in the market. Domestic buyers covered their imperative needs for the most part in the spring. In some respects the market is stronger than it was in the first week in June, notwithstanding the lessened domestic business. The attitude of the mills is certainly firmer. The recent outpouring of specifications against previous orders, following the recession in quotations, is the supposed reason.

No new local lettings of structural steel contracts were reported this week. It was the most barren in this respect in a long time. The minimum quotation for plain material from New York warehouse has been advanced from 3.10c to 3.25c. Mill shipments for ordinary delivery are unchanged at 2.669c. to 2.919c. New York.

Copper.—There has been considerable selling of copper at prices far below what has been regarded as the market.

Producers realize that their quotations of the past few weeks—29¼ cents for nearby positions and gradually lowering figures for distant positions—have become purely nominal. This has become more apparent as the smaller and independent producers have continued to do business on a declining scale of prices. During the past week a substantial amount of copper was sold down to 23 cents a pound for the last quarter of 1916.

Sheet copper is still 37½ cents base per pound, and bare copper wire, for electrical purposes, carloads, mill shipment is nominally 32¾ cents base per pound, but mills in position to take orders will make considerable concessions from this price.

Slate.—For several years slate has suffered from competition with artificial roofing materials, which have been aggressively advertised, and from the increasing number of factories, dwellings, schools, and other buildings that have been built with flat roofs. It has also been suggested that a failure to recognize a certain minimum thickness for slates has been unfavorable to the industry; that some producers are in the habit of splitting their slates too thin; and that the insistence by architects and the general public on thicker slates would result in much less breakage, a higher standard of splitting and sorting slates, and the marketing of a product of higher grade. The minimum thickness suggested is three-sixteenths of an inch for the strongest slates and fully a quarter of an inch for the common slates of somewhat less strength. The growing demand for thicker slates to produce rough effects should assist in this development of the industry.

Several producers report that conditions began to improve during the last three months of 1915 and that present prices for all kinds of slate are more encouraging than at corresponding periods for several years.

The total value of the slate sold in 1915 decreased 13 per cent. from the previous year. For the first time since 1901 the total value of slate sold fell below \$5,000,000. Roofing slate decreased 5 per cent. in quantity and 10 per cent. in value. For the first time since 1898 the number of squares sold was less than 1,000,000 and for the first time since 1900 their value fell below \$4,000,000. Mill stock decreased nearly 15 per cent. in quantity and 17 per cent. in value, the lowest value since 1908, according to the latest statistics of the U. S. Geological Survey.

Used Material.—Second-hand brick is bringing \$6.75 to \$7.00 a load of 1,500 at the building, under a good demand. Labor for demolition work is scarce. Second-hand timber, lumber and plumbing materials are also being well taken.

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.
 Alsen's GermanNo Quotation
 Dyckerhoff 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.@ 1.06
 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

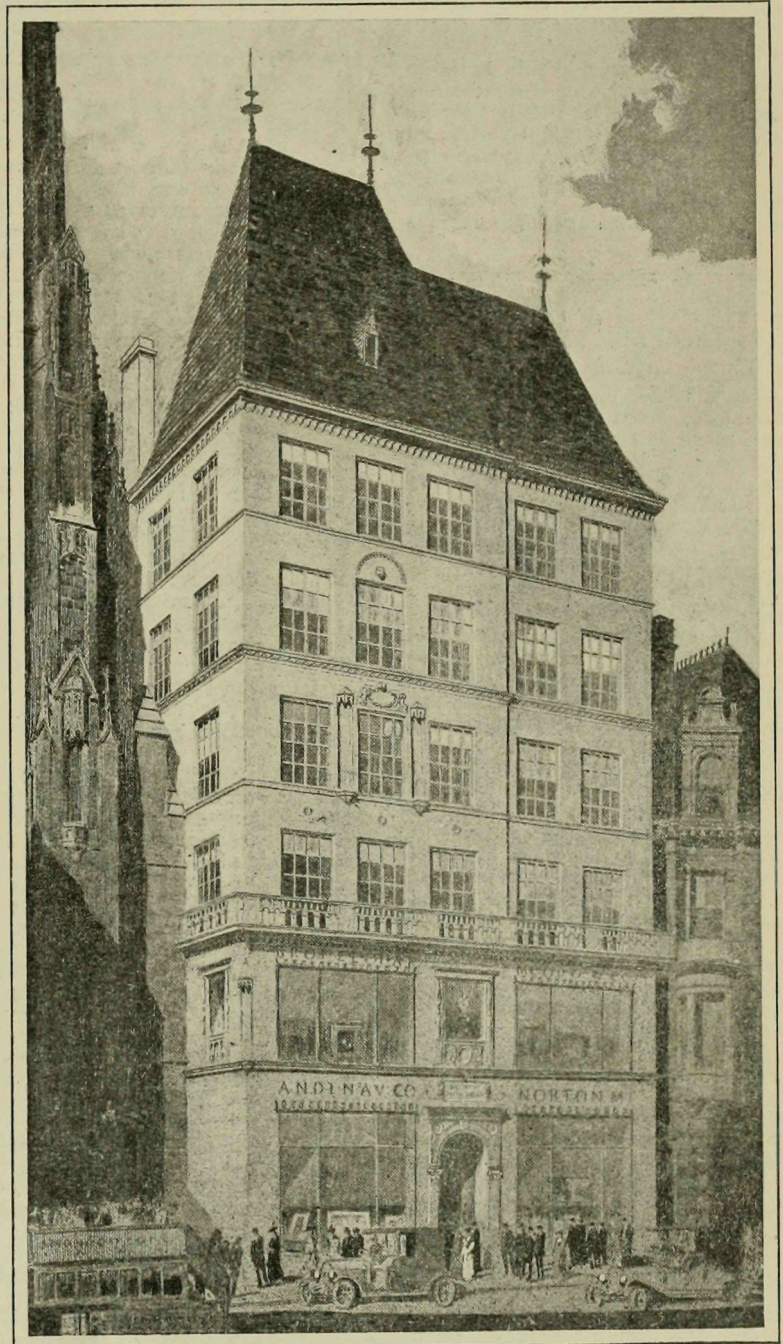
TURPENTINE:
 Spot, in yard, N. Y., per gal. \$ —@ \$0.49½

JOHN D. ROCKEFELLER, JR., TO BUILD ADJOINING ST. THOMAS'S CHURCH

Office and Store Structure, Six Stories in Height, on Site Once Owned by Mrs. W. Seward Webb

ACTIVE building operations were started during the past week on an interesting Fifth avenue project which has been contemplated for some time. The structure will be located at 680 Fifth avenue, adjoining St. Thomas's Church, and its erection will complete the improvement of Fifth avenue between 42d and 59th streets, this site being the only vacant and unimproved

feet. The first floor will contain two stores, each with mezzanine gallery, and the basement will have full depth and be finished in a manner suitable for retail purposes. Space for the heating plant, elevator machinery and coal storage has been provided in the sub-basement. This arrangement is an unusual one for a building of this size and is practically the only one of the kind on Fifth avenue. The upper floors of the structure have



Marc Eidlitz & Sons, General Contractors. Wm. Wells Bosworth, Architect.
 JOHN D. ROCKEFELLER, JR.'S, NEW BUILDING.

plot in that section. The owner of this operation is John D. Rockefeller, Jr., who purchased the plot in 1913 from Mrs. W. Seward Webb, and the structure is being erected under a general contract by Marc Eidlitz & Sons, 30 East 42d street, from plans and specifications prepared by Wm. Wells Bosworth, architect, 527 Fifth avenue. J. Byers Holbrook, 52 Vanderbilt avenue, is the engineer for the steam heating and ventilation. Wm. A. White & Sons, 46 Cedar street, are the agents for the property. The new structure will be a store and office building which has been designed to cater only to the best class of tenants. The plans call for a fireproof building, six stories in height, with basement and sub-basement. The ground dimensions will be approximately 52x122

been designed for showroom and office purposes. They are practically unobstructed by columns, there being only two free standing columns on each floor. The upper floors will all have excellent natural light and ventilation, as windows are provided on all four sides of the building. These floors will be rented each as a single unit or divided into two lofts as desired by the tenants. The facade and returns of the building will be constructed of limestone which will match that used in the construction of St. Thomas's Church, which adjoins. The style of architecture selected for this project is one that will harmonize with the church and which is expected to produce one of the most interesting architectural effects on the avenue. The materials to be used will be of the high-

est order and the building will be a model of careful planning and construction. Two electric elevators will be installed, one passenger and the other for freight, located in the central part of the building so as to be easily accessible from all parts of the floor. A smoke proof fire tower has been located in the rear of the building.

The agents for this building state that the structure will be completed and ready for occupancy May 1, 1917, and that it will be absolutely restricted against manufacturing of any kind. From the numerous inquiries already received it is fully expected that the building will be entirely rented by the time building operations are finished. As the project is in the heart of the art center it is likely that the structure will be tenanted by dealers in the various art lines. At the present time a lease for one of the stores has practically been closed.

The property on which this building is now being erected was bought some years ago, with the adjoining corner property, by Wm. H. Vanderbilt and presented to his two daughters; the corner house to Mrs. H. McKay Twombly, and the interior house to Mrs. W. Seward Webb. Mrs. Twombly still resides in the corner house.

REPORT FOR 1915.

(Continued from page 145)

tracted for, and the work thereon was begun during 1915. One of these is in East 41st street, from the East River to Madison avenue and on Madison avenue from 41st to 43rd streets; and the other sewer is in West 46th street from the Hudson River to Broadway. Both of these tunnel sewers are entirely in rock and are designed to afford relief from flooding caused by storm waters in the areas which they are to serve.

The Board of Estimate and Apportionment granted our request for authorization to construct an outlet sewer in the Dyckman section. This plan contemplates the installation of the first plant of its kind in the world, and the first sewage treatment plant of any kind in Manhattan. All the sewage treated at this plant will pass through screens which will separate the solid matter from the effluent. The solid matter will in no way become a nuisance, but will either be incinerated in the plant, or will be removed by boat and disposed of with the city garbage.

Over 5,000,000 cubic yards of snow were removed through the sewers during 1915. The expense for additional cleaning and repairs occasioned by the use of the sewers for snow removal was less during 1915 than during 1914, while a much greater cubic yardage of snow was disposed of in this way.

During the year 1915 there were added to the number of public buildings, offices and properties, under our jurisdiction the following: The new Children's Court House in East 22nd street; the new Court House for Washington Heights; the new Grand Street Court House; the new public bath at West 28th street; the new Queensboro Bridge Comfort station; the Harlem Bridge open market; the Manhattan Bridge open market; the Queensboro Bridge open market; a building at No. 127 Worth street, transferred to us from the Sink-Fund Commission.

At the close of the year there were under the supervision of the Bureau of Public Buildings and Offices, seventy-five public buildings and pieces of property, varying in size from the Municipal Building, the largest city office building in the world, with a total floor area approximating 830,000 square feet, or nineteen acres, to the Queensboro Bridge comfort station, with an area of 178 square feet. According to the most reliable data the total construction cost of these buildings was \$29,899,873.68, and the value of the land acquired for their sites \$4,726,848.32, a total original valuation of \$34,626,722. The present valuation of the buildings is \$19,931,500, and of the land \$51,744,000, a total present valuation of \$71,675,500.

In order to have a graphic idea of our

task in keeping in repair and in a cleanly condition the various buildings and properties under our jurisdiction, it might be helpful to note that the total floor area of these buildings would cover a section $56\frac{1}{4}$ acres in size, and if the buildings were consolidated they would be the equivalent of one building 226 stories in height, with 10,000 square feet of floor area in each story.

Some other interesting and significant data has been compiled in regard to the various activities of the bureau. For example the average daily patronage of the City Hall, Municipal Building and such other public buildings as court houses and leased quarters was 78,358; for the interior baths, it was 22,178; for the floating baths it was 3,628 and for

RESOLUTION PASSED.

(Continued from page 144)

that we were interfering with their private property rights. Most thought that at best we had a ten-year campaign of education ahead of us. There was no precedent in America for what we were doing except in certain details and on a small scale. It was pioneer work. We had to educate ourselves and to that end we talked it over with a great many people whom we felt could contribute from their knowledge and experience.

"At every stage of the program both the Heights of Buildings Commission and its successor, the Commission on Building Districts and Restrictions, has made a strong point of conferring with those who could help in attaining a practicable result. It is generally felt that this principle of working in the open and taking everyone into their confidence has been largely responsible for the lack of opposition to the plan. The active endorsement of the plans on the part of such a great number of organizations is due to the extraordinary amount of space and intelligent comment which the press has been giving to it, for this, coupled with the constant educational work on the part of the members of the Commission, have brought home to a great many that this is not 'restriction' but 'protection'; protection against a selfish neighbor.

"It is very generally felt that the law will be a powerful influence for good on the city from the standpoint of health, safety, general welfare and in stabilizing property values. Personally, I feel that it is going to have a marked social value in creating and sometimes re-creating a vital community spirit in the various neighborhoods of the Greater City. As the city has grown, the rapid shifting of population, due in large measure to the utter lack of protection against the selfish caprices of neighboring property owners, has generally choked local community spirit and co-operation. It is recognized by thinking people that the city that loses its community spirit is bound to fall back civilly. The new law will encourage homogeneity and will weld neighborhoods together on a stable basis for reasonable growth. I firmly believe that it will have, through the upbuilding of neighborhood consciousness, a marked effect on citizenship.

"Again, I believe that it is incidentally going to have a noteworthy effect on the appearance of the city. Towers, dormers and gables are encouraged. The ugly, square, shoe-box building rising thirty-six stories over its whole site is happily a thing of the past, but graceful towers may yet be built to a hundred or more stories. I confidently believe that the skyline of fifty years hence will be far more glorious than anything that we have dared dream of. The more immediate effect will be in the orderliness and harmoniousness that it will bring throughout the streets of the city, conserving uniformly that which is appropriate and keeping away the unharmonious interloper.

"New York has set a wonderful object lesson for the whole country. Most of the larger cities of the country have been following closely the progress of the law and the rapid growth of sentiment in favor of it. A number of cities are expected to follow New York's lead in the near future.

the public comfort stations it was 30,091; thus there was a total average daily of 134,255, which would indicate that the public buildings and offices were in the course of one year used by individuals approximately 50,000,000 times. In other words, through the various properties under the jurisdiction of our bureau, the entire population of the city of New York could pass over eight times before equaling this total annual patronage. There are 63 elevators to be given daily maintenance and operation; 8,785 windows to be washed and kept in repair; there are 1,965 shower baths and dressing rooms; 87 bath tubs and 13 swimming pools to be operated and kept in proper condition. There are 24,936 incandescent lamps to be maintained.

"None of this would have been possible if it had not been for the exceptional consecration on the part of Chairman Edward M. Bassett and the members of the two commissions. They all gave lavishly of their best thought and experience and no trouble was too great for them to take to satisfy themselves that they were solving each particular problem in the one best way. Nor would the work have come to a head in anywhere near so short a time or in anything like the degree of comprehensiveness and thoroughness that it has if it had not been for the tireless planning and energizing on the part of Robert H. Whitten, the secretary, aided by a most capable and devoted staff."

RESOLUTION CHANGES.

(Continued from page 147)

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 in length than such width of the lot, such wall may be erected four inches nearer to the street line.

Changes in 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 maps 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.

§ 16. **Rear Yards.** (a) Except in A districts, for lots or portions of lots that are back to back there shall be rear yards extending along the rear lot lines of such lots or portions 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 or 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 occupied up to a level of 30 feet above the curb level.

Changes in Courts.

(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 bounding a side yard within the lot are not more than 25 feet in mean height and not more than 40 feet in length, such least dimension, except in an E District, 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 for each one foot that

such side yard is less than 65 feet in depth from the street one square foot, may be deducted from the required area of the inner court for each 15 feet of height of such 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.

Area Districts and Exceptions.

(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 or into an inner court when it does not occupy more than 20 per cent. of the area of such inner court.

(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 increased 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.

Changes in General Provisions.

§ 19. **Interpretation; Purpose.** In interpreting and applying the provisions of this resolution, they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. It is not intended by this resolution to repeal, abrogate, annul or in any way to impair or interfere with any existing provision of law or ordinance or 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 existing provision of law or ordinance or by such rules, regulations or permits or by such easements, covenants or agreements, the provisions of this resolution shall control.

§ 21. **Unlawful Use; Certificate of Occupancy.** It shall be unlawful to use or permit the use of any building or premises or part thereof 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 the 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.

§ 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 existing at the time of passage of such amendment in such transferred area.

§ 24. **Completion and Restoration of Existing Buildings.** (a) Nothing herein contained shall require any change in the plans, 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, shall have been 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.

APPEALS HEARD.

(Continued from page 146)

The appeal blank has been standardized in size and style with the "Application" form which accompanies plans filed in the Bureau of Buildings; for the reason that the decision of the Board of Examiners on an appeal becomes an integral part of the building permit, and, after certification, is filed therewith. The new appeal blank is composed of three single sheets designed for convenience in typewriting and modeled on standard le-

gal forms; the decision sheet patterned after a Supreme Court "short form" order.

With each set of appeal blanks a printed circular letter or information sheet is given to the prospective appellant for his guidance in making out and filing his appeal. This sheet has been found very helpful to the appellants and the board in saving time and telephone calls.

The first request from other cities for information preparatory to establishing similar boards was received from Chicago, through the office of an architect who had argued cases before this board in connection with his New York practice. The London County Council (England), made a request for descriptive brief on the Board of Examiners and its work, through the New York Chapter, American Institute of Architects. This was prepared and forwarded by Robert D. Kohn, past president of the Chapter.

While it sometimes happens that an

Edison Service Shuts Out Big Private Plant

A contract for Central Station service closes the question of electrical supply for the new 60-64 Liberty Street Building. By adopting Edison current rather than a private electrical plant, this 16-story office structure provides the light and power advantages high-grade tenants are demanding. The installation, including all electrical needs, totals 2000 lights and 250 horse-power

So conspicuous a preference for Central Station service should interest not only those projecting new buildings, but the owners of property at present served by isolated plants. Initial cost and the growing maintenance cost of building plants are but partial difficulties. Another great objection is the unsteadiness and uncertainty of service in spite of every precaution

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appeal is laid over for further consideration, the decision is generally rendered immediately; whereupon both the Superintendent and the Appellant receive notification as well as certified copies of the appeal. The proceedings of the board are printed in the City Record as required by law, but the Record and Guide publishes a more comprehensive report, giving an outline or synopsis of each case. The present chairman of the board, William Crawford, was appointed by the Mayor on June 30, 1915, and has been a member of the board since February 1, 1910.

Another Park Avenue Apartment.

Andrew J. Thomas, architect, 2526 Webster avenue, has prepared the plans for a thirteen-story apartment to be erected on a plot 186x117 feet at the southeast corner of Park avenue and 90th street. The operation will be owned and built by the Alliance Realty Company, Wm. H. Chesebrough, president, 115 Broadway. The project will cost in the neighborhood of \$1,000,000. Active building operations are not likely to be started for some time.

Plans for Fifth Avenue Office Building.

Plans are being prepared in the office of Trowbridge & Livingston, architects, 527 Fifth avenue, for an eighteen-story store and office building projected for the northeast corner of Fifth avenue and 32d street. The proposed building will occupy a plot 38x138 feet and will have facades of brick with trimmings of Indiana limestone and terra cotta. The owner of this operation is George L. Rives, lawyer, 34 Nassau street. According to the estimates of the architects this structure will cost in the neighborhood of \$400,000. The project is not likely to be started for some time.

Apartment in West 72d street.

The Hasco Building Company, L. A. Scott, president, 245 West 55th street, has recently purchased property at 244-250 West 72d street, and contemplates the construction of a twelve-story apartment house. The plans for this project will be prepared by Walter Haefeli, architect, 245 West 55th street, architect for the owner. The projected building will have a facade of brick and limestone and will occupy a plot 80x100 feet. Further details of this operation will be announced in a later issue of the Record and Guide.

Projected Fifth Avenue Apartment.

Plans and specifications have been prepared in the office of Shape & Bready, architects, 220 West 42d street, for a twelve-story apartment, to be erected at 1160-1163 Fifth avenue, on a plot 100x190 feet. The owner of this project is Lloyd Bryce, Bryce House, Roslyn, L. I. The structure will cost approximately \$900,000. Further details will be available later.

Contract for Country Residence.

A. L. Mordecai & Son, 30 East 42d street, Manhattan, have obtained a general contract for the construction of a handsome private residence at Brookville, L. I., for Howard C. Brokaw, of the firm of Brokaw Bros., 1457 Broadway. The architect for this structure is Horace Trumbauer, Land Title Building, Philadelphia, Pa., and the landscape architects are Olmstead Bros., 99 Warren street, Boston, Mass. The building will be three stories in height, built of brick with trimmings of limestone and marble and will have dimensions of approximately 220x180 feet. The project will further include the construction of a stable, garage and farm buildings.

PERSONAL AND TRADE NOTES.

Atlantic Fixture Co., formerly at 303 Fifth avenue, is now located at 600 West 34th street.

Angelo H. Martire, architect, 6005 14th

avenue, Brooklyn, has opened a branch office at 18 East 41st street, Manhattan.

Richard Kenny, general building contractor, has recently moved his office from the Essex Building to 142 Market street, Newark N. J.

Zouri Drawn Metals Co. has moved its office from 312 West 34th street to 30 East 42nd street.

Hamilton Slate Co. and Daniel Rader have combined and are now operating under the firm name of the Rader Slate Works, at 70 East 4th street.

Acme Construction Company has recently been organized to conduct a general contracting business and has opened offices at 68 Hudson street, Hoboken, N. J.

Betts & Betts Corporation, owing to its rapidly increasing business, will move about August 1, from 256 West 55th street to larger quarters at 511-513 West 42d street.

Ferdinand Savignano, architect, will move his office about August 1, from 150 Nassau street to 18 East 41st street. He will maintain a branch office at 6005 14th avenue, Brooklyn.

Benjamin F. Hersey, connected with the firm of Crane & Clark, lumber dealers, foot West 30th street, is serving at the Mexican border with Company H, Seventh Infantry, N. G. N. Y.

George B. Muldaur, formerly connected with the Society for Electrical Development, is now traveling secretary for the National Electric Light Association, with headquarters at 29 West 39th street.

Heathcote W. Woolsey, architect, formerly connected with the firm of Delano & Aldrich, 4 East 39th street, has opened an office for the independent practice of his profession at 15 East 40th street.

Henry M. Sonnenthal, and Frederick M. Sonnenthal, directors in the Selson Engineering Company, Ltd., 78 Broad street, have changed their surname and will in the future be known as Henry M. Selson and Frederick M. Selson.

Yonkers Bureau of Municipal Research has recently established itself in the Ethan Flagg Building, in Getty Square. The office is in charge of a paid secretary, M. B. Lane, formerly connected with the New York Bureau of Municipal Research.

Sullivan W. Jones, formerly a member of the firm of Palmer, Hornbostel & Jones, architects, 63 William street, has opened offices for the practice of his profession at 15 West 38th street, under the name of Sullivan W. Jones and Beveren Jones, associated.

Jacob Gescheidt & Co., carpenters, masons and general contractors, formerly located at 230 East 42d street, have moved to their own building at 142 East 43d street. The firm desires catalogues and samples from manufacturers and jobbers in building materials and supplies.

NO ARCHITECTS SELECTED.

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

PATCHOGUE, L. I.—Patchogue Lodge, B. P. O. E., Dayton Hedges, Exalted Ruler, contemplates the erection of a clubhouse to cost approximately \$35,000, at the corner of Main and Maple sts, architect for which has not been selected.

ENDICOTT, N. Y.—The Methodist Society of Endicott, N. Y., Rev. George N. Underwood, pastor, 119 Madison av, contemplates the erection of a 1½-sty brick and stone church, to cost approximately \$60,000. No architect selected.

NEWARK, N. J.—A. Lichtman, care J. Lichtman & Son, Frelinghuysen av, Newark, N. J., has recently purchased property at 30-32 Mechanic st, and contemplates the erection of a 6-sty loft building for which no architect has been selected.

RED BANK, N. J.—Joseph H. Tooker, president of the Joseph H. Tooker Printing Co., 654 1st av, Manhattan, has purchased property in Broad st, Red Bank and contemplates the improvement of same by the erection of a private residence. No architect selected.

PLANS FIGURING.

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.

CORONA, L. I.—Fox Feature Film Corp., Wm. Fox, pres., 126 West 46th st, Manhattan, is taking estimates on general contract to close Aug. 5, for a group of buildings on Jackson av, Corona, L. I., from plans by Thomas W. Lamb, 644 8th av, Manhattan, architect. Cost, about \$1,000,000.

SCHOOLS AND COLLEGES.

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 schools, from plans by R. S. Shapter, architect, 28 Maple st, Summit, N. J.

RINGWOOD, N. J.—The Board of Education of Pompton Township, Oscar L. Fleetwood, Midvale, N. J., district clerk, is taking estimates on general contract to close 8 p. m., Aug. 3, for a 1-sty school containing three classrooms, at Ringwood, N. J., from plans by John Van Vlandren, Kinney Building, Newark, N. J., architect. Cost, about \$10,500.

HALLS AND CLUBS.

BRONX—Wm. H. Henderson, Jr., Inc., 10 East 30th st, is figuring the general contract and desires estimates on all subs for the parish house at 140th st and St. Anns av, for St. Anns Church, owner, from plans by Janes & Cordes, architects.

DWELLINGS.

GREAT NECK, L. I.—Aymar Embury, 2d, 132 Madison av, Manhattan, is taking estimates on general contract to close August 1st, for a 2½-sty brick and frame dwelling, 25x36 ft, at Great Neck, L. I., for G. S. Rule, 120 Bway, Manhattan, owner. Cost, \$8,000.

RED BANK, N. J.—William H. Henderson Jr., Inc., 10 East 30th st, Manhattan, is figuring the general contract and desires estimates on all subs by August 4th, for the 2½-sty residence at Red Bank, N. J., for Wm. B. Kinney, Newark, N. J., owner, from plans by Hiss & Weeks, architects.

MISCELLANEOUS.

BROOKLYN—William J. Yennie & Co., 45 East 42d st, are figuring the glass enclosure of a yard, 116x200 ft, at Locust av and East 15th st, for the Vitagraph Company of America, owner on premises, from plans by W. L. Stoddard, 9 East 40th st, Manhattan, architect.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

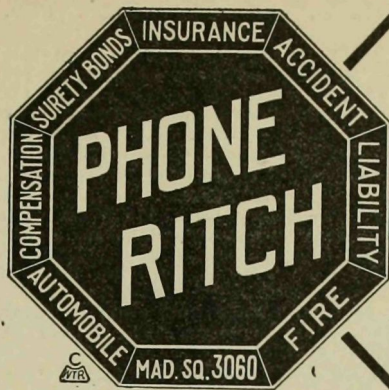
BRADHURST AV.—George Fred Pelham, Inc., 30 East 42d st, has completed plans for a 6-sty brick apartment, 39x90 ft, at the southeast cor of Bradhurst av and 153d st, for the Bradhurst Holding Co., Jacob Ginsberg, pres., 220 West 116th st, owner. Cost, about \$50,000.

71ST ST.—Emery Roth, 119 West 40th st, has completed plans for a 12-sty brick and limestone apartment hotel, 100x100 ft, at 228 West 71st st, for the Gresham Realty Co., Max Solomon, pres., 119 West 40th st, owner and builder. Alex Brociner, 104 West 42d st, structural engineer. Cost, about \$400,000.

58TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 9-sty brick and limestone apartment, 72x100 ft, at 140-146 West 58th st, for Edgar A. Levy, 505 5th av, owner, Gumbald Aus Co., 11 East 24th st, structural engineer.

72D ST.—S. Levingson, 101 West 42d st, is preparing sketches for a 13-sty brick and limestone apartment in the south side of 72d st, 30 ft west of 3d av, for the Bookman Estate, owner, c/o architect. Details will be available later.

82D ST.—Emery Roth, 119 West 40th st, is preparing revised plans for an 8-sty brick and limestone apartment, 75x86 ft, at 115-117 East 82d st, for the 115 East 82d St Corp., Jas. F. Meehan, pres., 115



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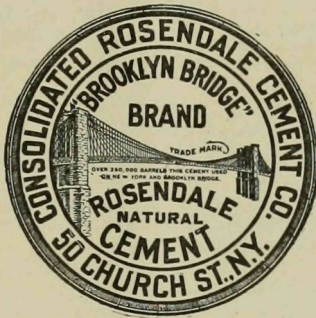
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86TH ST.—Harry B. Mulliken and Edgar A. Moeller, associate architects, 103 Park av, are preparing sketches for a 12-sty brick and limestone apartment, 82x102 ft, at 302-308 West 86th st, for the 86th St and West End Av Co., 103 Park av, owner and builder. Details later.

HOTELS.

47TH ST.—Emery Roth, 119 West 40th st, has about completed plans for a 14-sty brick and limestone hotel, 45x96 ft, at 48-50 West 47th st, for the Esthold Realty Co., Martin Samuels, pres., 119 West 40th st, owner and builder. Cost, \$175,000. Alex Brociner, 104 W 42d st, structural engineer.

70TH ST.—W. L. Rouse and L. A. Goldstone, 40 West 32d st, have completed plans for a 14-sty brick and limestone hotel, 100x100 ft, at 206-216 West 70th st, for the Directors Realty Holding Corp., I. Randolph Jacobs, pres., 30 East 42d st, owner. Cost, \$800,000.

STABLES AND GARAGES.

1ST AV.—Louis A. Sheinert, 192 Bowery, has completed plans for a 1-sty brick garage, 71x131 ft, at 1124-1128 1st av, for Lippman Schumacher, 1128 1st av, owner and builder. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

MADISON AV.—W. L. Rouse & L. A. Goldstone, 40 West 32d st, have completed plans for a 16-sty brick and terra cotta store and loft building, 74x90 ft, at 160-164 Madison av, for I. Randolph Jacobs, Charles H. Leland and Adele E. Flint, associate owners, 30 East 42d st. Cost, \$550,000. Details later.

LEXINGTON AV.—Emery Roth, 119 West 40th st, is preparing revised plans for a 2-sty brick taxpayer, containing 7 stores and offices, at the southeast cor of Lexington av and 51st st, for the Akran Building Co., Leo S. Bing, pres., 119 West 40th st, owner and builder. Cost, \$10,000.

THEATRES.

DYCKMAN ST.—John C. Watson, Inc., 271 West 125th st, has completed preliminary plans for a 1-sty brick moving picture theater, 138x136 ft, seating approximately 1,200, and taxpayer, 175x75 ft, in the south side of Dyckman st, 200 ft east of Sherman av, for the 135 Broadway Holding Corp., owner, c/o architect. Cost, about \$90,000.

MISCELLANEOUS.

7TH AV.—Gibbs & Hall, Penn R. R. Station, N. Y. City, have completed plans and alterations to the waiting room for the Penn. R. R. Co., 7th av and 32d st, owner. Cost, about \$40,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
154TH ST.—Edward J. Byrne, Willis av and 148th st, has been retained to prepare plans for a 5-sty brick and limestone apartment in the south side of 154th st, 225 ft east of Portland av, for the J. T. Constn. Co., c/o J. & B. Thiess, 554 East 169th st, owner and builder. Details later.

GRAND BLVD.—Harry T. Howell, Willis av and 149th st, is preparing plans for a 5-sty brick tenement, 58x81 ft, at the southeast cor of Grand Blvd and Concourse and 197th st, for John Schnakenberg, Webster av and 198th st, owner. Cost, \$60,000.

UNIVERSITY AV.—Aldus Constn. Co., Jacob S. Kahn, pres., 528 West 179th st, has purchased property in the east side of University av, 250 ft south of Ogden av and the south side of 71st st, at Ogden and Miriam av, and contemplates the construction of 5 brick apartments and a taxpayer to cost about \$40,000. Details and name of architect will be announced later.

WILLITT AV.—Russell A. Shay, 108 Linwood av, has completed plans for two 5-sty brick tenements, 45x83 ft, on the west side of Willitt av, 550 ft north of 216th st, for the Orville Realty Co., Eugene Grisach, pres., Areco Building, N. Y., owner and builder. Total cost, \$60,000.

CROTONA PARK NORTH.—Samuel Katz, 405 Lexington av, has completed plans for a 5-sty brick and limestone apartment, 75x100 ft, on Crotona Park North, 67 ft east of Prospect av, for the J. W. Cornish Const. Co., J. W. Cornish, pres., Morris av and 177th st, owner and builder. Total cost, \$75,000.

BAINBRIDGE AV.—Kreymborg Architectural Co., 1029 East 163d st, has completed plans for a 5-sty brick tenement, 28x94 ft, at the southwest cor of Bainbridge av and Marshall Pkway, for the M. T. Const. Co., Wm. J. Tully, pres., 953 Whitlock av, owner and builder. Cost, \$45,000.

SCHOOLS AND COLLEGES.

227TH ST.—Robert W. Gardner, 43 Cedar st, is preparing plans for a 1-sty hollow tile and stucco private school to be built

in the north side of 227th st, 145 ft west of Arlington av, for the Edgehill Terrace Co, 43 Cedar st, owner. Details will be available later.

STABLES AND GARAGES.

169TH ST.—Charles S. Clark, 441 Tremont av, has completed plans for a 1-sty brick garage, 25x100 ft, at the northwest cor of 169th st and Merriam av, for Thos. Giordano, 783 East 180th st, owner and builder. Cost, \$10,000.

PROSPECT AV.—Charles S. Clark, 441 Tremont av, has completed plans for a 1-sty brick garage, 26x90 ft, on east side of Prospect av, 51 ft north of 180th st, for Thos. Giordano, 783 East 180th st, owner and builder. Cost, \$10,000.

FORDHAM RD.—Schwartz & Gross, 347 5th av, have completed plans for a 4-sty brick garage, 111x76 ft, at the northwest cor of Fordham rd and Grand av, for the Henry Koch Realty Co., Henry Koch, pres., 2273 Preston av, owner and builder. Cost, \$50,000.

SOUTHERN BLVD.—Charles Schaefer, Jr., 401 Tremont av, has completed plans for a 3-sty brick garage, 75x100 ft, on the east side of Southern blvd, 325 ft north of Barretto st, for the Hunts Point Garage Co., August Lauter, pres., 3210 3d av, owner. Cost, \$40,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
BAY 22D ST.—Kallich & Lubroth, 215 Montague st, have completed plans for five 4-sty brick and limestone apartments in the north side of Bay 22d st, 11 ft west of Bath av, for the F. & N. Constn Co., 8611 16th av, owner and builder. Total cost, \$125,000.

LINCOLN AV.—L. Berger & Co., 1652 Myrtle av, have completed plans for seven 3-sty brick 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.

4TH AV.—S. W. Korfman, 406 9th av, L. I. City, has completed plans for a 4-sty brick tenement on the east side of 4th av, 165 ft south of Graham av, for A. Petrosky, 464 4th av, L. I. City, owner and builder. Cost, \$17,000.

RIDGE BLVD.—Slee & Bryson, 154 Montague st, have completed plans for five 5-sty brick apartments, on plot 250x100 ft, on the west side of Ridge Blvd, bet 84th and 85th sts, for Minnie Bullock, West Simsbury, Conn., owner and builder. Total cost, \$350,000.

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

7TH AV.—Shampan & Shampan, 773 Broadway, have completed plans for ten 5-sty apartments, on plot 200x100 ft, occupying the block front on the south side of 7th av, bet. 60th and 61st sts, for the Parkside Av Holding Co., owner and builder, c/o architects. Total cost, \$115,000.

RIDGE BLVD.—Slee & Bryson, 154 Montague st, have completed plans for five 5-sty apartments on plot 250x100 ft, on west side of Ridge Blvd, bet 84th and 85th sts, for Minnie Bullock, West Simsbury, Conn., owner and builder. Total cost, \$235,000.

PALMETTO ST.—L. Berger & Co., 1652 Myrtle av, have plans in progress for eleven 3-sty brick and limestone apartments, 25x68 ft, with stores in the north side of Palmetto st nr Cypress av, for August Bowers, 1647 Myrtle av, owner and builder. Cost, \$8,500 each.

NOSTRAND AV.—Shampan & Shampan, 772 Broadway, have completed plans for four 4-sty brick apartments, 50x89 ft each, at the cor of Nostrand and Vernon avs, for Lazarus Rosenberg, 189 Montague st, owner and builder, who is now taking estimates on all sub-contracts. Total cost, \$180,000.

45TH ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty brick apartments, 37x89 ft, in the north side of 45th st, near 16th av, for the City Line Const. Co., 1260 Liberty av, owner and builder. Total cost, \$45,000.

PROSPECT PARK WEST.—Harry Moore, 738 St. Marks av, has completed plans for a 6-sty brick apartment, 100x87 ft, at the northwest cor of Prospect Park West and 8th st, for Richard D. Bridgette, 305 3d av, owner and builder. Cost, \$100,000.

DWELLINGS.

73D ST.—Weinstein & Jackow, 1753 Pitkin av, have completed plans for two 2-sty brick dwellings, 20x55 ft, in the north side of 73d st, 250 ft west of 15th av, for

Ester F. Levine, 1715 Sterling pl, owner and builder. Total cost, \$9,000.

57TH ST.—Kallich & Lubroth, 215 Montague st, have completed plans for two 2-sty frame dwellings, 17x70 ft, in the north side of 57th st, 200 ft east of 11th av, for Anna Suckno, owner and builder, on premises. Total cost, \$11,000.

AV. C.—Philip Caplan, 16 Court st, is preparing plans for ten 3-sty brick and limestone dwellings, 20x55 ft, with stores, on Av C, bet. East 2d and East 3d sts, for owner and builder to be announced later. Total cost, \$50,000.

BORMAN ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for two 2½-sty frame and brick dwellings, 26x32 ft, in the west side of Borman st, 44 ft north of Oriental blvd, for the G. & S. Realty Co., 52 West End av, owner and builder. Total cost, \$15,000.

EAST 53D ST.—Morris Rothstein, 601 Sutter av, has completed plans for two 2-sty brick dwellings, 20x52 ft, in the east side of East 52d st, 380 ft north of Snyder av, for Nathan Kessler, 176 Middleton st, and Maurice Taxman, 333 Van Sinderen av, owners and builders. Total cost, \$7,000.

82D ST.—F. W. Eisenla, 186 Remsen st, has completed plans for four 2-sty brick dwellings, 20x56 ft, in the north side of 82d st, 360 ft east of 23d st, for Jacob Braun, 82d st, owner and builder. Total cost, \$18,000.

EAST 2D ST.—Philip Caplan, 16 Court st, has completed plans for twelve 2-sty frame dwellings, 17x42 ft, in the east side of East 2d st, 100 ft north of Av C, for Isaac Friedman, 16 Court st, owner and builder. Total cost, \$48,000.

EAST 14TH ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for ten 2½-sty frame and stucco dwellings, 17x42 ft, in the west side of East 14th st, south of Av O, for owner and builder, c/o architects. Cost, \$4,000 each.

EAST 14TH ST.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame dwelling, 25x54 ft, in the west side of East 14th st, 100 ft south of Av J, for Isadore Hassberg, 723 8th av, owner and builder. Cost, \$7,000.

SNYDER AV.—Joseph W. Weiss, 91 Wayne st, has completed plans for two 2-sty frame dwellings, 17x52 ft, on the north side of Snyder av, 40 ft east of 55th st, for the F. E. A. Realty Co., 322 9th st, Brooklyn, owner and builder. Total cost, \$5,000.

EAST 2D ST.—Philip Caplan, 16 Court st, has completed plans for twelve 2-sty frame dwellings, 17x42 ft, in the east side of East 2d st, north of Av C, for Isaac Friedman, 16 Court st, owner and builder. Total cost, \$48,000.

MAPLE AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for five 2-sty brick dwellings, 20x52 ft, on west side of Maple av, south of Midwood st, for the C. & C. Realty Co., Inc., Lewis Cohn, pres., 242 Vernon av, L. I. City, owner and builder. Cost, \$4,000 each.

82D ST.—Rousseaux Co., 2 East 23d st, Manhattan, has been retained to prepare plans for a 2½-sty tapestry brick residence, 38x32 ft, and garage, 90x22 ft, in the south side of 82d st, 120 ft east of Marrows av, for Mrs. Lena Kruse, pres. of the Kruse-Abramson Realty Co., 215 Montague st, owner.

FACTORIES AND WAREHOUSES.

EAGLE ST.—Plans have been prepared privately for a 1-sty storage building, 80 x180 ft, at the northwest cor of Eagle and Franklin sts, for the Gotham Can Co., 60 Eagle st, owner and builder. Cost, \$10,000.

STABLES AND GARAGES.

BERGEN ST.—I. J. Feinberg, 423 Pennsylvania av, has completed plans for a 1-sty brick garage, 50x115 ft, in the south side of Bergen st, 275 ft west of Classon av, for Flora J. Abraham, 405 Putnam av, owner and builder. Cost, \$10,000.

CONEY ISLAND.—J. C. Wandell, 4 Court sq, has plans in progress for a 1-sty brick garage in Coney Island for D. Laurecella, 213 Schenectady av, owner. Cost, \$25,000. Exact location will be available later.

PRESIDENT ST.—W. T. McCarthy, 16 Court st, has completed plans for a 1-sty brick garage, 100x115 ft, in the north side of President st, 235 ft east of Nostrand av, for the Economic Building Co., 850 St. Johns pl, owner and builder.

PARK AV.—C. F. Garlich, 600 Jefferson av, has completed plans for two 1-sty brick garages, 49x131 ft, on the south side of Park av, 250 ft west of Classon av, for Rose L. Loeb, 668 Park pl, Brooklyn, owner. Total cost, \$16,000.

OCEAN AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 1-sty

brick and stone garage, 100x136 ft, on west side of Ocean av, 160 ft south of Av H, for the Pohl-Abbott Const Co, owner and builder, on premises. Cost, \$25,000.

PRESIDENT ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 1-sty brick garage, 100x127 ft, in the south side of President st, 80 ft west of Rogers av, for the Marmon Holding Co., 189 Montague st, owner and builder. Cost, \$22,000.

12TH ST.—Thode & Harvie, 406 9th st, are preparing plans for a 1½-sty brick garage, 50x100 ft, at 459-461-12th st, for owner to be announced later. Cost, \$20,000.

THEATRES.

4TH AV.—C. P. Cannella, 60 Graham av, is preparing plans for a 1-sty brick moving picture theatre, 50x80 ft, at the northwest cor of 4th av and 28th st, for Anthony Pecillo, 2 706 4th av, owner and builder. Cost, \$15,000.

5TH ST.—Thomas W. Lamb, 644 8th av, Manhattan, is preparing plans for a brick and limestone fireproof theatre, 75x200 ft,

seating approximately 2,000, on 5th av, bet 79th and 80th sts, for the 190th St Holding Corp., Hyman Horwitz, pres., Columbia Theatre Building, 47th st and 7th av, Manhattan, owner. Details later.

Queens.

APARTMENTS, FLATS & TENEMENTS.

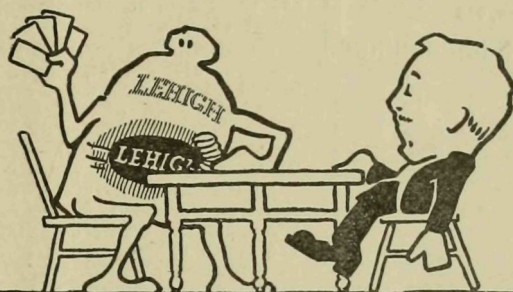
LONG ISLAND CITY.—George J. Fischer, 406 12th av, L. I. City, has completed plans for a 4-sty brick tenement, 24x73 ft, for Charles Moeller, 179 10th av, L. I. City, owner and builder. Cost, \$12,000.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, L. I. City, has completed plans for two 5-sty brick apartments, 37x100 ft, on the south side of Jamaica av, 200 ft west of Crescent st, for Jere Ryan, 1 Bridge Plaza, L. I. City, owner and builder. Total cost, \$70,000.

LONG ISLAND CITY.—Frank Braun, 585 9th av, has been retained to prepare plans for a 4-sty brick and limestone apartment, 50x80 ft, on the west side of Raddes st, bet Wilbur and Paynter avs, for Nicholas Nehrbauser, Jr., 580 9th av, L. I. City, owner and builder.

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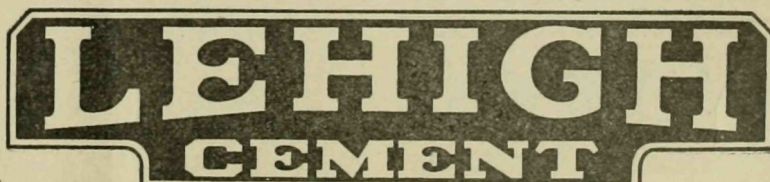
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DWELLINGS.

ELMHURST, L. I.—John G. Dreyer, 75 Oakland st, Brooklyn, has completed plans for a 3-sty brick dwelling, 30x60 ft, containing two stores, at the southwest cor of Woodside av and 20th st, for Frances and Bertha Schmidt, 92 Oakland st, Brooklyn, owners and builders.

ELMHURST, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has completed plans for two 2½-sty frame dwellings, 18x41 ft, in the east side of Sherman st, 190 ft south of Mills st, for the Manheim Realty Co., 57 Manheim st, Elmhurst, L. I., owner and builder. Total cost, \$6,000.

FOREST HILLS, L. I.—Plans have been prepared privately for seven 2½-sty hollow tile and brick dwellings, 22x42 ft, in Summer pl, 52 ft south of Winter st, for the Sage Foundation Homes Co., Forest Hills, L. I., owner and builder. Total cost, \$50,000.

WOODHAVEN, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has completed plans for four 2½-sty frame dwellings, 16x37 ft, in Pitkin Court, 168 ft east of Vanderveer pl, for Sim & Greig, Inc., Woodhaven, L. I., owners and builders. Total cost, \$11,200.

RICHMOND HILL, L. I.—Plans have been prepared privately for a 3-sty frame residence, 43x45 ft, in the south side of Maythayer rd, 167 ft west of Audley st, for H. Schier, 668 5th av, Manhattan, owner. Cost, \$10,000.

BEECHURST, L. I.—H. E. Paddon, 120 Broadway, Manhattan, has completed plans for a 2½-sty frame residence, 26x32 ft, in the south side of 29th st, 85 ft west of Cryders la, for Mrs. H. Hilliard, 246 West 34th st, Manhattan, owner. Cost, about \$15,000.

WOODHAVEN JUNCTION, L. I.—B. F. Hudson, 319 9th st, Brooklyn, has completed plans for two 2-sty brick dwellings, 18x36 ft, at the northwest cor of Allyn Court and Manor av, for the Innovation Homes Co., 1127 Av G, Brooklyn, owner and builder. Total cost, \$6,000.

ELMHURST, L. I.—R. W. Johnson, 60 Hunt st, Corona, L. I., has completed plans for a 2½-sty frame dwelling, 22x53 ft, on the south side of Maurice av, 304 ft west of Chicago av, for Mary A. Weber, 18 Maurice av, Elmhurst, L. I., owner and builder. Cost, \$4,000.

FOREST HILLS, L. I.—M. N. Walsh, Forest and Liberty avs, Richmond Hill, L. I., has completed plans for ten 2½-sty frame dwellings, 26x24 ft, in the south side of 77th st, 100 ft east of Vleigh rd, for Joseph F. Megren, 52 Seminole av, Forest Hills, L. I., owner and builder. Total cost, \$30,000.

FLUSHING HEIGHTS, L. I.—C. L. Varone, Corona av, Corona, L. I., has completed plans for a 2-sty dwelling 20x36 20x36 ft, in the north side of Fresh Meadow rd, 677 ft east of Av B, for Joseph Kurnicke, Beechurst, L. I., owner and builder. Cost, \$4,000.

ELMHURST, L. I.—Plans have been prepared private for two 2-sty frame dwelling, 22x54 ft, in the west side of 20th st, 60 ft south of Kensington terrace, for J. W. Cunningham, 223 20th st, Elmhurst, L. I., owner and builder. Total cost, \$14,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2½-sty frame dwelling, 42x24 ft, at southwest cor of Highland and Hillcrest avs, for Charles A. Du Bosch, Queens, L. I., owner and builder. Cost, \$6,500.

JAMAICA JUNC., L. I.—Julius Carlson, 955 Post av, Port Richmond, S. I., has completed plans for two 1½-sty frame dwellings, 18x25 ft, in the west side of Buffington st, 100 ft north of Southern Blvd, for the Jamaica Manor Corp, 562 Atlantic av, Brooklyn, owner and builder. Cost, \$3,500 each.

BROOKLYN MANOR, L. I.—C. W. Ross, 437 Benedict av, Woodhaven, L. I., has completed plans for nine 2-sty frame dwellings, 16x38 ft, in the south side of Walnut st, 175 ft east of Freedom av, for Charles Sohl, 125 2d st, Union Course, L. I., owner and builder. Total cost, \$22,500.

ROCKAWAY PARK, L. I.—Axl S. Hedman, 371 Fulton st, Brooklyn, has completed plans for a 2-sty frame dwelling, 23x70 ft, in the west side of Beach 119th st, 350 ft north of Triton av, for W. C. Ormand, 909 President st, Brooklyn, owner and builder. Cost, \$9,000.

STABLES AND GARAGES

LONG ISLAND CITY.—Frederick J. Korfman, 406 9th av, L. I. City, has completed plans for a 1-sty brick garage, 75 x200 ft, in the west side of Lockwood st, 150 ft north of Washington av, for Frank J. Perrine, 206 Lockwood st, L. I. City, owner. Cost, \$18,000.

Nassau.

DWELLINGS.

MINEOLA, L. I.—I. E. Bayliss, 55 Main st, Hempstead, L. I., has completed plans for a 2½-sty frame dwelling, 32x40 ft, in 18th st, near the Blvd, for Wm. McCarty, Mineola, L. I., owner. Cost, about \$6,000.

WESTBURY, L. I.—Elwood Williams, 15 West 38th st, Manhattan, will prepare plans for two 2½-sty hollow tile and stucco dwellings in Carle pl, for Gustave F. Dorwin, Carle pl, Westbury, L. I., owner and builder. Total cost, \$7,000.

BROOKVILLE, L. I.—Horace Trumbauer, Land and Title Building, Philadelphia, Pa., has completed plans for a 3-sty brick and limestone residence, 220x180 ft, at Brookville, L. I., for Howard C. Brokaw, 1457 Broadway, Manhattan, owner. Olmstead Bros., 99 Warren st, Boston, Mass., landscape architects.

MANHASSET, L. I.—Peabody, Wilson & Brown, 389 5th av, Manhattan, have completed plans for a 2½-sty brick residence, 100x30 ft, at Manhasset, L. I., for Mrs. Barnes, owner, care architect. Cost, \$50,000. Details later.

Westchester.

DWELLINGS.

HARTSDALE, N. Y.—Hutton & Buys, 103 Park av, Manhattan, are preparing revised plans for a 2½-sty frame residence at Greenacres, for Roderick Stephans, c/o Olin J. Stephans Inc., 138th st, N. Y. City.

TUCKAHOE, N. Y.—Louis A. Hornum, 405 Lexington av, Manhattan, is preparing plans for a 2½-sty tile and stucco dwelling, 30x40 ft, in Cross st, for Mrs. Charles Plock, Tuckahoe, N. Y., owner. Cost, \$7,000.

MAMARONECK, N. Y.—N. M. Woods, 47 West 34th st, Manhattan, is preparing plans for the const. of a 2½-sty residence at Shore Acres, Mamaroneck, N. Y., for Alex S. Lyman, c/o New York Central R. R. Co., 70 East 45th st, Manhattan, owner. Details will be available later.

HALLS AND CLUBS.

PORTCHESTER, N. Y.—Frank A. Moore, 52 Vanderbilt av, Manhattan, is preparing preliminary sketches for a 2½-sty hollow tile and stucco clubhouse, 200x50 ft, at Portchester, N. Y., for the Blind Brook Club, owner, c/o architect. Details will be available later.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has completed plans for a 4-sty brick and limestone apartment, 45x96 ft, in the west side of Hunterdon st, near Clinton av, for Benjamin Goodman and Marcus Goodman, 800 Broad st, Newark, owners and builders. Cost, \$30,000.

NEWARK, N. J.—M. J. Nadel, Union Building, Newark, N. J., has completed plans for a 3-sty frame and stucco flat, 30x81 ft, containing three stores, at the southeast cor of Summer and Montclair avs, for Louis Rosenbaum, 86 Brunswick st, Newark, N. J., owner and builder. Cost, \$10,000.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, has completed plans for a 3-sty brick apartment and store, 25x60 ft, at 162 French st, for Clarence Baier, 160 French st, owner and builder. Cost, \$8,000.

JERSEY CITY, N. J.—Wm. A. Tilton, 76 Montgomery st, has completed plans for two 4-sty brick and limestone apartments, 50x67 ft and 33x59 ft, at the southwest cor of Manhattan st and Summit av, for the Katz Building Co., 68 St. Pauls av, Jersey City, N. J., owner and builder. Total cost, \$40,000.

JERSEY CITY, N. J.—Wm. A. Tilton, 76 Montgomery st, Jersey City, N. J., is preparing plans for a 5-sty brick and limestone apartment, 97x100 ft, containing 3 stores, at the cor of 13th st and Park av, for David Palermo, owner, c/o architect. Cost, about \$70,000.

DWELLINGS.

NORTH ASBURY, N. J.—John P. Voelker, 979 3d av, Manhattan, is preparing plans for a 2½-sty frame and stucco residence, 36x53 ft, and garage, 18x20 ft, on Sunset av, to cost about \$15,000. Name of owner will be announced later.

PLAINFIELD, N. J.—W. H. Clum, 152 Park av, Plainfield, N. J., has completed plans for a 2-sty frame dwelling, 20x40 ft, at the cor of East 6th st and Central av, for Steinman & Glasser, 314 Plainfield av, Plainfield, N. J., owner and builder. Cost, \$4,000.

PATERSON, N. J.—F. W. Wentworth, 140 Market st, is preparing plans for a 2½-sty brick residence, 29x41 ft, at Pat-

erson, N. J., for Wm. Dunning, owner. Cost, \$14,000. Exact location will be announced later.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has completed plans for a 2½-sty hollow tile and stucco dwelling, 36x48 ft, for Nelson De Voe, 229 Lakeview av, Clifton, N. J., owner and builder. Cost, \$9,000.

JERSEY CITY, N. J.—Charles W. Randall, 201 Lake st, West Hoboken, N. J., has completed plans for a 3-sty frame dwelling at 101 Romaine av, for John J. Keegan, 99 Romaine av, Jersey City, owner. Cost, \$4,500. Architect builds.

WESTFIELD, N. J.—Forman & Light, 40 Cedar st, Manhattan, have completed plans for a 2½-sty frame dwelling, 26x42 ft, at Westfield, N. J., for W. T. Gibby, 556 Highland av, Westfield, N. J., owner. Cost, \$5,000.

PERTH AMBOY, N. J.—Goldberger & Griesen, Angle Building, Perth Amboy, have completed plans for a 2-sty frame dwelling, 21x53 ft, at Wisteria pl and Lewis st, for Goldfarb Bros., 407 High st, Perth Amboy, owners and builders. Cost, \$4,500.

JERSEY CITY, N. J.—Plans have been prepared privately for six 2-sty brick dwellings, 19x40 ft, on McAdoo av, for Nathan Dischler, 24 East 15th st, Bayonne, N. J., owner and builder. Cost, \$4,000 each.

BAYONNE, N. J.—Plans have been prepared privately for two 2-sty frame dwellings, 20x48 ft, at 27-29 West 48th st, for Phillip Rackoff and Joseph Gershonowitz, owners and builders, on premises. Cost, \$4,000 each.

EAST ORANGE, N. J.—W. Frank Bowers, 44 Harrison av, East Orange, N. J., has completed plans for a 2½-sty frame dwelling, 30x35 ft, at East Orange, N. J., for F. Pring, 138 Irving av, South Orange, N. J., owner. Cost, \$8,000.

STABLES AND GARAGES.

SOUTH ORANGE, N. J.—Wm. J. Fitzsimons, 307 Market st, Newark, is preparing plans for a 2-sty brick and limestone garage, 24x50 ft, containing chauffeur's quarters, at 457 Centre st, for Wm. J. Trimpi, owner, on premises. Cost, \$7,000.

ELIZABETH, N. J.—Hyman Rosensohn, 800 Broad st, Newark, N. J., has plans in progress for a 1-sty brick and concrete garage, 100x120 ft, on Union av, near Westfield av, for Louis Gordon, 29 Alton st, Elizabeth, owner. Cost, about \$10,000.

THEATRES.

JERSEY CITY, N. J.—W. H. Bogart, 298 Jackson av, Jersey City, has completed plans for a 2-sty brick theatre bldg, 100x100 ft, containing two stores and offices, at the cor of Wilkinson and Jackson avs, Mrs. Ottilie Wetter, owner, care architect. Cost, about \$40,000.

Other Cities.

FACTORIES AND WAREHOUSES.

TONAWANDA, N. Y.—Plans are being prepared privately for three 1 and 2-sty steel and concrete factory buildings on the River rd, near Buffalo City Line, for the Acheson Graphite Co., Niagara Falls, N. Y., owner. C. A. Tryon, c/o owner, chief engineer, in charge. Owner builds. Cost, \$150,000.

ALBANY, N. Y.—Fuller & Robinson, 95 State st, Albany, N. Y., are preparing sketches for a 5-sty reinforced concrete warehouse to be erected at Albany, N. Y. Exact location and name of owner will be announced later.

MUNICIPAL.

DUNKIRK, N. Y.—F. W. Ballard, Cleveland, O., will prepare plans for a 1-sty brick addition to power house at Dunkirk, N. Y., for the City of Dunkirk, A. B. Toomey, City Clerk, owner. Cost, approximately, \$200,000.

STABLES AND GARAGES.

FISHKILL, N. Y.—Buchman & Fox, 39 East 42d st, Manhattan, have completed plans for a 1-sty hollow tile and stucco cow stable and barn, 40x112 ft, at Fishkill, N. Y., for Henry Morganthau, Jr., 30 East 42d st, Manhattan, owner. Cost,

Montague st, have the general contract for alterations to the 4-sty brick bachelor apartment, 25x60 ft, at 76 Columbia Hts, for T. Adamson, owner, on premises, from plans by Slee & Bryson, 154 Montague st, architect. Cost, \$6,000.

PASSAIC, N. J.—John Tauber and Anton Gurecki, Passaic, N. J., have the general contract for the construction of a 3-sty brick and stone flat, 25x85 ft, with store, at 48 3d st, for A. & T. Kraiviez 53d st, Passaic, from plans by Abram Preiskel, Hobart Trust Building, architect. Cost, about \$12,000.

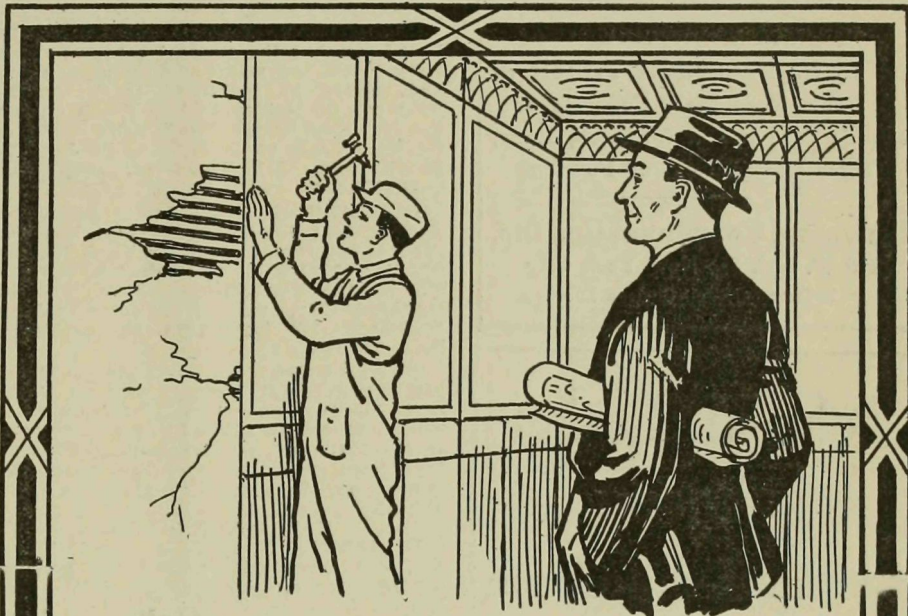
LONG ISLAND CITY (Subs.).—Thomas

Parker Co., Inc., has the contract for limestone, Empire City Gerard Co. the trim and mill work, and Fisk & Co., front brick for the two 5-sty apartments under construction at southwest cor of Hunters Point and Van Alst avs, for the Degnon Contracting Co., 30 East 42d st, from plans by Shampam & Shampam, 772 Broadway, Brooklyn, architects.

DWELLINGS.

MANHATTAN.—James McWalters, 1493 Broadway, has the general contract for alterations and additions to the 4-sty brick and stone residence, 27x100 ft, at 20 East 57th st, for Mrs. Edwin K. Scheffel,

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CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

BRONX.—R. McAdams, 4203 3d av, has the general contract for a 5-sty brick and limestone apartment, 100x100 ft, containing stores, at the northeast cor of Academy st and Sherman av, for the Jacob Ruppert Realty Co., Jacob Ruppert, pres., 90th st and 3d av, owner, from plans by Moore & Landsiedel, 148th st and 3d av, architects. Cost, about \$100,000.

BROOKLYN, N. Y.—Rupp Bros., 189

owner, on premises, from plans by T. Markoe Robertson, 331 Madison av, architect. Cost, about \$20,000.

MANHATTAN.—William Young Company, 414 West 41st st, has obtained the general contract for alterations to the 4-sty brick and stone residence at 121 East 65th st, for Francis G. Landon, 29 Broadway, owner, from plans by Renwick, Aspenwall & Tucker, 8 West 40th st, architects.

BROOKLYN.—J. Desposito & Co., 2858 West 22d st, Coney Island, has the general contract for the construction of a 2½-sty hollow tile and stucco dwelling and garage in West 32d st, Coney Island, for Meyer Friedman, owner. Private plans.

WEEHAWKEN, N. J.—Eldorado Const. Co., 354 Broadway, Union Hill, N. J., has the general contract for the construction

of two 2-sty brick dwellings at 60 and 66 Liberty pl, for James Vonway, owner, c/o general contractor, from plans by E. A. Schrader, Weehawken, N. J., architect. Cost, \$5,000 each.

NEWARK, N. J.—John Sylvester & Son, 20 Eckert av, Newark, N. J., has the general contract for a 2½-sty frame dwelling at 52 Mapes av, for Edward H. Buchman, 215 Pomona av, Newark, owner. Private plans. Cost, \$6,000.

LOCUST VALLEY, L. I.—H. H. Smith Building Co., East Main st, Bayshore, L. I., has the general contract for a 2½-sty brick and limestone residence, 40x110 ft, at Locust Valley, L. I., for A. D. Carver, 39 Water st, Manhattan, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. Cost, \$60,000.

FOREST HILLS, L. I.—J. J. McCarthy & Co., 326 East 42d st, Manhattan, has the general contract for a 2½-sty brick residence, 23x38 ft, and garage, at Forest Hills, L. I., for A. A. Renshaw, 26 Broadway, Manhattan, owner, from plans by R. M. Farrington, architect, Grand Central Terminal, Manhattan. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Turner Const. Co., 11 Broadway, has the general contract for a 6-sty brick and reinforced concrete store and warehouse, 44x115 ft, at the northwest cor of Maiden la and South st, for the Kennedy Estate, c/o Horace S. Ely & Co., 21 Liberty st, from plans by John B. Snook Sons, 261 Broadway, architects. Cost, \$60,000.

JERSEY CITY, N. J.—James Billington & Son, 2614 Blvd, Jersey City, has the general contract for a 4-sty brick factory addition, 25x100 ft, at Bushwick and 9th sts, for the Kiernan-Hughes Co., 348 9th st, Jersey City, owner, from plans by John S. Resch, 170 Lexington av, architect. Cost, \$20,000.

NORTH BERGEN, N. J.—Alphonse Thourot, 588 Bergenline av, West New York, N. J., has the general contract for a 2-sty brick addition to silk mill at 517-521 30th st, for William L. De Bar, owner, on premises, from plans by Peter L. Schultz, 256 Summit av, West Hoboken, architect. Cost, \$10,000.

HALLS AND CLUBS.

ELIZABETH, N. J.—M. Byrnes Building Co., 430 Westfield av, has the general contract for alterations and additions to the clubhouse at 17 Westfield av, for the E. P. O. Elks, D. J. Hirtzel, secretary, 21 Westfield av, from plans by C. Godfrey Poggi, 2 Julian pl, architect. Cost, about \$20,000.

HOSPITALS.

MANHATTAN.—Niewenhaus Bros., 163d st and Park av, have the general contract for alterations to the New York Foundling Hospital at 175 East 68th st, from plans by L. E. Ditmars, 111 5th av, architect.

SCHOOLS AND COLLEGES.

ELIZABETH, N. J.—M. Byrnes Building Co., 430 Westfield av, Elizabeth, N. J., has the general contract for a 2-sty brick and terra cotta public school, 68x150 ft, at North Madison and Monroe avs, for the Board of Education of Newark, N. J., from plans by C. Godfrey Poggi, 2 Julian pl, architect. Cost, \$60,000.

ELIZABETH, N. J.—M. Byrnes Building Co., 430 Westfield av, Elizabeth, N. J., has the general contract for a 2-sty brick and terra cotta public school, 68x150 ft, containing 12 classrooms, at South 5th and Spencer sts, for the Board of Education of Elizabeth, from plans by C. Godfrey Poggi, 2 Julian pl, architect. Cost, \$60,000.

MT. KISCO, N. Y.—George T. Kelly, 22 John st, Yonkers, N. Y., has the general contract for a brick addition to the public school on Hyatt av, for the Board of Education of Mt. Kisco, N. Y., from plans by Ernest Sibley, Palisade Park, N. J., architect. Cost, \$40,000.

STABLES AND GARAGES.

BROOKLYN.—Thomas Drysdale & Sons, Inc., 26 Court st, have the contract for a 1-sty brick garage, 43x114 ft, at the northeast cor of Grand and Park avs, for the Knickerbocker Ice Co., 1480 Broadway, Manhattan, owner, from plans by Mortenson & Co., 405 Lexington av, Manhattan, architects. Cost, \$8,000.

BROOKLYN.—Midwood Associates, 805 Flatbush av, have the general contract for a 1-sty garage, 32x32 ft, in the west side of East 21st st, 421 ft north of Albermarle rd, for Henry G. Lott, 591 Ocean av, owner, from plans by Slee & Bryson, 154 Montague st, architect. Cost, \$2,500.

BROOKLYN.—B. Stern, 1432 Park Pl, has the general contract for a 1-sty brick garage in the south side of Bergen st, 125 ft west of Smith st, for Cora M. Conroy 185 Dean st, owner, from plans by Philip Caplan, 16 Court st, architect. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—C. W. Anderson, 114 Leroy st, has the general contract for alterations to the 8-sty brick store and office building, 50x93 ft, at 30-32 East 21st st, for the B. Fisher Estate, 190 Franklin st, owner, from plans by Fredk. Mathesius, Jr., 320 5th av, architect. Cost, \$8,000.

MANHATTAN.—York Building Co., 103 Park av, has the general contract for a 2-sty brick store and loft building at 134-140 West 39th st, southeast cor of Broadway, for the J. J. Wendel Estate, 175 Broadway, owner, from plans by John H. Kneubel, 305 West 43d st, architect. Cost, \$18,000. Oestreicher Bros., 449 6th av, lessees.

MANHATTAN.—D. C. Weeks & Son, 1123 Broadway, have the general contract for a brick telephone bldg at the northwest cor of Manhattan av and 108th st, for the New York Telephone Co, 15 Dey st, from plans by McKenzie, Voorhees & Gmelin, 1123 Bway, architects. Cost, about \$250,000.

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.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

ELECTRICAL SUPPLY JOBBERS ASSOCIATION will hold its annual meeting and convention at the Hotel Statler, Cleveland, Ohio, October 10-12.

SECOND NATIONAL EXPOSITION OF CHEMICAL INDUSTRIES will be held in the Grand Central Palace, New York City, during the week of September 25.

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.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION at its recent meeting at the Hotel McAlpin, elected the following officers for the ensuing year: Robley S. Stearnes, New Orleans, La., president; W. K. Tuohy, Springfield, Mass, first vice-president; J. C. Rendler, Los Angeles, Cal., second vice-president; J. T. Marron, Rock Island, Ill., third vice-president; James S. Hilton, Syracuse, N. Y., treasurer; George H. Duffield, Utica, N. Y., secretary, and James F. Burns, Schenectady, N. Y., sergeant-at-arms.

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

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

APPEAL 46 of 1916, Alteration 2606 of 1916, premises 154 Central av, Brooklyn. Cannella & Gallo, appellants.

"1. Prop. contrary Sec. 480, Code." It is claimed that the rules and regulations of the President of the Borough or the provisions of law or said ordinances do not apply.

As to whether or not Sec. 480, Par. 1, herewith appended, governs the case on appeal, where the occupancy of a two-story frame stable is changed to a two-story frame shop used for light manufacturing purposes.

Art. 22, Sec. 480. Permissible alterations. 1. Application.

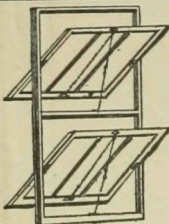
Subject to the requirements of this chapter as to construction, occupancy and location, any existing frame building within the fire limits or the suburban limits occupied exclusively as a residence building, and having not more than 15 sleeping rooms, may be altered and enlarged, a frame construction as hereafter specified in this section, provided that no such building shall be altered or enlarged to be used for any other purpose.

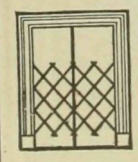
That Art. 22, Sec. 480, Par. 1, specifically refers to existing frame buildings used as dwellings only, and that the last 17 words of said paragraph, "Provided that no such building

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shall be altered or enlarged to be used for any other purpose," does not mention anything about the change of occupancy of any other frame building but an existing dwelling.

2. That Art. 4, Sec 73, Par. 2 reads: "2, Alterations. Except when required by this article to be fireproofed, or when permitted by Art. 5 or Art. 30 of this chapter, to be frame, any building which shall hereafter be enlarged in any manner may be non-fireproof." That Art. 5 does not cover the case on appeal, as the building is neither being enlarged as specified in Sec. 92 of said article, nor being repaired, as specified in Sec. 93. Furthermore, that Art. 30 has been repealed, and nothing is mentioned in said Sec. 73, Par. 2, that Art. 22 is to take its place.

3. That the plans have been passed upon and approved by the State Department of Labor. Said Department having the power to pass and approve plans for alterations of this character under Sec. 51a, Rules and Regulations of the Labor Law, Par. 2, Subdiv. A, which reads: "The construction, alteration, equipment and maintenance of all such places, including the conversion of structures into factories, factory buildings, and mercantile establishments."

Appearance: Charles W. Gallo. On motion, APPROVED. APPEAL 47 of 1916, New Building 60 of 1916, premises 2 West 67th st, Manhattan. Charles A. Rich, appellant. (Repetition of Appeal 29, approved March 28.)

Obj. No. 2. As the building exceeds 150 feet in height, it must be thoroughly fireproof throughout, as required by Chapter 5, Section 356.

That the Code does not fit this case and an equally safe and good construction will be made.

May I substitute method and height shown on plans, instead of complying with Objection No. 2?

No change in plans has been made since date of former appeal. (Appeal 29.)

1. Building is opposite Central Park.

2. I have lowered building 1' 1" below street and reduced my cornice 2' in height.

3. Building is duplex generally, with only seven families high.

4. I have given two main staircases, one fire tower and two regular fire escape staircases.

5. I have given four means of escape to every apartment.

6. Tenement Department has allowed my height through letter from Corporation Counsel.

Appearance: Charles A. Rich. On motion, APPROVED.

APPEAL 48 of 1916, New Building 2783 of 1916, premises 160-170 Malbone st, Brooklyn. James A. Boyle, appellant.

Area of building for non-fireproof construction contrary to §72. (1 of Code.)

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

Permit roof to be constructed of wood beams with steel columns and girders.

1. As building is only one story high.

2. As the opinion of the Corporation Counsel, rendered to the Board of Examiners on Feb. 29, 1916, exempts garages from §72 of the Code of Ordinances.

3. Also as plans have been submitted to and approved by the Bureau of Fire Prevention to allow the roof to be constructed of wood beams and steel columns and girders.

Appearance: James A. Boyle. On motion, DISAPPROVED.

APPEAL 49 of 1916, New Building 132 of 1916, premises 19-27 East 45th st, Manhattan. Starratt & Van Vleck, by Yasuo Matsui, appellants.

1. Interior trim should be of incumbeustible material throughout, as building exceeds 150 ft. in height.

It being claimed that the rules and regulations of the President of said Borough or provisions of law or regulations do not apply.

Whether the pent house constructions constitute an additional story under the regulations, and require all frames, sashes, doors, trim, etc., throughout the building to be of incumbeustible material.

That the additional rooms added do not make the pent house construction constitute an additional story under the regulations, as it occupied only 40 per cent of the roof area and is not used for business purposes, but for recreation of employes.

Furthermore, it is shut off from the balance of building by fireproof doors and walls and all materials entering into the construction or finish will be incumbeustible.

Appearances: E. A. Van Vleck and Y. Matsui. On motion, APPROVED on CONDITION that the building throughout including the pent house, be equipped with automatic sprinklers with two sources of water supply.

APPEAL 58 of 1916, Alteration 1304 of 1916, premises 246 Lenox avenue, Manhattan. Gronenberg & Leuchtag, appellants.

"Hospital is over 50 feet in height and must be fireproof."

The use of proposed building is to be a private sanitarium for the use of not more than fifteen private patients and that there will be a maximum of only twelve rooms to accommodate such patients. It is proposed to fireproof all stair hall partitions throughout with No. 24 Gauge U. S. Standard wire mesh and not less than 3/4" thick coat of Portland cement mortar on each side. We also propose to provide an auxiliary exterior, stair case in rear yard connected to building, same to be constructed of steel and iron; will be 3' 8" wide in the clear and will be constructed in strict requirement with the Rules and Regulations of the Bureau of Buildings as specified in their objections in connection with this work. In addition to this we would be willing to continue passageway in basement in a direct line from street to yard, make same fireproof and otherwise safeguard the occupants of the building as much as possible under existing conditions of construction, etc.

That the occupancy of the building be permitted as hereinbefore specified without mak-

ing the entire building of fireproof construction as required by the Bureau of Buildings.

That with the changes hereinbefore stated, the building will be sufficiently fire resisting and means of egress adequate to permit all occupants of the building to vacate the same without danger, and that in view of the nature of the building, comparatively few occupants would be there at one time, thereby affording ample time and means of escape.

Appearance: A. J. H. Leuchtag. On motion, DISAPPROVED.

BUREAU OF FIRE PREVENTION Municipal Building.

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

Key to Classification 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. RQ.....Reduce Quantities. St Sys.....Storage System.

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

Week Ending July 22.

MANHATTAN ORDERS SERVED.

- Attorney st, 43-Harry Cohen.....GE Attorney st, 43-Abraham Kirschner.....GE-FP Attorney st, 43-Isadore D Goldblatt.....GE-FP Attorney st, 43-Joseph Rosen.....FA Baxter st, 13-Est John N A Griswold, c G G Frelinghuysen, 32 Liberty.....Rec-DC Baxter st, 13-Sharp & Sons.....D&R Baxter st, 13-John G Klump.....DC Bleeker st, 144-Placido Mori.....DC Bowery, 88-Chas H Shulman, 145 E 111, WSS(R) Broad st, 119-Lena Damm, ExS-Rub-FP-TD-GE-DC-FA Broadway, 525-Louis Schechtman & Son...FA Broadway, 525-Est Simon Sternberger, c Ed, et al, 43 E 60.....Rub Broadway, 532-4-Rudolf Lange.....FA Broadway, 532-4-Parisian Undergarment Co, Rec Broadway, 532-4-Bentley Franklin Co..FP-El Broadway, 591-Chas W Endel, 100 5 av...A(R) Broome st, 476-8-Novelly Printing Co.....Rec Broome st, 476-8-Star Paper Box Mfg Co, Rub-Rec Broome st, 476-8-Schaka Goldstein & Kirschner.....Rec-D&R-El Broome st, 476-8-Julius Klorfein.....GE-Rec Broome st, 498-Fashion Waist Co, GE-Rec-FA-El Broome st, 498-Goldmeyer & Co.....Rec Broome st, 498-Wildigg & Blumer.....Rec Broome st, 498-H & F Waist Co...FA-El-Rec Broome st, 498-Sarah Bleyer, c S F, c Spiegel & Prebs, 22 W 22.....A-FD-Rub-FP-GE Canal st, 73-Nathan Latte.....FP-El-GE Canal st, 73-Bergman & Silverman...GE-FP Canal st, 73-Simon Bros.....Rec-FA-FP Canal st, 73-Himmelman & Feldman.GE-FP-El Canal st, 79-Nathan Kaplan.....O Canal st, 83-Abe Rugoff.....El Canal st, 83-7-Sturm & Schienberg...Rub-El Canal st, 83-7-Shur, Brody & Lerner.....Rec Canal st, 83-Saul Eder.....El-Rec Canal st, 83-American Trading Mfg Co...Rec Canal st, 85-7-Empire Silk Garment Co.FA-Rec Canal st, 83-Salven Bros.....Rec Canal st, 85-7-Max Schonsky.....Rec-FA-El Canal st, 85-7-N Y Chain & Bracelet Co..Rec Canal st, 266-Mary R J Dubois et al, DC-FP(R)-WSS(R) Canal st, 266-Atlas Sample Card Co.El-GE-Rec Canal st, 266-Frank Madlener.....Rec Canal st, 266-Schafer & Polakoff.....GE Chambers st, 182-6-Samuel Raump,Rec-GE-Rub Downing st, 53-J & R Lamb, Inc, 25 G av..FP Broadway, 121-5 E-Owner, FP-DC-GE-WSS(R)-WSS Eldridge st, 36-Salven Bros.....D&R Eldridge st, 36-Nathan Orgel.....Rec Eldridge st, 36-Max Megurewsky.....Rec Eldridge st, 36-Greenberg & Dirack.....Rec-GE Eldridge st, 36-Cowen & Malawista.....Rec Eldridge st, 36-Ulick Bros.....El-GE Eldridge st, 39-41-Max Kulch.....GE-FP-Rec Eldridge st, 43-Joseph Cohen.....FA-Rec

- 11 st, 56 E-Klepper Bros.....Rec 11 st, 56 E-Goldberg & Markowitz Co.....GE 11 st, 56 E-M Weber & Co.....Rec 11 st, 46 E-Littenger & Friedman.GE-FP-El 11 st, 56 E-Joseph Primarera.....GE-Rec 11 st, 56 E-Stuyvesant Cloak Co.....GE 11 st, 56 E-Samuel Wautman.....FA-FP 26 st, 11-3 E-Kurzrok Bros.....Rec-Rub 26 st, 11-3 E-American Gown Co.....El 81 st, 350 E-Moses H Israel.....FE(R) 109 st, 56-8 E-Mary T Rennard, 77 E 56, WSS(R)-FP-Ex(R)-El

- 110 st, 58 E-Weingast & Sternberg.....Rub 132 st, 20 E-Nathan R Goldgraben.....GE-Rec 5 av, 84-90-H G Klotz & Co.....Rec-El 5 av, 724-Jessie Farquharson et al.....FD Forsyth st, 116-8-Goldstein & Harris, GE-FP-Rec

- Forsyth st, 116-8-Isador Goldkin.....FP-GE-Rec Forsyth st, 116-8-Stern & Son.....Rec Forsyth st, 116-8-H Baron & Co.....Rec Forsyth st, 116-8-Purvin Bros, Rec-GE-FP-El

- Forsyth st, 116-8-Epstein & Son.....Rec-GE Forsyth st, 116-8-Wolf & Gaffner.GE-FP-Rec Forsyth st, 116-8-S Zarowin & Son.....GE-Rec Hester st, 100-Henry Rips.....Rub Hester st, 100-Julius Lubarsky.....Rub Madison av, 644-50-Est Robt W Taler, 27 William, DC-FP

- Mercer st, 79-Perfect Petticoat Co.....El-Rec Mercer st, 79-Samuel Eneer.....Rec Mercer st, 79-Parisian Children's Wear Mfg Co.....GE

- Mercer st, 79-Friedman & Portnoy,Rec-GE-FP Mercer st, 79-Chas L Symons.....El Nassau st, 20-A Toz Printing Co.....Rec Park Row, 81-Joseph Cohen.....Rec-FA Park Row, 84-Catherine E Wills.....Rub Pitt st, 24-6-L & O C Co.....FA-Rec-GE Suffolk st, 60-Jacob Levy.....FD-A 3 av, 513-5-Joseph Donnelly.....Rec-FA 3 av, 513-5-Fred Sheffield.....FA

- Vandewater st, 14-16-Bklyn News Co...GE-Rec Vandewater st, 14-6-Holderbrand Lithog-raphing Co.....GE-Rec Walker st, 81-American Mortgage Co, 46 Cedar, FD

- Warren st, 82-4-Robt J Masbach.....FP(R) Water st, 397-Geo B Vanderpool, 8 W 72, Rub Water st, 399-Maria L Vanderpool, care G B, Morris Turnpike, Chatham, N J.....Rub

- Wooster st, 83-5-Favorite Paper Box Co...Rub Wooster st, 91-Max Schiff.....Rub 16 st, 39 W-Mrs Mary Keochy.....ExS 17 st, 127-33 W-Seaman's Bank for Savings, A-FD

- 17 st, 141-5 W-Gilde & Feinberg.....Rec 17 st, 141-5 W-Jacob Sonn.....Rec 17 st, 141-5 W-Acme Toy Co.....Rec 20 st, 217 W-C Edw Reid.....Rub 22 st, 312 W-Oliver A McMahon, 126 W 91,GE 22 st, 425 W-Frank Duke, 429 W 22,GE 23 st, 446 W-Edgar A Brooks, 235 Edgar pl, Elizabeth, N J.....GE

- 25 st, 55 W-Astor Estate, 23 W 26.....Rub 26 st, 122-6 W-Denbosky Bros.....El 29 st, 115-23 W-Vulcan Realty Co, 360 7 av, Stp(R)

- 30 st, 29-33 W-Wallack Constn Co, 37-9 E 28, Stp(R) 31 st, 25-9 W-Wm C Adams, pres., S F Adams Realty Co, 949 Bway.....FD 41 st, 336 W-Ch of the Living God & Rescue Home for Orphan Children, GE-D&R-FA-FP-O-Rub

- 41 st, 336 W-Est Susan Sturges, care Geo W M, 236 W 72.....FP-Ex 41 st, 336 W-W R Addicks, Consol Gas Co, 130 E 15.....GE 50 st, 212 W-Anna L Clement, care F, 60 Laight.....Rub

- 3 st, 321-3 E-Fannie Osnowitz.....FP-WSS Jefferson st, 80-Herbert Frankel.WSS-GE-FP Lewis st, 115-M H Realty Co, 63 Park Row, WSS-O Lexington av, 690-2-Odel Realty Co.....FP Broadway, 1897 (Colonial Theatre)-Colonial Operating Co.....Stp(R) Broadway, 1947 (Lincoln Sq Theatre)-Humanovo Producing Co.....Stp(R) 34 st, 201-3 E-Angelo Sartoria.....ExS Greene st, 83-5-Alice B Oppenheimer et al; Avondale, Cincinnati, Ohio, Stp(R)-WSS(R)-FP(R)

- Greenwich st, 354 1/2-Est Chas F Hoffman, 258 Bway.....FE(R)-WSS(R) Reade st, 141-Est Rufus L Cole, care J H Thorpe, 230 4 av.....FE Wooster st, 203-5-Albany Savings Bank, WSS(R)-FP

- 21 st, 423 W-Est John C Oakes et al, care Martha E Carrington, 1062 W 58, Los Angeles, Cal.....FE 22 st, 343 W-Ellen F Nielsen.....FE 71 st, 261 W-Maximilian Toch, 230 5 av.....FP

- 238 st, 126 E-Archibald Murdock.....DC

- BROOKLYN ORDERS SERVED. Kent av, 307-9-Est A Kreamer.RQ-FA-Rub-Rec-GE(R)-WSS(R)-FP(R)-SA-WSS Manhattan av, 413-John Ottati, NoS-FP(R)-WSS(R) Moore st, 19-Morris Mogari, FP(R)-WSS(R)-FA

- Manhattan av,347-Michael Masone, NoS-El(R)-FA-FP(R)WSS(R) 12 av, 3610-Ole Johnson.....FP(R)-FA Waverly av, 508-Thomas Kenney, FA-Rec-WSS(R)-FP(R)

- Whale Creek and Freeman st-Craycroft Oil Co.....Rec-FA-Tel-CF-StSys(R) 15 st, nec, & Locust av-Vitagraph Co of America.....Spr-SA Wythe av, 718-Benj Jackerson, 219 S 9.....D&R

- QUEENS ORDERS SERVED. Darvall st, 18 (Corona)-Thos Tischen, NoS-FA-Rec-WSS(R)-FP(R) 5 av & 18 st (College Pt)-I B Kleinert Rub-ber Co.....WSS(R)-FP(R)-Rec D&R-SA-El (R)-FA-FP-Rec(R)-StSys(R)

- RICHMOND ORDERS SERVED. Richmond tpke, 1622 (W N B)-Joslyn Home for Children.....Rub

Classified Buyers' Guide

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CENTRAL BLUE PRINT CO., INC., 47 W. 42nd St. Tel. Bryant 2919.
CONCOURSE BLUE PRINT CO., 52 Vanderbilt Ave. Tel. Murray Hill 212.
NEW YORK BLUE PRINT PAPER CO., 58 Reade St. Tel. Worth 600.

Boilers.

KEWANEE BOILER CO., 47 West 42nd street. Tel. Bryant 6106.

Bonds.

REMICK, HOGES & CO., 14 Wall St. Tel. Rector 8194.

Brick.

EMPIRE BRICK & SUPPLY CO., 103 Park avenue. Tel. Murray Hill 6580.
GREATER N. Y. BRICK CO., 103 Park avenue. Tel. Murray Hill 761.
SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

Bronze Tablets and Memorials.

(Cast, etched and engraved)
ABBOTT, W. H., 143 W. 42d St. Tel. Bryant 3929.

Builders.

CORNING CO., EDWARD, 52 Vanderbilt Ave. Tel. Murray Hill, 7071-7072.

Building Management.

HALL-BERWIN CORP., 35 W. 39th street. Tel. Bryant 7895.
MANAGING REALTY CORP., 97 Varick St. Tel. Spring 3187.

Building Directory.

THE TABLET & TICKET CO., 381 Broadway. Tel. Franklin 2411.

Building Material (Masons).

BUILDERS' BRICK & SUPPLY CO., INC., 172nd St. and W. Farms road. Tel. Intervale 100.
CANDEE, SMITH & HOWLAND CO., foot East 26th street. Tel. Madison Square 7640.
KANE CO., J. P., 103 Park avenue. Tel. Murray Hill 1467.
MAHNKEN BUILDING MATERIAL CO., 957 Broadway, cor. Myrtle Ave., Brooklyn. Tel. Bushwick 4600.
McCARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

Building Material (2nd Hand).

DONNER HOUSE WRECKING CO., Ely Ave. and N. Jane St., Astoria, L. I. Tel. Astoria.
SEAGRIST HOUSE WRECKING CORP., 533 E. 18th St. Tel. Gramercy 6584.

Building Reports.

DODGE CO., F. W., 119 West 40th street. Tel. Bryant 4800.

A daily service (card system) giving accurate information of contemplated buildings, and other forms of construction, with details of the material and equipment required.

Cabinet Work.

BUSH, JAMES S., 239 Broadway. Tel. Barclay 6693.

Carpenters, Contracting.

COOK & SON, F. A., 127 West 40th Street, New York.

Cement.

ALSEN'S AM. POR. CEMENT WKS., 45 Broadway. Tel. Rector 510.
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church street. Tel. Cortlandt 4650.
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.
LEHIGH PORTLAND CEMENT CO., 30 East 42d street. Tel. Murray Hill 8451.
VULCANITE PORT. CEMENT CO., 8 West 40th street. Tel. Bryant 5370.

Cement Work.

CLAIRMONT CONCRETE CO., 27 Park Ave. Tel. Murray Hill 2552.
HARRISON & MEYER, 1182 Broadway. Tel. Madison Square 8718.
TAYLOR RONALD, 520 East 20th street. Tel. Gramercy 4.

Coal and Coke.

ALDEN COAL MINING CO., INC., 1 Broadway. Tel. Rector 5540.

Commercial Photography.

LANGTON CO., 30 Church St. Tel. Cortlandt 6221.
ROSSBACH COMMERCIAL PHOTO CO., 113 W. 23d St. Tel. Chelsea 1033.

Compo-Board.

WRIGHT LUMBER CO., INC., 148 W. 38th St. The World's Best Wall Board. Tel. Greeley 292.

Concrete Floors and Sidewalks.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

Consulting Engineers.

KNOX, CHARLES E., 101 Park avenue. Tel. Murray Hill 7220.

Contractors' Bonds.

RITCH, INC., WILLIAM T., 30-34 West 33d street. Tel. Madison Square 3060.
RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

Contractors (General).

BRADY CO., CHARLES, 171 Madison avenue. Tel. Murray Hill 5486.
FREDERICK CONSTRUCTION CO., 391 E. 149th St. Tel. Melrose 9054.
FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.
GRANT CONTRACTING CO., 7 E. 42d St. Tel. Murray Hill 4897.
PARKER CO., JOHN H., 315 4th avenue. Tel. Gramercy 6317.
YONKESE, JOSEPH G., 16 Broome St. Tel. Orchard 6629.

Cornice and Skylights.

HAYES, GEORGE, 71 8th avenue. Tel. Chelsea 32.

Directory Building.

THE TABLET & TICKET CO., 381 Broadway. Tel. Franklin 2411.

Doors and Sashes.

EMPIRE CITY-GERARD CO., Greenpoint avenue, Provost St., Blyn. Tel. Greenpoint 818.
SOLAR METAL PRODUCTS CO., Columbus, O.

Dumbwaiters.

FIDELITY DUMB WAITER GUARANTEE CO., 142 E. 14th St. Tel. Stuyvesant 1727-1928-1748.
SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Electrical Contractors.

BRUSSEL, D. G., 39 West 38th street. Tel. Greeley 189.
PATTEN-BROWN CO., 143-145 Prince St. Tel. Spring 545.

Electrical Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.
MAINTENANCE CO.—Sub-metering of current, Billing, Testing and Checking of meters, 417-421 Canal St. Tel. Spring 9670.
N. Y. EDISON CO., Irving place and 15th street. Tel. Stuyvesant 5600.
UNITED ELECTRIC LIGHT & POWER CO., 130 East 15th st., N. Y. Tel. Stuyvesant 4980.

Elevator, Alterations and Repairs.

AMERICAN ELEVATOR & MACHINE CORP., 117 Cedar St. Tel. Rector 4738.
MAINTENANCE CO., 417-421 Canal St. Tel. Spring 9670.
PATTEN-BROWN CO., 143-145 Prince St. Tel. Spring 545.
STALEY ELECTRIC ELEVATOR & MACHINE CO., 136 Prince St. Tel. Spring 7710.
WARNER ELEVATOR REPAIR CO., 113 Warren St. Tel. Cortlandt 1362.

Elevator Fire Doors—Safety Appliances.

PEELLE CO., THE, Stewart Ave. and Harrison Pl., Brooklyn. Tel. Stagg 366.

Elevator Signals and Mechanical Indicators.

ELEVATOR SIGNAL CO., 116 West St. Tel. Cortlandt 5377.

Elevators—Hand Power.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Elevators (Passenger and Freight).

BURWAK ELEVATOR CO., 216 Fulton St. Tel. Cortlandt 8463.
G. E. ENGINEERING CO., 417-421 Canal St. Tel. Spring 9670.
NEW YORK ELEVATOR CO., 50 Grand St. Tel. Spring 8514.
OTIS ELEVATOR CO., 26th street and 11th avenue. Tel. Chelsea 7500.
WATSON ELEVATOR CO., 148 E. 42nd St. Tel. Murray Hill 7795.
WHEELER-McDOWELL ELEVATOR CO., 97 Varick St. Tel. Spring 6085.

Excavators.

NATIONAL EXCAVATION & FOUNDATION CO., INC., 103 Park Ave. Tel. Murray Hill 802.

Fire Brick and Clay.

PULS, CHAS. H., 131-133 East 23d Street. Tel. Gramercy 5360.

Fire Escapes.

GRAND CENTRAL IRON WORKS, 212 E. 52d street. Tel. Plaza 3583.

Fireproof Partitions.

A. J. CONTRACTING CO., 452 W. 38th St. Tel. Greeley 4130.

Fireproofing.

MAURER & SON, H., 420 East 23d street. Tel. Gramercy 5050.
OLIVER, ALBERT, & SON, INC., 101 Park avenue. Tel. Murray Hill 5562.

Fireproofing, Hollow Tile.

THE ANNES & POTTER FIRE CLAY CO., 30 E. 42d st., N. Y. Tel. Murray Hill, 3582.

Folding Gates.

BATAILLE & CO., A., 587 Hudson St. Tel. Chels 891.
HOPKINS & CO., 199 Franklin St. Tel. Franklin 3782.

Gas.

CONSOLIDATED GAS CO. OF N. Y., 130 East 15th street. Tel. Stuyvesant 4900.

Gas Cooking Appliances.

WOLFF GAS RADIATOR CO., A. M., THE, 399 W. Broadway. Tel. Spring 4333.

Glass.

WERBELOVSKY, J. H., 86 Meserole street, Brooklyn. Tel. Stagg 3500.

Hardware, Builders'

FORD PULLEY & HARDWARE CO., 432 4th Ave. Tel. Madison Sq. 782-783.

House Mover and Shorer.

VORNDRAN'S SONS, C., 412 East 147th street. Tel. Melrose 456.

House Wreckers.

NORTHERN WRECKING CO., 103 Park Ave. Tel. Murray Hill 802. Harris Ave. and Sherman Pl., L. I. City. Tel. Hunters Point 2966.

Incinerators.

NIGHTINGALE CO., THE, 103 Park Ave. Tel. Murray Hill 7767.

Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. Tel. John 796. James J. Hoey, Executive Special Agent.
GERMAN-AMERICAN INSURANCE CO., 1 Liberty St. Tel. John 2881.
RITCH, INC., WILLIAM T., 30-34 West 33d street. Tel. Madison Square 3060.
RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.
SEE, ABRM. S. & DEPEW, 55 John St. Tel. John 4776.

Interior Decorator.

BENGTSON, JOHN P., 30 E. 42nd St. Tel. Murray Hill 7512.

Interior Woodwork.

EMPIRE CITY-GERARD CO., Greenpoint avenue & Provost St., Bklyn. Tel. Greenpoint 818.

Iron Grille Work.

BATAILLE & CO., A., 587 Hudson street. Tel. Chelsen 891.

Iron Work (Arch. and Struc.)

GRAND CENTRAL IRON WORKS, 212 East 52d street. Tel. Plaza 3583.
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.
PERLMAN IRON WORKS, INC., A., 1735 West Farms road. Tel. Intervale 2167.
RICHEY, BROWNE & DONALD, INC., Maspeth, L. I. Tel. Williamsburgh 3100.
SCHWENN, WM., 822 Lexington avenue, Brooklyn. Tel. Bushwick 1700.
WELLS ARCH. IRON CO., River avenue and East 151st street. Tel. Melrose 8290.