

# REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, AUGUST 5, 1916

## INDUSTRIAL TERMINALS FOR PORT OF NEW YORK PRESENT MANY COMPLEX PROBLEMS

By WILLARD REED MESSENGER

THE subject of railway, steamship, warehouse and industrial terminals can hardly be considered without first appreciating the territory they serve. The total wealth of all forms in the United States amounts to \$200,000,000,000. More than one-half of this sum is represented by the 3,000,000 square miles of real estate and its improvements. Of this, farms and farm property amount to \$40,000,000,000, and farm products amount annually to over \$20,000,000,000. Almost \$25,000,000,000 is invested in manufacturing, turning out annually \$25,000,000,000 worth of manufactured products. There is \$18,000,000,000 invested in the 250,000 miles of railways in the United States, handling 1,000,000,000 tons of freight annually. The total imports and exports of the United States have reached about \$6,000,000,000 for the last year and more than half of this passes through the port of New York, which handles annually over 25,000,000 tons of import and export freight, with, however, but 15 per cent. carried in American vessels.

### Development of Trade.

The movement of this vast volume of freight for domestic trade and its movement to the seaboard for foreign trade has been developed on the whole with marvelous economy and efficiency. The United States has more railway mileage than all of Europe and railway construction here is cheaper. The movement of imports and exports oversea has been carried on with great economy, the larger ocean liners securing their profits chiefly from passenger and emigrant service. In normal times over eighty steamship lines maintain regular service at the port of New York, and in addition there are twenty coastwise lines, while small freighters and tramp vessels carry large aggregate traffic.

The great waste, costly delays, inefficiency and expensive handling occur not in the long haul transportation either by rail or water, but in the transfer, distribution, storage, imperfect coordination and articulation of the different carriers within comparatively small terminal areas. Often the handling, transfer or storage of merchandise for local consumption or for export within a city's limits is more expensive than its actual transportation for hundreds of miles.

### Subject Little Understood.

This whole subject of modern terminal facilities is little understood and its importance little appreciated in the United States. Probably more fallacies have been promulgated in this country regarding transportation than about any other subject of so vital material importance. Prof. Edwin J. Clapp, of New York University, in his recent book, "The Port of Boston," points out that, contrary to a popular misconception, the port of Boston has not been retarded in its growth, but has been built up by the railroads, which were anxious to have imports and exports in order to supply greater freight tonnage for their roads, and consequently steamship lines have been given free pier accommodations. More than a decade ago the New Haven & Hartford Railroad decided to go into the export business and engaged for its South Boston Docks a line to Antwerp and another to Manchester, but later discontinued this undertaking, feeling it did not pay.



WILLARD REED MESSENGER.

The Federal Government has expended upward of \$1,000,000,000 in river and harbor improvements and has just appropriated another \$40,000,000, and in the past probably a greater percentage of such expenditures has been wasted than of any similar sum ever devoted to transportation purposes. Only about \$50,000,000 of this total has been expended for New York, although this port handles more than one-half of the nation's foreign trade and despite the fact that the State of New York has expended about \$200,000,000 for its canal improvements, for which New York City is taxed about 70 per cent.

### New York Receiving Its Share.

But recently through the efforts of Hon. Murray G. Hulbert, United States Congressman from New York, who is the first representative from New York City to be on the Rivers and Harbors Committee of the House, New York is receiving a reasonably proportionate sum for its port improvements. In addition to these expenditures, New York City has since the organization of the Dock Department in 1870, devoted \$140,000,000 to port improvements, and the city now owns over 200 piers, including the 1,700-foot piers, the largest in the world. Probably a sum equal to the city's has been expended by private interests for industrial and shipping terminals, such as the Bush Terminal, New York Dock Company, Brooklyn Eastern District Terminal, American Dock Company, Degnon Terminal and the new 200-acre industrial development of the Bronx Terminal Corporation.

There are also several trunk line railroads entering the port of New York with millions of dollars invested in their New Jersey and New York terminals and the 2,000 lighters, car floats, grain elevators, oil and coal barges required to handle their enormous tonnage.

It is easily seen that \$500,000,000 is not an extravagant estimate of the total combined expenditures made in New York City for the development of its port. It is unfortunate that this vast sum has been expended by so many different and independent interests: Federal, State, municipal, railroad, steamship

and private companies, and under changing governmental administrations, committees and commissioners, over a long term of years and during a period of unforeseen invention and progress.

It is little wonder that the result is somewhat conglomerate and chaotic and that when the American International Corporation launched its world-wide propaganda for international trade, they at once stood face to face with the fact that the export business of the United States in competition with the nations of the world could not stand the delays and costs at present imposed by the imperfect terminal conditions at New York and also at other American ports, as well as at foreign ports.

### Only One Solution.

There appeared but one solution. The American International Terminals Corporation was promptly organized in cooperation with the National City Bank insuring financial stability and the international engineering firm of Stone & Webster contributing the engineering skill, combined with the technical terminal experience of William H. Lyford, retained as special engineering counsel. W. S. Kies, vice-president of the American International Corporation, and a director of the Terminals Company, states that a thorough study of the entire subject of port terminals is being undertaken and that the new organization will be better informed to advise upon and better equipped to execute practical, economical and efficient terminal improvements anywhere in the world, than any organization which has hitherto existed, and that many ports of the United States and of other countries need such service if they expect to share profitably in international trade.

There is a vast amount of technical study required in this physical development and effective organization of a port. Some cities, such as New Orleans, San Francisco and Montreal, have found that municipal or state ownership or control of the waterfront served with a belt line railroad neutralizing all piers of all steamship lines and operating impartially for all railroads with a common rate of two or three dollars per car for switching in and out is the best solution. New York, for instance, combines state, municipal, railroad, steamship and private ownership or control and the lighterage system performs the service of a belt line.

### Methods Puzzling.

These many diverse methods of physical improvements and varying methods of administration and policies of finance have puzzled many cities eager for port improvement when they have attempted to harmonize the terminal interests of the different railroads, steamship lines and shippers, often with apparently conflicting interests. The railroads have little encouragement to act in harmony. They are forbidden by the Government to combine; they are urged by shippers to compete; they are forced by labor unions to disgorge; they are importuned for dividends by 600,000 stockholders; a critical public demands improved service; receiverships flourish and the Interstate Commerce Commission issues orders.

Now, a new Federal Shipping Commission is to be created to regulate wa-

(Continued on page 189.)



## LEGAL NOTES AFFECTING REALTY

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

### Right of Lateral Support.

BY THE common law, the owner of land contiguous to the land of another is entitled to the right of support, and when excavation is made and this support is taken away, and damage results to the adjoining owner, the owner making the excavation must make good the damage. This natural right of support as between owners of contiguous lands exists in respect of lands only, and not in respect of buildings or erections thereon. By Chapter 6, Laws of 1855, however, this duty of protection was extended to buildings and other erections in the city of New York. It has been held that under this act, regulating the exercise by owners of land in the cities of New York and Brooklyn of the right of excavation upon their own lands, and requiring them to preserve from injury and to support any wall upon adjoining land standing upon or near the boundary line, the fact that an owner has contracted with another to make the excavation upon his land does not exempt the owner from the performance of the duty imposed by the act. *Dorrity v. Rapp*, 72 N. Y. 307. *Bergen v. Morton Amusement Co.*, 159 N. Y. Supp. 935.

### Destruction of Well.

In condemnation proceedings to acquire land for construction of a country road, Special Term, Erie County, holds, *Erie County v. Friedenbergh*, 159 N. Y. Supp. 913, that the county is liable to the owner for the destruction of a well caused by the draining of percolating subsurface waters. The case did not fall under the general rule that the owner of the soil may intercept and divert the percolation subsurface waters without incurring liability to owners of neighboring lands through which the waters so diverted or intercepted would have flowed or percolated, even though the consequence of his act in so diverting or intercepting the percolating waters would injure or even destroy or render entirely worthless another's well. It was rather a case where land is taken from the tract benefited by the existence of the well by right of eminent domain.

### Broker's Commission.

In an action for the balance of a broker's commission, the New York Appellate Division holds, *Erland v. Gibbons*, 159 N. Y. Supp. 875, that a broker employed by the defendant to negotiate an exchange of the defendant's house for a farm upon terms satisfactory to the defendant, and so left without any discretion, was not precluded from recovering a commission by the fact that he was to receive a commission from the other party, unknown to the defendant when the exchange was agreed on.

### Termination of Lease.

Application was made to the county judge of Niagara County, pursuant to Code Civ. Proc., Sec. 2231, et seq., for the removal of a tenant holding over. The lease provided that in case of default of the lessee the lessor might terminate the lease on giving 30 days' notice, and the term should thereupon cease at the expiration of the 30 days. Default had been made in the payment of rent, and a covenant to pay taxes and keep the premises insured had been violated. On February, 1914, the lessor served the 30 days' notice. The lessee continued in the occupation of the premises after the expiration of the 30 days' notice, and machinery was installed by it on the premises in 1915 with the lessor's knowledge. After the service of the 30 days' notice negotiations for a new lease were carried on for a time and in these negotiations the lessor claimed that the lease had expired and the lessee claimed that it had not. The negotiations, however, came to naught. It was held, *In re Sweeney*, 159 N. Y. Supp. 984, that the

provision in the lease constituted a conditional limitation and not a condition, and there was an expiration of the lease by its own terms after the expiration of the 30 days named in the notice. The lease having expired on or about March 20, 1914, the lessee by holding over became a wrongdoer, and the lessor could treat it as a trespasser and bring summary proceedings or ejectment to remove it, or he could waive the wrong and treat

### ORDER VACATED.

#### Fire Commissioner Forced to Withdraw Order Against Factory.

JUSTICE GIEGERICH of the Supreme Court has handed down a decision granting to William H. Browning, head of Browning, King & Co., a mandamus compelling Fire Commissioner Adamson to withdraw an order issued to force the plaintiff to inclose with approved fire-resisting material a light shaft in the factory at 16 West 57th street. Mr. Browning, while not objecting to the order, took the position that such an order should have been issued by the Labor Department and in issuing it the Fire Commissioner exceeded his authority. Justice Giegerich's decision is as follows:

"The applicant seeks a writ of mandamus to command the Fire Commissioner of the City of New York to cancel an order requiring him to inclose in fire-resisting material a light shaft in his factory building located at No. 16 West 57th street, Manhattan. The order is sought to be supported as within the authority conferred upon the commission by chapter 12, article 2, section 20, of the Code of Ordinances of the City of New York, and it would seem that the power to make such an order is conferred by that ordinance (see *Lantry v. Hoffman*, 55 Misc., 261, aff'd 124 App. Div., 937). On behalf of the applicant it is argued that the provisions of the Labor Law are now exclusive on the subject. Reference is made in support of this argument to *People, &c., v. Wilcox* (200 N. Y. 423), where, at page 434, the Court of Appeals pointed out the evils likely to result from the vesting of concurrent power over the same subject in two different bodies or officials. In that case the court refused to construe the legislation under consideration as intending to effect such an undesirable situation.

"Keeping that principle of construction in mind, I now come to a consideration of the meaning of section 79-d of the Labor Law, which provides as follows: 'Effect of foregoing provisions; inspection of buildings and approval of plans.—1. Effect of foregoing provisions. The requirements of sections 79-a, 79-b and 79-c are not in substitution for the requirements of any general or special law or local ordinance relating to the construction, equipment or maintenance of buildings, but the provisions of such general and special laws and local ordinances shall be observed as well as the provisions of said sections.'

"The provisions of sections 79-a, 79-b and 79-c shall supersede all provisions inconsistent therewith in any special law or local ordinance, and any provision of law or ordinance which gives power to any officer to establish requirements inconsistent with the provisions of such sections or the rules and regulations adopted by the industrial board under the provisions of this article. \* \* \* Now, it seems to be clear that the ordinance above referred to (chap. 12, art. 2, sec. 20) does give power to the Fire Commissioner of this city to establish requirements inconsistent with the provision of the section referred to or at least inconsistent with rules and regulations governing the same subject that may be adopted by the industrial board under the provision of that article. It is true that there is nothing in this case to show that there is any conflict or inconsistency between the order of the fire commissioner and any rule or regulation so far adopted by the Industrial Board, but this makes no difference.

"The section just above quoted is not limited by its terms to a case where some officer has established requirements inconsistent with the rules and regulations of the industrial board, but it applies to the power to establish such requirements, and if such power is given by any other provision of law or ordinance, then such provision is superseded by the sections of the Labor Law above referred to. The motion is therefore granted, with \$50 costs."

Alexander C. MacNulty, formerly Assistant Corporation Counsel in charge of the fire prevention matters, represented Mr. Browning. Mr. MacNulty said yesterday:

"During the last two years the Fire Department has issued more than 36,000 fire prevention orders, a great majority of which have affected local factory buildings. Several thousands of these orders have required structural changes in such buildings, and, in a large number

of the lessee as a tenant from year to year or at will or by sufferance. It was held that the wrong was waived here and a new tenancy created by permitting the tenant to occupy the premises from the expiration of the lease to the time these proceedings were commenced and by permitting it to install machinery therein during that period without objection, and also by bringing an action against the lessee for the use and occupation of the premises for the period subsequent to such expiration. A new tenancy having been created which had not expired, the lessor could not maintain a proceeding for the removal of the lessee under the sections relied on.

of cases the requirements have imposed great expense and hardship upon the property owners, particularly upon those owning loft buildings of the older types of construction in Manhattan and Brooklyn.

"It is estimated that the aggregate cost of complying with fire orders requiring structural changes in factory buildings has been more than \$2,000,000 during that period. Doubting the authority of the Fire Commissioner to make such requirements, William H. Browning, of Browning, King & Co., retained me to resist the order of the Commissioner.

"When the Fire Commissioner declined to accede to Mr. Browning's request that the order be rescinded and canceled, the latter made application for a writ of mandamus to compel the Commissioner to take such action.

"For Mr. Browning it was contended that all matters relating to the construction of factory buildings, including fire-proofing, were governed by the Labor Law, which it was the duty of the Labor Commissioner and not the Fire Commissioner to enforce. The Corporation Counsel in behalf of Commissioner Adamson, argued that the Labor Law was inapplicable, in view of the fact that the owners of factory buildings were required by Section 20, Chapter 12, of the Code of Ordinances, to provide therein such fire hose, fire-extinguishers and other means of preventing and extinguishing fires as the Fire Commissioner may direct."

"Justice Giegerich, in his opinion, decided that whatever authority the Fire Commissioner had to require structural changes in factory buildings, under the provisions of the ordinance, had been superseded by the various amendments made in 1914 to the Labor Law, for the reason that the statute should not be construed as intended to effect such an undesirable situation as would necessarily result from the vesting of concurrent power over the same subject in two different bodies or officials. The effect of this decision will be to relieve the owners of factory buildings, to a large extent, of the overlapping inspections, conflicting orders and unnecessary and expensive litigations affecting their premises and industries, which, during recent years, have been intolerable.

"Property owners who have complied with such orders of the Fire Department as Justice Giegerich now holds to be invalid, or who have been haled to court and mulcted in substantial penalties for failure to comply therewith, are considering whether they shall charge up the expense they appear to have been unlawfully put to on this account to 'profit and loss' or shall sue Commissioner Adamson for reimbursement.

"Meanwhile, the Commissioner and the Corporation Counsel are figuring out the probable chances of obtaining a reversal of Justice Giegerich's decision at the hands of the Appellate Division."

### Tunnel Contract Awarded.

The Public Service Commission has awarded to Patrick McGovern & Co., of 1 Madison avenue, New York City, the lowest bidder, the contract for the construction of the new East River tunnel opposite East 60th street for \$4,194,797.

The Department of Street Cleaning employs about 5,400 regular and 1,600 temporary employees.



# WASHINGTON SQUARE SECTION RECLAIMED THROUGH MODERNIZED BUILDINGS

By VINCENT C. PÉPE

THE studio apartments in the Washington Square section have come into great favor during the last year, in fact, so much so, that at the present time there is a greater demand for living apartments than ever before in its history. Owners of real estate have realized that in order to obtain the desirable class of tenants, old buildings must be remodeled artistically and efficiently in order to meet the requirements of the "artist colony" which has been firmly established in the district.

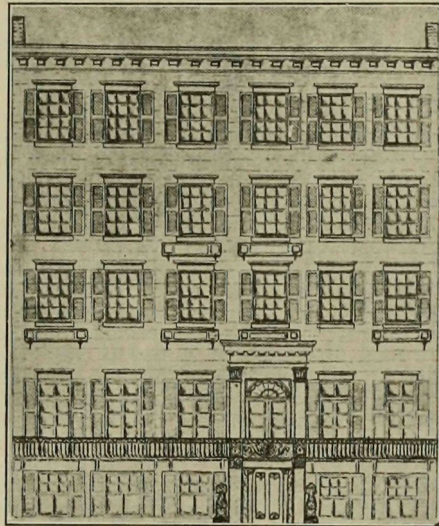
Washington Square has a charm of its own. It is Old New York, and while it lost, in a measure, for a short period, its prestige, nevertheless the reconstruction of the district has brought it once again into its own.

Credit for the preserving of old houses in this section is due to the American artists and the American public who have traveled abroad and observed art in Europe. These classes are the ones that have brought pressure to bear in this locality on property owners and real estate agents, the result being that many old houses are remodeled and once again reclaimed for use.

The demand for the altered private house is not only from those interested in art, but also from the public in general. I make this statement because of the fact that the inquiries received in my office for renting and purchasing apartments and private houses include all classes. The attorney, the Wall street broker, the painter, the sculptor, and staple business men are among those who prefer to reside in this locality.

Accessibility plays a big part in the renting demand for Washington Square, as it is within ten minutes of the uptown business section and only a short time longer from lower Manhattan.

The remodeled houses and many of the older ones are especially adapted for living purposes. These structures have large rooms, with high ceilings, providing plenty of air and ventilation. They were



NOS. 13-15 WEST 12TH STREET.

built at a time when fireplaces meant something, when these fixtures were a necessity as well as an ornament. The old mahogany doors with brass knobs and real Colonial trim, the entrance ways, with their Colonial columns or pilasters, and iron railings, make the buildings attractive and home-like.

Many people in New York City are tired of living in large multi-family houses where rooms are small and twenty families, or more, pass one door. They want to live in a section where there is a democratic atmosphere, and still where refinement is not lacking. They love this section because some of these very houses that are now standing and are being remodeled were the homes of their foreparents, and the atmosphere brings them back to their childhood days. The majority of these houses are from seventy-five to one hundred years old, and were built at a time when 18th street was a suburb, and when Washington Square Park was being converted from a Potter's Field to the Washington Parade Ground, where the Colonial troops drilled.

Many of these families who are now returning to Washington Square left the district not from choice, but rather because they were driven out by the invasion of industrial buildings which infested the section. During the last few years, however, the northward movement has depleted the section of many of these concerns and today the property is again available for its original purpose—residence.

The action of the Board of Estimate, last week, in adopting the resolution for the districting and restricting of the city has had a beneficial effect upon Washington Square. Last year about fifteen houses were remodeled and this year the total will aggregate more than twenty-five houses, and I believe in about three years from now the majority of the old available structures located between Washington Square and 12th street, from University Place to Seventh avenue, will be remodeled or sold to private investors for residential purposes.

One of the greatest problems now confronting brokers in this section has been and is still to get the owners to make alterations to their houses. There are still many who cannot see the "hand-writing on the wall" and fail to realize that the time is now right to improve their property and increase their rental capacity about three-fold. But this problem is finding its own solution in the fact that owners are forced to realize what their neighbors are doing and how successful the innovations have been. But it is essential, in order to make the operation successful, that care be exercised so that all available material in the old building be utilized.

Among the houses that are now being improved is 23 Washington Square North, running through to MacDougal Alley, on a plot measuring 28x155 feet. The architects are Fox & Gale, of Boston, Mass. The property was sold to Max Shoop and is now being altered into a fine duplex apartment as illustrated in this article. One of the apartments will be occupied by the owner, and the other, containing eleven large rooms and four baths, will be leased for approximately \$5,000 a year.

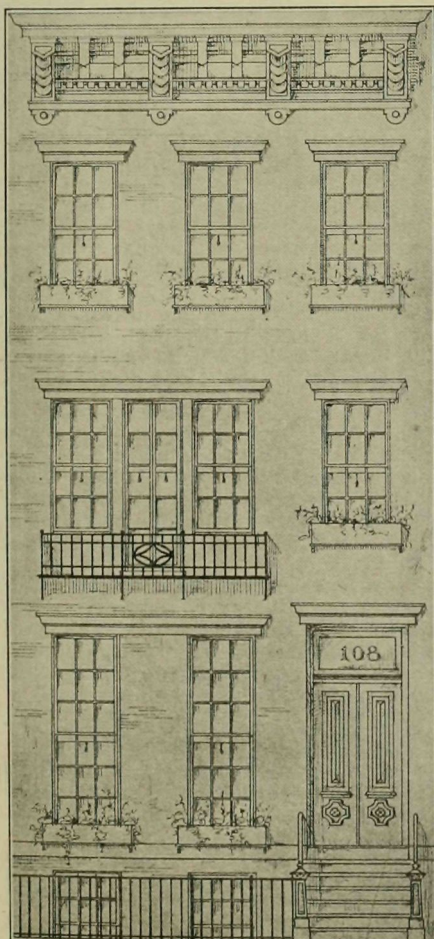
Rudolph Evans, the American sculptor, is the owner of 71 Washington Place, and he is altering his building, from plans by Robert Cowie, who is with W. W. Bosworth, into duplex apartments. One of the suites will be occupied by the owner and the other, with seven rooms and bath, is being held at \$2,400 a year rental.

The owner of 13 and 15 West 12th street is altering the building into non-housekeeping studio apartments, with elevator. Charles A. Rich is the architect. All improvements are being installed, including an electric elevator. Later additions to the original plans call for eleven foot ceilings on the top floor with triple windows in front, and studios in the rear.

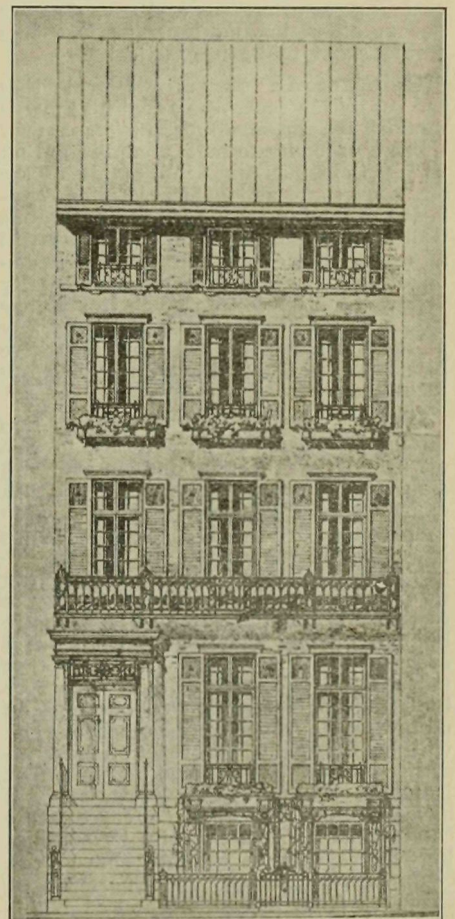
The four-story English basement house owned by Hardy Gay, at 49 West 12th street, is going to be improved into studio apartments and should be ready for occupancy about October 1. This building was formerly a rooming house and by the expenditure of a moderate amount of money Mr. Gay will increase materially his rental returns.

Joseph Savignano, architect, has prepared plans for the altering of 108 Washington Place, a three-story house just west of Sixth avenue, into a duplex apartment for Dr. James F. Navoni, the owner. This building was formerly occupied by three families.

Douglas Robinson, Charles F. Brown Company is going to alter 112 Waverly Place into studio apartments, and the five-story apartment house at 90 Grove street, on a lot 30x135, will be improved.



NO. 108 WASHINGTON PLACE.



NO. 23 WASHINGTON SQUARE NORTH.



# ARCHITECTS DISCUSS ZONING REGULATIONS

## Many Problems To Be Worked Out Before the Plan Will Become Operative From a Practical Standpoint

THERE seems to be a consensus of opinion among the architects of this city that the resolution recently passed into law, restricting the height, area and use of buildings in all five boroughs, will have a marked effect for good on the community at large. There is a strong feeling that after the law is fully digested and understood by the owners of property they will realize that any immediate depreciation in their properties will be offset by the permanent stabilization of values. The owners are fully assured by the wording of the measure that they can develop their holdings along certain lines knowing that adjacent owners are unable to erect structures that will depreciate community values. Architects generally think that the measure is an excellent thing, the sad part being that the matter, urgent as it was, was practically ignored for so long a time. Had the legislation been considered and adopted years ago the development of the city would have been along far different lines, congestion in limited areas would have been avoided and sections ripe for improvement would have experienced a natural and substantial growth.

**W. H. Gompert:** "Unquestionably I think that the resolution that was recently passed into law will result in the general betterment of conditions for the entire community. While the law might seem to depreciate values in a number of instances where owners of property were not foresighted enough to file plans for the protection of their holdings, the law as it stands will ultimately stabilize values of real estate in this city and will fix the character of a locality so that unscrupulous owners cannot erect structures that would be detrimental to the majority of adjacent owners."

**S. B. P. Trowbridge, Trowbridge & Livingston:** "The idea of the recently passed resolution may be a very good thing for the city as a whole, but it seems to me that the wording of the law might have been a little less involved. There are some parts of the document, especially as regards areas and use, that are not at all plain and in some instances would seem to be impractical."

**C. Grant La Farge:** "I feel that the resolution recently passed into law is one of the most important steps ever taken by the city to meet a condition that was rapidly becoming intolerable in the absence of any adequate system of regulation. Looking toward the future as well as at the present time, the law will afford a better opportunity for better distribution and a more permanent realty value. The law will do much to stabilize values that have been fluctuating greatly in the past, through the fact that there had been no general plan for development."

**W. L. Rouse, Rouse & Goldstone:** "No intelligent owner of real estate in this city that I have come in contact with since the passage of the resolution has expressed a disapproval of it. Even those whose properties are apparently hit by some of the seemingly drastic impositions realize that in the long run their holdings will be benefitted by the restrictions of the law. Most large holders of real estate are also owners of buildings and these are the ones that most fully understand that whatever limitation or restriction is imposed on unimproved property by the new law will be offset by the reaction and increase in value of improved property that is bound to follow. The new law will have a decidedly good effect on real estate conditions in our city by stabilizing values that in the past have been changed by many causes. The curse of this city from a real estate and building standpoint has been the fluctuation in values and the monotony in design

and construction. The new law will detract from this monotony by spreading out the development of the city and will surely result in a more pleasing architectural style. When worked out the law will prove a benefit to the entire city."

**G. Ajello:** "The law as it stands seems to be a very satisfactory piece of legislation and something that will have a far reaching effect on the development of this city. The increases called for in the areas of yards and courts will provide better light and ventilation than has been possible in the past, and while in some respects the measure might seem to impose drastic restrictions on the owners of unimproved properties the city at large will reap the benefit. To my mind the wording of the law particularly in regard to B Districts, is rather involved and is in some parts hard to understand. There is a possibility that at first values in some parts of the city may depreciate but later as the wise provisions of the resolution are fully realized it will have the effect of stabilizing realty values. Construction work will continue and probably will be increased, but along saner lines than it has progressed in the past."

**R. H. Shreve, Carrere & Hastings:** "We heartily approve of the recently passed measure for the regulation of use, height and area and think that the law as it stands will have a marked effect for good on the development of the city."

**Francis H. Kimball:** "As far as I am personally concerned I do not think that the resolution as passed is a good thing for real estate and expect that the law will be found to be unconstitutional. The city has no right to divide the territory into zones in the manner provided by law. Property will be depreciated and values permanently lowered."

**Julius Franke, Maynicke & Franke:** "The zoning section of the resolution is something that should have been passed many years ago. In regard to the height provision, however, I have some doubt as to the practicability of the measure, feeling that the height limitation as called for is much too low and that the rear courts required are too large. While the measure was designed to safeguard the health of the community I do not believe that the increased health will compensate for the loss of rentable area in buildings constructed under the new law. I think that an average height of twelve stories, with courts as called for by the Building Code, would provide a better proportion between the health of the city and the economy of use of the property. Tall buildings have a tendency to make the streets of a city cooler in the summer time, as evidenced by the fact that the streets of a city like Philadelphia, where the buildings are comparatively low, are considerably hotter than the streets of this city in the sections in which the tall buildings cast deep shadows."

**Donn Barber:** "The law is a good one and something that should have been done years ago. Many European cities have had similar laws for a number of years and their development has been particularly marked. There is no doubt in my mind but that the resolution recently passed will have a decidedly good effect on our city."

**George A. Bagge, Neville & Bagge:** "There can be no doubt but that the resolution that has lately become a law will have a very wide influence for good upon the development of the city, particularly in the sections that up to now have been dormant. There are some parts of the law as it stands that would seem to conflict with the Tenement House Law and should be made perfectly clear. We do not think that the area of

courts should have been increased, they were large enough for all purposes and any increase required simply means a smaller area of rentable space with a correspondingly decreased income from the property. However, it will take some time before the full purpose of the law is understood and before the benefits contained are fully realized by the community."

**Kenneth Murchison:** "Unquestionably the recently passed measure is a fine thing for the development of the city at large. While there is a possibility that construction may be held up in some sections owing to certain restrictions in the law that conditions cannot be a permanent one, and I feel certain that through the protection provided in the measure will be realized great benefits which could not have been obtained otherwise."

**Wm. Emerson:** "The recent action of the Board of Estimate on 'Building Districts and Restrictions' ensures to the greater city an intelligent and progressive policy of development, together with such a wise protection of existing values that future generations are safeguarded in the enjoyment of their homes and holdings. It is an example of incalculable value to every sound town planning movement throughout the country and a great tribute to the unselfishness and ability of the Commission."

**C. H. A. Aldrich, Delano & Aldrich:** "The resolution that was recently passed is a very good thing for the City of New York and a matter that really should have been taken up and settled years ago. While a few isolated property owners might at first feel that the law works a hardship as far as the development of their individual properties are concerned the city as a whole will be the gainer. Real estate will have more permanent values than have been maintained in the past."

**Wm. A. Van Alen, Severance & Van Alen:** "We think that the new law is a mighty good thing for this city, and, while not perfect in the main, will be of advantage and of permanent benefit to the city at large. The fact that although a few owners of property will feel the limitation in the improvement of their properties, the law was designed to provide for the greatest good for the largest number and in that manner is sure to prove a happy solution to a problem that has been perplexing to a large proportion of property owners in the city, who never knew exactly what to expect. The city as a whole will gain through the fact that values will be spread out rather than follow the line of least resistance as it has in the past. The law will, beyond a doubt, prove to be a wonderful thing for the development of the city."

**C. P. H. Gilbert:** "The new law seems to me to be a very good piece of legislation and something that will have a far-reaching effect upon the development of the city at large. The city was becoming too crowded and the law will have a tendency to spread out the population and prevent concentration in congested districts as in the past. The part of the law limiting the height of buildings I think is particularly important. I am in favor of lower buildings and feel that the law is a step in the right direction."

**Wm. O. Ludlow, Ludlow & Peabody:** "I confess that I am disappointed that the restriction of the height of buildings in the financial district is such as to permit the further increase of the condition of crowding that we all deplore. The average height of buildings on Broadway, between Battery Park and Chambers street, is at present ten and one-half stories. The new law permits of sixteen to twenty stories built per-

(Continued on page 201)



# REALTY BROKERS GIVE VIEWS ON RESOLUTION

## In the Main the Zoning Problem Is Favored, Though Some Object to Certain Restrictions

OPINIONS of many of the leading real estate brokers on the zoning resolution are printed below. As a rule they favor the scheme on the whole, though several disagree with the plan, in whole or in part. There seems to be a general opinion that values will be stabilized and that properties outside of the beaten paths will come into their own and find a market as the city expands. Opinions of many of the brokers who appeared at the public hearings have already been printed in the Record and Guide and consequently they are omitted in this article.

**J. Romaine Brown, of the J. Romaine Brown Co.:** "There are many reasons why the zoning resolution will ultimately work out to the benefit of real estate, though it is a pity, a great pity, that some such plan could not have been adopted many years ago, at any rate before the uptown movement became so pronounced. Still I am glad that it has passed, for, from now on, we may expect a more uniform city, not only as to the height of buildings, but also as regards the occupancy of the structures. Those who have already improved their properties with tall buildings, which occupy more lot area than will be possible in the future, have a certain advantage over others, but when the city, as a whole, is taken into account, the number of these structures is comparatively small.

"Why should one property owner rob his neighbor of light and ventilation without making some return for these advantages? It is manifestly unfair on its face, and I am glad that it is going to stop. There is an economic problem to be solved, but this will find its solution as time passes. What can the owner of a dwelling, located in a business area, do with his property, assuming that he bought it five years ago, when values were somewhat higher than today? The logical solution is to make an agreement with his neighbor to form a plot, which will be available for the erection of a mercantile building. It is in this way, and this is about the only way that he can obtain his money back. The same condition applies to a private dwelling, in a residential district. These houses are practically a drug on the market, but once create a plot of size, a builder can be found to improve the combined site with a multi-family structure, which should bring in a fair return on the investment.

"Not so long ago I visited Frankfort-on-Main, where there are very strict building laws and the regulation of buildings is given extreme care. The municipality is a "city beautiful," logical in its development and uniform. We could do far worse than take example by those in Frankfort, though we would have to apply local conditions in working out the problem.

"Washington Heights has been improved along logical lines. In the main, the apartment houses are only six stories in height, and there is hardly a vacancy to be found. Broadway, Riverside Drive and some other principal thoroughfares have been well laid out and the situation is in a healthy condition.

"The values on Jerome avenue are out of proportion with certain portions of Washington Heights, notably at and near the 181st street subway station. This is easily explained, for Jerome avenue is inaccessible, except by the trolley systems, though lower Manhattan can be reached by the elevated system. The Heights section, on the other hand, is fed by the subway, and thousands of people daily pay an extra fare and ride across Washington Bridge to their homes. When they leave the subway they are apt to buy their household supplies on the Heights, and this has had the tendency to cause high values. I feel that there will be more of an equalization of values

once the Jerome avenue subway extension is put into operation, because traffic over the bridge will not be so heavy and the tradesmen will lose much of this Bronx trade.

"In my opinion, one of the effects of the zoning resolution will be to bring into the market many parcels of land which today can only be considered in the light of taxpayers. I am speaking of Manhattan in particular, though the same thing applies to many sections of Brooklyn. There are large areas which were improved many years ago with tenement houses and dwellings. These buildings have long since outlived their usefulness and are rented for small sums. The value of the properties lies in the ground. There are hundreds of cases where tax valuations call for a stipulated amount on the ground and the improvement is rated at only one or two thousand dollars. These buildings could not be replaced for this amount, but still they would not bring anything like this sum were they to be sold.

"The limiting of the heights of structures should bring into use these districts and I hope the time will come, in the not too distant future, when these properties will be improved along suitable lines to meet the demand of the tenants who would ordinarily rent the upper stories in the high buildings. I feel that a building nine stories high is plenty high enough. These should be made a paying proposition, because tenants could be easily found were proper accommodation provided. It is a shame and a disgrace the way some of the buildings in the wholesale manufacturing districts are overcrowded. The men and women are herded like sheep, instead of having separate accommodations.

"For example, there should be separate elevators for men and women, and in the building should be provided rest rooms for both sexes, where they could spend their lunch hour and thus keep them off the streets. A floor could be divided and used jointly by all the employees in the building. It could be made attractive, at little expense, because chairs, daily papers, etc., could be furnished. I feel that the employers would reap the reward of the additional outlay, in the class of work turned out by the working people.

"The zoning resolution when taken in its entirety is a splendid thing and I feel that real estate values will be stabilized and that prosperity should ensue. Of course, time will be consumed before this is reached, but, in the long run, real estate will be benefited and friends made for the best class of investment in the world."

**Edward C. Cammann, of Cammann, Voorhees & Floyd:** "I am in favor of the resolution. 1. Because high buildings, as a rule, are economic failures. I am speaking of those structures higher than about eighteen stories. 2. Street congestion is created which is detrimental to life and health. The city was not laid out with the anticipation of the erection of the modern skyscrapers and provisions were consequently not made to handle the hugh crowds which result from such intense population. 3. The use restriction is a good one. The unrestricted use of property has worked great detriment to property owners as has been evidenced by the driving of high class retail trade from that section of Fifth avenue, between 14th and 23rd streets."

**Charles F. Noyes, of the Charles F. Noyes Co.:** "A large majority of owners favor the limitation of building heights and the zoning scheme. Therefore, it looks to me as if the general proposition would possibly be to the advantage of the city." Mr. Noyes took an active part in getting the Commission to change the basis of limitation of building heights in the financial district downtown from twice the width of the street as originally

proposed to two and a half times the width of the street with a fifty-foot minimum. This permitted buildings 125 feet high on forty-foot streets as against buildings eighty feet high, originally proposed. Mr. Noyes doubts the wisdom and the legality of the limitation of building heights law as it affects certain downtown property and feels that at certain points it will make a decided difference in the tax assessments.

**W. J. Van Pelt, of Geo. R. Read & Co.:** "I do not favor the resolution in its entirety because I feel that it is discrimination and ill advised. I agree with the opinion of Laurence McGuire, recently expressed, that downtown values will be injured. As a whole the resolution is too drastic."

**Charles S. Kohler:** "I favor some portions of the zoning resolution and other parts I disagree with. Generally speaking the provisions applying to the downtown section are all right, though I feel that there are defects in the way the uptown problems have been worked out. The correspondence published in the Record and Guide recently between Sig. Cederstrom and George T. Mortimer was interesting, and I feel that Mr. Cederstrom was correct in his contentions."

**Ivor Bach Clarke, of Wm. A. White & Sons:** "Property owners of all classes should be protected. The man who holds title to a residence should have protection against factory invasion, or garages, and the one who owns business properties should feel confident that factories will not be erected in the vicinity. These are some of the reasons why I favor the zoning resolution. The matter of garages is a serious one. They are all right in their places, but care must be taken in their location, otherwise property values in the immediate neighborhood are likely to suffer."

**E. A. Tredwell:** "I am in favor of the resolution as a whole, but there are a number of things that still remain unexplained. I cannot reconcile myself to the restriction of the west side of Madison avenue, between 35th and 37th streets for residential purposes. The question must be handled very carefully and must be administered in a liberal spirit."

**Joseph H. Nassoit, of Calder, Nassoit & Lanning:**—"As a principle the zoning of the city is a good one, though I think that the yard restrictions are too severe. It is a splendid thing that garages can be kept out of restricted blocks, specially those devoted to residences, either private or apartment houses. The height restriction is a good one and should work out satisfactorily, as should the use restriction. Real estate brokers are continually confronted with questions put by prospective purchasers as to what the future of certain blocks will be. This is particularly true in those blocks in which there are vacant plots. With the restrictions in force owners have more security and there should not be the diversity of development which has marked the upbuilding of the city up to the present time. In my opinion real estate values will improve."

**W. Albert Pease, of Pease & Elliman:**—"The zoning and restricting plan, speaking in the broad sense, is a good thing, though there are changes to be made before the scheme will be satisfactory to many of the big interests. I feel that the zoning should have been done block by block, rather than by sections."

**Stephen H. Tyng, Jr., of Stephen H. Tyng, Jr., & Co.:** "The resolution should have been adopted twenty-five years ago. The city will benefit as a whole in the long run, but it will take a considerable time before this is accomplished."

(Continued on page 188.)



# BUILDING MANAGEMENT

## THE SCIENCE OF FIRE PREVENTION

THE subject of the science of fire prevention and protection is attracting much attention here and abroad. Exhaustive tests of fire resistive materials and fire extinguishing apparatus of one kind or another are being conducted all the time under scientific management. The record and results of these tests are carefully kept and generally published.

In addition to general standards adopted by the insurance companies for structural parts, such as for walls, floors and fireproofing, there are also standards for fire doors, wired glass windows and doors and new structural materials. These standards have generally been established as a result of fire tests or by the recommendation of the National Fire Protection Association.

The purpose of the National Fire Protection Association is "to promote the science and improve the methods of fire protection and prevention; to obtain and circulate information on these subjects and to secure the co-operation of its members in establishing proper safeguards against loss of life and property by fire."

### Many Devices Tested.

Many specific devices and materials made to conform to approved specifications are tested and approved by the Underwriters' Laboratories. Inspection is also made at the shops of manufacturers, and labels issued by the Underwriters' Laboratories as evidence of compliance with standards, are affixed to the appliances. Architects and builders may thus specify and procure inspected and "labeled" fire doors, windows, fire shutters, stair and elevator doors, rolling shutters and hardware, electrical wire, fusible links for doors, watchmen's clocks, hose, waste cans, brooders, incubators and various other structural parts, devices or materials affecting the fire hazard.

Broadly speaking, there are six important considerations which enter into the "hazard" in fire insurance, and likewise the science of fire prevention and protection.

### Exposure to Fire.

The architect may have little to do with the exposure to fire from without, as the site is generally chosen before he is called in. The exposure depends upon the width of streets or courts, the space between the new building and the neighboring buildings, and the nature of such neighboring buildings.

This hazard may be reduced, however, if the building is planned without openings facing the danger, or if wired glass windows (1), shutters, doors (2) and skylights (11) facing such exposure furnish standard protection. Outside sprinklers (3) and fire hydrants (4) can also be provided to reduce the danger.

The hazard of construction of the structure is affected by the materials and workmanship entering into the construction, their thickness and strength.

An approved Building Code is generally utilized by the Underwriters in judging the adequacy of wall thicknesses and the strength of materials.

Structural steel members are required to be thoroughly covered with fire-resistive materials; as terra cotta, brick, concrete or other approved material of

adequate thickness. The material and workmanship should also be of such that, in case of fire, a powerful hose stream will not destroy the protection and expose the steel to the flame.

The National Fire Protection Association at its annual convention in May, 1913, adopted regulations for a "Standard Fire Resistive Building of the Highest Type." This standard is for a building that would resist a temperature of 2,000° Fahrenheit for four hours without material injury to its structural parts. Although impractical to erect all buildings as prescribed by this document, it is, nevertheless, an ideal that can be approached in any building at least in part. A suggested building ordinance especially intended for small towns and villages was also adopted in 1913 and treats especially of protection for the "non-fireproof" buildings.

### Plan of the Building.

The hazard involving the sale of the building includes questions of height, area, the location of fire stops, facilities for the escape of the occupants and facilities for access for firemen.

The height of a building seriously affects its insurance, because, beyond a certain height the fire departments cannot be depended upon, for the present at least, for effective work.

It is evident also that the larger the area the greater the danger of fire getting beyond control. When the area of any floor exceeds 5,000 square feet the insurance cost is generally higher. Fire stops are provided to decrease the area in large buildings.

Fire stops are either brick or concrete "fire" walls, no less than 12 inches thick, to prevent the fire spreading in a horizontal direction.

To prevent the fire spreading in a vertical direction through openings between stories, such as staircases, shafts, elevators, vents, ducts, etc., such openings are shut off by fire stops. These should be of at least the same fire resistive quality as the floor construction dividing the stories.

For the purpose of allowing communication between the various areas in a horizontal direction and between the floors in a vertical direction, doors are provided which should be standard. Of other elements included in plan and construction are the electric wiring and fittings, protection against lightning, whether the building be fire-resistive or mill construction, and windows of wired glass with metal frames. Special standards have also been adopted for the construction of railway car houses and for gravity tanks.

### Fire Extinguishing Equipment.

The hazard of the fire extinguishing equipment is affected by the character of the protective apparatus, either stationary or movable, such as sprinklers, standpipes, pumps, valves, water supply, hand extinguishers, watchman's clock, fire-drills, fire alarms, hose, etc., all designed to extinguish fire in its incipient stage.

The consideration of the nature of the occupancy includes these points: Whether the merchandise and temporary fixtures are combustible or not, whether explosives or highly inflammable materials are stored, whether there are few or many employees, the nature of the work being done, whether or not the place is kept clean, whether or not the fire extinguishing apparatus is kept in order, and whether or not the special mechanism or apparatus being used is standard and properly taken care of.

Gas machines and engines, incubators and brooders, kerosene oil pressure systems, oxy-acetylene heating and welding apparatus, waste cans and ash cans, films, oil storage, and gasolene stoves for cooking, are all, if improperly installed, hazards of this nature.

The danger of fire due to carelessness or viciousness on the part of the owner, is commonly known among Underwriters as the moral hazard. It is quite distinct from the physical hazard, but a careful investigation of the moral hazard is essential in insurance.

### Public Fire Protection.

The public fire protection, which depends on the efficiency of Municipal Departments—notably the Fire, Water and Building Departments, has an important bearing on the fire loss and consequently the cost of insurance. Architects, builders and property owners can exert an important influence in fire prevention by encouraging the enactment of adequate laws on these subjects and insisting on an efficient administration of such laws.

### State Highway Project.

For the purpose of relieving congested automobile traffic on the Merrick or South Country road in Nassau county, Long Island, and to provide for the traffic demands of steady growth in the area directly north of the Montauk division of the Long Island Railroad, it is planned to establish a State highway from the city line, at Rosedale, eastwardly to Massapequa or the Suffolk County line. The estimated cost is \$200,000. Nassau County has grown thirty-five per cent. in population during the last five years and most of the growth has been in the part of the county the new road would penetrate. State Highway Commissioner Edwin Duffey recently went over the route the road would take. It is proposed to join the road to State highways in Suffolk County, thus making a through route from New York to Montauk Point.

Merrick road needs traffic relief. One of the famous level automobile routes adjacent to New York City, thousands of automobiles pass over it on Saturdays, Sundays and holidays; while on days of ordinary use, the traffic has become more dense.

The general plan is to link together roads already in use north of the railroad and make them of uniform width and convert the continuous course into a State highway. The latter condition is essential now with a through highway on Long Island, because such a road is traveled by tourists from everywhere as well as by residents of Long Island. The new road would be known as State Road No. 35, through the Township of Hempstead; and, for a short distance in its easterly part it would be in the township of Oyster Bay.

Prominent among the places the road would pass through is Freeport, Baldwin Harbor, Lynbrook and Valley Stream. East of Freeport the places that would benefit by the new highway would be Merick, Bellmore, Wantagh, Seaford and Massapequa.

As far back as 1909 the Supervisors of Nassau County recommended to the State Highway Department a new road through southern Nassau County. An appropriation of \$200,000 was then made, but the project was never carried out. Because of increasing traffic and growth of residences and population in southern Nassau County the new road is a necessity.

\*The accompanying article contains excerpts from a pamphlet published jointly by the New York Chapter of the American Institute of Architects and the New York Board of Fire Underwriters, and was prepared by the Committee on Cooperation, Julius Franke representing the institute and F. J. T. Stewart the underwriters.



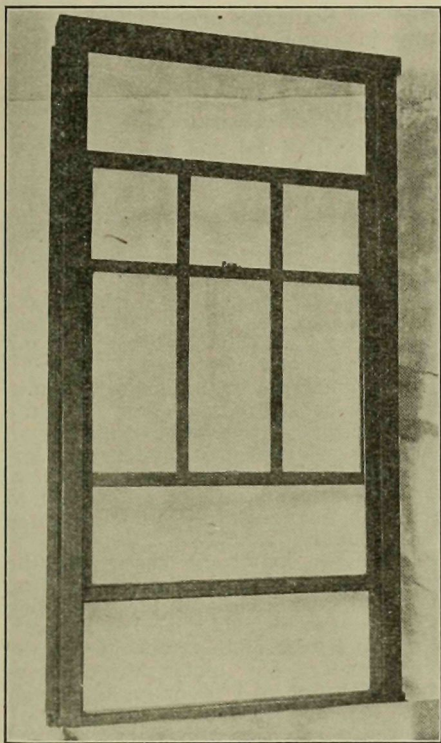
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Solid Metal Windows.

**A**N interesting type of solid metal window has recently made its appearance on the market which is said to possess some unusual features. The boxes, lintel and sash are made of 12 gauge steel (one-eighth inch thick). The sill is of cast iron made in one piece. All points of contact between the sash and the box and between the meeting rails are lock joints, which are said to be absolutely water tight without the use of packing or weather strips. The suspension chains, wheels and shafts are entirely concealed in the box and lintel. These are easily accessible by removing the cover plates. Provision has been made for adjusting the guides of the sliding sash to regulate their operation.



The size of the boxes and lintels can be varied to suit any special requirement.

The method used in the construction of these windows is claimed to prevent jamming or binding of the sash. A baffle plate divides the boxes into two compartments, one for each sash, which are air tight in relation to each other. Air cannot enter the building through the boxes. The sash and boxes have electrically welded joints and the glazing bars are secured by a special binding head screw. The sash can be divided by muntin bars as desired and the windows can be made with either a square or curved head.

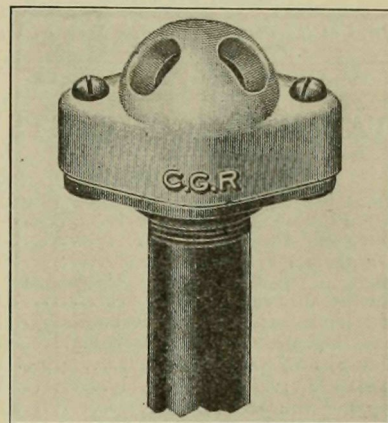
Two types of windows are made, the difference being in the method of suspension and counter-balancing the sliding sash. The general details of construction are the same for both types of windows. Type "A," has weights counter-balancing each sash and Type "C" has one sash counter-balancing the other. The sash suspension in types A and C is accomplished in two different ways. One method is with an overhead shaft having bronze sprockets over which pass sprocket chains suspending the sash. The shaft is continuous and turns on ball-bearings at each end. This method permits ease of operation which is said never to have been obtained before with sliding sash. Jamming or binding of sash of any width up to ten feet is

prevented. The other method is with bronze bushed wheels over which pass steel chains suspending the sash. The wheels revolve on tool steel shafts.

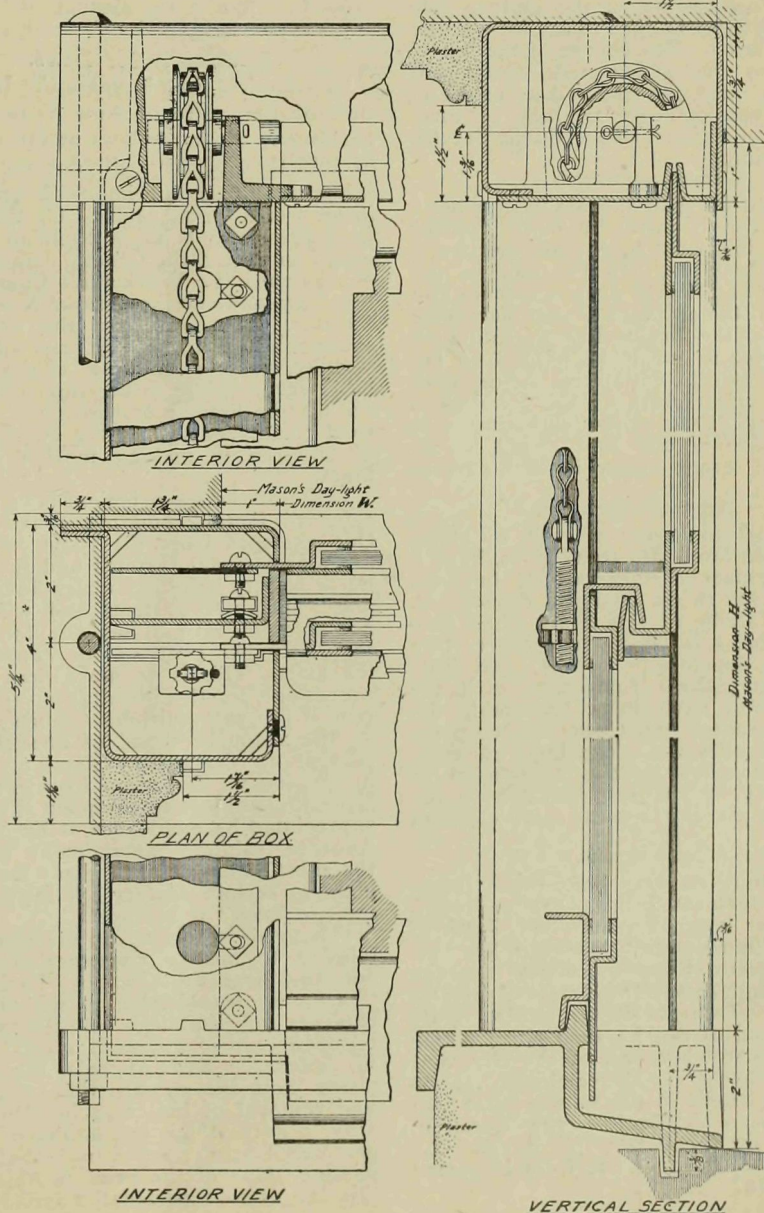
Both types of windows can be arranged with a ventilating section in the lower sash and the upper sash can be arranged to swing outward to form an awning in conjunction with the window shade. Either of these features permit the cleaning of all glass entirely from the inside of the building. In Type "C" the sash can be moved to create an opening at the top for ventilation without causing an opening between the sill and the lower sash. The box, sill and lintel can be utilized to form the finished inside trim without the addition of any other materials. The cast iron sill can be used to form the stool and the apron and may be used to form the exterior sill making a masonry sill unnecessary. These variations can be combined in one casting. These windows have a baked paint finish, applied before assembly, and which can be obtained in any desired color. Windows of this sort can be used in any type of building where a metal sash is required, but are particularly adaptable for high class office structures, hotels, hospitals, libraries, and buildings of a similar character. These windows are fully protected by patents.

Conduit Terminal Fittings.

**I**N places where wires emerge from an iron conduit or from an armored cable it is necessary to provide a special terminal fitting which will insulate the wires from each other and from the cable or conduit. A new fitting designed for this purpose has recently been patented and placed on the market. The fittings are made of glazed porcelain which is strong enough to prevent cracking or breakage. The base of the fitting, on which the porcelain rests is



made of electrogalvanized gray iron, and the screws are treated in a similar manner. The claim is made that this fitting is easily applied because it is only necessary to fasten the base on the conduit or cable, then put on the porcelain cap and screw it down. The outlets in the cap are well rounded so that there is no strain or damage possible to the wires. This method is said to avoid twisting the wires. These fittings can be utilized for meter loops, in motor installations, and in all other places where a fitting of this type is a structural requirement.





# REAL ESTATE BUILDERS RECORD AND GUIDE.

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## TABLE OF CONTENTS

(Section One)	Page.
Industrial Terminals for New York City; Willard Reed Messenger.....	179
Legal Notes Affecting Realty.....	180
Order Against Factory Vacated.....	180
Washington Square Section Reclaimed; Vincent C. Pepe.....	181
Architects Discuss Zoning Regulations.....	182
Realty Broker's Views on Resolution.....	183
Science of Fire Prevention.....	184
Editorials.....	186
Query Department.....	187
Real Estate Situation; Harold Grey.....	188
Bethany Deaconesses' Hospital.....	199
Building Material Market.....	198
Classified Buyers' Guide.....	210
Current Building Operations.....	198
Departmental Rulings.....	209
Leases.....	195
New and Useful Appliances.....	185
Personal and Trade Notes.....	202
Private Sales of the Week.....	191
Real Estate Notes.....	197
Statistical Table of the Week.....	197
Trade and Technical Society Events.....	209
Wholesale Material Market.....	199

The construction of the tunnel to Queens at 60th street is held up by the absence of a right-of-way underneath a strip of waterfront on the Queens side which the State intends to use for a barge canal terminal. The course of the tunnel may have to be deflected, which will cause an extra expense and a change of plans. Another case of lack of forethought on the part of the Public Service Commission.

What to do with the Madison Square Garden site is really a more difficult problem than what to do with the Grand Union Hotel site. In the face of the opposition of Fourth avenue owners and tenants to the entrance of manufacturing industries, the probability of filling so much space as would be offered on the two side streets with firms agreeing to do no manufacturing on the premises is not strong. Besides, the marketing of so much space in one spot would be resented by every owner in that part of the city.

Railroad employees, whether on street cars or on interstate trunk lines, have it in their power to embarrass the business of the city to an extreme degree. A national strike at this time, when general business is trying to recover from years of depression, would win little public sympathy. If deserving of it, the men should have their reasonable demands granted, provided the corporations can afford it. The local situation has been eased by the concession of better pay by the Interborough to the trainmen on the subway and elevated lines.

The third-tracking of the Interborough's elevated lines has proved a profitable improvement. The jump in traffic of more than 10 per cent. has produced several times more new revenue than enough to pay the increased interest charge. Transportation needs easily keep ahead of rapid transit construction in the central borough of the city, and in the suburbs soon overtake it. Meanwhile the traffic in the subways has also increased, which raises the question, where does the new traffic on the "L" roads come from, if not from increased population?

### A Reckless Practice.

A universal comment upon the Black Tom Island disaster is that the transshipment of ammunition from railroad cars to harbor vessels at terminals situated in close proximity to the city should be at once interdicted. Safety regulations cannot prevent human carelessness, nor watchfulness invariably thwart criminal intention. The handling of such dangerous material should be done so far away from populous centers as to localize the consequence of accidental fire and explosions and safeguard the city. A former Dock Commissioner, Mr. Tomkins, suggests the neighborhood of Keyport as a safer place for the dangerous traffic than the ordinary terminals at Jersey City.

Some exclusive place remote from any large community should, as one result of the several official investigations now in progress, be designated and equipped for the purpose with piers and rail connections at the joint expense of the companies concerned in the business either as carriers or manufacturers. The railroads especially should be compelled under governmental direction to co-operate with each other to this extent.

Some four thousand claims altogether have been filed with the insurance companies. The New York City police counted nine hundred buildings with windows broken, and not a few that were damaged in other ways. One hundred insurance companies have suffered losses. It will not be known for some time how many million dollars' worth of contiguous property—warehouses, piers, cars and vessels with their contents—not engaged in the transportation of the explosives, was destroyed. It would be reckless beyond words for the railroads to persist in using for the munition traffic the same terminals as those at which other commodities are handled. Yet this will continue to be their practice unless national and state authorities force a radical change in the system.

### Salutary Labor Laws.

For the first time in years the Legislature of the State of New York added nothing to the labor laws at the session of 1916 that history will not record as salutary and as not imposing any new incumbrance upon realty. Of the thirteen new laws relating to labor interests, four amend the General Labor Law, one amends the Workmen's Compensation Law, and one the greater New York Charter. These six are the principal enactments, and the only ones affecting real estate and building affairs. The other seven relate to the suppression of rioting, the literacy and eyesight of railroad employees and to the employment of children in making motion picture films.

Three of the six principal laws passed refer to factory building construction. One exempts from the requirement of fire alarm signal systems and fire drills those factory buildings which have automatic sprinkler systems and which do not accommodate on any one floor more than fifty per cent. of the capacity of the exits. This is no more than a fair concession for the installation of a system of fire extinguishment much desired by the authorities and of financial advantage to the underwriters, owing to its efficiency. The relief from fire drills in business places so equipped is as fully appreciated by employees as by owners. Another salutary amendment permits the substitution of plate glass for wired glass in certain factory windows where the fire hazard is not great.

The most important of the new laws relating to factory construction is the one amending the Greater New York Charter by transferring to the Superintendents of Buildings in the various boroughs and to a new Municipal Board of Standards and Appeals the supervision over the construction, alteration and removal of buildings in New York City, a duty which has heretofore been performed by the State Industrial Commission. One of the primary objects of this law is to separate the jurisdictions

of the Fire Prevention Bureau and the Building Bureaus so as to plainly fix their bounds and end administrative conflict. Let us hope that the new law has accomplished its purpose in this respect.

In the text of the amended law which the Department of Labor has just printed in a special bulletin it is noted that the Fire Commissioner is directed not to vary from or issue any order contrary to the Building Code, or contrary to any rule or regulation of the Board of Standards and Appeals or the Board of Appeals. He is empowered to enforce all laws and ordinances and the regulations of the Board of Standards and Appeals in respect of (1) the prevention of fires and of danger to life and property therefrom; (2) the storage, sale, transportation and use of combustibles, chemicals and explosives; (3) the installation and maintenance of automatic or other fire-alarm systems and fire extinguishment; (4) the means and adequacy of exits, in case of fire, as provided for in the Labor Law, the Building Code and the rules and regulations of the Board of Standards and Appeals, in all buildings except tenement houses; (5) the investigation of the causes of fires; and (6) the use and occupancy of buildings except tenement houses.

It will be noted that the Commissioner's authority extends only to the enforcement of existing laws and ordinances and the rules and regulations of the Board of Standards and Appeals, especially in connection with the use and occupancy of buildings, after they have been erected under the supervision of the Superintendent of Buildings having jurisdiction. The plans for all alteration and structural changes in and for the installation of fire-extinguishing equipment to be made pursuant to the orders of the Fire Commissioner or his Fire Prevention Bureau are to be filed in the office of the Superintendent of Buildings having jurisdiction.

The general amendments which have been made to the Workmen's Compensation Law include (a) additions to the list of hazardous employments (heretofore enumerated in this paper), permitting other occupations to come under the law by election, releasing absolutely an employer who insures under the law from all liability except for compensation benefits, and making the failure to secure the payment of compensation a misdemeanor.

One other important change in the law relates to the penalty for ignoring the eight-hour rule and the prevailing rate of wages on public works. Formerly the forfeiture of the contract was the sole penalty, but under the law as amended a fine of \$500 or imprisonment for thirty days, or both, can be imposed. Failure to pay the prevailing rate and respect the eight-hour law thus become serious offences for public works contractors. What the prevailing rate is, in any and every trade, should, however, be unequivocally established by custom.

Tax and rent payers have strong grounds for encouragement in the fact that the wave of hysterical welfare legislation, ostensibly for the benefit of labor, but mostly in the interests of practical politics, has passed over, and that the promise now is that only measures truly salutary will hereafter be countenanced at the seat of government.

### Rounding Out the Bronx.

It is noticed that the Borough of the Bronx is making progress in acquiring those civic institutions and facilities of a public and semi-public nature necessary for the symmetrical development of a community having a separate municipal entity. The Congressional Committee on Public Buildings and Grounds has reported a bill which carries an appropriation of \$850,000 for the erection in that borough of a Federal office building, to include a general post office, presumably at 149th street and Mott avenue, where a site was purchased some years ago.

It seems to be predestinated that the neighborhood is to be the principal civic center of the borough. Under the plans of the New York Central Railroad and



the Public Service Commission it will become a transfer point of the first magnitude, and as the local seat of Federal government it is inevitable that it will in time attract to the vicinity the municipal administration offices. From any part of Manhattan and the other boroughs this will be the most accessible geographical point to reach when the new travel routes are fully installed and in operation.

But a more perfect development of the Bronx will await the construction of a belt line freight railroad to tap extensive acreage tracts which in other respects are desirably situated for improvement not only with large manufacturing units but also with loft buildings for utilization as tenant factories.

The magnetic power which facilities for light manufacturing exert upon concerns elsewhere situated is incalculable. In conjunction with the speculative enterprise of our builders this attractive force has made Manhattan the principal center for tenant factories in the country. No investment of capital for real estate on the part of small manufacturers is required where there are loft buildings (with power) to lease, which is a circumstance rarely found in the small towns that anxiously strive for new industries. The advantage of being in the country's largest market place is another ally for the Board of Trade and other public spirited citizens who are working for the material advancement of the borough.

With all its other facilities and advantages there is no reason why the Bronx should not become another Newark in manufacturing importance, as well as a highly developed residential community, under a continuance of well directed efforts in that direction.

#### What Fireproof Construction Means.

The Labor Law in relation to factories was amended by the last Legislature in order to give a clear definition of what is meant in the law by "fireproof construction" when factories are referred to. Subdivision 1 of Section 79-f of Chapter 36 now reads as follows:

1. Fireproof construction. A building shall be deemed to be of fireproof construction if it conforms to the following requirements: All walls constructed of brick, stone, concrete, or terra cotta; all floors and roofs of brick, terra cotta or reinforced concrete placed between steel or reinforced concrete beams and girders; all the steel entering into the structural parts encased in at least two inches of fireproof material, excepting the wall columns, which must be encased in at least eight inches of masonry on the outside and four inches on the inside; all stair wells, elevator wells, public hallways and corridors inclosed by fireproof partitions; all doors, fireproof; all stairways, landings, hallways and other floor surfaces of incombustible material; no woodwork or other combustible material used in any partition, furring, ceiling or floor; and all window frames, doors and sash, trim and other interior finish of incombustible material; all windows shall be fireproof windows except that in buildings under seventy feet in height fireproof windows are required only when within thirty feet of another building or opening on a court or space less than thirty feet wide, and except further that any window not within thirty feet in a direct line of another building not in the same vertical plane, nor opening on a court or space less than thirty feet wide, nor within fifty feet in a vertical direction above the roof of a building within thirty feet, may be provided with plate glass not less than one-fourth of an inch in thickness, no light of which shall exceed seven hundred and twenty square inches in area; except that in buildings under one hundred and fifty feet in height there may be wooden sleepers and floor finish and wooden trim, and except that in buildings under one hundred and fifty feet in height heretofore constructed there may be wooden sleepers, floor finish and trim and the windows need not be fireproof windows, excepting when such windows are within thirty feet of another building.

#### The Street Railroad Strike.

Acting on the recommendation of the executive committee of the Citizens' Union, Albert S. Bard, chairman of its legislative committee, sent, on behalf of the Union, a letter to the Public Service Commission calling attention to the city's vital interest in the pending street railroad strike and strongly recommending to the Public Service Commission that its investigation now underway should include an inquiry into the policies and views of all the parties connected with the present dispute upon certain questions of policy, in order that permanent conditions may be established which will tend to avoid difficulties of this kind and make possible the handling of like differences in the future in a just and orderly way.

The Union suggests that the commission make inquiry of the representatives of the companies and the employees on the following points: What methods should be employed to settle such disputes; what character of organization of employees will aid them in the settlement of just grievances; should strikes by employees of public service corporations be prohibited; what tribunal should have jurisdiction over the settlement of such difficulties; and what, if any, legislation is desirable?

#### Architects' Registration.

The architects' registration act which has come into force in New York State is rather more stringent than those in other American States. It provides that nobody must practise under the title of "architect" unless he has received a certificate of qualification from a board of five examiners. In New Jersey, for example, a diploma or other evidence of graduation from a full course of architecture may be accepted as a satisfactory evidence of competent knowledge of architecture, design and construction. In New York this must be supplemented by at least three years' practical experience.

In New Jersey, again, any person who was engaged in the practice of architecture when the act was passed, and presents an affidavit to that effect, is entitled to receive a certificate without further test. In New York the act provides that an architect must have been engaged in the profession for more than two years before the passage of the act, and must also present satisfactory evidence as to character, competency and qualifications before he is entitled to a certificate.

#### New Gas Standard.

The Public Service Commission has directed its Gas Engineer, Willard F. Hine, to begin experiments at once in connection with the Department of Water Supply, Gas and Electricity of the City of New York, to determine whether the British Thermal Unit standard for illuminating gas shall be established within the jurisdiction of the Commission. The purpose of the experiments is to determine whether the present standard of gas shall be changed so that its value shall be judged upon the number of heating units rather than upon the number of candle power units contained. With the increased commercial use of gas and also the increase in the use of mantles, the heating power of gas has become a more important factor than the candle power; and it is for this reason that the Commission will undertake to establish the new standard for New York City.

#### Business Conditions.

General business is hardly normal for the season. The crop outlook is only fair, and in view of the European demand this may mean an era of higher prices for farm products in this country. Local business, which follows the lead of Wall Street more or less, is considerably influenced by the lifeless stock market. The steady selling of foreign holdings of American stocks by the British treasury prevents a bull market. Last fall's boom in the stock market gave a mighty boost to private industrial and residential construction in city and country.

## 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. 109. In the issue of July 8th, page 43, of the Record and Guide, we notice that there are two decisions in the Court of Appeals relative to the Workmen's Compensation Act. Does this mean that it is no longer necessary for owners or operators of apartment houses to carry compensation insurance?  
F. F.

Answer No. 109.—The cases of Sheridan vs. Gross Construction Company and Chappelle vs. 412 Broadway Company do not mean that it is no longer necessary to carry workmen's compensation insurance. Elevator employees, janitors and regular employes who do repair work, operate boilers, etc., are specifically included in Group 22.

Question No. 110.—Who is responsible for the replacement of plate glass windows, lights, etc., broken by the recent explosion at Black Tom and not insured? If there is no clause in the lease referring to repairs who pays for the replacement? If there is a clause requiring the tenant to make repairs is there any question of his responsibility because of the peculiar circumstances which brought about the breakage?  
C. A.

Answer No. 110.—In the absence of a covenant of the landlord to repair, the tenant, without any express covenant on his part, is bound to keep the leased premises in tenable repair and surrender them at the end of the term in as good condition as the ordinary and natural decay of the premises will permit. This rule requires the tenant to replace windows and doors broken during the term. (See McAdam on Landlord and Tenant, page 1310.)

Question No. 111.—Are ground signs, including the ordinary signs affixed to posts, subject to supervision by any city department?  
W. J.

Answer No. 111.—Yes, by the Bureau of Buildings (Chapter 23, Article 16, of the Code of Ordinances, sections 211 and 212 and sections 218 to 220). The ordinance went into effect on May 29, 1914. It requires filing of plans and a registration fee of \$2, but is not retroactive, that is, it does not apply to signs erected according to legal requirements prior to its passage.

Question No. 112.—Will you kindly let us have the following information? What appropriations have been made for the New York Bridge and Tunnel Commission for the years 1912, 1913, 1914, 1915 and 1916?  
T. M.

Answer No. 112.—The appropriations made for the New York Bridge and Tunnel Commission, the name of which was changed by Chapter 189, Laws of 1913, from the Interstate Bridge Commission, were as follows: Under Chapter 148, Laws of 1911, \$7,500. Under Chapter 75, Laws of 1913, \$12,400. Under Chapter 726, Laws of 1915, \$5,000. No new appropriations were made in 1912, 1914 or 1916.

Question No. 113.—When is the subway system to Jamaica to be operated? Have all the contracts been let? Will the trains run over the Queensboro Bridge or under the river through a tunnel?  
C. W.

Answer No. 113.—Under the Dual System contracts, the New York Municipal Railway Corporation is now constructing an elevated extension of the Broadway elevated line in Brooklyn out Jamaica avenue to Jamaica. All of the construction contracts have been let on this line and work is under way. As the company has not yet filed any schedule of operation, it is impossible at this time to say just what the routing of the trains will be. The line should be in operation in about a year.



## REAL ESTATE NEWS OF THE WEEK

Values Abnormally Low and Market Should Improve as Soon as World Conditions Change

By HAROLD GREY, of J. Edgar Leaycraft & Co.

WORLD conditions must change before final and definite adjustment of the real estate situation is possible. This is the solution of the problems which face the real estate investor and broker. When minds are in such an upset condition as they are today, it is not likely that activity will result. The investor is awaiting the time when he can more clearly see his way before he will put his money into permanent investments. There is at the present time vast sums of money lying idle in the banks, ready for the real estate market, but until such time comes that a definite trend is fixed, I believe that we will have a comparatively quiet market.

Five years or less from now there will be many disappointments, because then investors will regret that they did not take advantage of the present low prices and general conditions to place their moneys in real estate. They will then say, "Why didn't I buy when everything pointed to higher prices."

Just think of good properties being sold at auction for approximately the amount of the encumbrances. The conditions which make such a state of affairs possible is ridiculous and should not be considered by the far-seeing man.

The loaning institutions are conducted by men who know their business, who look into the future and are well conversant with the trend. Of course, they have made some mistakes, but they are in a position to hold what properties they acquire at forced sale, and the day is not far distant when they will be able to sell their purchases to advantage.

The leasing of downtown lofts, and I refer particularly to old buildings, is due largely to the labor troubles, and once these are adjusted this branch of the business should pick up. Many tenants are in financial trouble, due to the labor strikes, and this possibly will take a little time to adjust. Fundamentally business conditions are sound, and the present difficulties in this line are only temporary.

Owners are also to blame for the vacancies, for many are unwilling to modernize their structures to meet the requirements of the various city departments. These orders are sometimes drastic and work a hardship on some, but the bitter must be taken with the sweet, and the orders have to be complied with. The result is, however, that the properties usually are in a more rentable condition and a better class of tenants can be obtained.

The apartment house renting condition, specially the high class structures, is very good. In some cases old buildings have suffered. Some of the old-time apartment houses, which were the last word in construction at the time they were built, are now out of date and tenants cannot be found easily. These houses are frequently so arranged that structural alterations are not possible, except by the outlay of a sum of money running into many thousands of dollars. One of the drawbacks of the old buildings is that they were not provided with sufficient bathrooms, the consequence is that the suites cannot be divided with economy.

The renting situation generally, as far as apartment houses are concerned, is better than a year ago, and I look for further improvement along this line. In the Grand Central Terminal zone rentals are very high, some instances being reported where leases have been made at twice the former figure. There are practically no vacancies, and as soon as one store is vacated there are a number of concerns who are only too glad to lease the space.

Mortgage money, on good properties, is easily obtainable. Many of these loans have been placed at 4½ per cent, and 5 per cent. There is but little difficulty experienced in obtaining a loan on a high

class apartment project, providing that the property is located in a desirable zone. The loaning institutions are doing the bulk of the business, private capitalists and estates withholding their monies.

Labor troubles and the high price of building materials are influencing factors in the building situation. The contractor, as a rule, refuses to give final figures, because he does not know when the market will change and fears a serious loss.

The bottom has been reached and the upward trend has started. Realty has declined for about ten years, but there is every prospect of good times ahead for both the investor and the real estate broker.

## VIEWS OF BROKERS.

(Continued from page 183.)

**Charles E. Duross, of Duross Company.**—"Real estate, as a whole will be benefited by the zoning resolution which was recently made a law. The movement will prevent wildcat building by speculators and will protect the properties of others not only in the street affected, but also in the entire neighborhood. In the Chelsea district industries will be prohibited east of Tenth avenue and those residential blocks now existing will be preserved. West of Tenth avenue the section is unrestricted and warehouses or any other kind of development will be allowed. This is as it should be, for the water front section must of need be industrial. Real estate values should improve, because owners will be given security that improper invasion will not be allowed. Permanency will be created and values will, in consequence, be stabilized."

**William S. Dennison.**—"The idea of zoning the city is an excellent one. It will tend to fix values and hold them on a proper level. Owners have suffered in the past from the continual and violent fluctuations and changes. Trades are always more or less a shifting quantity, and the owner has no assurance that tenants can be held once they are located. Buildings should be of moderate height and owners will find that they will have better results from investments of this class."

**Max Heil, of Heil & Stern.**—"The zoning scheme is wonderful and there is no question in my mind but that it will tend to stabilize real estate values. During the past few years it has been practically impossible to get investors into the market. They simply disappeared. This was particularly true of the Fifth avenue section, south of 34th street. I feel that permanency is assured and that stagnation will disappear. The feeling is decidedly better. It is my experience that owners who were willing to let go their holdings at almost any price, are now more independent and feel that the worst has passed and that an enlivened market will ensue."

**Frederick G. Hobbs, of Slawson & Hobbs.**—"The resolution is very desirable and in the end I feel that the city will be benefited. Buildings should be of a uniform height."

**Vincent C. Pepe, of Pepe & Brother.**—"The zoning plan will help all sections of the city, specially Washington square, which was originally designed as a residential quarter. People want to live in this district, but business invasion several years ago drove out many families. These are returning to the old section. Today there are a great many vacancies in business properties, while the apartment house situation is of the best. Many of the houses in the section are old fashioned, but this condition is being righted. At the present time there is a waiting list of about 400 names, and the rentals which these people are willing to pay range from \$900 to \$2,000 a year. In some in-

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stances suites commanding as high as \$5,000 a year are being sought. The supply of moderate priced apartments is limited, but owners are realizing the situation and are modernizing their holdings to meet the conditions."

**INDUSTRIAL TERMINALS.**

(Continued from page 179)

ter carriers, something as the Interstate Commerce Commission regulates rail carriers, but the railroads are forbidden by the Government to engage in the business of transportation by water. So, again there is the terminal problem or point of transfer left uncared for unless the Commissions amalgamate their jurisdictions or synchronize their separate authorities.

Most governmental regulation of carriers and shippers, however, is of a restraining character or in the nature of control in the operation and administration of the existing facilities, whereas the fundamental terminal deficiency is found in the imperfect physical arrangement, equipment and co-ordination. It is hoped that the eagerness of American business men to share permanently in foreign trade will solve the terminal problem. Competition after the war will be the keenest the world has ever known. On May 6 the Canadian Parliament voted to grant the request of Sir George Foster, Minister of Trade and Commerce, for an appropriation of \$150,000, to enable the Government to organize a campaign for foreign trade. The French are already planning for the time "Quand la paix viendra."

**When Peace Comes.**

It is estimated that when peace comes, the Russian Government will at once need \$200,000,000 worth of machinery and private Russian interests will require \$100,000,000 more, and that 25,000 miles of new railroad construction will be undertaken, to supplement the present 60,000 miles, a meagre mileage for so vast an Empire.

But the need for terminal improvements does not rest alone on the benefits from foreign trade. The domestic trade is vastly greater in volume and value and every dollar of wasteful terminal charge is added to the cost of the consumer's daily provisions, his household goods, and all merchandise and commodities which have had their price, but not their value, increased because of terminal congestion, delays, unnecessary and expensive handling and storage through the devious and antiquated channels of distribution, instead of following the modern, direct and scientific methods which it is hoped may be inaugurated for the daily economy of each household and the promotion, through efficiency, of foreign trade.

**151st Street "L" Station.**

The Interborough Rapid Transit Company has accepted the order of the Public Service Commission for the construction of a new station on the Ninth avenue elevated line at 151st street and Eighth avenue, to be completed by March 1, 1917. The proposition for the new station was taken up in July, 1915, when a petition signed by several hundred residents of the neighborhood, consisting of members of the Upper Harlem Elevated Station Committee and members of other organizations requested the construction of the station at 150th street and Eighth avenue.

Following hearings, the Commission on November 23, 1915, adopted an order directing the construction of a station at 150th street. Owing to inability to obtain consents of abutting property owners, the Interborough later requested that the proposed station be shifted to 151st street and Eighth avenue, and to this the Commission agreed. Several extensions of time were granted to the Interborough in order to permit the obtaining of consents from property owners, and the Interborough recently notified the Commission that it was able to go ahead with the construction providing the Commission would alter its original order, which fixed the date of completion of the new station at November 1, 1916, to March 1, 1917.

**MAPS ON FILE.**

**T**HE Real Estate Board has on file for use of its members the revised Height, Use and Area Maps which accompany the Zoning Resolution passed on July 25 by the Board of Estimate. These maps will be sold by the Board of Estimate at \$3 a set, or 5c. each for single sheets, but are not yet ready for general distribution. When ready, which should be in about two weeks, they may be obtained from Room 501, Municipal Building. The Real Estate Board has had the Zoning Resolution printed and has distributed it among its members. Additional copies may be had as long as the supply lasts.

**New Jersey Assessments.**

The reports of the tax assessors of the different cities in Hudson County, N. J., with the exception of Jersey City, Hoboken and Union Hill, showing the taxable values in the cities upon which the county tax rate for the coming year will be struck, were filed with the County Board of Taxation at the Court House, according to the New York Herald.

The total value of all property subject to taxation in the ten cities reporting is \$193,147,668. This is an increase of \$8,692,426 over last year's figures. The value of lands shows an increase of \$2,888,865 and buildings are valued at \$3,921,150 over last year's estimate. Of the cities Bayonne leads with an increase of \$4,232,871 over last year; West Hoboken, \$1,015,098; West New York, \$1,053,922; Weehawken, \$243,397; East Newark, \$15,550; Guttenburg, \$12,500; Harrison, \$989,610; Kearny, \$477,670; North Bergen, \$635,280; Secaucus, \$16,528. The state-

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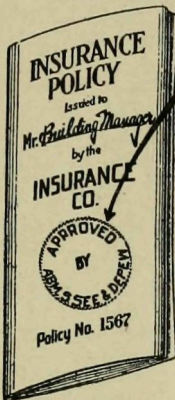
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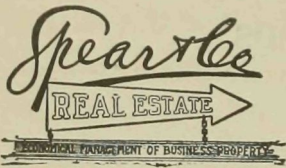
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ment of values of the different cities is as follows:

Bayonne—Values of lands, \$18,928,910; buildings, \$31,849,225; personal property, \$13,246,350; second class railroad property, \$800,353; total net valuation taxable, \$64,824,838.

East Newark—Lands, \$653,800; buildings, \$1,705,550; personal property, \$1,195,300; total net value, \$3,554,450.

Guttenburg—Lands, \$1,298,050; buildings, \$2,049,100; personal property, \$293,850. Total, \$3,641,000.

Harrison—Lands, \$3,350,600; buildings, \$7,979,600; personal property, \$2,722,000; second class railroad property, \$692,040. Total, \$14,744,240.

Kearny—Lands, \$7,027,665; buildings, \$11,244,525; personal property, \$2,543,525; second class railroad property, \$1,505,959. Total, \$22,321,674.

North Bergen—Lands, \$5,716,630; buildings, \$8,049,200; personal property, \$1,075,800; second class railroad property, \$706,943. Total, \$15,548,573.

Secaucus—Lands, \$1,369,855; buildings, \$1,299,200; personal property, \$220,400; second class railroad property, \$457,480. Total, \$3,346,935.

West Hoboken—Lands, \$7,578,545; buildings, \$16,763,900; personal property, \$1,714,625; second class railroad property, \$4,259. Total \$26,161,327.

West New York—Lands, \$4,669,180; buildings, \$10,172,625; personal property, \$1,160,450; second class railroad property, \$4,987,921. Total, \$20,990,170.

Weehawken—Lands, \$6,059,365; buildings, \$7,665,350; personal property, \$368,050; second class railroad property, \$7,021,696. Total, \$21,115,461.

The assessors of Jersey City, Hoboken and Union Hill were granted two weeks' additional time to make up their reports.

**Bureaus Established.**

The organization plans for the new Traffic Bureau and the new Industrial Bureau of the Chamber of Commerce of the Borough of Queens have been completed, and the new managers started to work August 1. The bureau managers will be responsible to the general secretary, Walter I. Willis, and subject to the supervision of the Manufacturing and Industrial Committee of the Chamber, of which Rav Palmer is chairman.

E. H. Best, who has been selected as manager of the Traffic Bureau, has had wide, practical railroad experience and has recently established traffic bureaus for both the Rochester Chamber of Commerce and the Jersey City Chamber of Commerce. The Traffic Bureau will be equipped to render general advice and assistance on all transportation problems affecting shipments to and from the various parts of the Borough of Queens. The checking of freight bills and many other details involved in traffic problems will be included as a special service.

Charles W. Lansing, whose experience in industrial survey work has covered a broad field throughout the United States, has been retained to make an industrial survey of the Borough of Queens, so that the Manufacturing Committee will have complete knowledge regarding the status of the borough today and its possibilities for development as a basis for directing the attention of new manufacturing establishments to the Queens Borough section of New York City.

C. G. M. Thomas, president of the Chamber, stated this week, in reference to the increased facilities of that organization: "One of the best evidences of the rapid growth of Queens is the steady growth of our Chamber, both in the number of its members and the wider scope of work undertaken by it. The addition of these two bureaus will vastly increase the usefulness of the Chamber and the service it can render its members and the borough. The expense of these additional facilities will have to be met through increased revenue from a larger membership. There are many business concerns throughout the borough that are not yet members of the Chamber. We desire to obtain the support of all of the business concerns in the borough, so that we may double our membership and consequently double our activities for a bigger, better and more prosperous

**Suburban Expansion Grows.**

The present extensive growth eastward on Long Island of suburban all-year population is causing a marked contraction of acreage and agricultural area in western Suffolk County, particularly at important centers like Northport, Huntington and Setauket. The present activity affords a contrast in the character of the real estate market. Now the movement is reflected in the sales of home sites and bungalows and medium priced dwellings in the parts of villages within easy access of the railroad stations; whereas in the past the demand was almost entirely for choice shore front acreage for country estate purposes. In proportion to the amount of shore front available there is still a demand for it, but so far as the demand for all-year homes near stations is concerned, it must increase because of the spreading of the suburban area caused by the growth of New York City and improved transit facilities on Long Island. Even Great River, on Suffolk County's south shore, is witnessing house construction to meet the demands for all-year homes for commuters. Fifty miles from Manhattan, Great River reflects the trend of suburban expansion.

Nassau County can no longer be termed an agricultural county. When in 1844 a railroad first passed through Nassau County it was too far from Manhattan in point of time to be suitable for residence for the business and professional men of the metropolis. Brooklyn had only a population of 60,000 and only 370,000 persons lived in Manhattan. Jamaica was the most remote suburban town on Long Island; now it is part of the city of New York.

Nassau County has now a population nearly five times as large as the population of Brooklyn was in 1844. The south half of Nassau County has grown more rapidly in houses and population because its shore line is not pre-empted by landed estates. The southern coast line has been and is in the hands of developers and builders who have appealed to the multitude of investors and home seekers instead of to a class. The result is a more dense, but none the less, suburban occupancy.

Another circumstance is that the suburban trend eastward from Queens was along the south shore of Nassau County because it was along the line of least resistance. Baldwin Harbor and Freeport—in this territory—have been extensively improved because of their waterfronts being traffic served by trolley as well as railroad.

**Electric Current.**

Whether an assignee or a receiver of a business concern in difficulties shall obtain the same electric rate as was had by the company or corporation preceding assignment or receivership is to be taken up by the Public Service Commission for the First District at a hearing on August 9 at 2:30 o'clock. The hearing is to be held to determine whether all of the electric current companies within the jurisdiction of the Public Service Commission shall not be directed to file supplemental schedules covering such a situation. This case grew out of the efforts of one Phillip Ordover, as assignee of the Manchester Rubber Company, who sought to obtain from the Edison Electric Illuminating Company of Brooklyn, the same rate for electric current as assignee that had been had by the corporation before the appointment of the assignee.

The assignee, according to the papers filed with the Commission, was in arrears with its electric current bills for a considerable sum. Mr. Ordover was informed by the company that he might have the old rate providing the bill for arrears was settled. He declined to settle and the company compelled him to make a new contract at a higher rate. Mr. Ordover later appealed to the Commission, asking for a rebate of the difference in the amount of bills under the two contracts. The Commission was unable to grant him the relief desired, but has taken the matter up and directed a hearing in an effort to correct the situation.



### The Board of Assessors.

The Board of Assessors consists of three member appointed by the Mayor. The chief duty of the board is the levying of assessments to defray the original cost of local improvements, such as the grading, curbing and paving of streets and the laying of sidewalks and sewers.

The entire cost of a preliminary street improvement is assessed against the property benefited. If a permanent pavement is subsequently laid over the same area, only the difference between the cost of the preliminary and permanent pavements is assessed against the property benefited. When the cost of a permanent pavement has once been assessed, repavings are generally paid for by the city.

An exception is made to this rule, however, when the new pavement is laid in accordance with a petition of a majority of the interested abutters, in which case the cost is assessed upon the abutting property.

The cost of a lateral sewer is assessed against the property drained by it, while the cost of an intermediate sewer is assessed against the property directly drained by it, only to the amount of the cost of a lateral sewer the excess being distributed over the territory drained by the local sewers flowing into it. The cost of an outlet sewer is assessed against the entire territory which it drains.

The assessments for regulating paving and grading of streets up to sixty feet in width, are usually levied against the property, in front of which the improvement is made, but where a street is of unusual width, is a main artery of travel, and is of expensive construction, the area of assessment is extended to the area locally benefited. When an assessment for benefit exceeds three per cent. of the value of the property, it may be paid in ten annual installments. Interest at the rate of five per cent. per annum is charged on outstanding installments, and seven per cent. on installments passed due. Under no conditions may an assessment exceed 50 per cent. of the value of the property against which it is levied.

### To Safeguard Bridges.

The Public Service Commission has issued an order to various railroad companies operating in New York City possessing bridges or elevated structures within the city limits, together with the rapid transit lines including the Interborough and the Brooklyn Rapid Transit and the latter's subsidiaries, directing them to furnish a report of the condition of all bridges and elevated structures of their respective lines, within 30 days after the end of each calendar year. This report will amount to a certification to the Commission of the condition of these bridges and structures. The order is to take effect immediately. The report must contain a statement that the bridges have been inspected by competent officials or employees of the respective companies and if found safe the report must so state. If they are found to be not thoroughly safe, the report must further state what steps have been taken to place them in safe condition. The several companies are given until August 5 to state to the Commission whether they will accept the order.

### Manufacturing Activity in June.

Measured by the total amount of wages paid, activity in the factories of New York State was greater in June than in any other month of the previous two years, according to reports to the Labor Department. The total number of employees was greater than in May and only slightly less than in April, which holds the record for the two years. Had it not been for the strike in the women's clothing industry and minor labor troubles, both the total wages paid and the total number of employees would have established new high records in June of this year.

The total number of employees was 16 per cent. greater in June, 1916, than in June, 1915, and 13 per cent. greater than in June, 1914. The corresponding percentages for increases in total wages were 31 and 30 per cent., respectively.

As in the preceding months of the past year, the total amount of wages continues to increase faster than the total number of employees.

### PRIVATE REALTY SALES.

THE real estate market continued to be moderately active along practically the same lines which has characterized recent trading. Investors continued to acquire income producing properties in various sections of the city and both large and small properties of this kind are being sought. Although there were no large transactions closed during the week involving considerable outlays of money or costly properties, yet the business that was consummated was of a kind to indicate that there was a market for well located real estate of the more moderately priced character, and such a situation is always considered as an indication of a fundamentally strong market.

Many of the brokerage concerns are going over their lists to readjust them to the new conditions created by the recent passing of the zoning resolution. They are segregating those properties which are available for the various classes of development and contemplate offering these on the new basis. This work is laborious, but it will work out well, for in almost every real estate office there are properties on the cards which have been forgotten on account of the long period which they have been listed.

One of the large brokerage houses said this week that he makes a practice of having these lists gone over in their entirety every month, so that the minds of his salesmen will be refreshed. The way the salesmen usually handle properties is when a parcel comes into an office, which is considered cheap, intensive work is put on it and all the available prospective clients are solicited. If results are not obtained within a short time, the property is passed along and oftentimes forgotten, especially if another cheap parcel is listed for sale.

This broker keeps a clerk who does but little else than keep track of the properties to be offered for sale, and as soon as an inquiry comes in for a property this clerk is consulted and all the available properties in this class are given to the salesman.

The leasing market, in both the business and residential branches, was active, and several prominent firms obtained new locations. The suburban market maintained its steady strength and contributed a number of sales and rentals.

The auction market was quiet and the business concerned, in a great measure, the acquisition of foreclosed properties by parties in interest. Several important midtown properties will probably be sold at foreclosure as a result of the institution of proceedings and the appointment of receivers. Robert Lee Morrell and others have a claim of \$175,000 against the twelve-story office and loft building at the southwest corner of Fourth avenue and 32nd street and the Republic of Panama is seeking to recover a loan of \$175,000 on the Mercantile Building at 35-37 West 31st street.

An interesting auction sale is scheduled this afternoon at Deal Beach, when Joseph P. Day will offer on the premises, by order of the Court of Chancery, ninety-nine lots near the famous Deal Beach Casino. Twenty-two of the plots are in the block bounded by Ocean avenue and the Atlantic Ocean, Roseld avenue and Darlington road, one block north of the Esplanade that leads from the Deal Beach station to the ocean frontage. The balance of the property to be sold is north and south of Richmond avenue, also near the station.

THE total number of sales reported, and not recorded, in Manhattan this week was 21, as against 20 last week and 14 a year ago.

The number of sales south of 59th street was 11, as compared with 6 last week and 6 a year ago.

The sales north of 59th street aggre-

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gated 10, as compared with 14 last week and 8 a year ago.

From the Bronx 8 sales at private contract were reported, as against 10 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 197 of this issue.

**New Location for Chemists.**

Daggett & Ramsdell, chemists, have purchased from the Greenwood Estate the two four-story dwellings at 214-216 West 14th street, forming a plot 50 x 130 feet, which has been in the ownership of the selling family for more than half a century. On this plot the purchasers will erect a ten-story building for their own occupancy, at an estimated cost of \$100,000. The Duross Company represented the buyer, and Cammann, Voorhees & Floyd, the sellers. Daggett & Ramsdell started their business in West 14th street, about fourteen years ago, at that time purchasing a single lot, through the Duross Company, on which they erected their present building, and a larger building has been made necessary to meet the demand of a rapidly growing business.

**\$600,000 Manhattan-Bronx Trade.**

Joseph P. Ryan has purchased from the Fordham Road Corporation, Irving Judis, president, the new Concourse theater and the adjoining taxpayer, at the northeast corner of Grand Boulevard and Concourse and Fordham Road, occupying a plot 158 x 103. In exchange, the purchaser gave the six-story apartment house at the northwest corner of St. Nicholas avenue and 177th street on a plot 100 x 100, and the old five-story building at 467 Fourth avenue, on a lot 20 x 80. The trade involved properties which have been held at about \$600,000. The brokers were Arnold, Byrne & Baumann.

**New Home for Y. M. H. A.**

The Young Men's Hebrew Association has purchased from Julius and Hyman C. Lehrenkrauss, the former Keystone Hotel property at the northwest corner of Cropsey and Twentieth avenues, Bensonhurst, a three-story frame building on a plot 200x100 feet. The broker was E. Raffelson. The property was leased about three months ago by the association, which plans to make extensive alterations, including the installation of tennis courts, a gymnasium and a running track.

**Sells Well-Known House.**

Theodore A. Swan has sold, through William B. May & Company, the former Pembroke Jones house, at 13 West 51st street, a four-story residence on a lot 25 x 105 feet. The Fifth avenue corner on this block is now being extensively remodeled by Cornelius Vanderbilt, who will occupy upon completion.

**Lenox Hill Dwelling Sold.**

William B. May & Company and the Douglas Robinson-Charles S. Brown Company, have sold No. 7 East 76th street, a modern English basement residence, with a frontage of 25 feet, for Mrs. H. F. Hadden, who has occupied the property since 1905, at which time she acquired it from Clarence Whitman. Herbert Parsons is reported to be the buyer. The property was held at \$140,000.

**Out-of-Town Investor Buys.**

Frederick Ayer of Boston has purchased, from Charles Williams, the four-story building with stores at 15-19 East 59th street. The plot has a frontage of 75 feet and adjoins a similar purchase made by Mr. Ayer several years ago, giving him a total frontage of 150 feet between Madison and Fifth avenues. The sale was negotiated by the Cross & Brown Company and Varick B. Martin.

**Woman Buys Plot.**

Lillian B. Hartje, of Pelham, N. Y., purchased from Kate R. Searls and May R. Elliott the three five-story mercantile buildings at 52-54 Greenwich street and 55 Washington street, a plot with a front-

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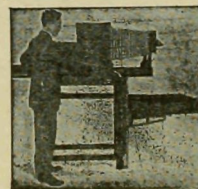
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age of 56.8 feet in Greenwich street, 27.10 feet in Washington street and a depth of 166 feet. The property has been in the family of the sellers for more than fifty years, and has been held at \$125,000.

**New Water Street Mill.**

The Standard Milling Company has purchased through Joseph P. Day, from Maddalena Cuneo, the plot 150x100 at the northeast corner of Water and Corlears streets. The purchaser will erect on this site a modern manufacturing building for its own use.

**Manhattan—South of 59th St.**

**CHRISTIE ST.**—Charles R. Faruolo sold for the Commonwealth Insurance Co. 220 Christie st, a 6-sty tenement.

**23D ST.**—Frederick Brown resold 420 and 422 West 23 st, two 4-sty dwellings, 51.6x98.9, recently taken in a trade for two Washington Heights apartment houses. The buyer is Jasper H. Hawkins, the lessee. The property was held at \$75,000.

**51ST ST.**—Samuel Freedman sold for Dr. Ernest W. Goode the 3-sty dwelling 333 West 51st st, on lot 17.6x100.5. The purchaser is Dr. John J. A. Hickey, who will occupy.

**56TH ST.**—Worthington Whitehouse, Inc., sold 114 and 116 West 56th st, two 2-sty garages, on plot 50x100.5, held at about \$60,000. This property is assessed by the city at \$70,000. No. 114 was sold for the United States Trust Co. of New York, as trustee, and No. 116 for Mrs. Mary E. Combs.

**10TH AV.**—The Douglas Robinson, Charles S. Brown Co. has sold for the East 45th St Corporation 452-456 10th av, a 5-sty factory, on plot 74x100, adjoining the northeast corner of 35th st.

**11TH ST.**—Douglas Robinson, Charles S. Brown Co. have sold for the Robert W. Tailer estate 22 East 11th st, a 4-sty private dwelling, on lot 25x94.9. The purchaser is Mrs. Agnes Farrell. The property is assessed by the city at \$24,000.

**23D AV.**—Frederick Brown bought from Jacob H. Sheuer, as trustee, through Edward C. H. Vogler and Goodale Perry & Dwight, the two 5-sty flats at 345-347 West 23d st, on plot 50x98.9.

**Manhattan—North of 59th St.**

**60TH ST.**—Frank H. Kirkmayer bought from Fannie M. Dryfoos and others 38 East 60th st, a 4-sty dwelling, on lot 20x100.5, which he will alter into a school for boys. Frederick T. Barry Co. was the broker.

**74TH ST.**—Slawson & Hobbs sold for Annie L. Ward the 4-sty dwelling, 20x55x102.2, at 125 West 74th st, between Columbus av and Amsterdam av.

**80TH ST.**—Pease & Elliman have sold for the estate of J. C. Einstein to R. H. Neilson the 4-sty dwelling, on a lot 20x82 ft., at 71 East 80th st, two doors from the northwest corner of Park av.

**94TH ST.**—Canavan Investing Co. is reported to have sold 109-115 West 94th st, four 5-sty flats, on plot 103.6x100.8.

**142D ST.**—Lawyers Mortgage Co. sold, through A. Blumenthal, 135 West 142d st, a 6-sty tenement, on plot 40x100.

**MADISON AV.**—Wertheim & Clear have sold for Eversley Childs 1839 Madison av, at the northeast corner of 120th st, a 4-sty building, on lot 17.9x83.

**ST. NICHOLAS AV.**—E. Osborne Smith sold for the Elmer E. Knowles Realty Co. to the Phelan Estates, 400 St. Nicholas av, southeast corner of 130th st, a dwelling, 18.11x125. The property was given in part payment for the new apartment house at 2172 Concourse.

**WEST END AV.**—Joseph Paterno purchased, through Earle & Calhoun, from the Adrian estate, the 4-sty dwelling at 905 West End av, on lot 20x78.

**Bronx**

**SIMPSON ST.**—Joseph A. Wasserman has sold 1081 Simpson st, a 5-sty new law apartment house, on plot 38x100, to James C. Gaffney.

**FRANKLIN AV.**—Walter E. Brown sold for Elizabeth May et al the 3-sty dwelling at 1391 Franklin av.

**HUGHES AV.**—George N. Bruno & Co. sold for Louis J. Tommasulo 2498 Hughes av, a 4-sty tenement house, to Nicola Ballettieri.

**INWOOD AV.**—E. Osborne Smith has sold for Mary J. Williamson to Harriet Adams, plot 50x130, on the east side of Inwood av, 350 ft. south of Belmont st, a 1-sty stone stable.

**LAFONTAINE AV.**—George N. Bruno & Co. have sold two dwellings at 2078 and 2080 Lafontaine av.

**PROSPECT AV.**—Alexander Selkin sold for the Evangelical Lutheran Church of St. Matthew, T. H. Lamprecht, president, 1038 and 1040 Prospect av, a church and 2-sty building, on lot 55.7x115.82, through to Stebbins av. The buyers are Rabbi Morris Wechsler and Rev. Bernard Kallenberg, who are organizing Congregation "Knesses Israel."

**THERIOT AV.**—C. Zinn sold 137 Theriot av, a 2-sty dwelling, on plot 50x100.

**Brooklyn.**

**CONCORD ST.**—George C. Hornung sold for Mrs. Margaret Renn the 3-sty dwelling 171 Concord st.

**COOPER ST.**—Henry Agar sold 273 Cooper st, a 2-sty, 2-fam. house to W. T. Paye, who will occupy. This is the fifth sale made during the month of July by this broker, who reports an active demand by cash buyers for 1, 2 and 3-fam. houses.

**HERKIMER ST.**—Bulkley & Horton Co. sold 29-31 Herkimer st, a 3-sty factory, on plot 50x100, for the Joseph R. Ryan Realty Co.

**50TH ST.**—I. Salzberg sold for H. Wilner to J. Korostoff the 1-fam. cottage 1424 50th st, on plot 40x100.

**91ST ST, ETC.**—M. McKinnon, Jr., sold the 2-fam. dwelling at 411 91st st for Mary Roberts to M. Busby; the 2-fam. dwelling, west side of 3d av, 50 ft. south of 99th st, for Mrs. Jennie L. Church to N. Ferrentino.

**LINDEN AV.**—Joseph A. Wasserman has sold for the Linden Ave. Building Co. 264 and 268 Linden av, two 4-sty new law apartment houses, each on lot 42x140.

**RIDGEWOOD AV, ETC.**—The former Adelphi College athletic field, occupying the block bounded by Ridgewood av, Crescent, Hemlock and Fulton sts, has been acquired by a syndicate known as the Adelphi Homes Co., for development with 1-fam. dwellings, already under way.

**5TH AV.**—Tutino & Cerny sold for Jennie Smith the 3-sty store and dwelling, 5522 5th av, on lot 20x100.

**CONEY ISLAND PARK.**—Realty Associates sold in its development at Coney Island Park, within the past two months, lots to N. Grimaldi, G. Piombino, C. Giordano, C. Termine, G. Sparacino, G. Lobianco, C. Correale, S.

Guarino, G. La Vardera, W. Gibb, P. De Miceli, P. Lograndi, A. Valoroso, L. Simone, A. Allegranza, S. DeNicola, G. Bucaro, M. Labosco, G. Alario, R. Rasso, S. Dipaola, G. Cristiano, C. Vario, O. Guido. This property is located in the vicinity of Harway av, Av Z and 27th av along the West End Elevated, which has a station at Bay 50th st and a short distance from the amusement section of Coney Island. There has been marked activity in the section lately and many of the purchasers of the lots have already started to erect houses. The brokers in these transactions were A. Constantin and D. Nuzzo.

**Queens.**

**FLUSHING.**—W. P. Douglas has sold the Mill farm, consisting of thirty-eight acres, to Henry Crouze.

**KEW GARDENS.**—Leonard Davidson & Co. sold the plot at the corner of Abingdon rd and Brevoort st for Mary Hefner to Mary Sandman.

**LONG ISLAND CITY.**—Cross & Brown Co. has sold, in conjunction with Pell & Tibbitt, the plot 75x100 in the north side of 11th st, 100 ft. east of East av. The buyer, Assemblyman Nicholas Nehrbauer, Jr., will improve the site with an up-to-date loft building of fire-proof construction.

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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.

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

**TRUST** companies, expert appraisers, private estates, and incorporations with realty holdings can secure the services of a young man familiar with Brooklyn Realty values and realty in general. Particulars as to ability and character will interest you. Box 162, Record & Guide.

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**WANTED**—Copies of The Record and Guide, New York Edition, for February 12, 1916; July 15, 1916, and July 22, 1916. Also Metropolitan Edition for July 8, 1916. We will pay 20 cents each for copies of these issues, if both sections are delivered to us in good condition. This offer expires August 12, 1916. The Record and Guide Co., 119 West 40th St.

## FOR SALE OR TO LEASE

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

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

**KRICK, 1015 Trinity 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.**

### HOMESTEAD—FARM 66 ACRES,

brick house, four barns, fruit and grain; no exchange considered; price reasonable.

**EDNA HOFFMAN, Annandale, N. J.**

### FOR SALE.

At Quarry, very accessible, best paving and building stone; low price.

**"HIGH FARM," Roscoe, Sullivan County.**

### FOR SALE.

Lots, Plots, near Bridge Plaza, Long Island City; all improvements; cheap.

**LIBBERMAN, 151 E. 41st St., N. Y.**

### 18-ACRE FARM,

nine-room house and barn, Rossville, S. I.; rent \$30. For particulars address

**BOX 164, Record and Guide.**

### FOR QUICK SALE.

One of the best improved, best located farms in North Florida at a real bargain price; 380 acres; ideal for stock farm.

**BOX 145, Live Oak, Fla.**

### FOR SALE—PEARL RIVER, N. Y.

Rockland County, 24 miles, 5 acres; house, 8 rooms, bath; barns, garages; 600 fruit trees; abundance shrubbery; 10 minutes' walk to station.

**W. H. T., 32 West 83d St., N. Y.**

### 12 PER CENT. INVESTMENT,

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

Stamford, Conn.

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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.**

### 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.**

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

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

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Factories, Water Fronts, Commercial Properties.

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Five-acre chicken farm, with large fruit orchard; all buildings just built; house with 7 rooms, large hall and attic, bath; cellar full size of house, large barn, two chicken houses, with 100 laying hens; good location.

**THOS. F. LONG, Sayville, L. I.**

### FARMS, LOTS AND VILLAGE

properties for sale in Hunterdon County; some with stock, crops and implements; soil productive, location healthy, prices reasonable. Write me personally what you want as I have a variety.

**T. L. CULLEN, Agent, Rosemont, N. J.**

### MOUNTAIN LAKES, N. J.

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

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#### AT SARATOGA SPRINGS.

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

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**N**EARLY Two Billions of Dollars are involved in the annual transactions of the Real Estate and Building Interests of Greater New York and Vicinity, and the **Record and Guide**, since 1868, has been the only class publication devoted to these interests.



LONG ISLAND CITY.—Roman-Callmann Co., in conjunction with Otto Loibl, resold for a client, two 3-sty, 6-fam. houses, at 113-115 14th av. The new owner will make extensive improvements and hold for investment.

LONG ISLAND CITY.—Cross & Brown Co. has sold the lot 25x100 on the west side of 15th av, 440 ft. north of Vandeventer av.

**Rural and Suburban.**

HUNTINGTON, L. I.—Marion L. Dawson, of Brooksville, Fla., purchased the George Duryea farm, in the Dix Hills, fronting on the Jericho turnpike and consisting of 75 acres. It is the intention of the purchaser to remodel the old farmhouse and make the property his permanent home. The property adjoins the estate of Chas. Doescher. Theodore S. Hall was the broker.

MT. VERNON, N. Y.—The Anderson Realty Co. sold for the Wilgar Realty Corporation to Austin N. Palmer, of New York, the dwelling and garage at 53 Winfield av, which was built four years ago by Wilbert Garrison and occupied by him since. It has been held at \$48,000.

ORANGE, N. J.—Edward P. Hamilton & Co. have sold for J. P. Lloyd the residence and grounds, at 22 Fairview av.

PHILIPSE MANOR, N. Y.—The Estates of Tappan Zee, Robert E. Farley, president, sold a plot at Riverside dr and Hardwood av to Chester A. Patterson, of the firm of Patterson & Dula.

SCARSDALE, N. Y.—The Sunningdale Country Club of Mt. Vernon has purchased the Overlook Golf Course, formerly the private course of Thomas Simpson. The Overlook is an eighteen-hole course comprising 140 acres, located west of Scarsdale Station, between Central Park av and the Sprain rd. The new club will rebuild the course, including several tennis courts, and erect a clubhouse. The officers are: Monroe Rothschild, president; Frank Slazinger, vice-president; K. Richard Wallach, secretary; Maurice Brill, treasurer. W. J. Ackerman was the broker.

STAMFORD, CONN.—Pease & Elliman and Fox Realty Co. sold for William T. Evans, the president of Mills & Gibb, the property at Shippan Point, known as "Holiday House," an estate of about 8 acres with a large stone house, stable, garage and other out-buildings. It was formerly the home of the late Colonel Woolsey R. Hopkins. The buyer is W. L. Andrus.

WESTBURY, L. I.—Cocks & Willets sold to S. Bryce Wing the Mrs. George B. Titus farm at Westbury, L. I. This estate has been noted as a meeting place of the Meadow Brook Hounds for years. The property is near the estates of H. C. rhipps, Stanley Mortimer, Clarence H. Mackay, Thomas Hastings and H. Payne Whitney.

WHITE PLAINS, N. Y.—Griffen, Prince & Ripley have sold the residence of C. A. Horten in Prospect st to L. A. Stern, of New York City. The property was held for \$25,000.

WHITE PLAINS, N. Y.—Slawson & Hobbs have sold for Charles H. Mills his country residence and about 12 acres of land on Saxon Woods rd.

**LEASES.**

**Record Store Rental.**

The United Cigar Stores Company has leased from August Heckscher, a store in the twenty-five-story building now being completed at the southeast corner of Madison avenue and 42d street, at a reported rental of \$60 a square foot, said to be one of the highest rentals obtained for store space in this city. The United Cigar Stores Company formerly occupied the same location in the building that was formerly on this site and paid about \$27 a square foot. The acquisition of this space at such an increased rental indicates the remarkable rise in rental and land values in the neighborhood of the Grand Central Terminal.

**Take 42d Street Building.**

The Estey Piano Company has leased, through M. & L. Hess, Inc., to Landay Brothers, the five-story building at 23 West 42d street. The entire front of the building will be remodeled and the interior altered for use as a salesroom for "Victor" goods. The scheme of decoration and ornamentation will be suggestive of a temple of music. The lease is for a long term and calls for an aggregate rental of approximately \$300,000.

**Evening Mail to Move.**

The Evening Mail Realty Corporation, a newly formed company representing the interests of the Evening Mail, is negotiating with the City of New York for the leasing of the Lupton Building at 23-27 City Hall place, an eight-story structure on a plot 59.10x99.10. A lease of this property is to be offered at public sale on August 8, at an upset price of \$18,000, and the consummation of the lease is predicated upon the result of this sale. The Evening Mail is said to have been considering the removal from its present home at 203 Broadway since

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that property was acquired some time ago by interests identified with the American Telephone & Telegraph Company. The Lupton Building is in the center of an important printing district and is directly opposite the proposed new court house.

#### New Location for Waterman.

L. E. Waterman & Company, manufacturers of fountain pens, have rented from the Oceanic Investment Company the entire six-story building, on a plot 41.6x100.2, at the southwest corner of Broadway and Dey street, the ground floor of which is now occupied by the Liggett-Riker, Hegeman Drug Company. The Waterman Company will occupy the grade floor and part of the upper portion of the Dey street corner. It is reported that the other tenants in the building will continue to occupy space therein. It is understood that the drug company will move to the quarters now occupied by L. E. Waterman & Company at the northwest corner of Broadway and Cortlandt street, which was reported leased last week to the Schulte Realty Company for twenty-one years at an aggregate rental of about \$400,000. The latter company intends to occupy only part of the store space. The brokers in the deal were the Charles F. Noyes Company and Herbert Hecht & Company.

#### Banker's Home for Trade.

Jesse T. Meeker has leased, through Joseph P. Day, from the 44 East 34th Street Company, the four-story house at 44 East 34th street, on a plot 34.6x98.9, formerly the home of August Belmont. Ames & Company represented the tenant, who plans to extensively alter the building for business purposes and for bachelor apartments. This dwelling was occupied by Mr. Belmont for many years and was equipped with many elaborate and expensive features. Ames & Company have been appointed managing agents of the property.

#### Manhattan.

LEON S. ALTMAYER has leased for Bing & Bing the apartment on the 4th floor in the new 12-story apartment house at 1000 Park av.

LEON S. ALTMAYER has leased the store at 19 First av to the Sheffield Farms, Slawson-Decker Co.

ALBERT B. ASHFORTH (INC.) has leased space in the Knox Building, Broadway and 40th st, to the Emerson Shoe Co.; for John I. Downey, store at 138 West 68th st, to the Newman-Rank Tire Co., Inc.; space in the Frances Building, 5th av and 53d st, to Teresa E. Boyden; in the same building, to Leah De Witt

Deyo; at 105 West 40th st, to Thomas H. Simpson; in the Acker, Merrill & Condit Building, 5th av and 35th st, to Albert Hart, International Millinery Co., Inc., and in conjunction with Royal Scott Gulden, to William F. Cremins; in the studio building at 15 West 67th st, an apartment to Richard Deyre, and in conjunction with Julius Friend, Edward M. Lewi Co., loft at 1178 Broadway, to Herbert H. Adams & Co.

BASTINE & CO., as agents, have leased the 4th floor at 48 West 15th st to the Strand Cloak & Suit Co.; space at 235 5th av to Lessler & Rothstein, dealers in silks; and at 106 East 19th st to Thau Brothers, men's neckwear.

BRETT & GOODE CO. has been appointed agent for 133-35 West 100th st; 160 East 37th st, 30-32 West 13th st and 150 Lexington av. The latter property is being altered to a 6-story business building.

CROSS & BROWN CO. has leased the entire building at 60 Thomas st to the H. B. Claffin Corp.; the store floor at 185 Mercer st, to McCrory Stores Corp.; the 2d loft, 37 Warren st, to Strauss & Brugeleisen; the 3d loft at 108-110 Duane st, to Lasher & Lathrop; the 6th loft at 11 East 17th st, to Samuel M. Apfelberg; 1/4 of the 5th loft at 412 8th av, to Associated Buying Club (Inc.); space at 3-7 West 29th st, to Standard Embroideries Co., and at 817 Broadway, to Stern & Edelson, for Daniel Birdsall & Co.

F. W. DU BARRY leased for the De Nivelle Company the 1st and 2d lofts at 1551 Broadway, corner of 46th st, comprising about 10,000 sq. ft., at an aggregate rental of about \$100,000. The lessee will occupy part of the premises. The lease is for ten years.

DUFF & BROWN CO. leased for the Bromar Realty Co., from the plans, a 3-story garage, on plot 50x100, at 466 and 468 West 152d st to May Garage Co. for 21 years at an approximate rental for the term of \$150,000.

DUROSS CO. leased for the Salvation Army the 3-story house, 131 West 13th st, to Anna Baliss for three years; also the dwelling, 52 Morton st, for William J. Broderick to Catherine Kearney, and the 4-story house, 410 West 22nd st, for the Seaboard Land & Mortgage Co. to Margaritta Schultz.

DUROSS CO. have leased to Liggett, Riker & Hegeman Co. a loft in the Newton building, at 230-2 West 13th st, and 833 Greenwich st near of 13th and Hudson sts, through to 14th containing 20,000 sq. ft., at the northwest corner to Samuel Maslow.

DOUGLAS L. ELLIMAN & CO., in conjunction with Van Norden & Wilson, leased a large apartment of 16 rooms and 5 baths in the new building at 320 Park av to C. C. Conway; also apartment at 970 Park av for Bing & Bing to Dr. Herman Bosch; and with J. K. Van Vranken & Co. at 55 West 55th st to Miss Louise McCarthy. The same brokers leased the store and basement in the new building recently completed at 416 Madison av, adjoining their own building, to Charles Woolsey Lyon (Inc.), of Albany, N. Y., interior decorators and antique dealers.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 570 Park av, adjoining the new Colony Club, for Bing & Bing, to Franklin Mott Warner, of Warner & Co., bankers; also at 470 Park av, for Samuel A. Herzog to Dr. Charles A. Elsberg; at 156 East 79th st, for Julius Tishman & Sons, to Dr. H. L. Bibby, and at 129 East 82nd st, for Bing & Bing, to Mrs. Edward C. Perkins.

DOUGLAS L. ELLIMAN & CO. have leased 134 East 64th st, a 3-story private house, for John J. Kavanagh, agent, to O. P. Metcalf, and the store at 46 West 52d st for the estate of William H. Young to Edwin B. Vollmer, interior decorator.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 383 Park av to F. W. Davis, Jr.; also at 55 West 55th st for S. M. Banner to Mrs. Robert Warwick.

J. B. ENGLISH has leased for J. M. Gardner the store and bakery at 16-18 King st, to John Scala and Michael Rosso.

J. ARTHUR FISCHER has leased for the 259 West 42nd St Realty Co., J. Walter Rosenberg, president, the store and basement at 259 West 42nd st, to John J. O'Reilly for ten years, as a cafe and restaurant; also leased for K. Glassbrook, 129 West 78th st, a 4-story dwelling to Grace Gruber.

FREDERICK FOX & CO. have leased the store at the southwest corner of Broadway and 48th st to the Augustine Stores Co., for a long term; the top floor at 615-25 West 43d st to the Berkey & Gay Furniture for a long term; the store at 53 West 30th st to Phelps Stein, Inc., and the 2d loft at 71 West 35th st to James and Ignatz Salz.

GOODWIN & GOODWIN leased apartments at 55 East 76th st to Sinclair Hamilton; at Albert Court, 309 West 93d st, to W. L. Daly; in Elmore court, West 93d st, to Geo. T. Titus, Miss Anne Snow, Mrs. Josephine Graham; at 29 East 124th st, to Miss C. A. Gillen, G. Annunziato, Leone Stefane; at 1 West 127th st, to B. A. Nelson; at 1580 Amsterdam av, to R. C. Linthicum; at 566 West 163d st, to L. Barnstoff; at the southwest corner Broadway and 163d st, to J. C. Detwiler; at 523 West 187th st, to L. J. Studley, Henry C. Kopple, Arthur Sloman; at 830 East 163d st, to Morris Greenberg; at southwest corner Broadway and 164th st, to W. M. Briscoe; and at 2 West 94th st, to William Neugass.

GOODWIN & GOODWIN rented for the estate of John Thompson to Giuglio Creatore, the 3-story dwelling at 57 West 119th st, on lot 16.8x 100.11.

ARTHUR GUARIN leased for the Ingraham Realty Co. the block front in the east side of 2d av, between 127th and 128th sts, for 21 years, at a net annual rental of \$4,000. Samuel Solin and Harry Bassin, the lessees, will erect a garage.

A. A. HAGEMAN has leased the fifth loft at 105 West 39th st to Sternberg & Co.; also the first loft at 41 West 35th st to S. Wise, and the top loft, 639 Sixth av, to J. Macreostos.

A. A. HAGEMAN has completed the renting of the twenty-four apartments in the buildings at 46-52-54-56 West 36th st, recently altered.

M. & L. HESS (INC.) have renewed all leases to tenants in the building at 81-95 University pl, northeast corner of 11th st, covering approximately 230,000 sq ft, to I. Salaman & Co., ostrich feathers; H. B. Rosenthal-Etlinger Co., boys' and men's clothing; M. B. & H. M. Brummer, men's clothing; Berger, Raphael & Wile, men's clothing; Bashwitz Bros. & Co., men's clothing; Levy & Schilt, men's clothing, and others. This completes renting of the building for a term of years representing an annual rental of \$100,000, excepting a small part of the easterly ground floor.

M. & L. HESS (INC.) leased to Freedman Bros. the northerly part of the 11th floor in the Johnson Building, on the west side of Broadway, between 35th and 36th sts. The lease is for a term of years at a rental aggregating \$40,000. The same brokers also leased the 5th floor at 67-9 Irving pl to the Vogue Co., and the 9th floor at 158-60 West 27th st to Louis Grauer Co.

HOUGHTON COMPANY has leased for Catherine Nash the 4-story dwelling, 58 West 91st st, to Anne M. Byrne.

HOUGHTON COMPANY has leased for Edward H. Palmer the 4-story dwelling, 693 West End av, on a lot 25.8 1/2 x 110, to Berthilde Lardy.

GEORGE KETCHUM has sub-leased for the Hygrade Wine Co. to the McBride Ticket Agency for its unexpired term the store in the Shanley building, located on the west side of Broadway between 42d and 44th sts. Mr. Ketchum has also obtained from Vincent Astor a long term extension of the lease.

SAMUEL H. MARTIN has leased for Susie Scott Hall the 4-story dwelling at 325 West 137th st, to Mary Mulhern.

SAMUEL H. MARTIN has leased for the Campion estate the store at 1864 Broadway to Sulivan & Leitch for three years.

SAMUEL H. MARTIN has leased for William L. Amerman the 3-story dwelling 168 West 64th st to Joseph Holmes.

WOLF NADLER leased the store and basement at 137 Bowery to Jacobson Brothers, liquor dealers, of Chicago. The lease is for ten years at a total rental of about \$25,000.

CHARLES F. NOYES CO. has leased the store and basement at 224-226 Pearl st for Clayton Rockhill to George Nash Co., and offices on the 20th floor of 15 East 26th st for the Jacob Ruppert Realty Corporation, to Murray B. Machlin.

CHARLES F. NOYES CO. has leased space on the 7th floor of the Masonic Building, 23d st and 6th av, to the Knickerbocker Hemstitching Co., and in connection with Edward J. Hogan, the 13th floor of the building to the American Seed-tape Co.

CHARLES F. NOYES CO. has rented for Eberhard Faber to Oberly & Newell the 4th and 6th floors of 541-547 Pearl st, containing 20,000 sq. ft. of space, for ten years at an aggregate rental of approximately \$80,000. This lease completes the rental of the building.

CHARLES F. NOYES CO. has leased 312 Second av for Emily A. King to Joseph Lapis for five years.

PEASE & ELLIMAN have leased for the Wellesley Realty Corporation to Mrs. Vida Whitmore the 4-story dwelling, at 307 West 80th st; also for R. W. T. St. George his apartment at 123 East 53d st to Edward D. Byron; the following renewals of apartment leases; at 133 West 11th st, to J. G. Drayton; at 39 East 27th st, to Dr. H. P. Howells; at 144 East 56th st, to Mrs. A. T. Ashmore; at 150 West 80th st, to Mrs. Adele V. C. McDonald; at 214 West 92d st, to Henry W. Griffin; at 285 Central Park West, to Sittah R. Rose; at 300 Central Park West, to James Jacobson; at 309 West 99th st, to Charles Newman; at 60 East 90th st, to A. L. Schmelling, and at 103 East 75th st, to Jorge Andre; also for Dr. Louis Neuman to Schuyler Quackenbush the 4-story dwelling at 31 West 68th st.

PEASE & ELLIMAN have rented apartments at 56 West 11th st, to Dr. Yamei Kin; at 145 East 35th st, to Mrs. Louis L. Cook; at 138 East 36th st, to Mrs. Therese Marteny; at 116 West 59th st, to Prof. Andrea Fenetti; at 24 West 59th st, to Miss Carroll McComas; at 411 West 114th st, to John H. Trainer, Jr., and at the north corner of Central Park West and 90th st, to Mrs. Jeanette Busse; also leased for Samuel A. Herzog in the house which he is building at the southwest corner of 58th st and Park av, to Conde Nast, managing editor of Vanity Fair; and for the Fort Greene Co., at 45 East 82d st, to A. D. Strauss.

PEASE & ELLIMAN have leased for Mrs. R. Crosby to Mrs. H. A. Seymour the 4-story dwelling at 57 East 78th st; also made the following renewals of apartment leases; at 309 West 99th st to Miss M. E. Oppenheimer; at 601 Madison av to Miss D. C. Lemee; at 56 West 11th st to Henry J. W. Telfair; at 29 East 77th st to F. W. Corse; at 309 West 99th st to C. B. Eimer; at 150 West 80th st to Louis Hirsch; and at 43 East 27th st to Henry Preble.

PEASE & ELLIMAN have leased for Henry Clews to Joseph Mulliner (Inc.) a loft at 630 5th av, adjoining the building now occupied by the tenant; also for Mrs. Josephine S. Hoagland the 4-story dwelling at 147 East 37th st to Alphonse A. Pehrson; and as agents for Alexander Smith Cochran two apartments, comprising the rear half of the 6th floor at 24 West 59th st, and also basement space to Archibald M. Brown.

PEASE & ELLIMAN have leased for 907 Fifth Ave., Inc., Robert B. Knowles, president, which is building the apartment house on the south corner of 72d st and 5th av, additional space to Henry Sanderson, of Charles D. Barney & Co. Mr. Sanderson was one of the first to take apartments in this building.

PEASE & ELLIMAN have leased for C. H. Walker to Franklin J. Eastment the 3-story dwelling at 124 West 73d st; also an apart-



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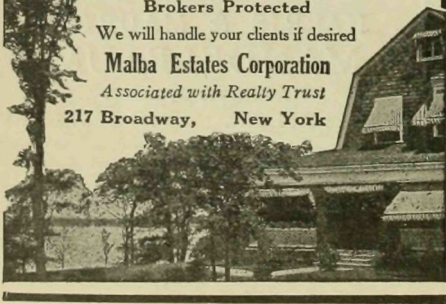
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ment at the northwest corner of 82d st and Madison av to Alfred C. Bosson; and 150 West 80th st, to Robert C. Beatty.

PEASE & ELLIMAN have leased to the Schulte Cigar Co. for the estate of B. D. Ivison the corner store at 123 Liberty st, northeast corner Greenwich st. The lessee upon completion of improvements will open a branch.

PEASE & ELLIMAN have leased for Charles Kahan and Maurice Ackerstein, the easterly store at 203 West 125th st.

PORTER & CO. have leased for the R. T. & D. T. Dana Co., to Edna Babin, the 3-sty dwelling at 238 West 127th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased to Charles Eastman 120 East 38th st, a 3-sty dwelling.

M. ROSENTHAL CO. has leased for Max Radt a loft at 450-52 6th av to William Grossman.

SCHERICK & MENDEL leased another floor to the Republican National Committee making in all three floors they occupy in the Postal Life Insurance Company's building at 5th av and 43d st.

JOSEPH F. SEITZ has leased the dwelling at 218 West 79th st for H. H. Smith to Blanche Farely.

JOSEPH F. SEITZ has leased the dwelling 136 East 92d st for H. H. Smith.

SHAW & CO. have leased for Peter J. Devine the 3-sty building, 605 West 131st st, to Dr. Ruben Rivera.

SHAW & CO. have leased for the Montrose Realty Co. the 3-sty dwelling, 146 West 127th st, to Julius Spiro.

SPEAR & CO. rented for the O. B. Potter Properties the 3d loft at 92-96 Bleeker st to Goldin Bros.; for Moses Sahlein the 7th loft at 661 Broadway to Martin E. Gumpert; for the U. S. Trust Co. the 2d loft at 46-50 Wooster st to the Excelsior Underwear Co.; with Frederick Fox & Co. the 5th loft at 45-51 West 25th st to Stern, Greenberger & Co., and with Carstein, Linniken & Co. the 10th loft at 840 Broadway to Mannie Jacobs & Son.

WM. A. WHITE & SONS have rented apartments at 19 West 54th st to Arthur Russell Jones and to Col. Eugene V. Van C. Lucas; at 153 Madison av to Miss Sada Cowan, and in The Newport, at 206 West 52d st, to James Durkin; also offices at 31 West 125th st to Louis J. Herman.

WM. A. WHITE & SONS and Camman, Voorhees & Floyd have rented the 1st floor at 26 John st to E. P. Reichhelm Co. as show room, office and salesroom of jewelers' tools.

WM. A. WHITE & SONS have rented the entire top floor at 103-105 William st to I. S. Frelinghuysen, as insurance offices.

**Brooklyn.**

G. P. BUTTERLY leased, in conjunction with C. W. & G. L. Trembley, representing the Franklin Trust Co. of Brooklyn, the water front with bulkheads and equipped with machinery and various buildings at the foot of Court st, South Brooklyn, running to Percival st and having a frontage on Gowanus Bay of 267 ft, with a depth of 250 ft with two piers. The lessees are the newly-organized concern just incorporated and known as the Dyewoods Milling Co., who are engaging in the importation of logwood from the West Indies to manufacture dyes, controlled by J. B. Eccleston and Emilio Vital.

**REAL ESTATE NOTES.**

J. ARTHUR FISCHER has been appointed agent for 141-145 Grand st.

A. A. HAGEMAN has been appointed agent for 41 West 35th st.

CHARLES F. NOYES CO. has been appointed managing agent for 33 West 16th st and 284 Eighth av, a store and tenement property.

J. ARTHUR FISCHER negotiated the sale recorded on Thursday of 1378 5th av for M. Gidion to J. & A. Stone Realty Co.

SLAWSON & HOBBS have been appointed agents for the apartment house known as The Strathallan, 350 West 88th st, adjoining Riverside dr.

HARRY BESTER, lately connected with the real estate department of the New York Life Insurance Co., is now associated with the firm of Morris Rose, of Broadway and 42d st.

WILLIAM E. HARMON & CO., land developers, have filed plans for incorporation at Albany, with a capital of \$50,000. Among the directors are Edwin L. Harmon, William H. Milner and Leonidas Kever.

THE MORTGAGE reported in the Record & Guide of July 22, to have been placed on the 12-sty building at 29 West 34th st, was incorrectly reported. The report should have read Albert B. Ashforth has placed a mortgage of \$110,000 on the building at 120 East 34th st.

NEHRING CO., Jules Nehring, president, has been appointed agent of the following elevator apartment houses: "Arrowhead Court," 2 Pinehurst av; the "Rodney," 555 West 170th st; the "Kershaw," 1253 St. Nicholas av, and the "Golden Rod," 508 West 178th st.

MAXIMILIAN WEINSTEIN, real estate, mortgage loans and insurance agent, has moved his offices from 507 to 505 5th av. In connection with his business, Mr. Weinstein has organized a department called the "Falco" for renting furnished apartments. "Falco" means the Furnished Apartment Leasing Co.

HAROLD F. SUTTON and William M. Benjamin have formed a partnership to be known as Sutton & Benjamin, with offices at 59 William st, for the transaction of a general real estate and insurance business. They will succeed the firms of Robert Colgate & Co. and the William M. Benjamin Co.

KNICKERBOCKER REALTY CO. has been formed by F. J. Sherman and P. N. Plenty, who have drawn up and filed co-partnership papers to do business at 141 West 20th st. The company is to engage in the general brokerage business and is already managing several large business buildings as well as apartment house property both in Manhattan and Brooklyn.

JESSE I. STRAUS, of R. H. Macy & Co., is the purchaser of the properties 149-151 West 34th st and 146-148 West 35th st, sold recently by John N. Golding and Henry M. Moeller, as brokers. The properties adjoin the rear of the Macy store. They were recently conveyed by the Hatfield and Moeller estates to Otto A. Stoehr, who transferred the parcels to Mr. Straus on Wednesday.

BRETT & GOODE CO. has been appointed agent for the 16-sty Berkeley building, now in course of construction at 19-25 West 44th st and running through to Nos. 18-22 West 45th st. This structure, covering about 16,000 sq ft of ground area, may be the last tall building in the district to be erected under the old building code and will be devoted to non-manufacturing occupancies. It is expected to be ready for tenants by Feb. 1, 1917.

THE J. ROMAINE BROWN CO. has placed mortgage loans aggregating about \$4,000,000 recently. These loans include \$480,000 on the northeast corner of 32d st and Madison av, at 4 1/2 per cent.; \$210,000 on the southeast corner of West End av and 82d st; \$100,000 on 53 and 55 East 86th st; \$160,000 on 665 West 160th st; \$210,000 on the southeast corner of 149th st and Riverside dr; \$190,000 on 302 West 87th st; \$230,000 on 114 East 84th st; \$225,000 building and permanent loan on 850 Riverside dr; \$180,000 on 309 and 311 West 86th st; \$275,000 building and permanent loan on 64 East 86th st; \$650,000 building and permanent loan on 1 West 67th st; \$175,000, at 4 3/4 per cent., on the southwest corner of Broadway and 78th st; \$450,000 building and permanent loan on the southeast corner of Park av and 75th st; \$26,000 on 2094 3d av; \$12,000, at 4 1/2 per cent., on 123 East 60th st; \$14,000 on 856 2d av; \$24,000 on 909 West End av; \$20,000 on 117 East 39th st, and \$10,000 on 1140 1st av.

**REAL ESTATE STATISTICS**

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

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

**MANHATTAN.**

**Conveyances.**

	1916	1915
	July 28 to Aug. 3	July 30 to Aug. 5
Total No.	163	130
Assessed value	\$14,704,466	\$6,959,733
No. with consideration	26	28
Consideration	\$2,432,055	\$786,525
Assessed value	\$2,668,966	\$965,833

	1916	1915
	Jan. 1 to Aug. 3	Jan. 1 to Aug. 5
Total No.	4,492	4,263
Assessed value	\$260,966,932	\$246,280,968
No. with consideration	666	639
Consideration	\$29,241,942	\$33,013,421
Assessed value	\$31,467,145	\$35,421,733

**Mortgages.**

	1916	1915
	July 28 to Aug. 3	July 30 to Aug. 5
Total No.	63	81
Amount	\$4,080,631	\$3,346,084
To Banks & Ins. Cos.	10	19
Amount	\$422,200	\$2,762,500
No. at 6%	28	30
Amount	\$178,931	\$2,136,649
No. at 5 1/2%	1	22
Amount	\$10,000	\$487,935
No. at 5%	16	.....
Amount	\$377,200	.....
No. at 4 1/2%	5	1
Amount	\$322,500	\$12,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	13	22
Amount	\$292,000	\$347,000

	1916	1915
	Jan. 1 to Aug. 3	Jan. 1 to Aug. 5
Total No.	2,223	2,420
Amount	\$65,397,874	\$61,124,325
To Banks & Ins. Cos.	522	475
Amount	\$27,497,574	\$26,394,813

**Mortgage Extensions.**

	1916	1915
	July 28 to Aug. 3	July 30 to Aug. 5
Total No.	35	25
Amount	\$2,247,200	\$1,024,200
To Banks & Ins. Cos.	15	12
Amount	\$1,211,000	\$753,500

	1916	1915
	Jan. 1 to Aug. 3	Jan. 1 to Aug. 5
Total No.	1,141	1,241
Amount	\$64,685,386	\$71,901,993
To Banks & Ins. Cos.	580	497
Amount	\$47,064,850	\$51,250,860

**Building Permits.**

	1916	1915
	July 29 to Aug. 4	July 30 to Aug. 6
New buildings	13	8
Cost	\$1,216,500	\$1,399,000
Alterations	\$335,800	\$371,785

	1916	1915
	Jan. 1 to Aug. 4	Jan. 1 to Aug. 6
New buildings	425	303
Cost	\$96,576,645	\$43,750,270
Alterations	\$14,109,006	\$10,442,956

**BRONX.**

**Conveyances.**

	1916	1915
	July 28 to Aug. 3	July 30 to Aug. 5
Total No.	110	273
No. with consideration	15	165
Consideration	\$133,535	\$451,266

	1916	1915
	Jan. 1 to Aug. 3	Jan. 1 to Aug. 5
Total No.	3,598	3,855
No. with consideration	602	658
Consideration	\$4,132,639	\$4,746,900

**Mortgages.**

	1916	1915
	July 28 to Aug. 3	July 30 to Aug. 5
Total No.	47	183
Amount	\$483,554	\$980,386
To Banks & Ins. Cos.	6	6
Amount	\$18,750	\$199,190
No. at 6%	18	28
Amount	\$276,475	\$194,579
No. at 5 1/2%	9	11
Amount	\$112,250	\$158,350
No. at 5%	3	13
Amount	\$8,350	\$244,050
No. at 4 1/2%	.....	.....
Amount	.....	.....
Unusual rates	1	.....
Amount	\$6,629	.....
Interest not given	16	131
Amount	\$79,850	\$383,407

	1916	1915
	Jan. 1 to Aug. 3	Jan. 1 to Aug. 5
Total No.	2,048	2,179
Amount	\$19,126,598	\$19,733,234
To Banks & Ins. Cos.	178	151
Amount	\$4,014,027	\$3,264,578

**Mortgage Extensions.**

	1916	1915
	July 28 to Aug. 3	July 30 to Aug. 5
Total No.	14	10
Amount	\$439,382	\$570,325
To Banks & Ins. Cos.	4	1
Amount	\$288,000	\$23,375

	1916	1915
	Jan. 1 to Aug. 3	Jan. 1 to Aug. 5
Total No.	460	475
Amount	\$9,636,384	\$9,253,405
To Banks & Ins. Cos.	1,028	134
Amount	\$4,126,000	\$3,210,625

**Building Permits.**

	1916	1915
	July 28 to Aug. 3	July 30 to Aug. 5
New buildings	10	19
Cost	\$318,000	\$560,700
Alterations	\$7,300	\$16,600

	1916	1915
	Jan. 1 to Aug. 3	Jan. 1 to Aug. 5
New buildings	455	602
Cost	\$12,867,600	\$17,902,500
Alterations	\$802,530	\$511,905

**BROOKLYN.**

**Conveyances.**

	1916	1915
	July 27 to Aug. 2	July 29 to Aug. 4
Total No.	438	412
No. with consideration	52	54
Consideration	\$436,987	\$235,693

	1916	1915
	Jan. 1 to Aug. 2	Jan. 1 to Aug. 4
Total No.	13,674	13,398
No. with consideration	1,301	1,551
Consideration	\$9,059,339	\$11,595,627

**Mortgages.**

	1916	1915
	July 27 to Aug. 2	July 29 to Aug. 4
Total No.	357	357
Amount	\$1,333,036	\$1,479,885
To Banks & Ins. Cos.	56	73
Amount	\$380,000	\$617,500
No. at 6%	197	208
Amount	\$538,956	\$791,945
No. at 5 1/2%	92	82
Amount	\$411,810	\$382,380
No. at 5%	35	44
Amount	\$279,550	\$268,642
Unusual rates	.....	1
Amount	.....	\$1,800
Interest not given	33	22
Amount	\$102,720	\$35,118

	1916	1915
	Jan. 1 to Aug. 2	Jan. 1 to Aug. 4
Total No.	10,211	9,949
Amount	\$44,790,904	\$51,385,567
To Banks & Ins. Cos.	2,417	1,945
Amount	\$18,565,527	\$13,857,705

**Building Permits.**

	1916	1915
	July 28 to Aug. 3	July 30 to Aug. 5
New buildings	82	63
Cost	\$672,050	\$970,250
Alterations	\$106,047	\$45,055

	1916	1915
	Jan. 1 to Aug. 3	Jan. 1 to Aug. 5
New buildings	3,048	3,100
Cost	\$24,469,230	\$25,686,170
Alterations	\$3,742,152	\$2,366,366

**QUEENS.**

**Building Permits.**

	1916	1915
	July 28 to Aug. 3	July 30 to Aug. 5
New buildings	73	121
Cost	\$372,031	\$398,935
Alterations	\$23,572	\$13,511

	1916	1915
	Jan. 1 to Aug. 3	Jan. 1 to Aug. 5
New buildings	3,144	3,347
Cost	\$12,927,335	\$12,118,857
Alterations	\$1,142,482	\$538,899

**RICHMOND.**

**Building Permits.**

	1916	1915
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## CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

**F**UNDAMENTAL conditions in the building market have been but little changed by the events of the week, except that the time when building operations of the first class are to be resumed has been put a little farther off, if owners are determined to wait for lower prices on structural steel.

A higher rather than a lower level of values is foreshadowed by the advance of \$2 a ton in steel bars and the imminence of a further rise for wire and wire products. Domestic buyers of other steel products who have been abstaining from competing with the foreign munition trade, are again in the market with large inquiries for steel rounds, blooms and forgings. Foreign buying of a new kind is also setting in strongly. While the finished munition business may be ebbing, the foreign demand for the raw materials is growing.

No new city building construction contracts of importance have been awarded this week. New business seems to have been temporarily halted by unwillingness to surmount the structural steel obstacle. Yet the Manhattan Building Bureau contains the largest accumulation of plans for important buildings it ever has had at one time, and a number of architects who last week filed some of these plans assures the Record and Guide that they have every intention of proceeding with the work.

The assumption in some quarters that the plans filed last week in anticipation of the districting restrictions were for castles in the air mainly is quite unwarranted. The filings were of such a character, so appropriate to the time and the place, and were upon the order of such substantial interests, that we can well believe the latest testimony that most of them will eventually be worked out.

Meanwhile the building trades and supply houses depending on the city work are making the most of the contracts signed early in the season or those which came over from the preceding year. It can not be said that they are sufficient for even a normal run of business. The supply interests are inclined to attribute the postponement of new work to the higher wages obtained by trade unions not warranted by the amount of work in hand. Builders also are agreed that the uncertainties of the labor situation constitute the greatest

problem they have to deal with. Otherwise they say the lower real estate values and the excellent renting market would offset the disadvantages represented by the higher cost of some materials. In fact, it is the higher price of labor in its various activities that is claimed to be responsible for forcing up material prices.

Pressing for an answer in every office where there are building plans in readiness is the question whether in the face of the probability of a continuance of the higher level of building costs it is not better to go forward than to wait and miss the certain advantages that will attend upon immediate construction and taking the market at its flood.

A sensational event in the material market was the smashing of several thousand of windows in New York, Brooklyn and Jersey City, by the explosions at Black Tom Island terminal early on Sunday morning. Lower Manhattan suffered the most. The total loss of plate and ordinary window glass in the whole territory affected is estimated by the insurance interests at \$1,000,000. The glass houses found themselves unable to meet the demand for material or to furnish mechanics in sufficient number to make repairs. Wages and material prices have mounted to high levels and may not return to a normal basis for some weeks.

Copper metal and its products, such as copper wire, sheets and tubing, are firmer and a little higher in price, though still more easily purchasable than before the recent decline. The market for lead continues quiet and favorable for buyers. With steel holding firm, prices for tinplate are being maintained at the high level established a month ago by leading producers.

Lumber is dull and the official price lists show a number of concessions. Curtailment of products is being urged on manufacturers. The best grades of common brick are lower in price this week, finishing lime is also easier, and the stone trades are keen for business at prices which have not advanced this year.

The threatened general strike of railroad men should be kept in mind. If the blow falls supply houses with large stocks in yard will be in an advantageous position. Those that have material coming on the rail will be wise to hurry it in. Preparedness is the watchword.

The same dealers are also furnishing the front brick for the Abercrombie & Fitch Building on Madison avenue at 45th street; 500,000 light grey Equitables for the American Express Company, and 250,000 for the Hotel des Artistes at Central Park West and 67th street.

**SUMMARY of transactions in the North River wholesale brick market for the week ending Friday, August 4, 1916.**

Condition of market: Prices, weak; demand, fair. Quotations: Hudson Rivers, \$7.00@87.25; Raritans, \$7.25@7.50. Number of cargoes sold, 41. Distribution: Manhattan, 13; Brooklyn, 14; Bronx, 2; New Jersey, 6; Flushing, 1; Astoria, 2; Yonkers, 1; Huntington, 1; Greenwich, Ct., 1. Number of cargoes left over Friday A. M., 17.

**Lumber.**—Values are down, in keeping with the market's purchasing power, with plenty of material available for current orders. During the freight congestion retailers ordered heavily, in fear of running short because of inability to get prompt delivery, with the result that the yards have either in pile or on the rails more lumber than usual at this season. Much lumber ordered some time ago is still undelivered. Until the market catches up there is small likelihood of any advance in prices. Recessions are noted in the North Carolina pine, spruce, yellow pine timber and the hardwoods.

**Window Glass.**—In consequence of the smashing of several thousand windows in this territory by the ammunition explosions at Black Tom Island, the price of window and plate glass leaped upward this week. Plate glass wholesale houses were overwhelmed with orders. When it was found that there was not enough material in the city to repair the damage, bonuses were offered and paid to glaziers for prompt execution of orders. No glass is being manufactured at this season, the factories having closed down until the last of October or the first of November.

"Manufacturers and jobbers are taking orders subject to stock," said the manager of the firm of Holbrook Brothers of Beekman street, manufacturers and dealers. "One party sent us an order for 500 boxes 20 x 24 in., all of one size, and of course we could not fill the entire order. There isn't enough glass in the city to go around. I doubt if the higher prices which the material now commands will be much reduced until the glass-works start up again.

"The glaziers who used to be paid \$2.50 a day, now demand \$5, with \$1.50 additional for expenses. They are, of course, taking advantage of the situation, which is natural. Quotations for the material are advancing and have not yet found their level. I could only give you approximations for publication."

In the glass trade quotations are given in the form of discounts from an official list of prices of long standing. Stated in dollars and cents, the following prices were being obtained by manufacturers and jobbers yesterday:

For ordinary window glass sizes up to 16 x 24, single thick, 8c to 9c per square foot, and 14 and 15 cents for double thick. For plate glass, 60c. to 65c. for 24 x 30 in. and upwards, and 80c. to 85c. for 48 x 60 in. and upwards. Some grades command a dollar a square foot. Years ago plate glass was valued at \$1.50 to \$2 a square foot in ordinary times, but that was before its manufacture had been perfected and its uses multiplied.

A lower level of prices was found to obtain in Brooklyn, where the temporary demand was not so keen as in Manhattan. Jobbers said that, irrespective of the sudden demand on account of the Jersey explosions, a new set of discounts, equivalent to a higher level of prices, became effective on Monday.

Manager R. T. Conley, of the Pittsburgh Plate Glass Company, and other large manufacturers disclaimed any intention to taking advantage of the situation. They attributed the advance to higher wages and other natural causes.

**Lime.**—Quotations are steady, but manufacturers report a lessened demand, which they attribute partly the effect of the recent strikes and partly to the postponement of many operations on account of the higher wages of mechanics and the generally higher costs of construction.

Bulletin No. 11, of the National Lime Manufacturers' Association, is entitled "Application of Central Station Power to Lime Plants and Quarries," by Roderick D. Donaldson, power engineer of the United Gas and Improvement Company, Philadelphia. The author maintains that the central station can compete as successfully with the privately owned electric plant as with the steam engine shaft drive plant, although the saving in the former case are smaller than the saving in the latter. It is merely a difference in the percentage of return on the investment. In the former case the owner may have but 25 per cent. return on the new investment, while in the latter case the return will be from 40 per cent. to 80 per cent. on the investment.

**Brick.**—A good suburban demand for brick this week helped to make the total number of cargoes taken out of the wholesale market represent a fair amount of business for the manufacturers. Dealers report a reduced amount required by city contractors and builders. Only two cargoes were sent up to the Bronx, but Brooklyn took 14, or four more than last week.

The best grades of Hudson Rivers were obtainable at a reduction of 25 cents a thousand from the previous week's quotation, making the prevailing prices \$7 to \$7.25. Raritans under a continuing fair demand by rail from dealers at interior points maintained their price at \$7.25 to \$7.50. The Jersey shore counties are doing considerable brick building this year.

Fredenburg & Lounsbury have the contract to furnish the front brick for the Pennsylvania Hotel. Two million will be required. Light gray "Hy-Tex" is the kind chosen. The same firm are supplying the same kind of brick for George Backer's building at the northwest corner of Madison avenue and 31st street, and a smooth "Hy-Tex" brick to Marc Eidlitz & Son for the building at the southeast corner of Madison avenue and 31st street.



**CURRENT WHOLESALE PRICES.**

**C**URRENT 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@**\$7.25**  
 Raritan common ..... 7.25@ 7.50  
 Second hand common, per M. 4.50@  
 Red face brick, rough or smooth, car lots.....**21.00@27.00**  
 Buff brick for light courts.....**21.00@27.00**  
 Light colored for fronts.....**25.00@36.00**  
 Special types .....**36.00@50.00**

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

**GRAVEL** (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):  
 1½ in. ....@**\$0.90**  
 ¾ in. ....@ **1.00**  
 Paving gravel ..... **1.25@**  
 P. S. C. gravel.....@ **1.25**

**HOLLOW TILE** (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

**Exterior**—  
 4x12x12 in..... **\$0.0625**  
 6x12x12 in..... **.0875**  
 8x12x12 in..... **.108**  
 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@**  
 Hydrated common (per ton)..@ **9.50**  
 Hydrated finishing (per ton)..@**12.68**

**LINSEED OIL**—  
 City brands, raw, 5 bbl. lots..\$**0.69@**  
 Less than 5 bbls..... **0.71@**

**LUMBER** (Wholesale prices, N. Y.):  
 Yellow pine (merchantable 1905, f.o.b. N.Y.)  
 8 to 12 in. 16 to 20 ft....**\$26.75@31.75**  
 14 to 16 in..... **34.75@ 40.00**  
 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)... **26.00@ 29.00**  
 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 .....**\$3.75@4.00**  
**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** .....**\$85.00@88.00**  
**Plain oak** ..... **60.00@ 63.00**

**Flooring:**  
 White oak, quartered, select @**\$51.00**  
 Red oak, quartered, select..@ **51.00**  
 Maple, No. 1.....**\$40.00@ \$42.00**  
 Yellow pine, No. 1. common,  
 flat .....@ **26.00**  
 N. C. pine.....@ **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)..... **.07¼**  
**Boards, ¾ in. x 8 ft.**..... **.11**  
 ¾ in. x 8 ft..... **.145**  
 ½ in. x 8 ft..... **.185**

**SAND**—  
 Screened and washed Cow Bay, 500 cu. yds. lots, wholesale.....**\$0.50@**  
**STRUCTURAL STEEL** (Plain material at tidewater):  
 Beams & channels up to 14 in. **2.669@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..**\$0.47@0.47½**

**WINDOW GLASS:** (Discounts.)  
 Window, A grade, 1st 3 brackets...**.85@**  
 Window, B grade..... **.88@90**  
 All other single thick..... **.85@90**  
 Double thick, A grade..... **.85@**  
 Double thick, B grade..... **.88@90**  
 Plate, discounts off lists up to 5 ft..**.85@90**  
 Plate, discounts off lists over 5 ft..**.85@89**

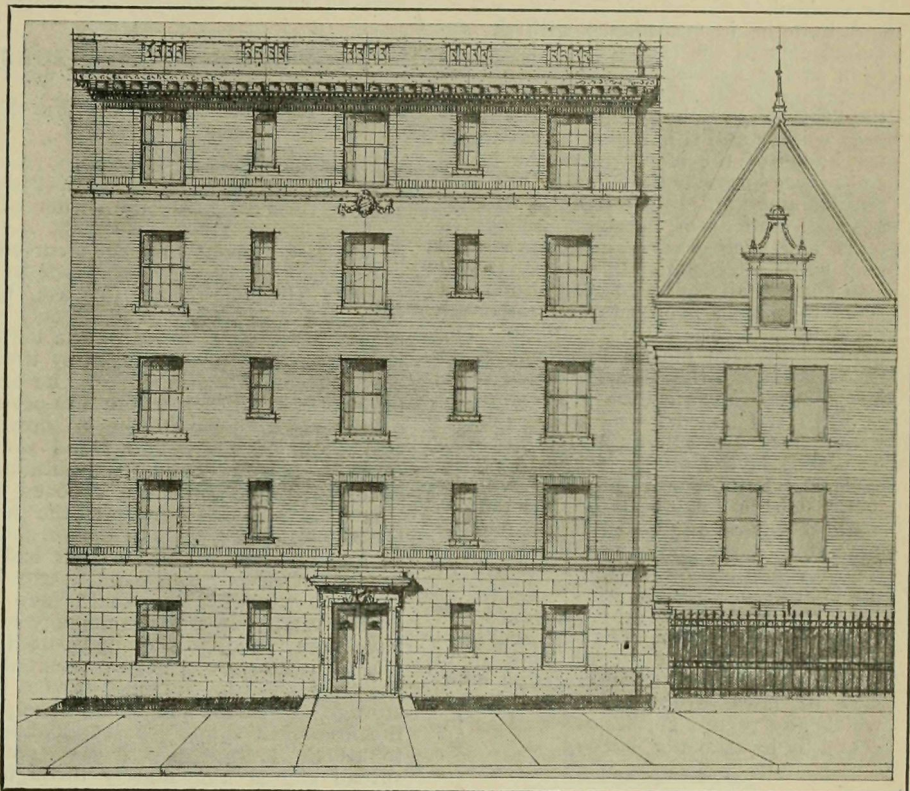
**BETHANY DEACONESSES HOSPITAL**

Institution To Be Located In Ridgewood Section of Brooklyn Where Other Operations Are Planned

**A**CTIVITY has been noticed this year in the construction of new hospitals and the improvement of existing buildings owned by philanthropic institutions. This fact has been particularly marked in the Borough of Brooklyn, where there are at the present time a number of operations of this character under construction and many others contemplated which will no doubt be started in the near future.

Prominent among the projected hospital improvements is the addition which is being planned for erection by the Bethany Deaconesses Home and Hospital, on its property located at the corner of St. Nicholas avenue and Bleeker street, in Brooklyn. The plans and specifications for this structure are now in process of preparation in the office of Walter H. Volckening and John H. Holler, architects, 82 Wall street, Man-

hattan, who were retained by the Board of Managers of the institution after a competition in which a number of representative architects submitted sketches. The Bethany Deaconesses Hospital was organized in 1893 and rapidly developed into an institution of wide scope and high character. From time to time additional facilities have been required and at present the quarters are far too limited for adequately caring for the large number of patients seeking admittance. The construction of an addition is an imperative matter. The plans of the contemplated structure call for a building constructed of brick, with trimmings of Indiana limestone and terra cotta, four stories in height, with a basement. The addition will have ground dimensions of approximately 50x90 feet, and will occupy a plot immediately adjoining the present building, to which it will be connected. The construction throughout will be of fireproof materials, and a smoke proof fire tower and modern fire-fighting and preventive devices will be installed for the additional safety of the occupants. In the planning of this project every precaution is being taken by the architects and building committee to provide the maximum comfort and convenience for the patients. The estimated cost of this improvement is placed at \$50,000. The basement has been arranged to provide for the boiler and coal storage, locker room, drug room, mortuary, laundry, toilets and general storage rooms. On the first floor will be located the main entrance and corridor, main dining room with kitchens and pantry, offices for superintendent and doctors, reception room, a ward containing five beds and a number of private rooms. The upper floors will contain wards and private rooms with operating rooms on the third and fourth floors. One of the floors of this building will be especially equipped and devoted to maternity cases. Throughout the construction of this project all care will be taken to make it a model of efficiency and convenience, with sanitation the thought uppermost in the minds of the architects. Active work of construction is expected to be started early in the coming autumn, and the building ready for occupancy in the spring of 1917. In addition to the plans



W. H. Volckening & J. H. Holler, Architects.  
 PROPOSED ADDITION TO BETHANY DEACONESSES HOSPITAL.

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**MEETINGS FIXED.**

**Board of Standards and Appeals to Meet Each Thursday.**

The new Board of Standards and Appeals recently appointed by the Mayor under the provisions of the Lockwood-Ellenbogen Bill passed by the last Legislature met recently for purposes of organization. A set of rules for the conduct of the business of the board was submitted by the chairman and, with some modifications, adopted. Outside of informal announcements by the chairman as to the steps so far taken to get the office force organized, no further business came before the meeting.

Twenty-six petitions for variations from the requirements of the Labor Law had been placed on the calendar; a date for hearing in nineteen cases was fixed for the next meeting. The active work of the board will therefore begin at its next meeting.

A regular meeting day was fixed by the rules for Thursday of each week at two o'clock in the afternoon for the Board of Appeals, and at three o'clock in the afternoon for the Board of Standards and Appeals. As the Board of Appeals does not



assume its duties until October 1, the meetings of the entire board will be called at two o'clock. Special meetings will be called by the chairman, as needed. All meetings are open to the public. For the present and until permanent quarters can be obtained, the board will meet in Room 526 of the Municipal Building, and the chairman and his office staff will be located in Room 1822.

Any person attending one of the meetings, who wishes to be heard on any subject that comes before the board at that meeting, is requested to send his name at the beginning of the meeting to the secretary, so that the orderly transaction of business will not be disturbed.

The rules prescribe the form in which resolutions on petitions and appeals shall be framed and the number of votes required for passage.

For each meeting a calendar is to be prepared listing under serial numbers all the matters that will come before the board for action. Any matter that remains undisposed of at any one meeting will continue to appear on the calendars of the following meetings until finally disposed of. It is hoped that in this way delays in action on appeals will be avoided.

A bulletin, in accordance with the requirements of the law, will be issued as soon as the necessary arrangements for its prompt publication can be made with the "City Record." The bulletin will appear weekly and it is hoped to have it in the hands of the members of the board and others interested the day before each regular meeting. In the bulletin will appear all notices of hearings, notices of tests, and such other announcements as may be of interest to the public. It will also contain all approved resolutions and rules that have been adopted since the previous publication of the bulletin. The minutes of each meeting will appear in the bulletin and the calendar of the regular meeting following the publication.

When the board gets into its permanent quarters a bulletin board will also be placed in the public room where the actions taken at any meeting will be posted within a day or two. The permanent records on any board matter may be consulted by the public at any reasonable hour by application to the secretary of the board.

All the actions taken by the board will be filed under their serial numbers, in each case a complete record being found together indexed under the section numbers of laws, ordinances, or rules to which any record applies, as well as indexed by locations by boroughs.

### Fire Escapes.

The question of keeping fire escapes free has been one which has caused the Tenement House Department endless trouble and annoyance. In speaking of this subject John J. Murphy, Tenement House Commissioner, said yesterday:

"Keeping fire escapes free from obstructions is one of the most difficult problems which the Tenement House Department faces. In the summer time, particularly, many tenants heedlessly place boxes and small articles of household furniture on fire escapes. They do not grasp the fact that they not only violate the law, but that they are also jeopardizing their own escape in case of fire. Because of the large areas of the city in which this custom obtains, and the small force with which the Tenement House Department has to do this work, only a slight impression has been made, because the tenants, after clearing the fire escapes on the order of an inspector or a policeman, put back the articles as soon as the officer has gone. Complaints have appeared in the newspapers charging the department with remissness in this respect, but the department has energetically striven, with the aid of the police force, to remedy the evil.

"The trouble has grown to such proportions that a strong stand must be taken. As an experiment, in a section of the Borough of Manhattan intensive treatment is to be applied. Persons who persistently violate this provision of the statute will be brought to court and

fined. The law was amended this year so as to make the fine for obstruction of fire escapes \$2 instead of \$10, as previously. The \$10 fine seems to have been so severe a punishment when applied to the class of citizens who are usually guilty of this offense that magistrates refused to impose it. They will not refuse to impose the smaller fine.

"This may be taken as notice by all tenants that an energetic campaign for the clearance of both front and rear fire escapes will be begun at once.

"Inquiry is sometimes made of the department as to whether plants may not be kept upon the fire escapes. The department appreciates the desirability of having plants, but must, under the law, require fire escapes to be cleared of all obstructions whatsoever.

"Special warning is given to those who block up fire-escape openings and hatchways, that these cases will be severely dealt with. This condition often arises from the desire of parents to safeguard children, whom they permit to play on the fire escapes. The law on the subject is mandatory. The added risk which such a practice entails is greater than any disadvantage that may accrue from keeping children off the fire escapes."

### FIRE COMMISSIONER SUES.

#### Action Against Owner of Warehouse Recently Burned.

Fire Commissioner Adamson recently gave directions that suit be brought against Bernard Loth, the owner of the building at 1820-38 Amsterdam avenue, in which a four-alarm fire occurred on recently, to recover the expense to the city of extinguishing this fire. Commissioner Adamson bases his suit upon the failure of the owner of the building to comply with orders issued by the Department on March 6, 1916. The orders in question called for the fire-proofing of the shutters of all the windows on two walls of the building and for the erection of a fire-wall in the building so as to subdivide the large exposed area.

During the investigation of the fire by the Commissioner, Chief Kenlon gave it as his unqualified opinion that had the orders of the Fire Department been complied with the fire would have been a very small one and the damage would have been trifling. The chief stated that the fire wall would have prevented the fire from spreading throughout the large storage warehouse and would have given the firemen a vantage point from which to attack the fire. As it was, the fire spread almost immediately through the large open floor space and gave the firemen one of the most difficult tasks which they have had to perform in a long time. The orders in question were issued on March 6, 1916, and because of failure to comply with them were sent to the Bureau of Penalties in the Corporation Counsel's office on June 2, for the enforcement of the legal penalty.

The building in question was converted into a storage warehouse a few months ago and at the beginning of the summer, when the families in the neighborhood began to move away, was filled with furniture and household belongings. It is stated that the household belongings of about 700 families were stored in the warehouse.

The suit in this case is similar to other actions brought by the Fire Commissioner. The first suit of this kind ever brought was brought by Commissioner Adamson in 1914 against the owner of a large factory in East 99th street, where a fire prevention order had been ignored. In this case Chief Kenlon and other officers stated that had the fire prevention order been complied with the fire would have been extinguished with little loss. The suit was based upon two sections of the Charter never before resorted to, and the decision of the Appellate Division was unanimous in unholding the Fire Commissioner's right to collect the cost of extinguishing the fire where the owner had been negligent in complying with proper fire prevention orders.

An itemized statement showing the complete cost to the Fire Department in

the services of the firemen, apparatus, expenditure of coal, water, etc., and damage to apparatus is being prepared and the suit will be brought for this amount. As it was a four-alarm fire a very large number of fire companies participated, and as the firemen worked from 10:20 P. M. until about 6:30 A. M. it is expected that the bill for extinguishing the fire will be a substantial one.

### Industrial Code.

At its meeting on June 20 the State Industrial Commission adopted the following new rules, which had been approved by the Industrial Council:

#### RULE FOUR.

#### SPECIFICATIONS OF FIRE ESCAPES ACCEPTED AS REQUIRED MEANS OF EXIT.

When in accordance with the provisions of section 79-b-1 of the Labor Law, a fire escape is accepted as a required means of exit on buildings erected prior to October 1, 1913, such fire escape shall conform to the following requirements:

(a) Fire escapes hereafter erected on buildings five stories or less in height constructed prior to October 1, 1913, will not furnish safe and adequate means of escape in case of fire in buildings in which there are more than twenty-five persons employed above the second floor unless such fire escapes comply with the provisions of section 79-b-4, and in addition thereto, there is at least one opening on each and every floor leading to the balcony with an unobstructed width of at least two feet and an unobstructed height of at least six feet which shall be protected by a self-closing fire door or a fire-proof casement window, extending to the floor level or within six inches thereof. Fire escapes hereafter erected on buildings five stories or less in height, constructed prior to October 1, 1913, in which there are less than twenty-five persons employed above the second floor, shall comply with the provisions of section 79-b-4.

(b) Fire escapes erected prior to October 1, 1913, on buildings five stories or less in height, will not furnish safe and adequate means of escape for the occupants in case of fire in building in which there are more than twenty-five persons employed above the second floor, unless said fire escapes comply with the provisions of section 79-b-5, and in addition thereto there shall be at least one opening on each balcony with an unobstructed width of at least two feet and an unobstructed height of at least six feet, except where fireproof windows have been installed, which permit of an unobstructed opening, three feet wide by three feet high. Where steps are required on the inside of a factory leading to the opening as above specified, the top step shall be not less than six inches, nor more than twelve inches below the level of the sill. The width of the balconies shall be not less than thirty-six inches. The balconies, well-holes and connecting stairs shall be properly guarded with railings at least three feet high. Passages between guard railings and projecting parts of the building shall be not less than fourteen inches in the clear. Connecting stairs and well-holes shall be not less than eighteen inches in the clear. Treads shall be flat at least six inches in width, and substantially constructed. Fire escapes erected prior to October 1, 1913, on buildings five stories or less in height, in which there are less than twenty-five persons employed above the second floor shall comply with the provisions of section 79-b-5 and windows must permit of an unobstructed opening of three feet wide by three feet high.

(c) On buildings five stories or less in height, erected prior to October 1, 1913, fire escapes which do not comply with the above requirements, will not afford adequate and safe means of escape for the occupants of such buildings in case of fire, and will not be accepted as a required means of exit.

(d) Fire escapes hereafter erected on buildings six, seven, eight and nine stories in height, constructed prior to October 1, 1913, shall comply with the provisions of section 79-b-4, and in addition thereto, with the following requirements: The balconies and stairs shall be screened on the outside to a height of at least five feet above the landings and the center of the treads. The screen may consist of No. 10 U. S. gauge wire, with not more than one and one-half inch mesh, or bars at least one-half inch in diameter placed not more than six inches between centers, or with grille work; all to be substantially installed and braced.

(e) Fire escapes erected prior to October 1, 1913, on buildings six, seven, eight and nine stories in height, shall comply with the provisions of section 79-b-4, except that openings leading to balconies may be at or about window sill level; and except that balconies shall not be less than three feet wide and except that, if the building is not more than six stories high, the connecting stairs may be at an angle not to exceed 60 degrees from the horizontal. Steps shall be provided on the inside of the factory leading to openings. Balconies and stairs shall be screened as prescribed in sub-division "d" of this rule.

(f) Fire escapes will not be accepted as a required means of exit on buildings more than nine stories in height.

(g) Fire escapes serving as required means of exit shall be kept free from snow, ice and all obstructions. They shall be maintained structurally safe and kept well painted.

(h) If there be safe egress from the roof to an adjoining or nearby structure, the fire escapes shall be continued to the roof.

#### RULE 120, INDUSTRIAL CODE, RELATING TO CLOSET FLOOR FLANGES.

Rule 120. The connection between soil pipe and water-closet hereafter installed shall be made by means of a closet flange which shall have been approved by the State Industrial Commission.



**ARCHITECTS' OPINIONS.**

(Continued from page 182.)

pendicularly and a number of set back stories, also towers, above that height. I make this criticism of this splendid instrument simply in the hope that in a future time it will be possible to make a 'real' restriction to prevent the menace that now exists in the financial district. As a whole the new law is one of the most constructive measures this city has ever seen and that a radical proposition of this kind has not aroused greater opposition is to my mind the best acknowledgment that its provisions are generally reasonable and likely to prove effective. That it will save vast sums of money cannot be doubted. That it will make investments in New York City property attractive as never before will receive a sure demonstration. The resolution will set the city in order."

**Herman Lee Meader:** "Real zoning is the only solution to a perfect city plan and a uniform skyline can only be had by height restriction. But to rebuild New York, as Haussman rebuilt Paris, is admittedly prohibitive; nor could suitable space be allotted to extensive manufacturing in the heart of any but a strictly industrial city. New York, however, does not propose to remove incongruous skyscrapers, manufacturing lofts, and towering apartment houses; but merely to deny to owners the rights enjoyed by those who have already built. Thus the problem is legal rather than an architectural one, and it would seem to me the East Side manufacturer, with his unwashed employees, has as much right to side streets, near the hotel center, as merchants from lower Sixth avenue had to residential Fifth avenue."

**Louis Allen Abramson:** "Every farsighted individual, familiar with the intent and purposes of the new regulations must unqualifiedly voice his approval thereof. I assume that in the framing of the law impartiality has been exercised. Individual property interests will in consequence be adversely affected, and in some instances I believe that compensation should be offered. Viewed from a broader aspect I hold that citizenship surely demands the sharing of its obligations as well as its manifold advantages. At times such obligations are required of all property owners for the benefit of the greater community. I enthusiastically endorse these regulations, and others of their kind."

**Building Statistics.**

Comparative statistics of building and engineering operations in New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota, and portions of Missouri and Eastern Kansas, as compiled by The F. W. Dodge Company:

Contracts awarded January 1 to August 1,

1916 .....	\$711,005,246
1915 .....	508,233,600
1914 .....	454,579,300
1913 .....	545,067,500
1912 .....	482,577,500
1911 .....	477,227,313
1910 .....	526,425,460

Comparative statistics of building and engineering operations in New York State and Northern New Jersey, as compiled by The F. W. Dodge Company:

Contracts awarded January 1 to August 1,

1916 .....	\$104,137,500
1915 .....	87,661,000
1914 .....	76,413,500
1913 .....	181,254,500
1912 .....	146,625,500
1911 .....	143,380,500
1910 .....	165,524,500

**Industrial Commission Dates.**

From now on until further notice the State Industrial Commission's sessions in Albany will be held on Fridays, while the Friday's calendar sessions in New York will be held on Thursdays.

**Tests of Fire Retardants.\***

The conclusions so far reached indicate that several compounds are now available which, if properly applied to wooden shingles, will give a shingle roof a very high degree of fire resistance. These same compounds at the present time have every guarantee of permanence, so far as this can be determined from a chemical investigation. They are insoluble in water and give a roof a pleasing appearance.

For interior work, or for such places where direct weathering is of secondary importance, a very considerable number of compounds can be recommended, ranging from good mineral paints to more expensive materials. The strongest emphasis should be placed on the statement that these results must be regarded as purely preliminary and that it will be absolutely essential to carry out some of the plans suggested before definite rec-

ommendations can be made as to the widely extended practical application of one or more of the substances investigated.

The results certainly indicate that there is every probability that a number of substances will be not only practicable, but fairly cheap, which with simple directions can be applied by the ordinary house owner and give him a high degree of fire protection, whether on a roof or in a building. The time is here now when advantage should be taken of the facts so far ascertained by enlarging on the scope of the demonstration tests. When such enlarged determinations have been made, there will be no reason why the manufacturers of lumber should not go before the public with a perfectly definite and concrete statement as to what may be reasonably expected of their product when properly safeguarded.

\*Abstract of Bulletin by Herman von Schrenk and Arnold von Schrenk, for the National Lumber Manufacturers' Association, Chicago, Ill.

## 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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General Offices

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## Fireproof Building Construction

### OFFICES:

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Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

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Theatres, Offices and Loft	Violations Removed
Buildings	Small Repairs

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K. MATHIASSEN, President

ARCHITECTURAL TERRA - COTTA  
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### Town House for H. P. Davidson.

Walker & Gillette, architects, 128 East 37th street, have been retained by Henry P. Davidson, a partner in the firm of J. P. Morgan & Co., 23 Wall street, to prepare plans and specifications for a handsome private residence to be erected at the southwest corner of Park avenue and 69th street. The proposed dwelling will occupy a plot 86x63 feet, will be fireproof throughout and will probably rise to a height of five stories. The details of this project have not been definitely determined at this writing and will be announced in a later issue.

### OBITUARY.

Daniel McAuliffe, a contractor and member of the firm of McAuliffe & Crowley, died of an affection of the throat, at his home, 634 Marcy avenue, Brooklyn, Friday, July 28. He was forty-eight years of age. Mr. McAuliffe is survived by his widow, a son and three daughters.

T. Joseph Bartley, architect, 15 Broad street, for a number of years associated with the Mills estate, died last week at his home, 495 First avenue, Astoria, L. I. Mr. Bartley was born in Astoria forty-two years ago. For many years he had charge of the construction and improvements for the Mills estate and was the architect for the new Arnold Constable department store at the corner of Fifth avenue and 40th street. He is survived by his widow and one child.

George Olt, a retired general contractor and framer, died from heart disease, at the Presbyterian Hospital, Monday, August 1. His home was at 2575 Marion avenue, in the Bronx. Mr. Olt was born in Germany seventy-one years ago and came to America in 1866. Associated with his brother he superintended the construction of a number of prominent buildings in this city, including several churches and theatres. He is survived by his widow, four sons and two daughters.

### PERSONAL AND TRADE NOTES.

Persian Renaissance Looms are now located at 9 East 39th street.

Main Belting Co., canvas belting, has moved its office from 309 Broadway to 2 Rector street.

Noah Fells, metal moulding manufacturer, has recently moved his office to 29 Cooper Square.

Delehanty & Wolfe, architects, have recently moved their offices from 2 West 47th street to 2 West 45th street.

S. Sternau & Co., Inc., 160 John street, Brooklyn, recently opened a sales office at Fifth avenue and 27th street, Manhattan.

Featherly & Connor, architects, have recently opened offices for the general practice of their profession at 727 Main street, Niagara Falls, N. Y.

Peter Doern, general contractor, has discontinued his office at 103 Park avenue, Manhattan, and is now located at Rochelle Park, New Rochelle, N. Y.

Roscoe Cook Tindall, architect, contemplates moving his office from the Equitable Building to his new building at 914 Orange street, Wilmington, Del.

William Hertzberg, formerly connected with the firm of Dimock & Fink Co., has recently joined the sales force of the H. Hurwitz Co., 140 East Broadway and 242 West 145th street.

James R. Duncan, 83 Wilson avenue, Flushing, L. I., heating and plumbing contractor, desires catalogues and samples from manufacturers of supplies and specialties in the heating and plumbing lines.

Charles G. Robin, manufacturer of electrical specialties and conduit fittings, announces that he now occupies the entire store at 48 William street, where a complete line of his products are being shown.

E. Burt Fenton, manager of the publicity department of W. S. Barstow & Co., Inc., has moved his headquarters

from Sandusky, Ohio, to the general office of the concern at 50 Pine street, New York City.

H. G. Harvey, for the last six years transformer specialist in the New York district for the General Electric Co., has recently been appointed commercial engineer with the Nassau Light & Power Co., Mineola, L. I.

Clarence True, architect, 405 Lexington avenue, is at the Mexican border with the 71st Infantry, N. G. N. Y. Captain True is the Regimental Quartermaster, and the designer of the field cook-wagon used by the regiment.

C. R. S. Chalmers has succeeded O. C. Reinicke as representative for New York City and vicinity for the Solar Metal Products Co., Inc., Columbus, Ohio. Mr. Chalmers will maintain his headquarters at 1182 Broadway.

William O'D. Iselin, architect, 14 East 46th street, has arranged to participate in the training cruise of the Naval Reserve, N. G. N. Y., which begins August 15. Mr. Iselin is a member of the battalion that will be quartered on the U. S. Battleship Maine.

Louis Gold, speculative builder, 44 Court street, Brooklyn, has recently commenced operations on nine stores at the northwest corner of Twentieth avenue and 65th street, Brooklyn; five stores on Woodhaven avenue near Atlantic avenue, Woodhaven, L. I.; ten 6-family flats in the south side of 60th street, between Seventh and Eighth avenues, Brooklyn; and three large apartments on the north side of Parkside avenue, between Bedford and Flatbush avenues.

John M. Bowman, who will be the lessee of the projected Hotel Commodore to be erected in the Grand Central Terminal zone, has offered a prize of \$100 to his front office clerical force, for the best plan for the arrangement of the office in the new hotel. According to the present plans the building will be completed and ready for occupancy by January 1, 1918. As the Biltmore Hotel was erected in a year's time by the Geo. A. Fuller Co., the feat does not seem to be an impossibility.

### NO ARCHITECTS SELECTED.

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

CATO, N. Y.—The First National Bank of Cato, N. Y., George Cooper, chairman building committee, contemplates the construction of a brick bank building to cost approximately \$10,000. Site not selected. Architect not selected.

SARATOGA SPRINGS, N. Y.—Harris A. Ide, c/o George P. Ide Company, River st, Troy, N. Y., has recently purchased property in Church st, Saratoga Springs, and contemplates the erection of a large residence, for which no architect has been retained.

YONKERS, N. Y.—The Scott Elevator Co., Daniel H. Topping, Yonkers, N. Y., interested, contemplates the erection of a large factory building on Saw Mill rd, near Nepperham st, details for which have not been decided. Architect not selected.

JERSEY CITY, N. J.—The National Storage Co., Edmund L. MacKenzie, president, Produce Exchange, Manhattan, and Communpaw st, Jersey City, N. J., contemplates rebuilding the storage warehouses on Black Tom Island, which were recently destroyed by fire. No architect selected.

### PLANS FIGURING.

#### CHURCHES.

BROOKLYN.—Simon Eisendrath, 500 5th av, Manhattan, is taking estimates on general contract to close Aug. 7, for a 2-sty brick and limestone synagogue, 50x100 ft, at the northwest cor of 4th av and 54th st, for the Congregation Bnai Israel, owner. Cost, about \$30,000.

MORRISTOWN, N. J.—Parish & Schroeder, 12 West 31st st, Manhattan, are taking estimates on general contract to close August 10, for a 1½-sty brick and stone church, in South st, for the P. E. Church of the Redeemer, Rev. Dr. Barrett P. Tyler, rector, 36 South st, Morristown, N. J.

#### FACTORIES AND WAREHOUSES.

CORONA, L. I.—The Fox Feature Film



Corp., Wm. Fox, president, 126 West 46th st, Manhattan, is taking estimates on general contract to close Aug. 7, for a moving picture studio plans consisting of a group of buildings of various sizes on Jackson av, from plans by Thomas W. Lamb, 644 8th av, Manhattan, architect. Cost, approximately, \$1,000,000.

**HOMES AND ASYLUMS.**

**BROOKLYN.**—Lord & Hewlett, 345 5th av, Manhattan, are taking estimates on general contract to close August 9, for a 3-sty brick and limestone Home for the Aged, 160x126 ft, on Albany av, for the Church Charities Foundation, Albany av, Brooklyn, owner.

**HOTELS.**

**NEW ROCHELLE, N. J.**—Beverly S. King, 103 Park av, Manhattan, is taking estimates on general contract to close August 9th for a 2-sty brick hotel and restaurant building, 40x60 ft, at New Rochelle, N. Y., for John Koehnlein, Mechanic st, New Rochelle, N. Y., owner. Cost, about \$12,000.

**MUNICIPAL.**

**RIVERHEAD, L. I.**—The Board of Supervisors of Suffolk County, N. Y., C. H. L. Smith, chairman, is taking estimates on general contract to close 12 m, August 14, for a 3-sty tapestry and reinforced concrete addition to the Treasurers' Building, 35x95 ft, from plans by Tooker & Marsh, architects, 101 Park av, Manhattan, Cost, about \$35,000.

**JERSEY CITY, N. J.**—The Board of Commissioners of Jersey City, N. J., is taking estimates on general contract to close 2 p. m., Aug. 8, for alterations and remodeling firehouses Nos. 3, 10 and 12, from plans by Hugh Kelly, Department Engineer, City Hall, Jersey City, N. J. Total cost, about \$30,000.

**SCHOOLS AND COLLEGES.**

**MANHATTAN**—Gustave E. Steinback, architect, 15 East 40th st, is taking estimates on general contract for a 5-sty brick and limestone parochial school, 80x90 ft, at 147-153 East 70th st, for the Church of the Blessed Sacrament, Rev. Father Thomas F. Myhan, pastor.

**DOVER, N. J.**—The Board of Education of Dover, N. J., C. H. Benedict, president; Wm. Otto, district clerk; is taking estimates on general contract to close August 9, for a brick and limestone high school building, on Myrtle av, between Union and Mercer sts, from plans by John T. Simpson, Essex Building, Newark, N. J., architect and engineer. Cost, \$100,000.

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

**RIDGEWOOD, N. J.**—The Board of Education of Ridgewood, N. J., Dr. H. S. Willard, president, is taking estimates on general contract to close 8 p. m., Aug. 17, for a 3-sty brick and limestone high school building containing auditorium seating 1,000, in East Ridgewood rd, from plans by Tracy & Swartwout, architects, 244 5th av, Manhattan. Cost, about \$225,000.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

**APARTMENTS, FLATS & TENEMENTS.**  
**72D ST.**—Walter Haefeli, 245 West 55th st, is preparing sketches for a 13-sty brick and limestone apartment, 100x100 ft, at 244-250 West 72d st, for the Hasco Building Co., L. A. Scott, president, 245 West 55th st, owner and builder. Details later.

**189TH ST.**—Gronenberg & Leuchtag, 303 5th av, have plans in progress for two 5-sty brick and limestone apartments, 50x 85 ft, in the south side of 189th st, 100 ft west of St. Nicholas av, for the Washington Place Building Co., Bryant av and Aldus st, owner and builder.

**WASHINGTON PL.**—Fred Savignano, 150 Nassau st, has been retained to prepare plans for alterations to the 3-sty brick and stone dwelling, 22x75 ft, into apartments, at 108 Washington pl, for Dr. Jas. F. Ravoni, 44 MacDougal st, owner. Joseph Kellar, 40 Washington st, general contractor.

**BROADWAY.**—Gaetan Ajello, 1 West 34th st, is preparing sketches for a 13-sty brick and limestone apartment, 32x120 ft, at the southeast cor of Broadway and 105th st, for T. J. McLaughlin Sons, 345 Amsterdam av, owners and builders. Cost, about \$400,000.

**188TH ST.**—Irving Margon, 370 East 149th st, is preparing plans for two 5-sty apartment houses in the south side of



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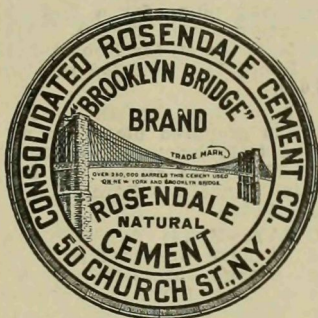
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West 188th st, 100 ft west of St. Nicholas av, each to measure 50x100. Details including name of owner will be available later. Estimated cost, \$90,000.

**PARK AV.**—Moore & Landsiedel, 3d av and 148th st, have prepared plans for alterations to the two 4-sty brick apartments at 973-975 Park av, for Mary A. Gallagher, Oxford av, Belle Harbor, L. I., owner. Total cost, \$5,000.

#### DWELLINGS.

**71ST ST.**—Trowbridge & Livingston, 527 5th av, have prepared plans for alterations and additions to the 5-sty brick residence, 20x67 ft, at 13 East 71st st, for Eric P. Swenson, owner, on premises. Cost, \$5,000.

#### HALLS AND CLUBS.

**55TH ST.**—McKim, Mead & White, 101 Park av, have been retained to prepare plans for a 9-sty brick and stone clubhouse addition, 50x200 ft, at 6 and 8 West 55th st, for the University Club, Samuel Sloan, secretary, 5th av and 54th st. Cost, \$100,000. Further details will be available later.

**86TH ST.**—Thomas J. Bird, 30 East 42d st, has been retained as steel engineer for the 5-sty brick and limestone Hebrew Social Centre Bldg., 60x100 ft, at 131-135 West 86th st, for the Jewish Centre, Inc., Wm. Fischman, pres., 15 East 26th st. Louis Allen Abramson, 220 5th av, architect. Cost, \$150,000.

#### STABLES AND GARAGES.

**83D ST.**—Carl P. Johnson, 30 East 42d st, is preparing plans for a 5-sty brick and reinforced concrete garage, 55x102 ft, at 157-161 East 83d st, for Robert J. Hahn and Wm. Lang, 148 East 83d st, owners. Cost, \$45,000.

**54TH ST.**—Arthur W. B. Wood, 103 Park av, has prepared plans for alterations to the 4-sty brick garage, 50x96 ft, at 138-140 West 54th st, for the Seaman Litchenstein Estate, 105 Barclay st, owner. Cost, \$65,000.

**BROADWAY.**—Rouse & Goldstone, 33 West 32d st, have prepared plans for a 2-sty brick garage, 30x201 ft, on the west side of Broadway, 150 ft north of 181st st, for the Robert Gordon Realty Co., 37th st and East River, owner. Cost, \$80,000.

#### STORES, OFFICES AND LOFTS.

**19TH ST.**—Carl T. Itzel, 1362 Prospect av, has been retained to prepare plans for alterations to the 5-sty brick and stone loft building, 25x92 ft, at 5 East 19th st, for the Bond & Mortgage Guaranty Co., 176 Broadway, owner.

**207TH ST.**—Irving Margon, 370 East 149th st, is preparing plans for a 1-sty and cellar taxpayer on the east side of 207th st, 100 ft south of Vermilyea av. Owner's name and other details will be announced later. Estimated cost, \$40,000.

**36TH ST.**—Schwartz & Gross, 347 5th av, have prepared plans for a 16-sty brick store and loft building, 48x98 ft, at 15-17 West 36th st, for Julius Tishmah & Son, 18 East 41st st, owners and builders. Charles C. Mayer, 30 East 42d st, structural engineer. Cost, \$240,000.

**BROOME ST.**—Parfitt Bros., 26 Court st, Brooklyn, will prepare plans for general interior alterations to the brick loft building at 389 Broome st, for Giovanni Aquini, owner, 398 Broome st. Details will be available later.

#### Broox.

#### APARTMENTS, FLATS & TENEMENTS.

**209TH ST.**—John P. Boyland, 2526 Webster av, has finished plans for two 5-sty brick and limestone apartments, 45x88 ft

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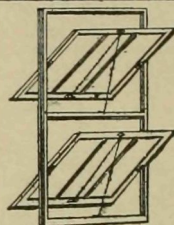
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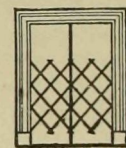
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each, at the northeast cor of 209th st and Decatur av, for Jacob Miltner, 2675 Decatur av, owner and builder. Total cost, \$100,000.

178TH ST.—George F. Pelham, Inc., 30 East 42d st, has been retained to prepare plans for a 5-sty brick and limestone apartment, 156x36x irreg, to occupy the block front in the south side of 178th st, bet Southern Blvd and Marrison av, for the Boulevard Holding Co., owner, c/o architect. Details will be available later.

TIEBOUT AV.—Lucian Pisciotta, 391 East 149th st, has finished plans for two 5-sty brick tenements, 44x95 ft, and 44x93 ft, on the west side of Tiebout av, 195 ft north of 183d st, for the Tiebout Construction Co., James G. Mongo president, 482 Jackson av, owner and builder. Total cost, \$90,000.

BOSTON ROAD.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for six 3-sty brick flats, 20x66 ft each, at Boston Road and Eastchester Road, for the Leader Home & Bldg Co., A. Davies, pres., 391 East 149th st, owner and builder. Total cost, \$42,000.

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

DWELLINGS.

BARNES AV.—Henry Nordheim, 1087 Tremont av, has prepared plans for two 2-sty frame dwellings, 21x53 ft, on the west side of Barnes av, 100 ft south of 239th st, for Dr. George M. Fischer, 345 East 84th st, owner and builder. Total cost, 10,000.

STABLES AND GARAGES.

BELMONT AV.—Charles S. Clark, 441 East Tremont av, has plans in progress for a 1-sty brick garage, 150x78 ft, on west side of Belmont av, 90 ft south of 176th st, for Thomas Giordano, 783 East 180th st, owner. Cost, \$12,000.

UNIVERSITY AV.—W. C. Martin, 1932 Arthur av, has prepared plans for a 2-sty brick and stone garage, 46x130 ft, on west side of University av, 33 ft south of 179th st, for Wm. C. Bergen, 1932 Arthur av, owner and builder. Cost, \$20,000.

SENECA AV.—Kreymborg Architectural Co., 1029 East 163d st, has prepared plans for a 1-sty brick garage, 50x100 ft, on the south side of Seneca av, 75 ft west of Faile st, for James Pegnan, owner and builder, c/o architect.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

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

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

PRESIDENT ST.—Charles Gastmeyer, 1652 Myrtle av, Ridgewood, L. I., has prepared plans for two 4-sty brick tenements, 50x102 ft each, in the south side of President st, 200 ft west of Nostrand av, for Max Schoenberg and Rudolph Rob, 316 Throop av, owners and builders. Total cost, \$70,000.

BAY 25TH ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for a 4-sty brick and limestone apartment, 60x75 ft, in the east side of Bay 25th st, 250 ft south of Benson av, for the Wolfe Improvement Co., 52 Bay 29th st, owner. Cost, \$40,000. Owner builds.

59TH ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for two 3-sty brick tenements, 25x70 ft, with stores, at the southeast cor of 59th st and 18th av, for owner, to be announced later. Cost, about \$20,000.

SOUTH 3D ST.—Charles M. Straub, 147 4th av, Manhattan, has plans in progress for a 5-sty brick and limestone apartment, 50x116 ft, at 393-395 South 3d st, for M. Solomon & Son, 217 Havemeyer st, owners and builders.

AV H.—Cohn Bros, 361 Stone av, have prepared plans for two 4-sty brick tenements, 65x85 ft and 65x92 ft, at the southeast cor of Av H and East 19th st and the south side of Av H, 65 ft east of East 19th st, for the Pohl-Abbott Const. Co., 1264 Ocean av, Brooklyn, owner and builder. Total cost, \$58,000.

CHURCHES.

BEDFORD AV.—Irving J. Feinberg, 423 Pennsylvania av, has finished plans for a 2-sty brick synagogue, 50x93 ft, on the west side of Bedford av, 146 ft east of Synder av, for the Congregation Schwartorah of Flatbush, 1935 Bedford av, owner. Cost, \$50,000.

DWELLINGS.

48TH ST.—F. W. Eisenla, 186 Remsen st, has prepared plans for six 2-sty brick dwellings, 20x60 ft, in the south side of 48th st, 429 ft east of 5th av, for the Hertwig Const. Co., 467 77th st, owner and builder. Total cost, \$27,000.

EAST 14TH ST.—Slee & Bryson, 154 Montague st, have prepared 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.

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 av, for Jacob

Braun, 359 82d st, Brooklyn, owner and builder. Total cost, \$18,000.

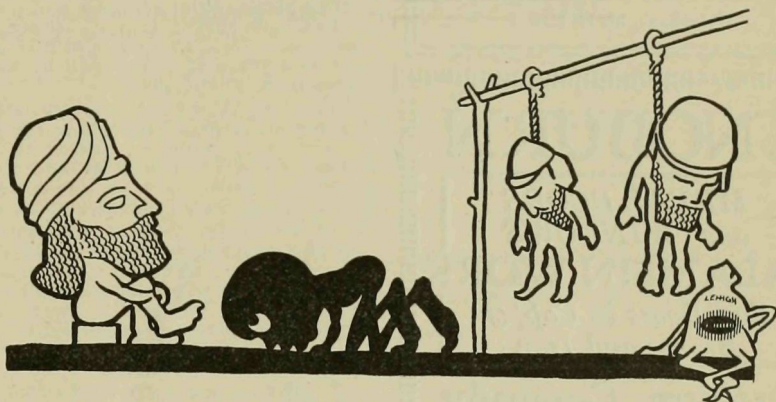
EAST 21ST ST.—Slee & Bryson, 154 Montague st, have prepared plans for a 3-sty brick dwelling, 17x38 ft, at the northeast cor of East 21st st and Albermarle Terminal, for the Midwood Associates, 936 Flatbush av, owners and builders. Cost, \$6,500.

DREW AV.—Louis Danancher, 12 Washington st, Jamaica, L. Igwt2ETAOINNN plans for ten 2-sty brick dwellings, 19x56 ft, on the west side of Drew av, 282 ft north of Jerome av, for Margaret L. Ryan, 137 St. Marks av, owner and builder. Total cost, about \$40,000.

RIDGE BLVD.—J. & W. Fuherer, 172 62d st, have finished plans for two 2-sty brick dwellings, 19x55 ft, on the east side of Ridge Blvd, south of 97th st, for Adolph A. Raharsuer, 334 Bay Ridge av, owner and builder. Cost, \$9,000.

MANSFIELD PL.—E. Kaiser, 1 West 34th st, Manhattan, has prepared plans for a 2-sty frame dwelling, 21x38 ft, in

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the east side of Mansfield pl, 60 ft south of Av M, for Wm. Bordfeld, owner and builder, c/o architect. Cost, \$5,000.

**MERMAID AV.**—H. J. Spring, 44 Court st, has prepared plans for four 2-sty brick dwellings, 20x60 ft, on the south side of Mermaid av, 58 ft east of West 23d st, for Wm. J. Avitable and John Ross, 2923 West 15th st, owners and builders. Total cost, \$16,000.

**AV. O.**—Cantor & Dorfman, 373 Fulton st, have completed plans for three 2-sty frame dwellings, 20x36 ft, on the south side of Av O, 40 ft east of East 8th st, on the east side of Ocean av, 30 ft south of Av R, at the southeast cor of Ocean av and Av R for Flandreau & MacRoberts, 1199 Flatbush av, owners and builders. Total cost, \$15,000.

**EAST 52D ST.**—Andrew M. Biems, 83

Corona av, Corona, L. I., has prepared plans for a 2-sty brick dwelling, 21x55 ft, in the west side of East 52d st, 260 ft south of Tilden av, for Henry Ekland, 345 51st st, owner and builder. Cost, \$4,000.

**18TH AV.**—Kallich & Lubroth, 215 Montague st, have plans in progress for a 2-sty brick dwelling, 50x28 ft, containing stores, on 18th av, 75 ft south of 59th st, for owner, to be announced later. Cost, \$8,000.

**EAST 5TH ST.**—B. F. Hudson, 319 9th st, has finished plans for six 2-sty frame dwellings, 18x43 ft, in the west side of East 5th st, 200 ft north of Cortelyou rd, for Jacob B. Silman, 1511 Emmons av, owner and builder. Total cost, \$24,000.

**EAST 2D ST.**—Philip Caplan, 16 Court st, has prepared plans for ten 3-sty brick dwellings, 25x55 ft, with stores, at the northeast cor of East 2d st and Av C, for Isaac Freedman, 16 Court st, owner and builder. Total cost, \$50,000.

**59TH ST.**—Cohn Bros, 361 Stone av, have finished plans for four 2-sty brick dwellings, 20x55 ft, in south side of 59th st, 220 ft east of East 17th st and north side of 60th st, 220 ft east of East 17th st, for the Loshin Const. Co., 16 George st, Jamaica, L. I., owner and builder. Cost, \$5,000 each.

#### FACTORIES AND WAREHOUSES.

**BOERUM ST.**—Benjamin Driesler, 153 Remsen st, has prepared plans for a 5-sty brick extension to factory in the north side of Boerum st, 125 ft west of Graham av, for the Boerum Corp., 299 Broadway, Brooklyn, owner and builder. Cost, about \$15,000.

**EAST NEW YORK AV.**—Louis Allen Abramson, 220 5th av, Manhattan, is preparing plans for alterations and additions to the 5-sty brick factory, 80x100 ft, at East New York av and Watkins st. Details and name of owner will be available later. Cost, about \$20,000.

**DITMAS AV.**—Benjamin Driesler, 153 Remsen st, is preparing plans for a 1-sty brick factory building, 80x110 ft, at the southeast cor of Ditmas av and East 83d st, for the W. Beckers Aniline & Chemical Works, owner, on premises. Cost, \$30,000.

#### SCHOOLS AND COLLEGES.

**WATKINS ST.**—C. B. J. Snyder, Park av and 59th st, Manhattan, has completed plans for a 4-sty brick extension to Public School No. 66, on the west side of Watkins st, 100 ft south of Sutter av, for the Board of Education of the City of New York. Cost, \$22,000.

#### STABLES AND GARAGES.

**OCEAN AV.**—S. Millman & Son, 1780 Pitkin av, have finished plans for a 1-sty brick garage and store, 100x131 ft, on the west side of Ocean av, 165 ft south of Av H, for the Pohl-Abbot Const. Co., 56 Pine st, Manhattan, owner and builder. Cost, about \$25,000.

**35TH ST.**—Frederick J. Dassau, 1373 Broadway, has prepared plans for a 1-sty brick garage, 28x53 ft, at the northeast cor of 35th and West sts, for the Economy Cone Co., 1409 Av J, owner and builder. Cost, \$3,500.

**44TH ST.**—F. R. Ashfield, 350 Fulton st, has prepared plans for a 1-sty brick garage, 25x63 ft, in south side of 44th st, 200 ft west of 3d av, for the Perry Kent Co., 33 Pearl st, Manhattan, owner. Architect builds. Cost, \$3,000.

**SARATOGA AV.**—F. J. Dassau, 1373 Broadway, has completed plans for a 3-sty brick extension to garage and dwelling at the southeast cor of Saratoga and Jefferson avs, for Richard Goodwin, 1504 Broadway, owner and builder. Cost, \$5,500.

**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.

**BOND ST.**—Albert Ulrich, 471 Fulton st, has prepared plans for a 1-sty brick garage, 60x83 ft, at the southeast cor of Bond and Carroll sts, for John F. Schmadeke, 497 Union st, owner. Cost, \$9,000.

**ST. EDWARDS ST.**—John Joseph Carroll, Rockaway Park, L. I., has completed plans for a 1-sty brick garage, 204x108 ft, in the north side of St. Edwards st, bet. Park and Tillary st, for the City and Suburban Homes Co., owner. Cost, \$40,000. Walter Ryan, 913 Bedford av, general contractor.

#### STORES, OFFICES AND LOFTS.

**FLATBUSH AV.**—Voss & Lauritzen, 65 De Kalb av, have finished plans for a brick extension to the 2-sty store building on the east side of Flatbush av extension, 100 ft south of Hudson av, for Anton J. Lambert, 567 10th st, owner. Cost, \$8,500.

#### Queens.

**APARTMENTS, FLATS & TENEMENTS.**  
**RIDGEWOOD, L. I.**—James S. Bly, 422 St

Marks av, Brooklyn, has prepared plans for two 3-sty brick tenements, 23x75 ft and 26x82 ft, at the cor of Prospect av and Woodbine st, for F. McGlenahan, 702 Fresh Pond rd, Ridgewood, L. I., owner and builder. Total cost, \$16,000.

**LONG ISLAND CITY.**—Frank Braun, 585 9th av, L. I. City, has been retained to prepare plans for a 4-sty brick and limestone apartment house, 50x80 ft, in the west side of Radde st, bet. Wilbur and Paynter avs, for Nicholas Nehrbauer, Jr., 850 9th av, L. I. City, owner. Details later.

#### CHURCHES.

**FLUSHING, L. I.**—George Spitzer, 27 Union Square, Manhattan, has plans in progress for a 1-sty brick synagogue, 40 x65 ft, in Amity st, bet. Parsons and Bowne avs, for the Congregation Schaaari Tefela, owner. Joseph J. Bach, 85 White-stone av, chairman building committee.

#### DWELLINGS.

**WOODHAVEN, L. I.**—Plans have been prepared privately for six 2-sty frame dwellings, 16x32 ft in the east side of Rector st, 175 ft north of Jamaica av, for the Dickel Const. Co., 73 Dennington av, Woodhaven, L. I., owner and builder. Total cost, \$15,000.

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

**FOREST HILLS, L. I.**—Plans have been prepared privately for five 2½-sty brick and frame dwellings, 38x33 ft, in Groton st, 75 ft east of Groton la, for the Sage Foundation Homes Co., 27 Greenway Ter, Forest Hills, L. I., owner and builder. Cost, \$8,500 each.

**WOODHAVEN, L. I.**—Plans have been prepared privately for eight 2½-sty frame dwellings, 16x36 ft, on west side of Woodhaven av, 90 ft south of Galrymple av, for the Oakland View Realty Corp., 4064 Galrymple av, Woodhaven, L. I., owner and builder. Total cost, \$16,000.

**RICHMOND HILL, L. I.**—Plans have been prepared privately for two 2½-sty frame dwellings, 15x42 ft, on the east side of Waterbury av, 137 ft north of Emerson st, for the Dickel Const. Co., 73 Denning-ton st, Woodhaven, L. I., owner and builder. Cost, \$7,000.

**LONG ISLAND CITY.**—George R. Smart, 1122 Jamaica av, L. I. City, has completed plans for four 3-sty brick dwellings, 25x40 ft, at the southwest cor of Grand and 14th avs, for the Matthews Building Co., 11th and Grand avs, L. I. City, owner and builder. Total cost, \$20,000.

**WOODHAVEN, L. I.**—C. W. Ross, 347 Benedict av, Woodhaven, has prepared plans for six 2-sty frame dwellings, 16x28 ft, in the north side of 8th st, 100 ft west of Shaw av, for Charles Sohl, 125 2d st, Woodhaven, L. I., owner and builder. Total cost, \$16,000.

**FOREST HILLS, L. I.**—W. S. Worrall, Jr., Bridge Plaza, L. I. City, has finished plans for a 2½-sty frame dwelling, 25x35 ft, in Jewell st, near Seminole av, for the Cord Meyer Company, Forest Hills, L. I., owner and builder. Cost, \$6,000.

**RIDGEWOOD, L. I.**—S. Millman & Son, 1780 Pitkin av, Brooklyn, have completed plans for two 3-sty brick dwellings, 20x52 ft, with stores, on the south side of Seneca av, 25 ft west of Himrod st, for Max Miller, 283 Vermont st, Brooklyn, owner and builder. Total cost, \$13,000.

**WHITESTONE, L. I.**—C. L. Varrone, Corona av, Corona, L. I., has prepared plans for a 2½-sty frame dwelling, 20x36 ft, on the east side of 7th av, 50 ft north of 4th st, for S. S. Lannan, 116 16th st, White-stone, L. I., owner and builder. Cost, \$4,000.

**FLUSHING, L. I.**—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has plans nearing completion for a 2½-sty frame dwelling, 34x20 ft, in the east side of 20th st, 260 ft north of State st, for the Ivy-wood Corp., Chester Haff, president, Rich-mond Hill, L. I., owner and builder. Cost, \$4,500.

**LONG ISLAND CITY.**—R. George Smart, 1122 Jamaica av, Woodhaven, L. I., has finished plans for a 3-sty brick store and dwelling, 40x24 ft, on the south side of Grand av, 35 ft east of 13th av, for the Matthews Building Co., 11th and Grand avs, L. I. City, owner and builder. Cost, \$5,000.

**ELMHURST, L. I.**—Plans have been prepared privately for two 2½-sty frame dwellings, 19x52 ft, in the north side of Ivy st, 205 ft west of Toledo av, for Hoff-man & Sunkin, 51 East Grand av, Corona, L. I., owners and builders. Total cost, \$7,000.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY.**—Frank Braun,

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585 9th av, has been retained to prepare the plans for a brick and steel factory and loft building in the north side of 11th st, 100 ft east of East av, for Nicholas Nehrbauser, Jr., 580 9th av, L. I. City, owner. Further details will be available later.

**LONG ISLAND CITY.**—William Higginson, 13 Park Row, Manhattan, has prepared plans for a 4-sty reinforced concrete factory and show room building, 192x80 ft, at Pearson av and Creak st, for the Degnon Realty & Terminal Co., 30 East 42d st, Manhattan, owner. Marcus Ward & Co., manufacturing stationers, lessees. Cost, \$70,000.

#### STABLES AND GARAGES.

**LONG ISLAND CITY.**—F. J. Korsman, 406 9th av, has finished plans for a 1-sty brick garage, 75x200 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 and builder. Cost, \$18,000.

#### NEW YORK.

##### DWELLINGS.

**SANDS POINT, L. I.**—Hunt & Hunt, 28 East 21st st, Manhattan, are preparing preliminary sketches for a large residence at Sands Point, L. I., for Mrs. O. H. P. Belmont, 15 East 41st st, Manhattan, owner. Details will not be available for some time.

**ROSLYN, L. I.**—Harris V. Hartman has completed plans for a 2½-sty brick terra cotta and fieldstone residence, 200x20x100 ft, at Roslyn, L. I., for Arthur Williams, owner, c/o New York Edison Co., Irving pl and 15th st, Manhattan. Cost, \$75,000.

**BROOKVILLE, L. I.**—Henry F. Ather-ton, 61 Broadway, Manhattan, contemplates the construction of a 2½-sty frame residence and garage on the Waldron Farm, at Brookville, L. I. Details and name of architect will be available later.

**OYSTER BAY, L. I.**—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing revised plans for a 2½-sty hollow tile brick and stucco residence at Oyster Bay, L. I., for Bertram G. Work, 1780 Broadway, Manhattan, owner. D. C. Weeks & Sons, 1133 Broadway, Manhattan, general contractor for foundations.

**PIPING ROCK, L. I.**—Harrie T. Lindberg, 2 West 47th st, Manhattan, has been retained to prepare plans for a large 2½-sty brick and stucco residence with garage and outbuildings at Piping Rock, L. I., for B. L. Taylor, Sr., 540 Park av, Manhattan, owner. Details of this operation will be available later.

**GREAT NECK, L. I.**—William Wells Bosworth, 527 5th av, Manhattan, is preparing working drawings for a 2½-sty brick and limestone residence, 40x115 ft, with outbuildings, at Great Neck, L. I., for Mrs. James G. Milburn, owner, c/o architect. Cost, \$75,000.

#### Suffolk.

##### DWELLINGS.

**BAYSHORE, L. I.**—Theodore A. Meyer, 114 East 28th st, Manhattan, is preparing plans for a 2½-sty frame residence, 65x32 ft, and 1-sty frame garage, 36x22 ft, on Bayshore av, for Noah W. Taussig, 111 Wall st, Manhattan, owner. Cost \$16,000.

#### FACTORIES AND WAREHOUSES.

**NORTHPORT, L. I.**—E. L. Phillips, 50 Church st, Manhattan, is preparing plans for an addition to the reinforced concrete power plant and coal bin at Northport, L. I., for the L. I. Lighting Co., to cost about \$50,000. Details later.

#### Westchester.

**APARTMENTS, FLATS & TENEMENTS.**  
**YONKERS, N. Y.**—Wm. Katz, 12 North Broadway, has prepared plans for a 3-sty brick flat, 25x66 ft, at Adams av and Morse Mere, for Mrs. Nellie Sankey, owner, c/o architect. Cost, \$15,000.

##### DWELLINGS.

**PHILIPPSE MANOR, N. Y.**—O. F. Hinton, 150 McLean av, Yonkers, N. Y., is preparing sketches for a 2½-sty frame dwelling, 32x60 ft, at Philippse Manor, N. Y., for owner to be announced later. Cost, about \$8,000.

**LARCHMONT, N. Y.**—T. M. Hooper and Frank C. Farley, associate architects, 15 West 38th st, Manhattan, are preparing plans for a 2½-sty frame and stucco residence, 45x38 ft, at Larchmont, N. Y., for Mrs. J. L. Frank, 618 West 142d st, Manhattan, owner.

**WHITE PLAINS, N. Y.**—Kenneth Mur-chison, 101 Park av, Manhattan, is preparing plans for a 2½-sty frame and field stone residence at White Plains, N. Y., for Robert E. Farley, 14 Martine av, White Plains, N. Y., owner. Cost, \$25,000.

#### FACTORIES AND WAREHOUSES.

**PEEKSKILL, N. Y.**—Beverly S. King, 103 Park av, Manhattan, is preparing plans

for a 2-sty reinforced concrete factory building, 100x115 ft, at Peekskill, N. Y., for the Southard-Robertson Co., stove and furnace manufacturers, 257 Water st, Manhattan. Cost, approximately, \$40,000.

#### HALLS AND CLUBS.

**TUCKAHOE, N. Y.**—Palmer & Hornbostel, 63 William st, Manhattan, have been selected to prepare the plans and specifications for the clubhouse to be erected on the Krasnitz farm at Tuckahoe, N. Y., for the Oak Ridge Country Club, c/o Justice J. P. Cohalan, Chambers and Centre sts, Manhattan. Further details will be available later.

#### STABLES AND GARAGES.

**WHITE PLAINS, N. Y.**—Frank Horton Brown, White Plains, has prepared plans for a 1-sty brick and stone garage, 50x100 ft, in Grove st, for George Fitzgerald, owner. Cost, \$6,000.

#### New Jersey.

**APARTMENTS, FLATS & TENEMENTS.**  
**EAST ORANGE, N. J.**—John B. Acocella, Union Building, Newark, N. J., has finished plans for a 3-sty frame flat, 22x70 ft, at 34 Stuben st, for Charles Herbert Walker,

308 Union Building, Newark, N. J., owner. Cost, about \$7,500.

**WEST NEW YORK, N. J.**—William Mayer, Jr., 711 Bergenline av, has plans in progress for two 5-sty brick and limestone apartments, 50x78 ft, and 50x84 ft, at West New York, N. J., for Nathan Weiss, 568 12th st, owner and builder. Total cost, about \$60,000.

#### DWELLINGS.

**CLIFFSIDE PARK, N. J.**—Perna & Mangelo, Second National Bank Building, Hoboken, N. J., are preparing plans for a 2-sty brick dwelling, 22x34 ft, on the south side of Oaklane av, west of Palisade av, for Mrs. Rosario Melone, 580 15th st, West New York, N. J., owner and builder. Cost, \$4,000.

**WEEHAWKEN, N. J.**—E. H. Schraeder, 138 4th st, Union Hill, N. J., has prepared plans for a 2½-sty brick residence, 43x47 ft, in the Kingswood section, for Charles H. Neilson, Broadway, West New York, N. J., owner and builder. Cost, \$12,000.

**PATERSON, N. J.**—Joseph De Rose, 119 Ellison st, has finished plans for a 2-sty frame dwelling, 22x54 ft, on 12th av, for

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A. Chesler & F. Eliovich, 68 Van Beuren st, Passaic, N. J., owners and builders. Cost, \$4,500.

NEWARK, N. J.—Frederick N. Noble, 142 Market st, has prepared plans for a 2½-sty frame dwelling, 26x34 ft, at 44 Stengel av, for Mrs. Catherine Lombart, owner, c/o architect. Cost, \$5,000.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, has completed plans for a 2-sty frame dwelling, 22x50 ft, at 44 Bond st, for Felix Kolakowski, 906 East 29th st, Paterson, owner and builder. Cost, \$4,500.

JERSEY CITY, N. J.—Plans have been prepared privately for a 2-sty brick dwelling, 20x52 ft, at 108 Van Cleef st, for Wm. Henderson, 113 Bostwick av, Jersey City, N. J., owner and builder. Cost, \$4,500.

#### FACTORIES AND WAREHOUSES.

PATERSON, N. J.—Fred W. Wentworth, 140 Market st, Paterson, N. J., has been retained to prepare plans for a 4-sty brick mill construction, community factory building, 75x310 ft, in Gray st, near Beckwith av, for the Paterson Industrial Development Co., c/o John J. Fitzgerald, secretary, Paterson Chamber of Commerce. Cost, about \$145,000. Details later.

PERTH AMBOY, N. J.—Goldberger & Greisen, 149 New Brunswick av, Perth Amboy, are preparing preliminary sketches for a 3-sty brick and reinforced concrete tobacco factory, for H. Rippen, 361 Division st, Perth Amboy, owner. Cost, \$35,000. Further details will be available later.

#### LIBRARIES.

GLEN RIDGE, N. J.—William A. Boring, 52 Vanderbilt av, Manhattan, is preparing preliminary sketches for a 2-sty tapestry brick library at Glen Ridge, N. J., for the Borough of Glen Ridge, John Brown, 117 Midland av, clerk. Henry Chapman, 111 Broadway, Manhattan, donor. Details will be available later.

#### SCHOOLS AND COLLEGES.

SCOTCH PLAINS, N. J.—W. F. Bower, 44 Harrison st, East Orange, N. J., has had plans approved for a 2-sty brick addition containing six classrooms, to the public school at Scotch Plains, N. J., for the Board of Education of Fanwood Township, Alfred D. Beeken, president. Cost, \$50,000.

#### STABLES AND GARAGES.

UNION HILL, N. J.—George McIntyre, Broadway and 179th st, Manhattan, has prepared plans for a 1-sty brick and limestone garage, 55x100 ft, on the west side of Park av, 100 ft south of Humboldt st, for Henry Magg, 422 Lewis st, Union Hill, N. J., owner and builder. Cost, \$15,000.

NEWARK, N. J.—R. Bottelli, 207 Market st, has finished plans for a 2-sty brick addition, 58x46 ft, to the garage at 18 Littleton av, for the West End Garage Co., L. Baron, proprietor, owner, on premises. Cost, about \$5,000.

PASSAIC, N. J.—John F. Kelly, Post Office Building Passaic, N. J., has completed plans for a 2-sty brick garage and office building, 50x80 ft, at the cor of Howe av and Garden st, for Lucien C. Fischesser, 25 Howe av, Passaic, owner.

#### Other Cities.

##### DWELLINGS.

GREENWICH, CONN.—Palmer & Hornbottle, 63 William st, Manhattan, are preparing sketches for a brick residence and outbuildings at Greenwich, Conn, for Robert F. Adams, 31 East 32d st, Manhattan, owner. Further details of this project will be available later.

GREENWICH, CONN.—James C. Green, 2 Columbus Circle, Manhattan, has been selected to prepare plans and specifications for a 2-sty addition to the residence at Greenwich, Conn., for Henry V. Brittain, 50 Broadway, Manhattan, owner. Details will be available later.

### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS & TENEMENTS.

CYPRESS HILLS, L. I.—J. F. MacDonald, Inc., 2511 Palmetto st, Brooklyn, has the general contract for a 3-sty brick apartment, 29x80 ft, in south side of Bleecker st, 198 ft east of Forest av, for Wm. Wegrauch, 155 Harmon st, owner, from plans by Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., architect. Cost, \$8,000.

#### CHURCHES.

GRANTWOOD, N. J.—Eagan & Montague, 1 Montgomery st, Jersey City, N. J., have obtained the general contract for the construction of a 1½-sty brick and limestone church, 63x102 ft, seating

approximately 700, for the R. C. Church of the Epiphany, owner, from plans by T. F. Dunn, Palisade Junction, N. J., architect.

#### DWELLINGS.

BROOKLYN.—B. Diamond, 12 Bergen st, has the general contract for alterations to the brick and stone store and residence at 86 Court st, for J. Cabot, 116 Court st, owner, from plans by Parfitt Bros., 26 Court st, architects.

EAST ELMHURST, L. I.—N. M. Anderson, East Elmhurst, L. I., has the general contract for a 2½-sty brick dwelling, 24x36 ft, on Ditmas av, nr Manhattan Blvd, for Herman Auskult, Manhattan Blvd, owner, from plans by W. F. Worrall, Jr., Bridge Plaza, L. I. City, architect. Cost, \$6,500.

LITTLE NECK, L. I.—John O'Brown, Little Neck, L. I., has obtained a general contract for the 2½-sty frame dwelling, 32x22 ft, in the west side of Abingdon Road, 182 ft north of Browvale Drive, for Frank H. Matthews, 845 St. Nicholas av, Manhattan, from plans by Slee & Bryson, 154 Montague st, Brooklyn, architects. Cost, \$5,000.

MONTCLAIR, N. J.—E. G. Sims, 13 Mountain View Place, Montclair, N. J., has the general contract for the 2½-sty frame and stucco residence, 65x150 ft, on South Mountain av, for Benjamin Harrison, 41 South Mountain av, Montclair, owner, from plans by R. I. Markwith, 111 5th av, Manhattan, architect. Cost, \$60,000.

#### FACTORIES AND WAREHOUSES.

BROOKLYN—Turner Const. Co., 11 Broadway, Manhattan, has the general contract for a 6-sty reinforced concrete factory bldg, 60x80 ft, at Manhattan and Skillman avs, for Valentine & Co., varnish manufacturers, 546 4th av, Manhattan, owner. Private plans.

RAHWAY, N. J.—Salmond Brothers Co., 526 Elm st, Arlington, N. J., have obtained the general contract for a 3-sty reinforced concrete addition to chemical plant, 60x100 ft, on Darmstadt av, for Merck & Co., owner, from plans by W. F. Bower, 44 Harrison st, East Orange, N. J., architect. Cost, \$25,000.

JERSEY CITY, N. J.—Turner Const. Co., 11 Broadway, Manhattan, has the general contract for a 7-sty reinforced concrete cold storage warehouse, 100x70 ft, at Jersey City, N. J., for the Union Terminal Cold Storage Co., 12th st, Jersey City, N. J., owner, from plans by J. G. Glover, 222 Navy st, Brooklyn, architect and engineer.

JERSEY CITY, N. J.—John W. Ferguson Co., 152 Market st, Paterson, N. J., has the general contract for a 1-sty brick and steel storage building, 40x48 ft, on Communipaw av, for the Whitlock Cordage Co., owner, on premises. Private plans.

#### STABLES AND GARAGES.

MANHATTAN—Marc Eidlitz & Son, 30 East 42d st, have the general contract for a 2-sty brick garage and apartment, 23x107 ft, at 22 Van Dam st, for A. D. Juilliard, 70 Worth st, owner, from plans by Trowbridge & Livingston, 527 5th av, architects. Cost, \$15,000.

MANHATTAN—Bradley & Weed, 200 5th av, have the general contract for a 3-sty brick and concrete garage, 231x100 ft, at 312-326 West 68th st, for Wm. Bradley, 1 Madison av, owner, from plans by E. H. Janes, 124 West 45th st, architects. Brown Taxicab Company, lessee. Cost, \$100,000.

BARRYVILLE, N. Y.—Thomas J. Steen Co., 30 Church st, Manhattan, has obtained the general contract for a group of farm buildings, 40x122 ft, at Barryville, N. Y., for Wm. Ross Proctor, owner on premises, from plans by Alfred Hopkins, 101 Park av, Manhattan, architect.

HARTSDALE, N. Y.—Northeastern Const. Co., 225 5th av, Manhattan, has the general contract for a 1½-sty frame stable and cow barn at Hartsdale, N. Y., for Otto Meyer, owner, on premises, from plans by Edward I. Shire, 373 4th av, Manhattan, architect.

FISHKILL, N. Y.—Poughkeepsie Concrete Stone Co., Market st, Poughkeepsie, N. Y., has the general contract for the 1½-sty hollow tile, brick and stucco cow barn, 40x112 ft, at Fishkill Farms, N. Y., for Henry Morgenthau, Jr., 30 East 42d st, Manhattan, owner, from plans by Buchman & Fox, 30 East 42d st, Manhattan, architects. Cost, \$25,000.

#### STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Frederick Fatzler Co., 810 Broad st, Newark, has the general contract for alterations and additions to 6-sty brick and limestone store and loft building at 49-51 Market st and 309 Plane st, for Roth & Co., 45 Market st, owners, from plans by Wm E. Lehman, 738 Broad st, Newark, N. J., architect. Cost, \$40,000.

### TRADE AND TECHNICAL SOCIETY EVENTS.

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

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.

### DEPARTMENTAL RULINGS.

#### BUREAU OF FIRE PREVENTION Municipal Building.

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

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

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

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

Week Ending July 29.

#### MANHATTAN ORDERS SERVED.

Houston st, 210 East—Max D Steurer et al, 42 Bway, .....FP(R)-FE  
Broome st, 381—Domenic Saladino, .....WSS(R)  
105 st, 233-7 E—Frank Fallotico et al, 300 E 105, .....A-FD  
2 av, 2390—Morris Goldstein, .....FE(R)-O  
17 st, 319 E—The Hanna Lavanburg Home, Inc., .....A  
Forsyth st, 116-8—Harris Fine Realty & Const Co, 24 W 115, .....WSS-GE  
55 st, 26-30 W—Spence School Co, .....FE(R)-Stp(R)  
Broome st, 476-8—Bank for Savings, 280 4 av, .....A-Rub-FD  
Canal st, 300—John R Graham Est, 174 Centre, .....WSS(R)-FP  
59 st and 9 av—Roosevelt Hospital, Inc, 43 Cedar, .....A

#### BROOKLYN ORDERS SERVED.

Bedford av, 790-2—Louis Friedman, D&R-El-Ex-FP-FE-WSS(R)-SA  
Coffey st, 162—H Finkeldey's Sons, 218 Conover, .....FP-WSS(R)  
Hudson av, 225-9—John Sahr, .....WSS(R)  
Sheephead Bay, Boat "Baltic"—Standard Oil Co of N. Y, 26 Bway, N. Y., .....FA-Rub-Rec  
13 st, 51—Domestic Steam Laundry, FA-Rec-NoS-FP-D&R-WSS(R)



Thatford av, 159—Goldstein Co.....WSS(R)  
 Atlantic av, 2961-5—Nass & Silverman....FP  
 Broadway, 138-44—Trion Toy Co....Rub-Rec  
 Fulton st, 725—Peoples Trust Co, 181 Montague.  
 DC  
 Harrison pl, 138-42—Albert Paper Box Co...FA  
 Keap st, 461-5—Bklyn Union Gas Co, 176  
 Remsen.....GE  
 Leonard st, 395—Bklyn Show Case Co....FA  
 Prince st, 2-36—Thompson & Norris Co....FP  
 Prospect st, 90—Est James McKinney.....DC  
 Osborn st, 120—Lena Kratenstein.....DC  
 Richardson st, 33-5—Wm Salmon.....FA  
 Sackett st, 28-30—John Monroe Taylor Pope  
 Est.....FP-DC  
 Harman st, 361-5—Atlantic Comb Wks,  
 D&R-El(R)-DC-FA-Rec-FP  
 Park av, 1-9—U S Electro Galvanizing Co,  
 CF-Rub-Rec-FP-D&R-El  
 Tillary st, 248-50—Salvation Army, 28 Raymond.  
 FP-Rec-FA-ExS-Time  
 Congress st, 89-91—Chauncey Real Estate  
 Co, 187 Montague.....FP(R)

**QUEENS ORDERS SERVED.**

W s Beach 53 st, 20th bldg s of Blvd—Edward Babcock.....DC  
 Chase av, 35 S (rear)—Edward Caldwell.....DC  
 Chase av, 98 S—Wm Kelly.....Ex  
 Chase av, 98 S—Wm Fried.....FA  
 Pleasant av, 43 S—Lena Goodman.....ExS-FA  
 Waverly av, 20-2 S—Joseph Chrakowsky...FA  
 Grand View av (Far Rock)—Florence McCarthy, Sr.....CF  
 Waverly av, 33 S—Margaret Ritchie.....A

**RICHMOND ORDERS SERVED.**

Castleton av, nr Kissel av (W B)—Owner..A

**BOARD OF EXAMINERS.**

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

APPEAL 53 of 1916, New Building 5 of 1916, premises northwest corner Westchester and Forrest avenues, also Jackson avenue, The Bronx, J. M. Felson, appellant.

NOTE: Theatre appeal. Appeal 104 of 1910, Alteration 492 of 1910, "to alter a concert hall existing," Thos. W. Lamb. Disappd. Oct. 18/10. Appeal 131 of 1914, New Building 389/14, Paul B. La Velle, James Reily Gordon, Associated Architects, appls. Appd. O. C. (7 conditions) Aug. 18/14. Appeal 4 of 1916, New Building 6/5/16. J. M. Felson. Disappd. Jan. 18/16.

Present appeal:  
 "No. 1. Courts do not comply with the requirements of Article 25 of the Building Code."  
 That an equally good and more desirable form of construction can be employed.

Is it necessary to extend the northerly court from street to street?  
 That the courts as provided permit sufficient exit facilities from all parts of the house and exits are provided direct to the two streets in addition to the exits provided to the courts.

These plans have been approved by the Bureau of Fire Prevention.

WITHDRAWN by appellant.  
 APPEAL 59 of 1916, Alteration 1126 of 1916, premises 49 East 73d street, Manhattan, Frank H. Hutton, appellant.

Building should be fireproof as it exceeds 20 feet in height. Sec. 72. As present building and extension are unlawful same cannot be increased in height. The conditions specified in your letter to the Superintendent are not in accordance with the plans filed.

The Superintendent of Buildings refuses to approve the mode and manner of construction and the materials proposed for the extension in height of the wing at the northwest corner of the building.

To permit the addition of a story on the wing at the northwest corner of the building, making the total height of the wing 40 feet above curb.

1. This matter was submitted to the Superintendent of Buildings to decide before the preparation of the plans, in the letter of the architect of March 25, 1916, and the answer of the Superintendent of March 29, 1916, stated that it would be permissible provided the location of said wing relative to the main building is such that it may be considered as a separate and independent building. The fact is that this building is separated from the main building by brick walls and will have self-closing fireproof doors, making it independent of main building.

2. The proposed addition will improve very much the present condition, as it will relieve the badly congested present servants' quarters.

3. The new fire-escape which is now proposed to provide affords a secondary means of escape which does not exist at present.

4. The fireproof self-closing doors will prevent a fire which may occur in this wing spreading to the main building, and vice versa.

5. The capacity of the institution will not be increased.

6. The inmates of the institute will have no access to the new added story.

Appearance: Alexander Brociner.  
 On motion, DISAPPROVED.

APPEAL 63 of 1916, New Building 138 of 1916, premises 137 East 66th street, Manhattan, Walter B. Chambers, appellant.

No. 3. Pent house walls less than 5' from exterior walls below must be of approved masonry construction.

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

To be permitted to build the pent house walls which are placed less than 5 feet from exterior walls below, namely, 4' 5", of 6" terra cotta blocks between angle irons, cement stuccoed on outside and plastered inside, instead of 12" brick.

The form of construction asked for is fire-proof, possesses the requisite strength, occupies less space, is lighter, and is therefore more suitable for placing on the steel roof construction than 12" brick walls would be. The walls in question occur near the side court walls, so that they will be located over 26 feet in from the lot line,

Appearances: Walter B. Chambers and O. F. Semsch.

On motion, APPROVED.

APPEAL 64 of 1916, Alteration 3301 of 1916, 48 Lorimer street, Brooklyn, Laspia & Salvati, appellant.

1. Stairs to be continuous to roof and direct to street. Enclosure required as per sec. 153-2b-3-4-5.

2. Shaft required around well hole, sec. 373. The sections objected to do not conform with this class of building.

Whether or not a building of this class comes under sections 153-2b-3-4-5 and 375?

1. That stairs to roof will not be required in such a building as this, also that stairs must not lead directly to street for the entire building will not be a factory or place where anything is manufactured.

The entire building will be used as a storage of rag bales, and that no more than three persons will work in the entire building.

Will kindly ask for reconsideration as the building when altered as per our plans, they will not be in violation of any of the sections mentioned in the objection of the Building Department.

2. Will kindly ask the Board to reconsider this objection, as no shaft is required in a building of this class. The opening on the second floor is to be used as a hoist for the bales of rags from first to second floor. The wagon backs under the opening and the bales are lowered from the second floor to the wagon

underneath, or they are hoisted from the wagon to the second floor. The opening will be provided with an automatic trap door and railings around the opening on second floor.

Appearance: Dominick Salvati.  
 After discussion, and on motion, entered on the record as

WITHDRAWN by request of the appellant.

APPEAL 72 (new) Alteration 1563 of 1916, premises north side of 146th street, 100 feet west of Lenox avenue, Manhattan, Goldner & Goldberg, appellants.

No. 3. The pent house and storage room floors should safely sustain a live load of 120 lbs. per sq. ft.

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.

Whether the proposition of providing a floor load capacity of 40 lbs. per sq. ft. under rooms which are to be used by one or two occupants at the most, for the purpose of testing motion picture films, is reasonable?

The submitted plans indicate a proposition to erect a pent house over the roof of a present one-story extension to a motion picture film factory. This one-story extension is used as a studio for taking motion pictures. The pent house is to be built in order to provide for the construction of four motion picture machine booths. These machine booths are constructed exactly in accordance with the requirements of Sec. 504 of the Code relating to machine booths and according to the regulations of the Bureau

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of Combustibles of the Fire Department; not more than two occupants are admitted in these rooms.

Since these rooms are to be built for a special purpose, and since the regulations or the laws surrounding the purpose for which these rooms are to be used result that the loading is actually restricted by such regulation or law, it seems unnecessary to provide a greater capacity than the actual use of the rooms will require.

It seems unnecessary to state that the floor under the new storage room will be made strong enough to carry 120 lbs. per sq. ft., and it is requested that that part of the objection relating to the floor of the storage room be not considered in this appeal.

This appeal is made solely for the purpose of enabling my client to use the present roof construction for the studio, to accommodate four booths which will be used solely for the purpose of testing the films by projecting them on a screen. Outside of one chair and a stand under the motion picture machine, no other furnishings are permitted to be placed in the rooms. The reason that we lay so much stress upon the Fire Department requirements in regard to these rooms is that it would be too great a hardship and unnecessary expense and economic waste to require that the present roof be increased in strength to maintain a floor capacity of 120 lbs. per superficial foot, when according to the matter of proposed use the total weight of the occupants and the furnishings in these rooms will not exceed 600 lbs. distributed over an area of 200 sq. ft. is capable of maintaining 8,000 lbs. It might also be said in passing that the two-story building adjoin-

ing the pent house and the extension are now and will be provided with a sprinkler equipment. The entire construction of the building and equipment is a conformity with all the standards for first class absolutely fire resisting construction. Even the stand under the motion picture machine is entirely covered with metal.

Appearance: A. Goldberg.  
WITHDRAWN by appellant.  
APPEAL 73 of 1916, Alteration 2504 of 1916, premises 1427 53d street, Brooklyn, Alexander Kirschner, appellant.

Contrary to Sec. 480 Building Code.  
That the rules and regulations of the President of the Borough or the provisions of law or said ordinances do not apply.

Is it unlawful to extend a frame building entirely outside of the Fire Limits to a depth of 18' 10" in the rear of an existing frame building?

1. That the existing building is of a frame construction and entirely outside of the Fire Limits.

2. That the building will not be used for no (?) business purposes, but only as a two-family residence containing eight sleeping rooms.

3. That the area of the plot is 4,000 sq. ft. (40x100) and that the aggregate area of building and extension is 1,313 sq. ft. (26'x50' 6"). Sec. 471 Art. 22 allows the erection or the enlarging of a frame building to an area of 5,000 sq. ft.

4. That the building together with the extensions and verandas will occupy only 40 per cent. of the plot.

5. That the enlarging of the building will

not interfere with the light and ventilation of the adjoining property, as there is plenty of vacant space around the building.

NOTE: Matter of Appeal 62 of 1916, Plan No. 3251 Alt. 1916, granted a 20-foot frame extension in rear.

Appearance: Alexander Kirschner.  
On motion, APPROVED: in view of the fact that the structure if new would be legal.

APPEAL 74 (new). Alteration 1615 of 1916, premises 1838-1844 Third avenue, Manhattan, Maximilian Zipkes, appellant.

No. 1. Open shafts must be constructed of approved masonry and provided with fireproof doors.

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

Is it necessary to have brick walls around an interior shaft?

That these shafts are enclosed on one side by present brick walls and on the other sides constructed of 4" terra cotta blocks in angle iron frames. Covered on outside with 1" cement mortar and plastered on inside, making a total of 6". This construction renders the shafts absolutely fireproof and if constructed of brick would reduce size of rooms and is a great deal more expensive with no material benefit to the building.

This alteration to the building is made for the purpose of improving the light, ventilation and sanitary provisions for the occupants.

I respectfully refer to similar shafts as accepted by you at premises 238 Henry street, Manhattan, Alteration 1507/16, Appeal No. 69 of 1916.

Appearance: Herman Wolff.  
On motion, APPROVED.

## CONCURRENT RESOLUTIONS NOS. 1 to 7, 1916

### PROPOSITION NUMBER ONE.

STATE OF NEW YORK, OFFICE OF THE Secretary of State, Albany, August 1, 1916.—Pursuant to the provisions of section four of article seven of the constitution of the state of New York, section two hundred and ninety-five of the Election Law, and section six of chapter five hundred and sixty-nine of the laws of nineteen hundred and sixteen, notice is hereby given that chapter five hundred and sixty-nine of the laws of nineteen hundred and sixteen, of which the following is a copy, will be submitted to the people for the purpose of voting thereon at the next general election in this state, to be held on the seventh day of November, nineteen hundred and sixteen. FRANCIS M. HUGO, Secretary of State.

#### CHAPTER 569.

AN ACT making provision for issuing bonds to the amount of not to exceed ten million dollars for the acquisition of lands for state park purposes, and providing for a submission of the same to the people to be voted upon at the general election to be held in the year nineteen hundred and sixteen.

Became a law May 15, 1916, with the approval of the Governor. Passed, three-fifths being present.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. There shall be issued, in the manner and at the times hereinafter recited, bonds of the state in an amount not to exceed ten million dollars, which bonds shall be sold by the state and the proceeds thereof paid into the state treasury, and so much thereof as may be necessary expended for the acquisition of lands for state park purposes as hereinafter provided. Such bonds when issued shall be exempt from taxation.

§ 2. Sale; interest; tax to pay; sinking fund. The comptroller is hereby directed to cause to be prepared the bonds of this state to an amount not to exceed ten million dollars, said bonds to bear interest at the rate of not to exceed four and one-half per centum per annum, which interest shall be payable semi-annually in the city of New York. Said bonds shall be issued for a term of fifty years from their respective dates of issue, and shall be sold for not less than par. The comptroller is hereby charged with the duty of selling said bonds to the highest bidder after advertising for a period of twenty consecutive days, Sundays excepted, in at least two daily newspapers printed in the city of New York and one in the city of Albany. Advertisements shall contain a provision to the effect that the comptroller, in his discretion, may reject any or all bids made in pursuance of said advertisements, and, in the event of such rejection, the comptroller is authorized to readvertise for bids in the form and manner above described as many times as in his judgment may be necessary to effect a satisfactory sale. Said bonds shall be sold in such lots and at such times as may be required for the purpose of making partial or final payments in accordance with the provisions of this act. There is hereby imposed a direct annual tax at the rate of eight thousand eight hundred and sixty-five dollars and fifty cents together with interest on the debt for each one million dollars of bonds issued, to provide for a sinking fund for the redemption of the said bonds, together with the interest thereon. The tax imposed, as herein provided, shall be assessed, levied and collected in the manner prescribed by law and shall be paid by the several county treasurers into the treasury of the state. The proceeds of such tax shall be invested by the comptroller in securities in which he is authorized by law to invest the trust and sinking funds of the state, and together with the interest arising therefrom, any premium received on

the sale of said bonds, and interest accruing on deposits of money received from the sale of said bonds or from miscellaneous sources shall constitute a sinking fund which is hereby created. Said fund shall be used solely for the purpose of paying the principal and interest of bonds issued in accordance with the provisions of this act.

§ 3. The proceeds of two million five hundred thousand dollars of such bonds, after appropriation or appropriations therefrom by the legislature, shall be applicable to the acquisition of lands for the extension of the Palisades Interstate park. Such moneys shall be expended and lands acquired by the commissioners of the Palisades Interstate park under the provisions of chapter one hundred and seventy of the laws of nineteen hundred, as amended. Such moneys shall be available for payment of the purchase price where lands are acquired by contract or for payments of judgments and awards in case of purchase by condemnation.

§ 4. The proceeds of seven million five hundred thousand dollars of such bonds, after appropriation or appropriations therefrom by the legislature, shall be applicable to the acquisition of lands for state park purposes within the forest preserve counties which lands, if now owned by the state under existing law, would be part of the forest preserve. Such moneys shall be expended and lands acquired under the direction of the conservation commission by and with the advice and consent of the commissioners of the land office. Such lands may be acquired in such manner as the legislature shall provide, which may be either by purchase, by condemnation or by entry and appropriation with submission to the court of claims or supreme court for the determination and award of damages for such entry and appropriation, or by one or more of such methods as the legislature may provide; but no proceedings shall be instituted by condemnation or by entry and appropriation unless provision be made by law for filing the written consent thereto of the commissioners of the land office with the county clerk of each county in which lands proposed to be taken are situated. Subject to the filing of such consent, any such proceeding shall be conducted by and in the name of the conservation commission; provided, however, that if any other board, officer or commission shall succeed by law to the general powers of the conservation commission in relation to the care of the forest preserve, such latter board, officer or commission shall have and exercise all of the powers and duties conferred by any provision of this section upon the conservation commission. The moneys realized from such bonds, after appropriation by the legislature, shall be available for payment of the purchase price, where lands are acquired by contract, and for the payment of judgments and awards in case of proceedings by condemnation or by entry and appropriation. No moneys shall be paid out under this section for the acquisition of lands by contract except upon the warrant and audit of the comptroller, after submission to him of vouchers therefor approved by the conservation commission and by the commissioners of the land office, accompanied with the certificate of the attorney-general approving the title to and conveyance of the lands purchased.

§ 5. The term "lands" as used in this act includes the improvements thereon, if any. All lands acquired under this act shall be for the use of all the people.

§ 6. Submission of law to people. This law shall not take effect until it shall at a general election have been submitted to the people and have received a majority of all the votes cast for and against it at such election; and the same shall be submitted to the people of this state at the general election to be held in No-

vember, nineteen hundred and sixteen. The ballots to be furnished for the use of the voters upon the submission of this law shall be in the form prescribed by the election law and the proposition or question to be submitted shall be printed thereon in substantially the following form, namely: "Shall chapter (here insert the number of the chapter) of the laws of nineteen hundred and sixteen, entitled 'An act making provision for issuing bonds to the amount of not to exceed ten million dollars for the acquisition of lands for state park purposes, and providing for a submission of the same to the people to be voted upon at the general election to be held in the year nineteen hundred and sixteen,' be approved?"

State of New York, Office of the Secretary of State, ss.: I have compared the preceding with the original law on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole thereof. Given under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of August, in the year one thousand nine hundred and sixteen. [L. S.] FRANCIS M. HUGO, Secretary of State.

### FORM FOR SUBMISSION OF PROPOSITION NUMBER ONE.

Shall chapter five hundred and sixty-nine of the laws of nineteen hundred and sixteen, entitled "An act making provision for issuing bonds to the amount of not to exceed ten million dollars for the acquisition of lands for state park purposes, and providing for a submission of the same to the people to be voted upon at the general election to be held in the year nineteen hundred and sixteen," be approved?

#### ONE

EXPLANATION—MATTER IN ITALICS IS NEW; MATTER IN BRACKETS [ ] IS OLD MATTER TO BE OMITTED.

STATE OF NEW YORK, OFFICE OF THE Secretary of State, Albany, August 1, 1916.—Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section six of article one of the Constitution of the state of New York is referred to the Legislature to be chosen at the next general election of Senators in this state to be held on the seventh day of November, 1916. FRANCIS M. HUGO, Secretary of State.

#### AMENDMENT NUMBER ONE.

Concurrent Resolution of the Senate and Assembly proposing an amendment to section six of article one of the constitution, in relation to waiver of indictment and trial by jury in certain cases.

Section 1. Resolved (if the Senate concur), That section six of article one of the constitution be amended to read as follows:

§ 6. [No person shall be held to answer for a capital or otherwise infamous crime (c) Except in cases of impeachment, and in cases of militia when in actual service, and the land and naval forces in time of war, or which this state may keep with the consent of congress in time of peace, and in cases of petit larceny, under the regulation of the legislature[]], no person shall be held to answer for a capital or otherwise infamous crime unless on presentment or indictment of a grand jury[, and]. Any person may, however, in the manner prescribed by law after examination or commitment by a magistrate, waive indictment and trial by jury on a charge of felony punishable by not exceeding five years' imprisonment, all subsequent proceedings being had by information before a superior court of criminal jurisdiction or a judge or justice there-



of. [I]n any trial in any court whatever the party accused shall be allowed to appear and defend in person and with counsel as in civil actions. No person shall be subject to be twice put in jeopardy for the same offense; nor shall he be compelled in any criminal case to be a witness against himself; nor be deprived of life, liberty or property without due process of law; nor shall private property be taken for public use without just compensation.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution, be published for three months previous to the time of such election.

State of New York, In Assembly, April 5, 1916.—This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present. By order of the Assembly, THADDEUS C. SWEET, Speaker.

State of New York, In Senate, April 20, 1916.—This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present. By order of the Senate, EDWARD SCHOENECK, President.

State of New York, Office of the Secretary of State, ss.: I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and I do hereby certify that the same is a correct transcript therefrom, and of the whole thereof. Given under my hand and the seal of office of the Secretary of State at the city of Albany, this first day of August, in the year of our Lord, one thousand nine hundred and sixteen. [L. S.] FRANCIS M. HUGO, Secretary of State.

TWO

EXPLANATION—MATTER IN ITALICS IS NEW; MATTER IN BRACKETS [ ] IS OLD MATTER TO BE OMITTED.

STATE OF NEW YORK, OFFICE OF THE Secretary of State, Albany, August 1, 1916.—Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the state of New York is referred to the Legislature to be chosen at the next general election of Senators in this state to be held on the seventh day of November, 1916. FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER TWO.

Concurrent Resolution of the Senate and Assembly proposing an amendment to section one of article two of the constitution, in relation to qualification of voters.

Section 1. Resolved (if the Senate concur), That section one of article two of the constitution be amended to read as follows:

Section 1. Every [male] citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he or she may offer his or her vote, shall be entitled to vote at such election in the election district of which he or she shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people[;], and upon all questions which may be submitted to the vote of the people, *provided however that a citizen by marriage shall have been an inhabitant of the United States for five years; and provided that in time of war no elector in the actual military service of the state, or of the United States, in the army or navy thereof, shall be deprived of his or her vote by reason of his or her absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes in the election districts in which they respectively reside.*

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution, be published for three months previous to the time of such election.

State of New York, In Assembly, March 14, 1916.—This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present. By order of the Assembly, THADDEUS C. SWEET, Speaker.

State of New York, In Senate, April 10, 1916.—This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present. By order of the Senate, EDWARD SCHOENECK, President.

State of New York, Office of the Secretary of State, ss.: I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and I do hereby certify that the same is a correct transcript therefrom, and of the whole thereof. Given under my hand and the seal of office of the Secretary of State at the city of Albany, this first day of August, in the year of our Lord, one thousand nine hundred and sixteen. [L. S.] FRANCIS M. HUGO, Secretary of State.

THREE

EXPLANATION—MATTER IN ITALICS IS NEW.

STATE OF NEW YORK, OFFICE OF THE Secretary of State, Albany, August 1, 1916.—Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to article six of the Constitution of the state of New York is referred to the Legislature to be chosen at the next general election of Senators in this state to be held on the seventh day of November, 1916. FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER THREE.

Concurrent Resolution of the Senate and Assembly proposing an amendment to article six of the constitution, in relation to rules and statutes affecting practice, pleading and procedure in the courts.

Section 1. Resolved (if the Assembly concur), That article six of the constitution be amended by adding thereto a new section, to be section twenty-four, to read as follows:

§ 24. *The legislature may delegate from time to time to conventions of justices of the supreme court or of such justices and attorneys at law, to be organized in such manner as the legislature shall provide, the power to make rules governing the practice, pleading and procedure in the courts of the state, including rules to modify or supersede statutes therefor; but not less than two-thirds of the members of any such convention shall be justices of the supreme court.*

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution, be published for three months previous to the time of such election.

State of New York, In Senate, Feb. 23, 1916.—The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof. By order of the Senate, EDWARD SCHOENECK, President.

State of New York, In Assembly, March 6, 1916.—The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof. By order of the Assembly, THADDEUS C. SWEET, Speaker.

State of New York, Office of the Secretary of State, ss.: I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and I do hereby certify that the same is a correct transcript therefrom, and of the whole thereof. Given under my hand and the seal of office of the Secretary of State at the city of Albany, this first day of August, in the year of our Lord, one thousand nine hundred and sixteen. [L. S.] FRANCIS M. HUGO, Secretary of State.

FOUR

EXPLANATION—MATTER IN ITALICS IS NEW; MATTER IN BRACKETS [ ] IS OLD MATTER TO BE OMITTED.

STATE OF NEW YORK, OFFICE OF THE Secretary of State, Albany, August 1, 1916.—Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to article seven of the Constitution of the state of New York is referred to the Legislature to be chosen at the next general election of Senators in this state to be held on the seventh day of November, 1916. FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER FOUR.

Concurrent Resolution of the Senate and Assembly proposing an amendment to article seven of the constitution, in relation to the contracting of debts by the state.

Section 1. Resolved (if the Assembly concur), That sections four and eleven of article seven of the constitution be amended to read as follows:

§ 4. Except the debts specified in sections two and three of this article, no debts shall be hereafter contracted by or in behalf of this state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein; and such] *No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted to be determined by general laws, which determination shall be conclusive, nor for more than fifty years from the time of the contracting of such debt. A debt hereafter contracted by the state, pursuant to an authorization hereafter made, and each portion of any such debt from time to time so contracted, may, if provided by the law authorizing such debt, be paid in equal annual instalments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. Such law shall if it authorize the contracting of a debt payable otherwise than in equal annual instalments impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No [such] law authorizing the contracting of a debt pursuant to this section shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes*

cast for and against it at such election. On the final passage of such bill in either house of the legislature, the question shall be taken by ayes and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass, and ought the same to receive the sanction of the people?" The legislature may at any time, after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law; but the tax, if any, imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrepealable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability. The money arising from any loan or stock creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. No such law shall be submitted to be voted on, within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as hereinbefore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time after the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall, *if such debt be payable otherwise than in equal annual instalments, impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually to the sinking fund moneys in amount sufficient to pay such interest and pay and discharge the principal of such debt when it shall become due and payable.*

§ 11. The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may, *if such debt be payable otherwise than in annual instalments, set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such moneys so set apart in any fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof. The legislature shall annually as the same shall fall due provide by direct tax, appropriation or both for the payment of the interest upon and instalments of principal of all debts created on behalf of the state, payable in annual instalments, pursuant to section four of article seven, or of any law enacted in pursuance thereof.*

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

State of New York, In Senate, April 15, 1916.—The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof. By order of the Senate, E. R. BROWN, Temporary President.

State of New York, In Assembly, April 17, 1916.—The foregoing resolution was duly passed, a

majority of all the members elected to the Assembly voting in favor thereof. By order of the Assembly, THADDEUS C. SWEET, Speaker.

State of New York, Office of the Secretary of State, ss.: I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and I do hereby certify that the same is a correct transcript therefrom, and of the whole thereof. Given under my hand and the seal of office of the Secretary of State at the city of Albany, this first day of August, in the year of our Lord, one thousand nine hundred and sixteen. [L. S.] FRANCIS M. HUGO, Secretary of State.



## FIVE

EXPLANATION—MATTER IN ITALICS IS NEW; MATTER IN BRACKETS [ ] IS OLD MATTER TO BE OMITTED.

STATE OF NEW YORK, OFFICE OF THE Secretary of State, Albany, August 1, 1916.—Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article seven of the constitution of the state of New York is referred to the Legislature to be chosen at the next general election of Senators in this state to be held on the seventh day of November, 1916. FRANCIS M. HUGO, Secretary of State.

## AMENDMENT NUMBER FIVE.

Concurrent Resolution of the Senate and Assembly proposing an amendment to section seven of article seven of the constitution, in relation to the forest preserve.

Section 1. Resolved (if the Assembly concur), That section seven of article seven of the constitution be amended to read as follows:

§ 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. *Nothing contained in this section shall prevent the state from constructing a state highway from Saranac Lake in Franklin county to Long Lake in Hamilton county and thence to Old Forge in Herkimer county by way of Blue Mountain lake and Raquette lake.*

[But the] The legislature may by general laws provide for the use of not exceeding three per centum of such lands for the construction and maintenance of reservoirs for municipal water supply, for the canals of the state and to regulate the flow of streams. Such reservoirs shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public use. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the extent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used and the services of the state rendered, which shall be fixed for terms not exceeding ten years and be readjustable at the end of any term. Unsanitary conditions shall not be created or continued by any such public works. A violation of any of the provisions of this section may be restrained at the suit of the people, or with the consent of the supreme court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

State of New York, In Senate, Feb. 8, 1916.—The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof. By order of the Senate, EDWARD SCHOENECK, President.

State of New York, In Assembly, March 21, 1916.—The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof. By order of the Assembly, THADDEUS C. SWEET, Speaker.

State of New York, Office of the Secretary of State, ss.: I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and I do hereby certify that the same is a correct transcript therefrom, and of the whole thereof. Given under my hand and the seal of office of the Secretary of State at the city of Albany, this first day of August, in the year of our Lord, one thousand nine hundred and sixteen. [L. S.] FRANCIS M. HUGO, Secretary of State.

## SIX

EXPLANATION—MATTER IN ITALICS IS NEW; MATTER IN BRACKETS [ ] IS OLD MATTER TO BE OMITTED.

STATE OF NEW YORK, OFFICE OF THE Secretary of State, Albany, August 1, 1916.—Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eight of article seven of the Constitution of the state of New York is referred to the Legislature to be chosen at the next general election of Senators in this state to be held on the seventh day of November, 1916. FRANCIS M. HUGO, Secretary of State.

## AMENDMENT NUMBER SIX.

Concurrent Resolution of the Senate and Assembly proposing an amendment to section eight of

article seven of the constitution, in relation to a certain portion of the Erie canal.

Section 1. Resolved (if the Assembly concur), That section eight of article seven of the constitution be amended to read as follows:

§ 8. The legislature shall not sell, lease or otherwise dispose of the Erie canal, the Oswego canal, the Champlain canal, the Cayuga and Seneca canal, or the Black River canal; but they shall remain the property of the state and under its management forever. The prohibition of lease, sale or other disposition herein contained, shall not apply to the canal known as the Main and Hamburg street canal, situated in the city of Buffalo, and which extends easterly from the westerly line of Main street to the westerly line of Hamburg street, nor to that portion of the existing Erie canal in the city of Utica between the westerly line of Schuyler street and the easterly line of Third street, provided that a flow of sufficient water from Schuyler street to Third street to feed that portion of the canal east of Third street be maintained. All funds that may be derived from any lease, sale or other disposition of any canal shall be applied to the improvement, superintendence or repair of the remaining portions of the canals.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

State of New York, In Senate, April 3, 1916.—The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof. By order of the Senate, EDWARD SCHOENECK, President.

State of New York, In Assembly, April 10, 1916.—The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof. By order of the Assembly, THADDEUS C. SWEET, Speaker.

State of New York, Office of the Secretary of State, ss.: I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and I do hereby certify that the same is a correct transcript therefrom, and of the whole thereof. Given under my hand and the seal of office of the Secretary of State at the city of Albany, this first day of August, in the year of our Lord, one thousand nine hundred and sixteen. [L. S.] FRANCIS M. HUGO, Secretary of State.

## SEVEN

EXPLANATION—MATTER IN ITALICS IS NEW; MATTER IN BRACKETS [ ] IS OLD MATTER TO BE OMITTED.

STATE OF NEW YORK, OFFICE OF THE Secretary of State, Albany, August 1, 1916.—Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section ten of article eight of the Constitution of the state of New York is referred to the Legislature to be chosen at the next general election of Senators in this state to be held on the seventh day of November, 1916. FRANCIS M. HUGO, Secretary of State.

## AMENDMENT NUMBER SEVEN.

Concurrent Resolution of the Senate and Assembly proposing an amendment to section ten of article eight of the constitution, in relation to limitation of indebtedness of cities.

Section 1. Resolved (if the Assembly concur), That section ten of article eight of the constitution be amended to read as follows:

§ 10. No county, city, town or village shall hereafter give any money or property, or loan its money or credit to or in aid of any individual, association or corporation, or become directly or indirectly the owner of stock in, or bonds of, any association or corporation; nor shall any such county, city, town or village be allowed to incur any indebtedness except for county, city, town or village purposes. This section shall not prevent such county, city, town or village from making such provision for the aid or support of its poor as may be authorized by law. 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, as it appeared by the assessment-rolls of said county or city on the last assessment for state or county taxes prior to the incurring of such indebtedness; and all indebtedness in excess of such limitation, except such as now may exist, shall be absolutely void, except as herein otherwise provided. No county or city whose present indebtedness exceeds ten per centum of the assessed valuation of its real estate subject to taxation, shall be allowed to become indebted in any further amount until such indebtedness shall be reduced within such limit. This section shall not be construed to prevent the issuing of certificates of indebtedness or revenue bonds issued in anticipation of the collection of taxes for amounts actually contained or to be contained in the taxes for the year when such certificates or revenue bonds are issued and payable out of such taxes; nor to prevent the city of New York from issuing bonds to be redeemed out of the tax levy for the year next succeeding the year of their issue,

provided that the amount of such bonds which may be issued in any one year in excess of the limitations herein contained shall not exceed one-tenth of one per centum of the assessed valuation of the real estate of said city subject to taxation. Nor shall this section be construed to prevent the issue of bonds to provide for the supply of water; but the term of the bonds issued to provide for the supply of water, in excess of the limitation of indebtedness fixed herein, shall not exceed twenty years, and a sinking fund shall be created on the issuing of the said bonds for their redemption, by raising annually a sum which will produce an amount equal to the sum of the principal and interest of said bonds at their maturity. All certificates of indebtedness or revenue bonds issued in anticipation of the collection of taxes, which are not retired within five years after their date of issue, and bonds issued to provide for the supply of water, and any debt hereafter incurred by any portion or part of a city, if there shall be any such debt, shall be included in ascertaining the power of the city to become otherwise indebted; except that debts incurred by [the] any city [of New York] of the first class after the first day of January, nineteen hundred and four, and debts incurred by any city of the second class after the first day of January, nineteen hundred and eight, and debts incurred by any city of the third class after the first day of January, nineteen hundred and ten, to provide for the supply of water, shall not be so included; and except further that any debt hereafter incurred by the city of New York for a public improvement owned or to be owned by the city, which yields to the city current net revenue, after making any necessary allowance for repairs and maintenance for which the city is liable, in excess of the interest on said debt and of the annual instalments necessary for its amortization may be excluded in ascertaining the power of said city to become otherwise indebted, provided that a sinking fund for its amortization shall have been established and maintained and that the indebtedness shall not be so excluded during any period of time when the revenue aforesaid shall not be sufficient to equal the said interest and amortization instalments, and except further that any indebtedness heretofore incurred by the city of New York for any rapid transit or dock investment may be so excluded proportionately to the extent to which the current net revenue received by said city therefrom shall meet the interest and amortization instalments thereof, provided that any increase in the debt incurring power of the city of New York which shall result from the exclusion of debts heretofore incurred shall be available only for the acquisition or construction of properties to be used for rapid transit or dock purposes. The legislature shall prescribe the method by which and the terms and conditions under which the amount of any debt to be so excluded shall be determined, and no such debt shall be excluded except in accordance with the determination so prescribed. The legislature may in its discretion confer appropriate jurisdiction on the appellate division of the supreme court in the first judicial department for the purpose of determining the amount of any debt to be so excluded. No indebtedness of a city valid at the time of its inception shall thereafter become invalid by reason of the operation of any of the provisions of this section. Whenever the boundaries of any city are the same as those of a county, or when any city shall include within its boundaries more than one county, the power of any county wholly included within such city to become indebted shall cease, but the debt of the county, heretofore existing, shall not, for the purposes of this section, be reckoned as a part of the city debt. 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 the 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.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

State of New York, In Senate, April 5, 1916.—The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof. By order of the Senate, EDWARD SCHOENECK, President.

State of New York, In Assembly, April 12, 1916.—The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof. By order of the Assembly, THADDEUS C. SWEET, Speaker.

State of New York, Office of the Secretary of State, ss.: I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and I do hereby certify that the same is a correct transcript therefrom, and of the whole thereof. Given under my hand and the seal of office of the Secretary of State at the city of Albany, this first day of August, in the year of our Lord, one thousand nine hundred and sixteen. [L. S.] FRANCIS M. HUGO, Secretary of State.



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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. 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, ABRAHAM 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. Chelsea 891.

## Iron Work (Arch. and Struc.)

GRAND CENTRAL IRON WORKS, 212 East 52d street. Tel. Plaza 3583.  
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.  
PERLMAN IRON WORKS, INC., A., 1735 West Farms road. Tel. Intervale 2167.  
RICHEY, BROWN & 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.