

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, AUGUST 19, 1916

HOW THE CITY NOW CONTROLS DEVELOPMENT OF REALTY HELD BY INVESTORS

By GEORGE B. FORD

THE city government of New York has just put into effect by a virtually unanimous vote of the Board of Estimate the radical and much talked of Zoning Law. All future buildings will be restricted as to their height, size and use and the restrictions will be different in different parts of the 327 square miles of the city.

George McAneny, the father of the law, said: "It is the greatest thing the city has ever done not even excepting the building of the great rapid transit system." Mayor Mitchel said that he believed that it would prevent in the future the enormous decline in property values such as had occurred below 34th street, Manhattan. He believed that residence sections throughout the city would be protected against the sporadic store, factory or garage.

Height Limit.

In general, the law will limit the height of buildings in proportion to the widths of the streets on which they face all the way from two and a half times the width of the street in the financial district, through two times the width of the street in central Manhattan, with one and one-half times in the balance of Manhattan and in small portions of the other boroughs, down to once the width of the street throughout all the rest of the city. A future Equitable building could only be a third as high because it faces on narrow streets but a tower in the center of it, half as large again as the Woolworth tower, might rise to any height.

The Woolworth building, on the other hand, if facing on a park, might be very nearly duplicated. The shopping district on Fifth avenue will consist of buildings not much higher than Tiffany's but along 42nd street buildings may rise about as high as the Hotel Manhattan or Knickerbocker. Twelve and 14-story apartments will continue to go up on the main avenue and eight and nine-story apartments on the side streets, but no building of any kind can go any higher except by setting back from the street. Throughout most of the city, however, four or five stories will be the limit. Towers may be built to any height, but they cannot cover more than a quarter of the lot. Mansards, dormers and terraces are encouraged; anything that will open up the streets and bring light down into them by making the upper part of the buildings set back from the street above a reasonable height.

Control of Size.

The size of buildings will be controlled by the fact that the law requires just so much open space on each lot. This again ranges all the way from the warehouse districts along the commercial waterfront and along the freight railways where a building may cover the whole of its lot, through the B, C and D districts, so called, in each of which in succession a building has to provide for larger and larger yards and courts, down to the villa districts where a house can cover only 30 per cent. of its lot and must be widely separated from its neighbor on at least one side. Throughout Manhattan and the densely built-up portions of the other boroughs, yards and courts in office buildings, factories, lofts, hotels, apartments, in fact all buildings, would have to be as large

as those that have been required for the last 14 years in tenement and apartment houses. Everywhere the yards and courts have to be increasingly larger at the top as a building goes up in height, so much so that these requirements tend to limit the practicable economic height of buildings even more effectively than do those directly affecting height. This is particularly true in the outlying boroughs. One important feature of the law is the encouragement it gives to playgrounds for material concessions are allowed to anyone who will provide adequate recreational space in connection with his buildings.

Right here it is desirable to sound a note of warning. It would be most unfortunate if the law were applied as it stands to other cities, for it is full of unduly liberal provisions in the way of height and size that tend strongly to defeat the object of the law but which were necessitated by the exceptional economic conditions of New York.

As to the use of buildings, there are only two general classes of restrictions; first, the districts which are restricted against business and industry of all sorts, the so-called "residence" districts, and second, the tracts which are restricted only against manufacturing and public stables and garages, the so-called "business" districts. In the former almost any kind of building that people live in is allowed; also churches, schools, hospitals and various institutional buildings. In the business districts any residence use is allowed and even a certain small proportion of the unobjectionable types of manufacturing. The use districts have been laid down street by street and in fact block by block, depending on existing conditions and tendencies. The result has been that about two-fifths of Manhattan and about two-thirds of the whole city has been set aside for all time for strictly residential use, while the main thoroughfares, the transit streets and all other streets that are or might be appropriately used for stores or show rooms are set aside as business streets. Many streets which are now seriously invaded by factories or garages are restricted against them from now on because it was felt that they were a distinct harm to the street. On this ground all of the central part of Manhattan above 23rd street was made a business district despite the fact that there were already hundreds of factories employing in all upwards of 30,000 operatives within the district. This law will not touch the existing factory lofts, as it is in no sense retroactive, but the "Saving New York" movement, in which most of the merchants along Fifth Avenue combined to oust the factories in the neighborhood, has already succeeded in persuading almost all of the manufacturers to move away. It was a remarkable and timely vindication of the economic need of this law.

It is interesting to see how the unbroken residence districts have been becoming larger and larger at the insistence of the property owners themselves so that in some cases of their own volition they must walk at least a mile to the nearest store of any sort. These restrictions do not interfere in any way with existing or future private restrictions placed on any property except that

if this law happens to be more drastic than the latter in any particular, this law would govern.

All of the balance of the city which is not in one or the other of these two kinds of districts is left unrestricted. It includes all of the land appropriate for industry along the navigable waterfront and along the freight railways, as well as most of the territory which is now given over to manufacturing. It includes also scattered throughout the city a number of blocks which are already invaded by public garages or which are appropriate for that use. Certain other areas, especially around Jamaica Bay and along the shores of Staten Island are left entirely undetermined in their use pending the working out of the plans for the port and terminal facilities of New York.

Superintendents Administer Law.

The law will be administered by the Superintendent of Buildings in each of the five boroughs and in so far as it affects tenement houses the law will be administered by the Tenement House Commissioner, while the following up of buildings after they are completed will be under the jurisdiction of the fire commissioner. In any case, wherever there is any question about the application of the law in a specific case, the matter can be taken to the newly constituted Board of Appeals, which is the board of review for all matters that relate to the construction or use of buildings. In addition, the law has in it a number of specific clauses giving the Board of Appeals discretion in allowing exceptions to the law.

The law itself can be changed only by the Board of Estimate and Apportionment which created it, and they can, after due notice and hearing, make amendments at any time, but if in any case 20 per cent. of the property owners affected by a change object, the Board of Estimate can make the change only by a unanimous vote. There is also a clause which says that if on any street or district 50 per cent. of the property owners sign a petition for a change in the map as affecting that district, then the Board of Estimate must act on it in one way or another within 90 days. It is realized that the law and maps are not perfect and they must be changed from time to time. The provision for change is made difficult as the whole law would be of no value at all unless property owners knew what to count on and conditions were stable.

Idea Often Broached.

The idea of limiting the heights of buildings has often been broached in New York, but it did not come to a head until early in 1913, when George McAneny, then President of the Borough of Manhattan, asked the Board of Estimate to appoint a commission to consider the problem of controlling the height, size and arrangement of buildings.

Such a commission of nineteen leading citizens, with Edward M. Bassett as Chairman and George B. Ford as Secretary, was appointed in March of that year, and after nine months of study presented a report in which they showed conclusively that the problem was far bigger than one of merely limiting the maximum height of buildings as that

would affect only a small section of lower Manhattan. To that end they recommended two charter amendments which would permit the Board of Estimate to restrict the use of buildings, their height and the sizes of their yards and courts differently in different parts of the city. These Charter amendments were passed in May, 1914, and a month later the Board of Estimate appointed a Commission on Building Districts and Restrictions of seventeen members with Edward M. Bassett as Chairman and Robert H. Whitten as Secretary, to carry the work through to consummation.

This Commission found that the first thing that it was necessary to do was to become thoroughly conversant with existing conditions and tendencies with regard to all property and improvements, the character and intensity of their use, all natural physical conditions as they affected property, and the distribution of the use and effect of public utilities. An intensive study of present and future rapid transit and the distribution of population in New York was made for the Commission by John P. Fox and Herbert S. Swan. Frank B. Williams made two trips to Europe to study the effect of the districting and zoning laws there.

A detailed study was made of what other American cities have done toward controlling the height, size or use of their buildings, but as no city had begun to approach the subject in a comprehensive way, the Commission found it necessary to go back to fundamentals. The first year was spent in collecting this data and getting it into form for use. Meanwhile the Commission and its staff were trying out every possible suggestion for controlling the size or use of buildings and the practicableness of various possible kinds of districts. It was a long process of elimination in which everything that would not work was discarded. The Commission held innumerable conferences and in all some 60 public hearings. They made a point of getting in touch with everyone who, through his experience or knowledge, they felt could assist in arriving at a practicable result. They went out continually to meetings of local groups in the various parts of the five boroughs as well as inviting people who were con-

LEGAL NOTES AFFECTING REALTY

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

Free Right of Passage.

SUIT was brought to enjoin the obstruction of a right of way under a deed of a tract "with the free right of passage to the same out of" a certain avenue in Newport, R. I. The right of way had been improved by the planting of trees, paving with macadam, and the establishment of grass walks. The Rhode Island Supreme Court, *Abney v. Twombly*, 97 Atl. 806, held that the grantee of the right of way was entitled to an injunction against its obstruction by the construction of the approach to a garage over the sidewalk with rough stone unsuitable to walk upon, by allowing automobiles to stand upon and near the sidewalk to be cleaned and repaired, by the maintenance of a gasoline tank with a spout or inlet two inches in diameter extending eight inches upward from the surface of the sidewalk, and to require the sidewalk, where a roadway had been built across it, to be restored to the level of the rest of the sidewalk, so as to be fit, safe and convenient for foot passengers.

versant with local conditions constantly at the office. The result is that the law as passed is not the work of a limited group of men but is the result of the combined thought of thousands of people from all parts of the city. The work of the two commissions is being summed up in a final report which will be completed within a few months. Meanwhile the law with the accompanying maps as enacted has already been published.

Despite the preponderating sentiment in favor of the plans as finally adopted and the almost unanimous feeling that districting was desirable, it was realized that the law or some parts of the maps might be taken into the courts. As the law will be administered under the po-

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Porches Violate Restrictions.

A building restriction in a deed of a lot in the residential section of a city provided that the grantee should have the free and unobstructed right of light, air and prospect over the front of any other property then owned by the grantor. When the deed was made houses were erected on the land having open porches in front. Subsequently the owner of one of the houses on a lot not adjoining that of the grantee, there being several residences between them, built a second and third story porch over the original porch which interfered with the grantee's view. In an action for injunction the Pennsylvania Supreme Court held, *Murphy v. Ahlberg*, 97 Atl. 406, that the grantee was entitled to an injunction and decree directing the removal of the second and third porches. The court said the practical effect of the new porches was to substantially advance the house line to the original front of the porch, thereby obstructing the plaintiff's prospect in violation of the restriction.

Cost of Party Walls.

In an action for a proportion of the cost of a party wall, it appeared that the plaintiff, proposing to build the wall, wrote that he would accept a cash payment of a certain sum and would "pay" the entire cost of shoring. The defendants replied that they would pay the sum required, and the plaintiff was to "bear" the cost of shoring. The Pennsylvania Supreme Court held, *Stevenson v. Mellor*, 97 Atl. 393, that the contract meant that the plaintiff was not only to pay the cost of shoring at the time, but was permanently to sustain that expense.

Broker's Commission.

The Connecticut Supreme Court of Errors holds, *Butler v. Onwalant*, 97 Atl. 310, that evidence that the plaintiffs, employed as brokers, after spending considerable time and money, found a customer who was ready to and did buy, although another, knowing of the customer's desire to buy, acted as nominal broker and received a commission, warranted a conclusion that the plaintiffs were the procuring cause of the sale and entitled to a commission.

Terminate Lease.

A yearly lease contained the rather peculiar fire clause that in case the premises were damaged by fire, "if the lessor shall not elect to repair the same, then this lease shall terminate at the time of such damage." A fire damaged the building on May 12. The tenant gave the landlord notice of it. Subsequently the landlord accepted rent due June 1st, and afterwards conveyed the premises. The grantee in July gave notice to the tenant to vacate on August 2nd, and commenced action, resting her right of possession on the claim that the lease terminated on the day the fire occurred.

The Rhode Island Supreme Court, *Holland v. Rhode Island Roofing Co.*, 97 Atl. 596, held that the damage by the fire did not render the lease void; it was, at most, simply voidable in consequence. An announcement by the lessor of her intention not to repair and her failure to do so within a reasonable time, or such failure alone, would, without more appearing, have terminated the lease. But by accepting rent for the premises for a period following the fire she waived her right to terminate it as of the day of the fire.

Performance of Contract.

The Maryland Court of Appeals holds, *Southern Real Estate Co. v. Strub*, 97 Atl. 705, that where a vendor contracted to convey on or before a date named a marketable title, free and clear, upon the purchaser's payment of the final installment of the purchase price, it was not essential that the vendor should have held such title prior to that date or prior to the offer of the purchaser to comply with the terms of the contract.

VALUATION OF NEW YORK REALTY BASED ON REPRODUCTION VALUE

By HARRY STEWART HALL

SOME years ago when the ownership of real estate seemed to carry with it less of a semi-stigma than it does to-day, improved properties found ready buyers on about a six to seven per cent. gross basis for loft buildings, ten per cent. for apartments and tenements, and about four and one-half to five per cent. for office buildings.

Clearly in those days capitalization of earning capacity to a large degree was the determining factor for valuation.

This principle is the one that, in general, has always been applied to the market value of stocks of railroads and other large producing corporations.

Extreme conditions, however, have taught us that it is not always safe or practical to apply this system, and as a result an entirely different method has come into vogue. Many properties must be studied as individual propositions and entities, but are we not permitting ourselves to be overinfluenced by the general application of a spirit of introspection that may well become widespread and influential enough to be detrimental?

To-day we find that the valuation of New York real estate, as appraised by experts, is almost universally based on a reproduction value. Usually the land is taken at the lowest probable cost, to which is added the reproduction value of the building, ordinarily arrived at with considerable accuracy. In other words, the final result is a total of the land value, together with the actual cost of the bricks, steel and mortar in the structure, the item of carrying charges oftentimes receiving but scant attention.

In what other line would the pur-

chaser be permitted to use this principle? Would the seller of the motor-car, the suit of clothing or the pair of shoes abide by the purchaser's ideas as to the cost of production, and permit that to be the determining factor of value?

In the appraising of improved property to-day practically no thought or credit seems to be given to the rental ability of a property, the cleverness of the operation, adaptability to the location, or even the fact that it may be leased for many years to responsible tenants, with every prospect of a continuance of its earning capacity. Mr. Capable Producer, in the figures of the average appraiser to-day, apparently receives but little credit for his time, thought, energy and ability.

However, let the property show that it is not a successful renting proposition, and usually a further substantial percentage is taken from the valuation.

The recognized appraiser in this town wields a powerful influence. His opinions sway courts, loaning institutions, mortgagees and prospective purchasers, and at times he does some cruel and unjust things. Admitting that we are in a period of conservatism, when the slogan is "Safety First," which is a most admirable condition, nevertheless I ask, what is the reason for his attitude in many instances to-day? In an effort to rectify possible errors of over-valuation of former years, may we not go to extremes that work injustices at times, and perhaps even retard a market that would like to advance?

It seems to me that some of these points open up the way to an interesting discussion.

INDUSTRIAL SURVEY BEING MADE IN THE BRONX

Board of Trade Collecting Data Which Should Be of Inestimable Value to Concerns Desiring New Locations

TO THE casual visitor to The Bronx, the question naturally arises—"what are the causes for the industrial activities in the Borough?" This question is answered by calling attention to three existing reasons, excellent labor, superior transportation facilities and modern buildings.

All types of labor are available, skilled and unskilled, with a high percentage of efficiency as a result of the living conditions, plenty of fresh air, perfect sanitation, recreation grounds and parks, and food, clothing and shelter available at moderate cost, all of which results in a healthy, contented and thrifty industrial population.

Transportation Facilities.

Good transportation facilities spell shipping convenience and economy. The Bronx is a veritable network of railroads. The New York Central enters New York City via three different routes and each route traverses The Bronx. From these three divisions of this one railroad there radiates various branches and spurs tapping, not only the industrial terminals, but the waterfront as well, at which points there is a tremendous interchange of tonnage with vessels carrying the flags of all nations.

The New York, New Haven & Hartford also enters New York City via three routes. This railroad reaches out to all industries, and the waterfront terminals and the tonnage which this great railroad receives and delivers within the confines of The Bronx is tremendous. Truly The Bronx can be likened to the neck of the jug through which everything to and from that great producing area New England must travel, if rails are used.

Another Line.

Within a year the now famous New York Connecting Railway will be in operation. This railroad was built over Hell Gate, and is looked upon as one of America's greatest engineering feats. It connects the Pennsylvania and the New York, New Haven & Hartford via the Long Island Railroad. The advantage to The Bronx of this connecting link is self-evident. It furnishes an all-rail connection with the agricultural section of Long Island, thereby insuring an increased amount of agricultural products to The Bronx markets. It opens the door of the Long Island consumer to the many products of the factories of The Bronx. All of this, however, is merely incidental to the tremendous advantages which another railroad, the Pennsylvania, will present by giving our terminals and industries an all-rail connection with the great South and Southwest, in fact with every section of the United States.

The importance which the various railroads attach to this business producing Borough can very well be illustrated by pointing to the fact that every railroad entering the Harbor of Greater New York has terminals on the Harlem River waterfront of the Borough of The Bronx.

The Lehigh Valley has a big terminal with direct and continual barging service to and from Jersey City.

Other Railroad Systems.

The Baltimore & Ohio does a tremendous business through the Harlem Transfer Company, which company has a lot of floating equipment constantly traveling between the Staten Island Terminal of the Baltimore and Ohio and the Harlem River.

The Lackawanna is served in the same way between their terminals at Hoboken and The Bronx.

The Erie also receives its share of this business via the same method.

The Central Railroad of New Jersey has a very commodious terminal on the Harlem River waterfront. This railroad finds Bronx business not only plentiful, but profitable.

It will be seen therefore that The Bronx lacks in nothing from a transportation standpoint for the convenience of a manufacturer. Like every old community, and The Bronx is an old community, having been settled in 1639, and one too that has always been active industrially, a great many industrial buildings had outlived their usefulness and are relics of past generations.

Advent of Manufacturer.

When the age of the progressive manufacturer came along, when it was realized that improved buildings were necessary, the owners were quick to see the need for modern fireproof industrial buildings to meet the changing conditions. For several years past, and it is going on to-day with increased vigor, old buildings are being razed and new fireproof, light and airy structures are taking their places. The present day manufacturer recognizes the necessity of having pleasant and healthful surroundings to insure the highest possible efficiency from his labor.

Another condition which points to industrial greatness is the fact that owners of ideal land now, and always have stood ready to erect modern buildings for the prospective tenant.

The foregoing facts and their resultant successes have not been the means, however, of causing The Bronx people to be satisfied. Constantly changing industrial conditions, increased competition, introduction of modern efficiency methods, to meet the increased competition, the almost entirely new sources of supply of raw materials during the past twenty years, and the fierce rivalry between live cities for industrial leadership has not found The Bronx asleep.

Industrial Preparedness.

To keep abreast of the times The Bronx is doing everything possible in line of industrial preparedness. To arrive at a definite and positive plan for a campaign of endeavor in order that the Borough may keep up with the industrial procession there is now in the process of the making, an industrial survey, which, when finished, will faithfully show existing conditions.

This survey has as its object the encouragement of the larger growth and the further development of industries already established, to induce the location of new plants, to point out the strength and weakness in the various factors entering into our industrial organization, are some of the reasons that have induced the Board of Trade and New York University to enter upon this survey. The problems affecting the education and general welfare of the workers, especially those relating to the inefficiency in industry, call for in their solution the heartiest co-operation, not only of the Young Men's Christian Association and the Department of Education, but of all employers. To obtain an accurate basis of fact upon which to organize future progress, is an important purpose of this survey.

Scope of Survey.

It is proposed to study all industries and occupations of the borough. The emphasis, however, will be placed upon thorough investigation of the facts relating to manufacturing. This will include musical instruments, stone, clay and glass products, metal and wood manufacturing, furs, leather and chemicals, printing and paper goods, textiles, garments and furnishings and public utilities. The employers in each of these industries will have an opportunity to co-operate not only to better his own industry, but also the borough as a whole.

Two questionnaires have been prepared, one covering the purely industrial facts; the second, relating to vocational education. The questions asked are essential

to the discovery of the desired data. Each point treated has been subjected to the closest scrutiny by the members of the committee. Some of the items called for are facts relating to general overhead expenses, power, raw material, transportation, general conditions in The Bronx, as well as questions relating to welfare and education of labor.

The personnel of the committee is such as to command respect and confidence of the employers of the Borough. The representatives of New York University are Professor E. J. Clapp, head of the Economics Department and Dr. E. W. Zimmerman, of the same Department. The representatives of the Y. M. C. A., are Messrs. Wessels and Moraller, in charge of the Association's Educational and Social Departments. The Department of Education is represented by Dr. George E. Myers, of Teachers' College, Columbia University, who has made a survey of Bush Terminal and by M. E. Siegel who has recently completed the Survey of the Borough of Richmond. The Bronx Board of Trade is represented by Albert Goldman, Chairman of the Industrial Committee and by Joseph A. Hall, Manager of the Industrial Bureau.

Confidential Information.

To further safeguard the confidential information to be obtained, a method has been devised by which the identity of any individual firm cannot be discovered from an examination of the schedules filled out by any firm. No information regarding any individual firm will be revealed except by the expressed permission of the firm concerned.

Upon the completion of the field work, each of the co-operating agencies will study the conditions affecting its particular function and will make recommendations leading to constructive action.

It is not necessary, however, to await the returns from the industrial survey to call attention to the prominent position that the piano industry occupies in the activity of The Bronx.

The Piano Industry.

There is no industry in The Bronx that can better typify the presence of the all important elements, viz: labor, transportation and building, than is shown by the many thriving piano and allied factories in the borough. The first effort that was made to start this industry was in the late eighties when those pioneer manufacturers pushed across the Harlem River to locate in that then sparsely settled section known as Port Morris. From that start the industry has grown to an extent that now The Bronx is looked upon as the leading piano manufacturing center of America.

That the piano industry will continue to grow in The Bronx is the opinion of many of the best posted men in that line.

New Station at Edgemere.

The Public Service Commission has approved the schedule of eastbound and westbound trains which the Long Island Railroad on its Rockaway Division is to stop at the new stopping point recently created by the Commission at Frank avenue, Edgemere. The trains in question are to be stopped at this point and continuing up to September 15. The order of the Commission directs the Long Island Railroad in future summer months to make similar stops of trains at Frank avenue beginning June 15, and ending on September 15 of any particular year. The new stop ordered by the Commission indicates the growth of population in this section of the Rockaways. Population has increased rapidly and hundreds of new cottages and bungalows have been constructed in the vicinity of Frank avenue, otherwise known as Beach 44th street. There is also a considerable tent colony in the immediate neighborhood.

ZONING RESOLUTION IS LOGICAL SOLUTION OF PRESENT CHAOTIC CONDITIONS

By FRANK LORD, of Cross & Brown Co.

AS civilization has advanced and men have lived closer together in cities, they have lost perspective and with it a decent sense of respect for the liberties and rights of their neighbors, until selfish interests have appropriated not only all the liberties that could possibly be said to be their own, but have gone far in appropriating the rights and privileges of their neighbors.

For many years we have seen neighborhoods ruined by the placing of perfectly proper buildings in perfectly improper and unnecessary localities. A grocery store in the midst of fine residences, a coal yard or livery stable or garage in some quiet home street, a tall tenement, or even a factory where it meant lost factory value and character, are not unusual sights. Everybody realizes that the loss of respectability and of character is a serious matter to property, and it is a mild form of assassination to rob the neighborhood of its character and respectability though never for a moment did the long suffering public think of preventing this form of wrong doing.

The Old Hold-Up Game.

It was not illogical that there developed a class of real estate blackmailers who fattened on their liberty to blackmail a whole neighborhood by buying a property in some well-to-do street and announcing that an undesirable improvement would be contemplated unless a suitable price was obtained for the holding. It was largely for this reason that neighborhood and block restrictions were made by voluntary agreements, but as time went on it became more difficult to enforce these restrictions owing to changes in the surrounding sections.

A valuable hint may be gained by the real estate student in tracing the history of upper Park avenue in the past five or ten years. Here was a great and inviting street splendidly adapted to the purpose of providing a beautiful avenue for fine homes, almost equal to Fifth avenue and far superior to Madison avenue, in its freedom from surface car lines and its greater width, yet upper Fifth avenue was easily four times as valuable as Park avenue and a Park avenue lot was worth perhaps only two-thirds the value of a Madison avenue lot, while a lower Park avenue lot was worth perhaps three times the value of an upper Park avenue lot.

Powers in the Reform.

The reason for this strange disparity was a simple one and its early interpretation held enormous profits for those real estate dealers, operators and owners who were quick to realize the situation. Almost all of us remember upper Park avenue before the New York Central and the New Haven Railroad changed its motive power from steam to electricity and when every passing train emitted its offensive smoke and gases through openings in the middle of the roadway even though beautifully hidden by bushes. When the railroads announced their purpose of abolishing the nuisance there was a moral as well as physical power in the reform, and from that time breweries, livery stables and tenements were doomed to give way to a better destiny and the march of progress began toward being (next to Fifth avenue) New York's finest residence avenue, and will continue until its too great popularity with autoists, truckmen and bus lines may rob it of much of its exclusiveness and value. A property on Park avenue was recently sold for about \$71,000 which ten years ago might have been bought for \$30,000, or six years ago for \$40,000, and it will be of great value to keep in mind the lesson, in view of what New York is aiming to accomplish through its zone restrictions.

Some years ago the Mayor of New

York ordered a municipal house cleaning and as a result many thousands of cartloads of refuse, rubbish and filth were taken to the dumping scows and planted out at sea. This had no connection with the present plan, but it was an event which was prophetic of a time when the old rule of riotous license and the right of "eminent" damage should cease and the community as a whole would demand its larger right to determine the welfare of the city as a whole as against the profit or whim of an individual or group of adventurers known as the speculative builders.

Putting Your House in Order.

The present plan to restrict areas, zones and heights about to be established as municipal law is in reality a simple question of self-restraint and of orderly housekeeping. A place for every thing and every thing in its place. The city is to be put on a basis of reasonable comfort and healthfulness, of self-restraint and good manners.

It is a well known fact of city development that wherever the wealthy make their homes, real estate values increase to a fabulous extent and that close upon this rich residence district the fine shopping district crowds as close as possible to supply the personal and household wants of the rich patrons. Here hotels, banks, theatres, clubhouses and every possible trade or profession or occupation, catering to the luxurious wants or ordinary necessities of the rich, crowd in and a district is established that seems to promise permanence and security from the very fact that its high values exclude the mean and the objectionable.

But the wealth and desirability of an established locality, coupled with the absolute and undisputed right of every man to do as he pleased with his own property, has heretofore proved the undoing of these splendid districts, and, so long as men are free to put their property to any use they please, this process of destruction will go on, vast fortunes in real estate values will periodically be swept away and long periods of real estate depression and panic will follow. It is a sad paradox for New York real estate that there can be nothing more secure and nothing more insecure than real property in the City of New York.

The process of disintegration of these great districts has become familiar to all who have watched the battle royal that has been going on in the Murray Hill district where J. P. Morgan and others for the past ten years have been only partly successful in holding the tide of business back. Madison avenue is already scarred and lower Park avenue district is wondering what will be its fate if manufacturers hedge it in and its cleanliness and healthfulness are menaced.

Accomplice in the Destruction.

When a broker, agent or owner helps to place an art dealer or fashionable dressmaker or upholsterer in a high class residence neighborhood, he becomes an accomplice of the destruction of that neighborhood and the fall of that section is assured. It is not the one act that is responsible but the loss of confidence that is created, the further encroachments of trade that is invited and made inevitable, and the process, once begun, goes swiftly on to the end. Shabby boarding houses filter in as fashionable residents move out, and the very art dealer and dressmaker who began the invasion likewise move on to keep in the process of destruction elsewhere.

This same process and tragedy, with the same result, goes on in the business districts where manufacturers eager to get close to the big hotels and incidentally near the retail district crowd in, regardless of the destruction they entail, and the game of 'beggar your neighbor' goes on.

It has come as a revelation and a relief that this sad condition is to end, and even the manufacturer is glad the opportunity to get back to a business basis and to know that in future he may plan his affairs with some promise of permanence.

The manufacturer has been the slave of competition striving to be at the top because some competitor has moved his factory into high class surroundings at a rental of a dollar a square foot, hoping to get 50 per cent. more business or more money for his goods. Too late many of them have longed for the dear old 40-cent space downtown, where shipping was easy and help readily obtained from convenient nearby dwelling districts, and where the appropriateness of their fixtures enabled them to avoid a fancy fixture bill of \$3,000 to \$10,000, with all that this entailed.

Downtown Rehabilitation.

Downtown the deserted districts are singing a song of hope and uptown is breathing sighs of relief as the zoning project and the "Save New York" movement are working together to prevent another tragedy such as those which in recent years have reduced realty values to the scrapheap. There is no denying the fact that the remedy proposed will cause a disturbance and some loss in carrying out the reform, but it will be trifling compared with the otherwise impending destruction of the district between 23rd and 59th streets. It is fair to believe that mercantile businesses that did not know where to go a year ago will be established with confidence in the uptown neighborhood. Investors who hardly dared to build in the path of the old destructive forces will be emboldened to erect better things than factories, and the harassed manufacturer, who was being forced to move uptown because everybody was doing it, will take a fresh grip on his legitimate problems of producing under the lowest expenses and the most favorable conditions. The city will find itself working toward solvency and prosperity instead of bankruptcy and another of those tragedies which has brought whole blocks of valuable real estate to confusion.

Profits in the Long Run.

In the long run the result will be profit to everybody, profit to the shopkeeper, profit to the housekeeper, profit to the owner and the tenant, to the city, and the State will profit through lives preserved and health restored and retained. Children fitted for living and given some of the vim and power of health which has always made the country boy the superior of his puny city-bred cousin.

Probably the most puzzling question of the zoning project is what the ultimate effect will be on the streets between Broadway and Madison or Fourth avenues, from 23rd to 38th streets, where already many buildings have been devoted to manufacturing purposes and the damage has in a large measure been done. The proposed law does not aim to drive the manufacturers out of buildings already devoted to these lines, and even permits new buildings hereafter to devote 25 per cent. of its space to manufacturing so that a 12-story building 100 x 100 may utilize only two floors (or if a full 25 per cent. of 110,000 superficial feet in such a building then nearly three floors) for the purpose of manufacturing.

This situation would seem to continue the evils of congestion in the shopping district before 42nd street, and even to permit its increase, but just here the "Save New York" movement would seem to promise a valuable moral leverage to pull the district out of the mire.

It is probably true that the manufacturers care but little for the small percentage of business obtained from Fifth (Continued on page 259)

NEW AND USEFUL APPLIANCES

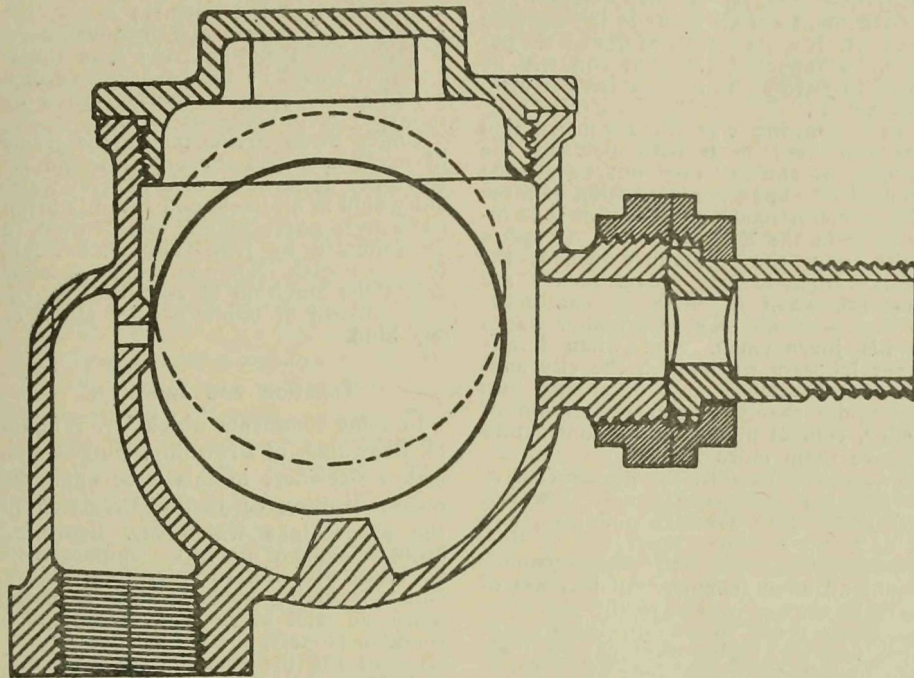
Novelties and New Applications of Familiar Devices,
of Aid to Architects, Builders and Building Managers

Described without regard to advertising consideration

A New Radiator Trap.

AN interesting development in economical heating came to light in a recent test of a new radiator trap which has lately made its appearance on the market. It was found that a large apartment in this city in which 502 of these traps were used on radiators and drip risers, can be heated with a half-pound gauge pressure when the temperature outside is 10 degrees F. When the gauge hovers around zero the radiators

This lath is made of wire, of gauge to suit all conditions, enclosed in clay that is burned on by a special process, which makes adhesion positive, and provides an absolute key for the material which is applied. Among the advantages claimed for this material are extreme flexibility and porosity. The bricklets, or little tile crosses are reduced in thickness at every junction so that they will not crush in bending. This flexibility permits the use of the lath in intricate cornice work, groined ceilings, etc., and the fact that the material is porous assures the suction



on the top floor were hot. The statement is made that even with quick steaming there is no hammering in the pipes. This trap is a simple device consisting of three parts: the body, connecting union and the rolling ball. There are no springs, counterweights, thermostatic parts, regulating screws expanding liquids or restricted air passages commonly encountered in other types of radiator valves. There is nothing to get out of order. These traps can be used with any radiator connected on a two-pipe heating system, and under any pressure ordinarily met with in heating up to ten pounds. The trap will take care of the condensation from any radiator having a heating surface of 250 square feet or less. The hollow, seamless, unattached copper ball covers the discharge orifice and prevents the loss of steam. When condensation enters the trap the ball rolls up, exposing the discharge opening, which permits a discharge of water and air without the loss of steam. This discharge is constant and automatic.

Composite Metal Lath.

OCCUPYING a prominent position among improved fireproofing materials is the composite metal lath that has lately made its appearance in the building trades. The lath is a wire mesh covered with a brick clay under heavy pressure and baked, the product being a web of brick that can be applied for the same purposes and in the same manner as any wire or expanded metal lath, but which is said to affect a positive saving in original cost of labor, time and material to the user of this fabric.

so important to plasterers. For use on thin partition walls this lath is said to be particularly advantageous as a plastering base. When it is erected on angle or channel iron it can be plastered on both sides, with the result that the whole slab, from one side to the other becomes a solid mass, with bonding complete at all points, and the bricklets becoming an integral part of the partition. The lath can also be used to advantage in hollow partition work, where it may be erected on both sides of a channel iron studding, as a substitute for gypsum or hollow tile blocks, thus obtaining the same air space with a thinner wall and effecting a material saving in weight.

The claim is made for this lath that it absolutely prevents the falling of plaster from walls and ceilings as the bricklets are thoroughly imbedded in the mortar and combined with it. The material can be used for both inside and outside work, is self-furring, and is said to make an excellent reinforcement for concrete slabs or arches. The lath is an effective fire retardant when applied instead of wood lath, as the hard burned clay brick possesses the power to resist great heat.

Patching Cement Floors.

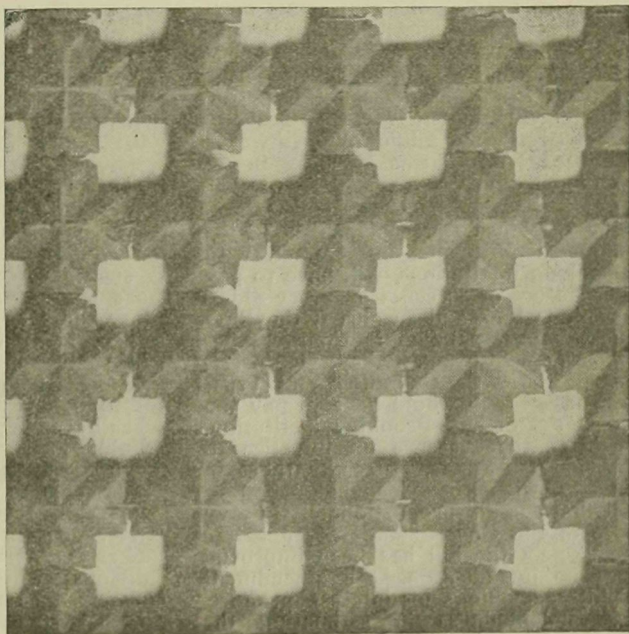
ONE of the principal objections often raised against the use of concrete finished floors is the difficulty and cost of successfully repairing places that have become worn or damaged. For best results it is usually considered necessary to cut down the worn places at least one and one-half inches into the unbroken concrete, undercut the edges, clean out the dust and loose particles thoroughly, wash with a thin cement grout, fill in with a paste grout and finally float to a level surface a mortar of cement and crushed stone or gravel. The patch must then be kept moist for at least a week or ten days, keeping off all traffic in the meantime.

W. P. Anderson, President of the Ferro Concrete Construction Co., recently stated, through the columns of "Safety Engineering," that his company often makes use of a method of patching concrete floors which is much cheaper and requires far less time than the method commonly used. This method requires the use of a mastic material made from a mixture of asbestos fiber and rubber gum. This mixture is applied with a trowel after thoroughly cleaning the damaged surface. Very little cutting of the old concrete is necessary, other than to break off loose particles. The gum can be worked to a feather edge so that it will readily join with the undamaged concrete surface and eliminate the undercutting required with the old method of patching.

A patch of this sort can be opened to foot traffic within a few hours and to heavy traffic within a day or so. Thus it is possible to repair a much-used portion of a mill or factory floor almost over-night. The cost varies with the size of the patch, but will amount to from 16 to 18 cents a square foot.

A New Terra Cotta Material.

AWESTERN concern is the sponsor for a new terra cotta building material that has recently appeared on the market and which is said to give promise of development into an important product on account of its sound merits and wide application. This terra cotta product is manufactured to resemble marble, and the coloring matter is mixed throughout the mass in such a manner that if chips are broken off there are no unsightly surfaces or scars to mar the effect of the building. The general appearance of this material is very similar to that of imitation Travertine marble, the difference being that the terra cotta product is said to be practically imperishable. One of the advantages claimed for this material is that it can be cut and worked over in cross section, which results in some attractive effects. The material is capable of a variety of uses in building construction and no doubt will find a wide usage as a decorative material in structures of various types.



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in the Metropolitan District

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The new Western Union Building is said to be a money saver for the company. According to an announcement, the saving effected through the discontinuance of the numerous rented offices that have been brought within the building has alone been sufficient to pay the annual interest charge on the bonds issued for the erection of the building.

On some accounts New York City is too big. Seeing some of the things we have to contend with here, Kansas City and some other growing centers have ceased wishing for a million population, and are saying that half a million is enough. One can have all the advantages of a great city on that basis and escape a great many discomforts.

President Dowling of the Board of Aldermen thinks it is time for the Sinking Fund Commissioners (of whom he is one) to sell the city's vacant land. The understanding has been that this would be done as soon as the real estate market strengthened sufficiently. The Brooklyn Board of Real Estate Brokers has had the matter in hand in behalf of the taxpayers for some years, awaiting the psychological moment. Mr. Dowling says there is twenty-five million dollars' worth of unused land that is bringing in no revenue whatever.

The title insurance companies having banking departments, in common with all banking institutions, will have to pay a license tax of 50 cents on every \$1,000 of capital stock and surplus if the Revenue bill now pending in Congress becomes a law. Frank Bailey, vice president of the Title Guarantee and Trust Company, which would have to pay the largest tax of any Brooklyn institution, considers the measure an injustice to banking institutions, especially those in this city, which has been compelled to contribute a disproportionately heavy share of the Government's revenue. In one respect the bill has been improved since its introduction. An amendment permits deductions for interest on mortgage indebtedness in estimating the amount due under the Income Tax law.

Shifting the Burden.

The margin between demand and supply in apartment houses is probably narrower than at any previous period, as there has been less than a normal amount of residential construction for a number of years past, and meanwhile the requirement has been growing rapidly. Under these circumstances conditions are favorable for shifting at least a part of the increased cost of carrying property from owners to occupiers, and according to current report this is being done as leases expire. Taxes are, as every one knows, much higher than they were; coal costs more, and the customary autumn renovations will this year be more expensive because of the higher wages which have been exacted by painters, decorators and carpenters.

Houses erected under the present scale of building costs will represent a larger proportionate investment than those built in the years of financial depression. They will not be put up unless the owners have reason to believe that the rents will yield the current interest income upon their investment after the payment of all expenses. Taxes, insurance, coal, repairs, depreciation and management are all items in the expense account. If a net return of five or six per cent. be expected, the rent roll will be rated to yield eight, nine or ten per cent. gross.

In a growing city when construction has not kept pace with demand the process of shifting may not be started immediately upon the imposition of these higher maintenance charges, but it is inevitable in the long run. The occupiers must pay the difference when the municipal and state governments are wasteful, when the building contractor or boss mechanic concedes higher wages to his journeymen, even when immigrant laborers working in the city subways and ditches and organized into unions by the American Federation of Labor, compel public works contractors to give them more wages.

The ability to shift the higher cost of maintaining property is not, however, invariable. For obsolete buildings, and in decaying sections, rents will decline, and the owners will find no opportunity to unload upon tenants. An increase of taxes in such a section of the city does not cause rents to go up; the owners must pay the higher rate out of their own pocket, though a generation hence a change may come that will permit them to shift the full measure of their taxes and other carrying charges.

Responsibility of Railroad Men.

The threat of a general railroad strike which has hung over the country for a fortnight has not yet been absolutely removed. The representatives of the brotherhoods have accepted the President's mediation, but have not accepted arbitration for the matters still in dispute.

The prevailing public feeling is one of indignation that a body of men having it in their power to shut off the streams of commerce in the whole country should deliberately conspire to violate what is virtually a trusteeship.

While they are not sworn instruments of government like soldiers, sailors and civil service officers, railroad men are nevertheless in the public service, intrusted with the absolutely necessary function of national transportation, and as such trustees they are amenable to those laws of society which inexorably pilory the man who deserts his post of duty. A legal ground for criminally prosecuting those found responsible for blocking the country's commerce ought not to be difficult to find, even though it has never been sought.

Public indignation is intensified by the fact that the members of the brotherhoods seem to have no sense of the responsibility resting upon them as public carriers, if Chief Garretson is truly their spokesman. His argument is that of the individual workman claiming the unquestioned right to leave an unsatisfactory private employment, but his status is that of the commander of a body of

men obligated to perform a public duty, whose attitude implies, if it does not actually threaten, violence to any who would offer to perform that duty in their stead.

The paramount consideration in the case being the right of the public not to be interfered with in the pursuit of life, liberty and happiness, "without due process of law," the economic reasons which animate the railroad men to strike need not here be weighed or measured. There has never been in this country a strike which has absolutely stopped all labor in a particular industry, but ever since the rise of modern trade unionism the idea of a general—that is, a national—strike has fascinated the minds of its leaders.

If they realize that the whole power of society would be exerted to repress the private use of force, they are not, apparently, deterred by the knowledge, any more than was Sam Parks deterred until the hands of the law were laid upon him. If they are aware that in a general railroad strike the merits of their cause would be forgotten, and that they would be regarded as a class interest fighting against the interest of all those not directly parties to the struggle, they have given no signs of it. If they have any appreciation of the business losses, the personal discomfort and inconvenience, and possible suffering from food shortage that would be the consequence of a complete stoppage of transportation by rail, they seem oblivious to it.

Under these circumstances the frame of mind in which the public would receive the declaration of a general walk-out would in all likelihood speedily bring forth stern governmental intervention, to be followed by legislation that would forever banish from the minds of labor chiefs the ambition to command a general railroad or public service strike of any kind.

Taxation and Industry.

In some comments which Mr. William H. Browning, of Browning, King & Co., makes elsewhere in this issue upon the recent decision of Justice Giegerich in the proceedings which Mr. Browning brought against the Fire Commissioner, he takes occasion to refer to a matter which is giving business men in many cities, as well as in New York, much concern, namely, the rising cost of government and the exactions of municipal and State departments upon industrial property.

New York City real estate and commercial organizations have given earnest attention to this subject in recent years, with the result that certain reforms have been instituted, but in many other leading centers the evil complained of has not been so successfully dealt with. From statistics collected by American Industries, which is published by the National Association of Manufacturers, it is learned that many plants have been moving from one State to another to escape exorbitant and unreasonable taxes and the extraordinary expenses connected with the enforcement of welfare and sanitary laws.

One manufacturer writes that the sanitary laws of his State have cost him \$10,000 a year more than his competitors in other States are expected to pay. Another testifies that his concern has been seriously hindered in plans for expansion by labor laws that have added to the cost of manufacturing goods, for which it is impossible to get a compensating price. A third manufacturer declares that the cost of compliance with recent laws has been equivalent to a three per cent. dividend on the capital stock of the corporation over what a similar charge would be if the mill were located in other States.

In a New Jersey town local taxation of business interests has increased 500 per cent. within five years, and from a certain city in Massachusetts twenty-three industrial plants have migrated within the same length of time, a period during which labor or welfare legislation, so called, has been most prolific.

In several hundred cities the institution of a commission form of government, with home rule privileges, has

been one effect of the mounting costs of government upon industrial and other forms of real property. In order to keep their industries the cities have had to abolish useless political offices and return to a simple business basis in the administration of public affairs. New York City has gone a little way in that direction, but not far.

Consequences of a Railroad Strike.

Editor of the RECORD AND GUIDE:

In the event of a nation-wide strike on the railroads, the building trades would be very seriously affected immediately. As much is required in construction that can be obtained only by rail, and as no substitute for such materials can be supplied in quantities large enough to meet the demands by water transportation alone, the effect would be to stop at once most of the large construction operations.

Building bricks of North river make, New Jersey building bricks, and such quantities of front brick, terra cotta, etc. as these localities supply, would come forward as always in full supply, but cement, tiling, brass, copper and great numbers of products depending on rail transportation would be stopped.

While buildings in course of construction, but not yet ready for many of these articles, would be able to proceed to a certain stage, the event would be inevitable: "Stop! until we get the stuff needed."

I sincerely trust the wisdom and sagacity of the leaders will deliver us from such a predicament.

WILLIAM K. HAMMOND.

On Judge Giegerich's Decision.

Editor of the RECORD AND GUIDE:

Justice Giegerich's decision in our favor was naturally pleasing to us. We sincerely hope that it will tend, to some extent at least, to relieve business from the most unwise and severe embarrassments that have been thrown around it here in New York.

The Fire Commissioner has certainly, to put it mildly, been zealous in endeavoring to carry out the laws, and has constituted himself as a sort of official janitor in the city for all the other departments.

Whether it is the fault of the laws or his fault I am not prepared to say, but the sad part of it is that no building to my knowledge has apparently been brought up to such a high standard yet that it really can be considered finished.

Whether this is due to the fact that the inspectors do not want to let go of it for fear there may not be enough buildings left to inspect, or whether it is due to the fact that the Commissioner feels a certain responsibility, that if a fire should occur and the building had been passed he would be morally responsible, is not clear to me.

But what is clear is that this harassing of business is not a good thing for the city, that these numerous orders have tended to increase the expense of doing business in the city, and that, largely due to that increased expense the city is short of business tenants.

You cannot burn the candle at both ends; that is, you cannot get money from a thing and knock it at the same time. New York has many advantages, but unfortunately there is a limit to the amount people can afford to pay, and that limit is so nearly reached that people are being driven from the city. Consequently the demand for real estate and everything else has fallen off. We do not want a population composed entirely of office holders, but it is toward that we are tending, and the only way to stop it is to make the people realize that in competition with other cities we are not giving the service we ought for the money we collect from the people.

There is apparently one sure way to prevent loss of life from fires, and that is by sprinkling a building. Unfortunately there is so much red tape, or whatever it is, tied up around this industry that it costs more than it really should.

If New York would increase the pres-

sure of the Croton so that it would take care of these old buildings by rising five or six stories, owners would then put in sprinklers, and nothing further would need to be done. If that is not practicable then they should sprinkle the basements and first floors. I believe fully 50 per cent. of fires occur in the lower floors. Very likely the Board of Fire Underwriters, if they were properly approached, would allow some reduction in insurance on buildings partially sprinkled. This would help toward the expense the owner was put to.

What possible advantage would it have been in the case of the Ashe fire, if there had been such a fire alarm system in the building as that put forward by the Fire Commissioner? What legal right has he under the law to lay out specifications for an alarm that costs between \$500 and \$600 for even a little four-story factory building? And to go farther, what justice is there in the Legislature stating that these buildings must be equipped with a fire alarm system? Property cannot be taken unless it is taken by due process of law, and it must be shown that there is some real menace existing that requires the taking of this property for the public good, and also, that the taking of it will in a measure remove this menace.

It appears to me that some of our city officials may some day have great difficulty in proving that the property that has been taken, we will say, to comply with these fire alarm orders, was taken to remove a real menace in the most economical way practicable. I am sure that the Constitution will not allow property to be taken away unless there is some good reason for it and unless a real menace to life exists, and that the taking of this property is the most economical way of remedying it.

I sincerely hope that the business interests and the officials in New York will get together, for they both live off the same thing, and try and work out some more economical and wiser method of accomplishing the end desired, as one surely cannot long exist without the revenues obtained from the other.

WM. H. BROWNING.

Benefit from West Side Improvements.

Editor of the RECORD AND GUIDE:

In my opinion the proposed improvement of the New York Central Railroad along the West Side, below 60th street, will prove a great betterment to real estate in general, and will add commercial value to our city. The removal of the dangerous surface tracks along Tenth and Eleventh avenues will at last put a stop to the sacrifice of human life and infliction of injuries, against which the people of the West Side have been fighting for over twenty years.

The elimination of the railroad tracks from the surface will also be one of the most important city acts. The existing conditions greatly retard the development of Tenth and Eleventh avenues and the adjacent streets. The removal of the tracks will create an active market for real estate and will increase land values south of 60th street, and will pave the way for builders and investors to erect modern, profitable business buildings. The building of the factories means the employment of thousands of people, which individually means the erection of tenement houses in the immediate vicinity.

The elevation of the tracks will greatly facilitate transportation and insure quicker delivery of food supplies and merchandise, as this important section of our city offers building sites in close proximity to the greatest water transports in the world.

LOUIS SCHRAG.

—Anticipatory values are not a proper basis for assessing real estate for taxation purposes, the Court of Appeals has decided in a Brooklyn case. Actual present values only must be considered. The construction of the Sea Beach subway has not yet justified a general increase of real estate assessments in the neighborhood, according to the proof in the case at bar.

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. 118.—Can you state in a few words what would be considered a marketable title?

O. A.

Answer No. 118.—The Court of Appeals (Todd v. Union Dime Savings Inst., 128 N. Y. 636) defined a marketable title to be "a title which a reasonable purchaser, well informed as to the facts and their legal bearings, willing and anxious to perform his contract, would in the exercise of that prudence which business men ordinarily bring to bear upon such transactions, be willing to accept, and ought to accept."

Question No. 119.—Can you tell me exactly what constitutes trade waste in relation to the work of the Street Cleaning Department?

A. F.

Answer No. 119.—The Street Cleaning Department defines trade waste as the waste resulting from the prosecution of any business, trade or industry conducted for profit.

Question No. 120.—Can employees leaving a firm demand as a legal right a certificate to show the simple fact that they have been employed by the firm, and the length of time, when for some reason they cannot obtain a letter of recommendation?

C. T.

Answer No. 120.—No.

Question No. 121.—What are the functions of the Board of Survey?

W. P.

Answer No. 121.—Section 777 of the Greater New York Charter provides as follows:

The owner, lessee or occupant of any building, structure, vessel, enclosure, place or premises affected by any order of the department, or his agent, may make written demand upon the commissioner for a survey of such building, structure, vessel, enclosure, place or premises to determine whether or not such order is valid and reasonable, which demand for survey must be served upon the commissioner or one of his deputies, or a member of the uniformed force of the department, if personal service cannot be made upon the commissioner or one of his deputies, within forty-eight hours, Sundays and holidays excluded, after the service of the order referred to in such demand. A demand for survey served upon a deputy commissioner or a member of the uniformed force of the department shall be forthwith transmitted to the commissioner. Upon receipt of a demand for a survey the commissioner shall immediately issue an order for the same, naming therein three persons to act as surveyors, one of whom shall be an officer or an employee of the Bureau of Fire Prevention or a member of the Municipal Explosives Commission; another shall be an architect or builder of at least ten years' experience, nominated by the person demanding the survey, and the third a person to be chosen by the Fire Commissioner from a list to be furnished by the New York Chapter of the American Institute of Architects, if the premises be in the boroughs of Manhattan, the Bronx or Richmond, or by the Brooklyn Chapter of the American Institute of Architects, if the premises be in the borough of Brooklyn or Queens, or by the New York Society of Architects, or by the American Institute of Consulting Engineers, or provided by the commissioner, with the approval of the Mayor, in the event that such chapter or such society or institute shall not furnish such a list. The date and hour when the survey shall be made shall be stated in the order therefor. A copy of such order shall be served upon the person demanding the survey at least twenty-four hours before the hour fixed in the order for the holding of such survey and he shall have the right to be present and be heard at the same in person, or by agent or attorney; provided that such copy of an order of survey may be served as provided generally in respect of service of orders of the department, by section seven hundred and seventy-five of this act. If the person demanding the survey neglects or refuses to appoint such surveyor, the other two surveyors may make such survey; and in case of disagreement of the latter they may appoint a third person to take part in such survey who shall also be an architect or builder of at least ten years' experience. (AS AMENDED BY L. 1913, CH. 695.)

REAL ESTATE NEWS OF THE WEEK

Investors Showing More Willingness To Buy
Realty—Demand for Dwellings Quickening

By a Member of L. J. Phillips & Co.

IF increased number of inquiries for real estate is any criterion, then the market is in better condition than a year ago. But this is only one of the straws which shows the way the wind is blowing. There are many factors which make up the market, whether good or bad, and sentiment plays an important part. Investors have not altogether lost their nervousness and still feel that all the deterrent factors have not been removed, though signs are pointing in the right direction.

There are a large number of people of wealth who are willing, from time to time, to invest part of their money in well located real estate. During the past few years this purchasing power has been removed largely from the market, with the result that many large investment properties have been unmarketable. The principal reasons for this hesitancy on the part of the investors is the fear of legislation, overtaxation and overregulation. These evils cause investors much annoyance, both directly and through the inconvenience, to put it lightly, which their tenants suffer. I feel that the new Board of Standards and Appeals should do much to eliminate the present difficulties, even if all are not done away with.

Brokers to-day have not the confidence in themselves, knowing that much of the legislation affecting real estate works hardship, and they cannot put their valued clients into propositions which might turn out disastrously.

The mortgage market is also one which keeps the moneyed man away from buying property. The first question that a prospective purchaser asks is, "How long has the mortgage to run before the due date, and what interest rate must I pay?" This is quickly followed by the question, "By how much do I have to reduce the mortgage when it expires?" This last question usually hurts, and has stopped many sales from closing. Notwithstanding this condition and all other factors which work against realty as an investment, there is only one Manhattan Island, and there will be only one Manhattan Island for all years to come, and this is limited to its present confines. There is only so and so much property which can be acquired. Manhattan Island property, in my opinion, is still the best investment proposition in the world.

One of the bright spots in the market, as applied to the upper West Side, lies in the fact that there has been and is a quickening demand for private dwellings, though considerable concessions must be made by the seller. I can quote two instances. The Bond and Mortgage Company sold within about sixty days, No. 23 West 76th street, a four-story dwelling, on a plot 32.6x102.2, for \$57,000. This property was acquired a short time previous for about \$55,000, at public auction. A few years ago the then owner held the property at \$95,000. This is a terrible shrinkage in values, but still a year ago there was not any purchaser to be found at even \$57,000. Another example is the house of the late Peter DeLacey, at No. 19 West 71st street. This is a dwelling on a lot 25x102.2, and brought \$38,000 at private sale. Mr. DeLacey paid almost \$60,000 for the property. Unfortunately there are others.

Somewhat better prices, on the average, are obtained if builders acquire a plot for apartment house improvement, and last year this was about the only market which existed for residential parcels in this section. The fact that there is a broader market, even if concessions are made, is a step for the better.

There is one reason for the buying of private dwellings on the West Side for occupancy. There are a large number of families with growing children, and their parents feel that not enough privacy can

be obtained in the ordinary multi-family structure. While this is a new condition, still it must not be thought that I mean that there is an exodus from apartment houses. In fact, renting conditions in this class of building have never been so good as at the present time. The demand has caught up with the supply, and there are but few vacancies to be had. The man who will put up a house, providing suites from three to six rooms, will not have any difficulty in obtaining from \$20 to \$25 a room. This state of affairs is a revelation to the old New Yorker, who remembers the time when large apartments could be leased for the price now paid for three and four rooms.

On the West Side there are a large number of dwellings now used for rooming and boarding purposes. This condition is always a forerunner that the structure will be demolished, though in some instances considerable time elapses before the builder comes on the scene. It is my opinion that the section bounded by 69th, 86th streets, Park avenue and the Hudson River will be built solidly with multi-family houses, though of course not in the immediate future. North of 86th street apartment houses of the cheaper class have been firmly entrenched, and these houses rent around \$7 a room, with some cheaper.

One thing must never be lost sight of, and that is that New York City is growing by leaps and bounds. People are coming to this metropolis from all parts of the world. I personally have sold four houses to people who came East from San Francisco and Portland, Oregon. The war in Europe has sent thousands of Americans, who dwell abroad, home again, and it will probably be years, if ever, before they go away again permanently. These facts account for a percentage of properties which have been absorbed and taken out of the market.

The zoning question is one which will help many sections of the city, notably south of 34th street. In the Twenties rentals as high as 60 cents a square foot were obtained, while to-day the average price is 35 cents a square foot. The restriction on the height and area to be occupied by buildings to be erected in the future will have a beneficial effect on those already constructed, and I look for higher rentals in the section.

Seventh avenue will soon come into its own again. This artery is a logical one for loft improvements and in many respects is better located than Fourth avenue. The subway system, when in operation, will serve the thoroughfare with rapid transit, and in addition shipping facilities, both by water and railroad, are near by. It was only quick transportation that was needed to enhance values, though I do not believe that they will reach the heights obtained several years ago at the crest of the boom. At that time prices were out of proportion to values. On Seventh avenue, north of 34th street, I look for office and hotel construction as the logical development.

Many have wondered why Elm street did not show structural activity after the subway was put in operation, and my reason for this stagnation is due to the character of the industries which have invaded the district. During the past few years a new hardware district has been created in and near Elm street, with allied industries such as the manufacturing of heavy machinery and the metal trades. These classes of business preclude the possibility of other lines going in the immediate neighborhood.

Once again real estate is looking up, conditions are on the mend and investment demand is better than for some time past, and when we get out of the way some of the deterrent factors we shall have an active market.

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CITY CONTROL.

(Continued from page 252.)

lice power of the state, without compensation to property owners when they may feel that they are damaged, the Commission felt that it was highly important that the law and the district lines should be such as the courts would be likely to uphold as a proper exercise of the police power. Constantly the Commission wanted to be more drastic than they were, but they restrained themselves, as they felt that it was far more important to plan a law which would be likely to be upheld by the courts rather than to secure all they felt desirable with the possibility of the whole law being declared unconstitutional. Recent decisions in the supreme courts of various states of the United States and particularly in the Supreme Court of the United States have given a remarkable impetus to the controlling of the development of private property along the lines which this law lays down.

The Commission constantly asked itself, "will this particular feature of the law, or will this particular district line, tend to improve health, safety and general welfare," and as one goes through the various parts of New York and examines in detail what the Commission has done he can study out the helpful effect it is bound to have; he can see what it is going to mean in relieving the inconvenience, danger and unhealthfulness in the rapid transit systems of the city, particularly in the central portion of Manhattan. It can be seen how it will tend to relieve undue congestion among the tall buildings of the city; how it is bound to improve business districts by keeping the factories out; how it is going to have a wonderful effect on family life, health, general welfare; how it will preserve the residential parts of the city and protect them against the invasion of business, factories and garages, and how it will show how everywhere at least a reasonable degree of light and air will be available for every building.

Another thing which the Commission kept continually in mind was the necessity of conserving real estate values. There were a number of leading real estate men on the Commission and they insisted constantly that real estate values must not be jeopardized and wherever possible that they should be enhanced. They soon found that that which was to the interest of the community from the standpoint of public health, safety and general welfare was also an advantage from a real estate standpoint, so the two points of view—human and business—have gone on together, side by side; working to a common end.

The whole problem is related very closely to the rapid transit problem, in fact, to all the other features of the city plan. It has been borne in continually upon the Commission that districting without comprehensive city planning left the job only half done and that as various new streets or parks were laid out, or new transit lines opened up, or terminal features planned, they would change the districts in their neighborhoods. It was a matter of great regret that it was not feasible in this case to carry on both the general planning and districting at the same time.

In the various reports of the Commission nothing whatever has been said about the effect of the new law on the appearance of the city, and yet within the next twenty-five or fifty years it is bound to make the city far more orderly and even more beautiful. It has been said that it would spoil the glorious sky line of New York and rob the city of its "crowning glories." But so far from doing that, I am convinced that the sky line of New York some twenty-five or fifty years from now will be far more wonderful than anything we have yet dreamed of, for the law is full of special provisions which are bound to encourage the erection of towers, mansards, dormers, terracing roofs of a variety and interest far different from anything which this country has yet seen. More immediately, it will put order and harmony into the streets of the city, particularly the residential streets. It will

tend to prevent the streets from being broken up as they are now.

Ultimately, one of the greatest effects of all will be the effect which it is bound to have on family life and citizenship, for as the character of neighborhoods become assured, families will begin to settle down in one place instead of constantly shifting about, as they do now. Local ties will be formed, neighborhood spirit will grow; social and community consciousness will develop and people as groups will take more and more interest in the affairs, both social and civic, of their neighborhood.

The result is bound to be, as it always has been under similar conditions, that just in proportion as people do take more interest in their surroundings they contribute more to the direction of the control of these surroundings. In that way a civic spirit and citizenship is built up, and in that way this new law is bound to contribute to better family life and better government.

ZONING RESOLUTION.

(Continued from page 254.)

avenue compared with the very large amount obtained from the visiting buyers stopping at the nearby hotels, but this Fifth avenue patronage, when coupled with the manufacturers' natural desire to get the lowest rent possible that is consistent with even advantage with his competitors and convenient proximity to the districts from which the workers may walk to their work or at most reach it for 5-cent fare, makes a difficult basis of consideration, as compared with the former demand that he move uptown or lose his most profitable customers. Formerly it was imperative that he move uptown—now it is likely to be his interest in every way that he stay downtown or even more move back to the district between 22nd and Prince streets. The new subways will help the district below 23rd street and, for a while, it will pay to remodel old buildings.

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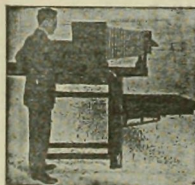
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The Public Service Commission heard the pleas of representatives of 6,000 petitioners from various sections of Queens Borough, principally from the Third Ward, in respect of a proposed agreement with the Long Island Railroad Company for use of its tracks east of Corona to Whitestone and Little Neck as a rapid transit line at a ten-cent fare. The delegation which visited the Commission to urge this traffic arrangement was made up very considerably of residents of the College Point section. During the course of the proceeding one of the speakers announced that of the 6,000 petitioners in favor of the ten-cent fare, 5,500 were registered voters in the Third Ward out of a total voting population of 7,500. Speakers in behalf of the project declared that the northeastern section of Queens has virtually no rapid transit of any sort, and that railroad fares are too high to permit of adequate home development of that section. There was also presented during the proceeding a report from Chief Engineer Alfred Craven, of the commission, in which he stated that as a result of investigations, his belief that on the two fare basis the initial annual deficit resulting from operation to the two points above named over the Long Island tracks would not be more than \$26,000. At best, he states this is only a guess as to the probable results of the lease of the Long Island tracks as an extension of the Corona rapid transit line to the eastward. His report states, however, that in his belief enhancement of property values in the territory affected and increased riding which would naturally follow from better transit facilities would soon obliterate the deficit. The Commission took the matter under advisement.

PRIVATE REALTY SALES.

BUILDERS continued to be prominently identified with the market, in spite of the prevailing prices of labor and material, and these interests acquired a number of desirable plots in various sections of the city.

A new syndicate purchased a large frontage in East 77th street, near Park avenue, which will be utilized for the construction of a tall apartment house, and a similar operation is planned for a big plot in West 70th street, between Columbus avenue and Broadway, at present occupied by five private houses. The Chelsea section contributed an important sale of old-fashioned flats in West 23d street, which may also be demolished to make room for a more modern residential improvement. Other important sales forecasting building projects concerned a new moving picture theater to occupy the entire block bounded by the Bowery, Division, Market and Forsyth streets, and a proposed garage in West 36th street, near Eighth avenue.

An important lease involving an interesting improvement and a large rental concerned a four-story dwelling at the northwest corner of Madison avenue and 60th street, which has been taken for a long term by the Guaranty Trust Company of New York, at an aggregate rental of about \$500,000. The old dwelling now on the site will be razed and a new banking structure erected to be used as a new branch by the lessees. Farther south, a large plot in East 47th street was leased by a garage company from Robert W. Golet, who will build for the tenants a three-story garage which, when completed, will be one of the largest of its kind in the city. Other important deals concerned a costly dwelling in East 69th street, near Park avenue, a section which has been witnessing considerable activity within recent weeks; the Crescent Theater property, on Boston road, in the Bronx, and the costly former Johnson dwelling on Bay Ridge Parkway in Brooklyn. Large suburban transactions concerned the acquisition of a big tract of land at Lloyd's Neck, to be used by a club now being formed, and the sale of a 400-acre tract near Woodbury, L. I.

Besides these deals there were a goodly number of transactions of smaller magnitude, reflecting an excellent interest in properties of the more medium priced character. The market in its entirety this week may be considered not only one of the most encouraging of the entire summer, but may be favorably compared with some of the active weeks during the entire spring season.

The auction market also contributed interesting transactions. A syndicate of Manhattan capitalists acquired, at foreclosure, a tract of 2,700 lots, belonging to the Laurelton Land Company, adjoining Springfield, L. I. The successful bid was \$160,000. The property represents part of a large development started some years ago by former Senator William H. Reynolds. While no plans have been announced regarding the future of this tract, it is believed that the new owners will continue to develop the property, which is adaptable for residential improvement.

At the sale of liens on real estate in the Borough of Queens for unpaid taxes and assessments, under the direction of Daniel Moynahan, Collector of Assessments and Arrears, a total of \$66,011.91 was realized for the 397 liens that were offered.

THE total number of sales reported, and not recorded, in Manhattan this week was 19, as against 18 last week and 22 a year ago.

The number of sales south of 59th street was 9 as compared with 6 last week and 3 a year ago.

The sales north of 59th street aggregated 10, as compared with 12 last week and 19 a year ago.

From the Bronx 12 sales at private contract were reported, as against 7 last week and 9 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 272 of this issue.

Sale on Lenox Hill.

Douglas L. Elliman & Co. sold for Henry Lesinsky the four-story and basement private dwelling on a lot 25x100, at 48 East 69th street. The seller has owned and occupied the property for the past fifteen years. The purchaser will erect a house on the site for his own occupancy that will be in keeping with its surroundings. Immediately to the east is the new home now being constructed for Otto F. Dommerich, and adjoining that is the corner recently purchased by Henry P. Davidson of the firm of J. P. Morgan & Company, who will also erect a house for his own occupancy. On the Park avenue side the property is flanked by the site of the residence to be built for William Sloane, of W. & J. Sloane. The property just sold was held at \$100,000, and it is said to have brought a price approximating that figure. Albert I. Lesinsky represented the seller as attorney. Directly opposite the property is the new residence of Commodore Arthur Curtiss James and the two houses built a few years ago by members of the Poor family, one of which was subsequently sold to C. B. Jackson. There has been a good deal of activity in residential construction in this section of Lenox Hill. Among those other than the ones mentioned who have built recently are George Blumenthal, Stephen Carlton Clark and Geraldyn Redmond.

New Lorillard Plant.

The P. Lorillard Company has purchased from Gottfried Knoche the block front on the east side of Avenue A from 71st to 72d street, comprising about sixteen lots. On this plot the purchaser will erect for one of its subsidiary companies, S. Anargyros & Co., a cigarette factory, which, when completed, will be one of the largest buildings of its kind in the city. The building will be eight or ten stories high and will have a base area of 200x200. Many interesting innovations are planned for the structure, which is expected to house about 2,000 employees. The property was acquired by the seller last November from the American Malt-ling Company, which recently disposed of the entire block bounded by Avenue

A, the East River, 63d and 64th streets to George Ehret.

Acquires Park Avenue Block.

The Vanderbilt Avenue Realty Corporation, Dr. Charles V. Paterno, president, has closed the deal with the New York Central Railroad whereby it acquires, under a long-term lease, the entire block bounded by Madison and Park avenues, 47th and 48th streets, comprising an area of 200x400 feet. On this plot the leasing corporation will erect a thirteen-story apartment house to contain suites ranging in size from eight to twenty-five rooms. On the Madison avenue frontage provision has been made for high-class stores. Many unique structural features have been planned in this structure, which, when completed, will represent an outlay of approximately \$2,500,000. The architects are Warren & Wetmore, and the consulting engineers H. G. Balcolm and A. D'Antona. Douglas L. Elliman & Co. have been appointed agents for the renting and managing of the property. It is not known whether Dr. Paterno intends to immediately undertake the building operation, as he was quoted some time ago as saying that the prices of building materials were a trifle too high at present for him to undertake such a costly project. The building will be one of the largest, if not the largest, residential structure in the world.

Operator Buys Flats.

Charles S. Kohler has sold to Frederick Brown, for the Canavan Investing Company, the four five-story flats at 109-115 West 94th street, on a plot 103.6 x 108.1 which has been held at \$135,000. The property has been in the ownership of the selling company for more than ten years, during which time the houses have been under the management of Mr. Kohler. R. G. Babbage as attorney, represented the sellers, and Julius H. Zieser acted for the buyer.

Sale in Grocery District.

Herbert Parsons and Montgomery Hare, as executors of the estate of John E. Parsons, sold 149-151 Franklin street, a six-story building on a plot 58 x 71 x irregular, occupied under a long term lease by Sir Thomas Lipton, and used as the New York department of the tea business of this firm. The property is located in the wholesale grocery district and will be benefited by the new Seventh avenue subway now in course of construction, which will pass within 100 feet of the building. The broker in the transaction was the Douglas Robinson, Charles S. Brown Company.

Transaction in Greeley Square.

George Backer Construction Company and Arnstein & Levy have resold the ten-story loft structure at 31 and 33 West 31st street, recently acquired in an exchange from Benjamin N. Duke. The property is valued at \$300,000, and has been purchased by John W. Herbert, attorney and chairman of the Good Roads Commission of New Jersey. The brokers were Folsom Brother. In part payment, he gave a tract of fifty-two lots on Clinton avenue, East Orange, New Jersey.

Yorkville Flat Sold.

The Halcyon Real Estate Corporation, H. B. Davis, president, sold to a new corporation known as the 70 East 77th Street Company, the premises, 66-72 East 77th street, three old-fashioned apartment houses, each on a plot 33.4x 102.2, forming a combined plottage of 100x102.2. Schwartz & Gross are preparing plans for a nine-story fireproof elevator apartment house to be erected on the site. The selling company a few months ago took this property together with some other realty holdings from the New York Real Estate Corporation. The property was valued at \$250,000. The new building will contain three suites on each floor consisting of two eight room apartments and one seven room apartment with three baths. The financing of the operation has been arranged with the S. W. Strauss Company, which is to make a ten year mortgage covering serial bonds. The site is

located at about the center of the block and adjoins the twelve story apartment house erected a few years ago by Frederick Johnson, at the southwest corner of Park avenue and 77th street. Directly opposite is the Finch School, one of the largest private institutions in the city.

Deeds Filed for Broadway Block.

Last Monday forty-one deeds affecting the block front on the east side of Broadway between 87th and 88th streets were filed. As the result there was a rumor started that the block front would be sold to apartment house builders for improvement. The property measures 201.5 feet by 100 feet. At present the site is improved with five two-story stores and garages erected about ten years ago. The property has been in possession of one family for more than fifty years, the latest owning heirs being Annie Marie Madeline, Countess of Luart, and Marguerite Deane Solange, Viscountess of Gourcuff, both residing in Paris. The property is intersected by the Old Bloomingdale Road, which required Francis M. Kincks more than ten years to clear his title to the block to the north. This latter property has since been sold and improved with apartment houses. Bloomingdale Road also passes through Vincent Astor's block, between 89th and 90th streets, on the Broadway front of which was erected a large apartment house. Among those giving quit claim deeds to the 87th and 88th street block were Jane B. Balch, of Wakefield, R. I.; Frederick Kernochan, Mary S. Ralph, Lizzie W. Constable, of Utica; Edgerton L. Winthrop, Jr., John B. McVicar and Eleanor J. Taft.

Quick Resale in Chelsea District.

Frederick Brown, real estate operator, resold to the Cushman Estate 345 and 347 West 23d street, two five-story flats which he acquired two weeks ago. It is understood that the new owners will re-improve the site with a modern apartment house, due to the demand for accommodations of families in this section. This demand has been augmented by the proximity of the completion of the Seventh avenue subway. Goodale, Perry & Dwight negotiated the resale. Mr. Perry stated recently that the revival of interest in West 23d street, especially west of Ninth avenue, is most remarkable in that the remodeled houses which have been equipped with steam heat and other modern improvements, are yielding, in some instances, rentals at the rate of \$12 a room. Mr. Brown acquired the property, which measures 50x98.9, from the Jacob Sheuer Estate on August 1.

West Side Plot Assembled.

One of the important sales of the week involves five private dwellings in West 70th street, between Columbus avenue and Broadway, the site of which, after the existing buildings are demolished, will be improved with a modern apartment house. Edwin S. Brickner bought from Emilie B. Kellogg No. 118 West 70th street; from Maria L. G. Auchincloss No. 120; from Walker D. Hines No. 122; from Freda Wempheimer No. 124, and from W. A. Kane No. 126. The combined properties occupy a site frontage of 93 feet and a depth of 100.5 feet. Rouse & Goldstone are the architects for the new apartment house. A short while ago Mr. Brickner had negotiations under way for the four houses at 122-128 West 70th street, but this deal was never completed. Stoddard & Mark represented the buyers as attorneys.

Bronx Theatre Sold.

The Crescent Theatre and store property located on the west side of Boston Road, 212.2 feet north of 167th street, was sold to a client of Bernard Chambers, attorney. The property has a frontage of 170.5 feet and a depth of 163.1 feet, and is known as 1175 Boston Road. The theatre is subject to a first mortgage of \$175,000, and was to have been sold at auction as the result of foreclosure proceedings on August 23. John M. Haffen started the foreclosure action against the Bion Amusement Company and others to secure a second mortgage judgment of \$26,948.69, together with back taxes amounting to about \$3,955.

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brick house, four barns, fruit and grain; no exchange considered; price reasonable.
EDNA HOFFMAN, Annandale, N. J.

18-ACRE FARM,
nine-room house and barn, Rossville, S. I.; rent \$30. For particulars address
BOX 164, Record and Guide.

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For sale beautiful plot, 1 $\frac{3}{4}$ acres, Manor Circle. **E. C. MURRAY, Owner,**
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Choice location for business purposes; close to Fifth Ave. **E. C. MURRAY, Owner,** on premises, or your own broker.

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3-story private house, brick; lot 18.9x100; all modern improvements; perfect condition. Inquire
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7 rooms, bath, detached; lot 25x100; in first class condition; owner on premises. Apply **2055 Anthony Ave., Bronx.**

FIRE ISLAND BEACH.
Will sell two five-room furnished bungalows at sacrifice; excellent location, near ocean. **Owner, Box 169, Record and Guide.**

DESK ROOM WANTED
by an experienced mortgage man with realty company; use of owner's names, map and Record and Guide; state rent. **GENTILE, Box 171 Record and Guide.**

FAR ROCKAWAY, L. I.
For sale half acre plot; portion of golf Links; foot of Reads Lane; choice location. **E. C. MURRAY, Owner,**
9 East 38th St., Manhattan.

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.

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On Harlem Division, N. Y. C. R. R., 82 acres with house and outbuildings; asking \$30,000; must sell.

LOUIS ARNOLD, 846 Fulton St.,
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FOR SALE.
102 acres level silt loam dairy farm; good buildings, excellent water; convenient in every respect; price \$6,500; value \$8,000.

D. HENRY ACKERT, Old Mystic, Conn.

MONTREAL, CANADA.
For sale—Factory plot, 180x162, central, buildings, private siding, on C. P. Ry.; \$150 foot; adjoining Ford Motors Building.
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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.**

LARGE PLOT ON 55TH ST.,
near subway station; must be sold to settle estate; bargain; \$3,500 to a quick buyer. Apply to local agents or administrator, **W. H. CROPEY, 690 Bay Ridge Ave.**

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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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in Patchogue, L. I.; greenhouses or for other business purposes; one acre; centrally located; opposite station. For particulars address

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28 Waldorf Court, Flatbush, Brooklyn.

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on main Albany Post road, Hyde Park, Dutchess County, N. Y.; about two acres; fine 14 room mansion, barn, suitable for garage; outbuildings; fine lawn, fruit and shade trees, flower and vegetable garden; fine condition; may consider exchange for city property; photos in my office. For particulars and terms call any day.

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119 WEST 40TH STREET

NEW YORK CITY

Sale on Maiden Lane.

The Mercantile Holding Company, Joseph Horowitz, president, sold to Charles S. Crossman, a diamond merchant, No. 22 Maiden Lane, a five-story store and loft building on a lot 17x35.8, irregular, adjoining the corner of Liberty Place. Mr. Crossman gave in part payment his estate known as Nacirena, adjoining the Baltusrol Golf Club, at Short Hills, N. J., which was valued at about \$25,000. The Maiden Lane property has been held at \$80,000. J. V. Graham and the Van Vleet Company were the brokers in the exchange.

"Movies" Under Manhattan Bridge.

Unless present plans miscarry, one of the largest moving picture theatres on the lower East Side will shortly be erected, on the square block bounded by East Broadway, Division, Market and Forsyth streets, directly beneath the Manhattan Bridge. Freidman Brothers who held the property under lease from the City of New York, are having plans prepared by M. J. Harrison, architect. The proposed building will be two stories in height and will contain about a dozen stores. It has a frontage of 156.8 feet on East Broadway, 157.3 feet in Division street, 141.9 feet in Market street, and 139.9 feet in Forsyth street.

Mortgage Company Sells.

The Lawyers Mortgage Company, which recently acquired three parcels under foreclosure proceedings, has disposed of them to investors. The properties include the following: The five-story tenement at 54 Sheriff street, near Delancey street, on a lot 35x100; the four-story dwelling at 63 West 130th street, near Lenox avenue, on a lot 20x 99.11, to a client of the A. Kane Company, and the five-story new law house at 1475 Washington avenue, on a plot 37.6x100.

\$300,000 Long Island City Deal.

The Queens Subway and Hunters Point Buildings (Inc.) purchased from the Degnon Contracting Company the six-story office building, now in course of construction at Hunters Point and Van Alst avenue, Long Island City, for a reported price of about \$300,000. The building will be connected with the Hunters Point station of the new Queensboro subway.

Sale at Fort Hamilton.

The one time residence of the late Al Johnson, brother of the late "Tom" Johnson, once Mayor of Cleveland, O., at the corner of Bay Ridge Parkway and 99th street, has been sold by Max Kurzrok to a Mr. Levy. The property has a frontage of 94 feet on the Parkway or Shore Road, and 227.1 feet in 99th street, the other dimensions being irregular. On the property there is at present a two-story residence and garage said to have cost \$250,000 to build. The city assesses the property at \$51,000 for tax purposes. The seller bought it from Mr. Johnson's widow about two years ago.

New Club at Lloyd's Neck.

The Lloyd's Neck Club, which has fifty charter members, have obtained control of a tract of land comprising 1466 acres belonging to the Stephens and R. H. Derby Estates. The property extends from Lloyd's Harbor to Long Island Sound. The Club is being formed by Cocks & Willets, of Manhattan. The charter members have pledged \$1,000,000 toward the project, in sums ranging from \$2,500 to \$50,000 each, all to be paid in by October 1. The tract has an extensive frontage of more than a mile and a quarter in Lloyd's Harbor, a well-sheltered landlocked body of water.

Sells 400-Acre Estate.

Dr. Nils G. Kant, of Brooklyn, has sold, through Shields Brothers, a tract of 400 acres at West Hills, L. I., about three miles east of Woodbury. The property is near the tract recently purchased by Otto H. Kahn, who is building a fine country estate, and it is also near the new country place of Ogden Mills. Other well-known residents of this section in-

clude Henry L. Stimson and Robert De Forest.

Sale Pending.

It is understood that terms have been agreed upon and contracts prepared for the sale of 256 and 258 West 36th street, 36x100 feet, to a purchaser who intends to erect a six-story reinforced concrete garage costing about \$60,000, plans for which have been prepared by A. Wallace McCrea & Company. The site adjoins the store of Ludwig Bauman & Company, who are reported to be the buyers.

Manhattan—South of 59th St.

16TH ST.—The Eliza Arnold estate sold 453 and 455 West 16th st, on plot 51x100, to the Economy Wiping Materials Co. The property will be remodeled. Albert W. J. Petrie and William Henry Carpenter & Co. were the brokers.

46TH ST.—John P. Kirwan & Sons sold for J. C. Forster and Joseph Goodman the 5-sty

stable, 50x100, at 117 and 119 West 46th st.

MADISON AV.—Ruland & Whiting Co. sold for Frances Foerster, the property at 926 Madison av, a 4-sty dwelling, on lot 22.2x74.6. The property will be altered into studios and apartments.

2D AV.—A. Levy sold 71 2d av, a 5-sty flat, on lot 24x75, to Frederick Brown, who gave in exchange 2632 Ryer av, a 5-sty apartment house, on plot 50x100. The brokers were Arnold Byrne & Baumann.

Manhattan—North of 59th St.

60TH ST.—The Dunnock Realty Co., controlled by Bing & Bing, has purchased from the New York Trust Co., as trustee, 26 East 60th st, a 4-sty dwelling, on lot 22x100.5. The dwelling has been secured to protect the light of the property at 28 to 34 East 60th st, recently acquired by the Bings as a site for a 14-story apartment hotel to cost \$400,000. Horace S. Ely & Co. were the brokers.

93D ST.—William R. Ware sold for cash for the Vallaca Realty Co. the dwelling, 17x100, at 156 West 93d st. The seller recently took over the property in an exchange.

119TH ST.—I. L. Levin has sold for Dr. Zuckerman to Calef Bros. 24 East 119th st, a 4-sty dwelling, on lot 15.6x100.11. The buyers

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have leased the house to Justice Leopold Prince.

145TH ST.—The Bond & Mortgage Guaranty Co. sold 406 West 145th st, a 4-sty dwelling, 15.6x99.11. The buyer is said to be J. H. Murphy, the present tenant.

188TH ST.—Ennis & Sinnott resold to the K. T. B. Realty Co., Katzman & Tunie, the plot, 100x95, in the south side of 188th st, 100 ft. west of St. Nicholas av. The buyers will improve with two 5-sty apartment houses. M. I. Strunsky & Co. were the brokers.

Bronx.

KELLY ST.—The Kenton Construction Co. sold 745 Kelly st, a 3-sty house, on lot 25x100.

156TH ST.—Peter Handibode sold to John Eggers 300 to 308 East 156th st, two 5-sty apartment houses, each 50x98.5, between Courtlandt and Park avs.

158TH ST.—Isaac Schlesinger has sold to John E. L. Beals the 2-sty house at the north-east corner of 158th st and German pl, on plot 78x89.10x irreg.

180TH ST.—Brooks & Momand have sold for the Elkin Holding Co. the vacant plot at the southeast corner of 180th st and Valentine av, 67x113. They have arranged a building loan for the purchaser, who will erect on the plot a 5-sty apartment house.

DALY AV.—The two new 5-sty apartment houses at the southeast corner of Daly av and 181st st, 158.10x100 ft., were sold by the Simonia Realty Corporation, Simon Shapiro, president, to the estate of Pincus Lowenfeld and Lowenfeld & Prager. The holding price was \$250,000.

MORRIS PARK AV.—Frank Hagan sold for George Lahrmann a lot 25x72 on Morris Park av, 370 ft. from Williamsbridge rd, abutting Woodmansten Inn, to Julius Stoll.

POPHAM AV.—Steven B. Ayres has sold for Edward Meckert to Dr. J. A. Buda, two lots, 50x100, on Poyham av, adjoining the residence of the buyer.

RYER AV.—Frederick Brown purchased from the Faiella Construction Co. 2342 Ryer av, a 5-sty apartment house, plot 75x100.

SHERMAN AV.—William S. Sussman and Richard Wagner sold the block fronting 360 ft. on Sherman av, between 165th and 166th sts, for the Peerless Realty Co., Martin H. Goodkind, president, to a builder who will erect 5-sty, non-elevator apartment houses. Lind & Pfeiffer were the attorneys.

WASHINGTON AV.—Clement H. Smith sold the 5-sty apartment at 1133 Washington av, corner Gouverneur pl, for about \$30,000. The seller took in part payment the 2-fam. house, 45x100, at 450 Beach st, in the Clason Point section.

WALTON AV.—Morris Sax sold for the West Bronx Building Co., John P. Boyland, president, the 5-sty new-law apartment, 50x135, at 1926 Walton av, to Charles Schloerb, who gave in part payment the 3-fam. house at 1913 3d av, 20x80.

Brooklyn.

HALSEY ST.—McInerney Klinck Realty Co. has sold the 1-fam. dwelling at 163A Halsey st, on lot 20x100, for the L. A. S. Building Corp.

QUINCY ST.—A. J. Waldron has sold for the estate of Anna S. Smith the plot about 50x115, in the south side of Quincy st, 125 ft. west of Classon av, to Ralph M. Hart, who will build a garage, from plans by P. Tillion & Sons.

QUINCY ST.—A. J. Waldron sold for the estate of Anna S. Smith the plot, 50x115, in the south side of Quincy st, 125 ft. west of Classon av, to a buyer who will build a garage.

PRESIDENT ST.—John Pullman has sold 646 President st, a 4-sty tenement, on plot 37x100, for Mrs. Mary Storneck.

RUTLEDGE ST.—Charles Buermann & Co. have sold for Fred Kramer, executor for the estate of ex-Judge William Kramer, the residence at 190 Rutledge st to M. Reichel.

54TH ST, ETC.—O. E. Larson sold for A. P. Munson 649 54th st; also for M. Enteman 964 72d st; for the Ridgewood Successors 5424 7th av, at the northwest corner of 55th st; for Realty Associates 1117 51st st; for Hamilton Builders 938 55th st, a lot 20x100, in the north side of 56th st, 300 ft. east of 9th av, and 962 55th st; and for John H. O. Rourke 842 57th st.

78TH ST.—Louis Stern, with Horace S. Ely & Co., sold a plot of six lots, 120x100, in the south side of 78th st, between 14th and 15th avs, for J. Thomas and others.

BAY RIDGE AV.—Walter S. Ross sold for the Realty Associates to a builder a plot, 80x100, on the north side of Bay Ridge av, east of 6th av.

CONEY ISLAND AV.—Frank H. Tyler sold 1014 Coney Island av, near Newkirk av, a 3-sty store and flats, to A. M. Ward for about \$11,500, and five lots in East 2d st, near Albemarle rd, for F. W. C. Meyers.

CONEY ISLAND AV, ETC.—Frank H. Tyler reports the following sales: 1014 Coney Island av, a 3-sty store and flats, to A. M. Ward, for about \$11,500; also five lots in East 2d st, near Albemarle rd for F. W. C. Meyers.

FORBELL AV.—Henry Rockmore has sold the following 2-fam. houses: 52 Forbell av to Louis Adler; 86 Forbell av to Charles C. and Catharine Sanger, and 220 Forbell av to Henry and Marie Lankenau.

3D AV.—Mark Groskin sold the store property at 4403 3d av, to Robert Markusschewitz. A. Ettinger was the broker.

Queens.

LONG ISLAND CITY.—Cross & Brown Co. sold in conjunction with Pell & Tibbit the plot, 50x100, in the west side of Stemmler st, between Van de Venter av and Wilson av, in the Steinway section. The buyer contemplates improving this plot with a 4-sty apartment house. The same brokers also sold the plot, 50x154x 156, on the west side of Boulevard, about 60 ft. south of Bodine st, to H. C. Horn Co.

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By GOLDWIN STARRETT, of Starrett and Van Vleck

IN PLANNING the apartment building at No. 820 Fifth avenue, the controlling considerations were somewhat different from those met with in the usual apartment house structures. Ordinarily the value of the ground is much lower and the clientele from whom the tenants are to be drawn is much larger; the planning of these buildings has been largely reduced to a standard.

In the case of No. 820 Fifth avenue, we started from the assumption that we were to build on one of the choicest and most expensive corners in New York City, and that to make this a successful enterprise we would have to address our efforts to a very small clientele able to pay high rents and demanding in return a very unusual equipment and expensive construction and finish throughout; also we anticipated the demand for much individuality in the arrangement of apartment conveniences.

We based our expectations of success on the steady demand existing for high grade apartments, and we were especially certain that a very fine apartment building in this location would meet exactly the desires of a number of wealthy people having large country homes and inclined to favor apartments, as against residences, for city homes. Consider-

ing the rentals that we have asked in this building, as compared with

renting of one of these high grade apartments is, in reality, more economical than

is the owning of a city house. For instance, take a \$300,000 or \$400,000 house, which, on Fifth avenue, would not be considered a mansion, and which would not contain more room or accommodations than one of these apartments. The interest alone on a \$300,000 investment, at 5 per cent., would be \$15,000; add to this \$6,000 for taxes; and to these would have to be added the cost of heating and maintenance of the building. From these figures it is obvious that the rental of one of these apartments at \$20,000 to \$30,000 a year is cheaper and entails less responsibility for maintenance.

We have provided a building that has proved adaptable to the varying demands of tenants for special layouts, and we have had no difficulty in satisfying tenants that the rentals are fair.

Under the conditions, it has not been possible to practice the usual economy in building construction, and the building might have been produced in another locality at much lower cost. We are convinced, however, that the buildings which are built of the very best materials and without cutting corners in matters of fine equipment and finish will prove their worth and superiority as real estate investments.



the cost of owning and maintaining a city house, especially on or near Fifth avenue, it becomes apparent that the

matters of fine equipment and finish will prove their worth and superiority as real estate investments.

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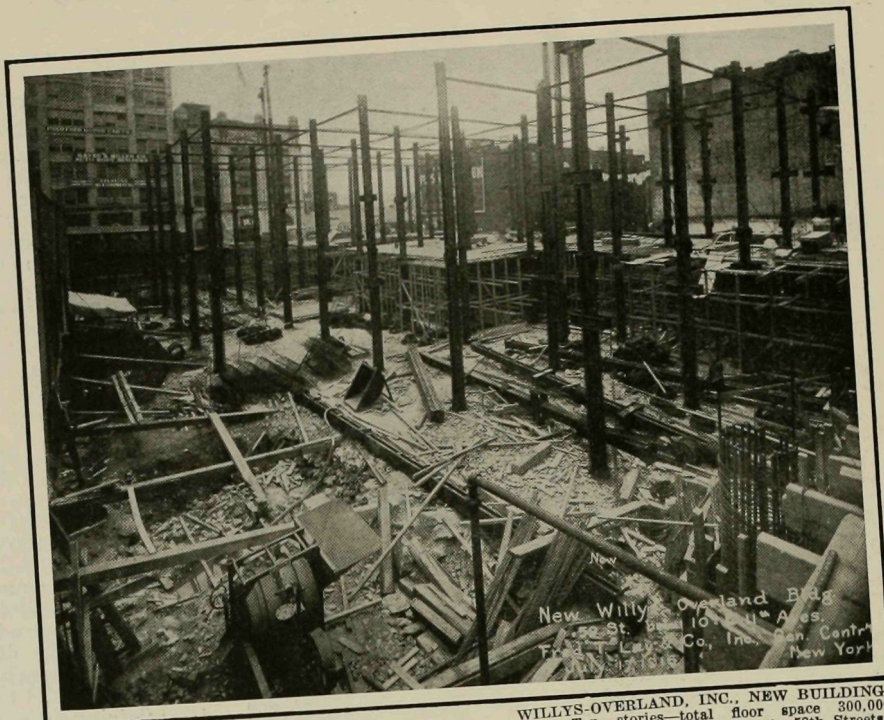
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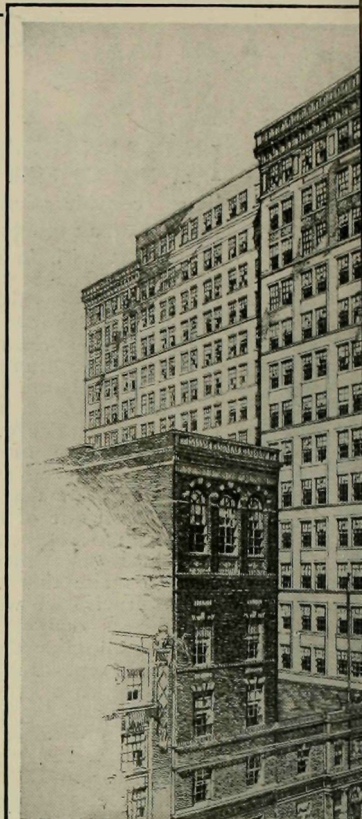
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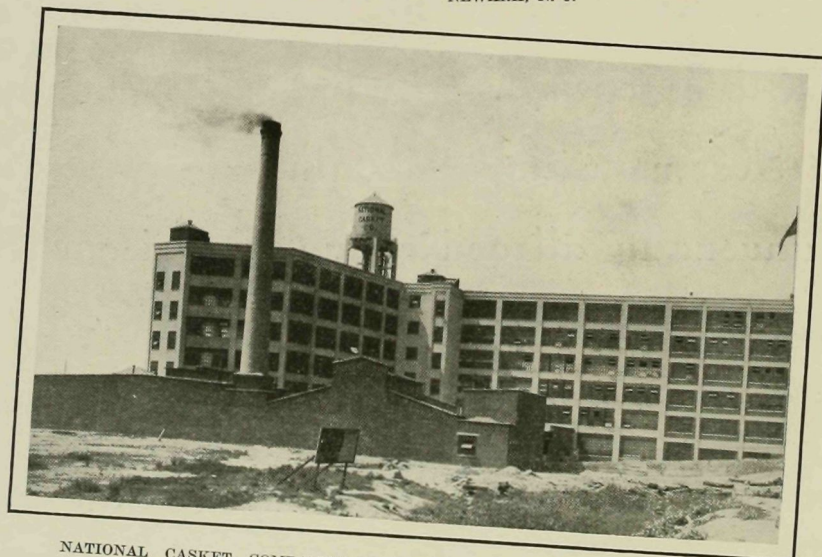
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820 FIFTH AVENUE APARTMENTS

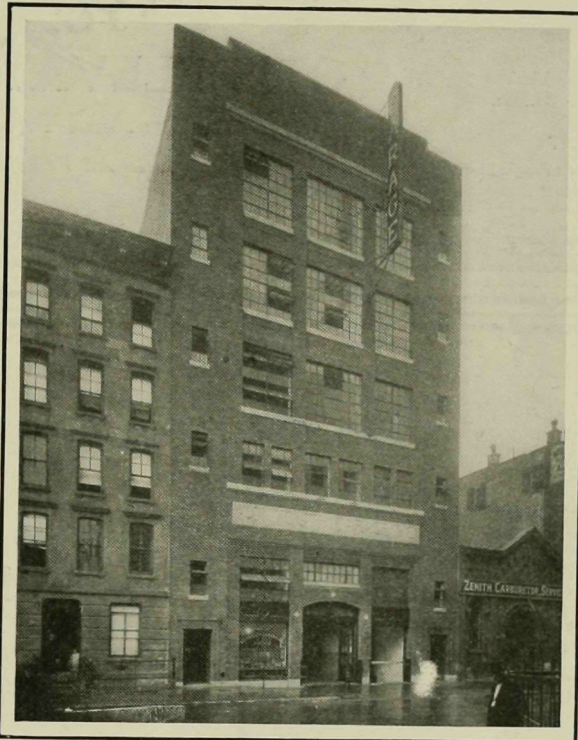


BUILDING
-25 West 44th St.—18-22 West 45th St.

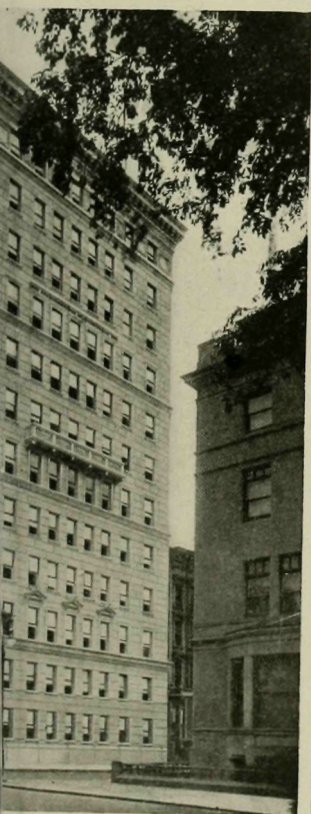


WHITEHEAD AND HOAG BUILDING, NEWARK, N. J.

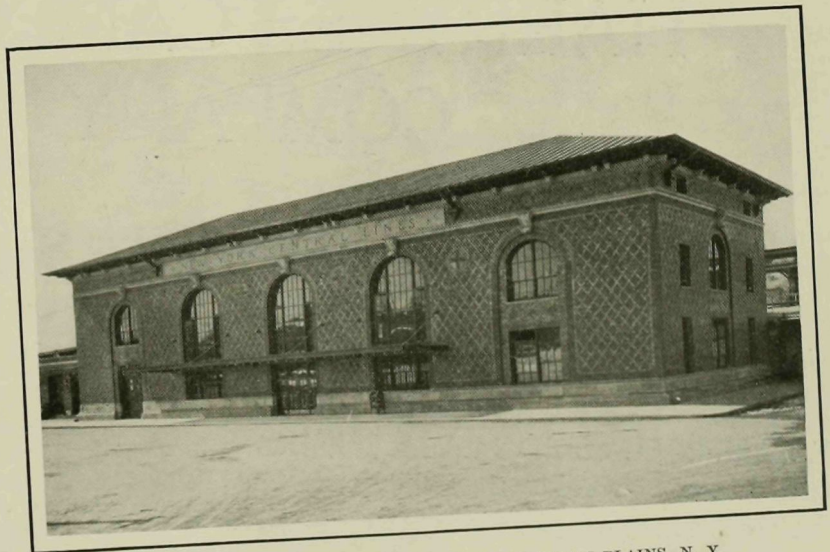
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Contractor : Fred T. Ley & Co., Inc.

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THE CAMPBELL SOLID METAL WINDOWS (patented) were specified by the architects, Starrett & Van Vleck, where fireproof windows were required.

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**63rd St.
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**Starrett &
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LONG ISLAND CITY.—The Zolikoff Realty Co. sold through Clay, real estate brokers, a plot of twelve lots, in the south side of Pierce av, extending from 6th to 7th avs, to a large domestic manufacturing company as a site for a factory.

NOTT AV, ETC.—Cross & Brown Co. have sold for Frederick Ayer, of Boston, 26 lots on Nott av, 13th st and Van Alst av. Varick D. Martin was associated as broker in this transaction.

14TH AV.—Cross & Brown Co. have sold lot, 25x100, on the east side of 14th av, 440 ft. south of Wilson av.

Nearby Cities.

NEWARK, N. J.—Feist & Feist, of Newark, N. J., sold for the estate of John H. Mentz the property at 32 South Orange av a plot having a frontage on South Orange av of 25 ft. and a depth of 100 ft. The owner, Andrew Passek, will alter the entire front and use same for his own business.

LEASES.

Guaranty Trust Company Leases.

Douglas L. Elliman & Company leased to the Guaranty Trust Company of New York, the four-story dwelling on a plot 48x75, at the northwest corner of Madison avenue and 60th street, for the estate of Henry P. Dimock. The lease is for 21 years, the aggregate rental being reported as \$500,000. The old structures now occupying the plot will be razed, and a new banking structure erected on the site. This will be used as an additional branch by the lessees. Cross & Cross, architects, are preparing plans for the new building which is estimated to cost about \$100,000.

Wendel Estate Leases.

Negotiations have been closed for the lease by the estate of John G. Wendel to the Willys-Overland Co. of the three-story building at the northwest corner of Broadway and 50th street. This structure has had an interesting history since its erection about twelve years ago, at considerable expense, by the late Mr. Wendel, who permitted it to remain unoccupied for a great many years because he could not obtain a tenant to meet all his requirements. Mr. Wendel

made it a rule not to lease properties for either cafe or theater purposes. He would under no conditions lease to tenants who sold liquor in any form, nor would he permit any electric signs to be erected on any of his buildings. Furthermore, he declined to tie up any of his properties for more than a term of three years. Although the corner has been excellently located, for all these reasons great difficulty has been encountered in obtaining tenants.

Robert W. Goelet Leases Garage.

Pease & Elliman leased for Robert W. Goelet to the Biltmore Garage, 205 to 213 East 47th street, just east of Third avenue. The concern is at present located in East 41st street. The plot just acquired is occupied with old buildings covering an irregular plot 112 feet wide in front, 137 feet wide in the rear with irregular east and west lines. Mr. Goelet will erect for the tenants a three-story fireproof garage, which, when completed, will be one of the largest garages for private cars in the city.

Manhattan.

ALBERT B. ASHFORTH, INC., has leased the building at 165 Madison av for Mrs. Louisa L. Lindley et al to Alfred T. Crowley; the parlor floor store at 111 East 34th st for William D. Morgan to Mrs. E. C. Henderson; the 3d floor at 9 West 35th st for the Consolidated Chandelier Co. to Samuel H. Camp; the 12th floor at 30 East 23d st to William Trayna; offices in the Frances Building, 5th av and 53d st, to Adolphe C. Kromskoff, Rose Hagan and to "Thurn"; in the Tilden Building, at 105 West 40th st, to the Knox Hat Co.; an apartment at 15 West 67th st to Richard Eyre; second floor at 47 East 57th st for Payson McL. Merrill for a long term to Dr. F. J. C. Fitzgerald; an apartment at 52 Irving pl to Col. Treadwell Woodridge Moore; an apartment for Frederick Fox & Co. to Grace Whistler at 210 5th av; offices in the Acker, Merrill & Condit Building, 5th av and 35th st, to Jessie A. Burke, with Cross & Brown, to Glizella Oestereicher; and with George R. Read & Co. the store and basement at 16 East 23d st to Isador Glantz.

BASTINE & CO. leased the 7th floor at 28 West 15th st, to the Daisy Waist Co.; at 67-9 Irving pl, the 5th floor to the Vogue Co., and at 131-133 East 22d st, Rooms 1102-1103, to Margaret Fabain.

DANIEL BIRDSALL & CO. rented the first loft at 69 Worth st to Windsor Print Works;

the 3d loft at 392 Broadway to the Szel Import and Export Co.; the 4th loft at 75 Worth st to C. A. Colman Co.; space at 119 West 23d st to Grabsky & Solomon and Israel Zankel; at 425 5th av to Health Corset Co. and Marie Veltry; at 561 Broadway to E. Miltenberg, and 873 Broadway to F. Schmickl & Co.

CROSS & BROWN CO. has leased the store and basement at 345-347 Broadway to Catlin & Co., who have occupied it for a term of years. This renewal of lease, together with the recent announcement that A. G. Hyde Sons & Co. had renewed their lease at the corner of Franklin st and Broadway, being taken as another strong indication that the wholesale dry goods district will remain intact, and that the work of the merchants in co-operating against the uptown removals has had excellent effect in holding the wholesale merchants in the old district. Cross & Brown Co. also renewed the lease of the H. B. Clafin Co. for a term of years for about 75,000 ft. of space at 214-216 Church st and 51-57 Thomas st, adjoining the main building of the company.

CROSS & BROWN CO. has leased the store and basement at 901 Broadway to Charles W. Wolf and Abraham Coon; space at 417 5th av to Dr. E. S. Walsh; in the Godfrey Building to Orange Mfg. Co.; at 220 5th av to Alfred Bernstein; space at 18 East 41st st to E. L. Barnett, Inc.; the building at 130-132 West 18th st to the Clinton Taxi Service Co.; the west half of store at 192 Duane st to J. S. Hoffman Co.; space at 220 5th av to Neufeld Bros.; 1st loft at 226 5th av to Kriker M. Jamgotchian; 11th loft at 1140 Broadway to S. Telfeyan & Co., and space at 47-49 Maiden la to Arnold Schroetery, Custenblith Bros. and Arnold Sacks.

CROSS & BROWN CO. has leased space at 220 5th av to Heilprin & Co. and M. K. Andreasian & Co.; space in the Strand Theatre Building to M. L. Forkins; 10th floor rear at 56 West 45th st to A. J. Stasny; space at 727 7th av to Charles Collins; at 15-17 West 44th st to H. P. Stephenson Co. for S. Osgood Pell & Co., and at 366-368 5th av to International Millinery Co.

DUFF & CONGER have leased apartments at 1248 Madison av to Frederick Leopold; at 1219 Madison av to Miss Susan Derickson; at 16 East 88th st to J. J. Donnell; at 110 East 84th st to P. B. Shostac; at 16 East 97th st to Mrs. P. Steinweg; and the garage at 108 East 83d st to William H. McGeary.

DUROSS CO. have leased for Charles Perceval in the studio building now being altered, at 64 West 9th st, studios to the following: Louis E. Armstrong, William C. McNulty, Sumner Robinson, Carlotta de Felice, Helen MacGeorge, Romeyn Benjamin, Clyde Ludwig, Adalaide Thomas, Miss Watt and Francis M. Turner, Jr.

DUROSS CO. have leased for the Gansevoort-Washington Co. the easterly store and basement at 60 Gansevoort st, to George Flsh; also the store at 200 West 14th st to C. J. McGovern and T. H. McCroken.

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DOUGLAS L. ELLIMAN & CO. have renewed the following leases: large duplex apartment at 969 Park av to M. Audibert; 130 West 57th st to Miss A. V. D. Malcolm, Mrs. Gertrude P. Manigault, Edwin S. Jarrett and J. Van Gorkum; also a studio at 383 Park av to Curtis Moffett; and have leased a large apartment at 1000 Park av to R. T. McGusty; at 129 East 82d st to Mrs. A. D. Gould; at 106 East 85th st to Joseph H. Ely, and at 130 West 57th st to G. Morgan Browne.

DOUGLAS L. ELLIMAN & CO. have leased for Therese Hynds a floor at 24 East 46th st to Leon H. Lipman; an apartment at 901 Lexington av to Mrs. William P. Learned; at 1000 Park av, for Bing & Bing, to William Austin Smith; at 416 Madison av for Kenneth Dows, apartments to Lady Colebrooke and Mrs. Syrie Wellcome, and a floor at 14 East 46th st for Livingston Phelps to Elodie M. Joye, dress-maker.

DOUGLAS L. ELLIMAN & CO. have leased an apartment at 320 Park av for the Park Avenue Improvement Co. to Dr. John B. Walker; also at 116 East 63d st for Herbert Wheeler to Mrs. A. V. Partridge, and have renewed leases at 103 East 86th st to J. H. Hutaff and Grahme Donald.

DOUGLAS L. ELLIMAN & CO. have leased a duplex apartment at 969 Park av for the Randolph Walker Corp. to J. F. McDonnell; for Bing & Bing, at 129 East 82d st to Clarence Thompson; at 157 East 81st st, an apartment to Miss L. Zuckermann.

DOUGLAS L. ELLIMAN & CO. have renewed the lease at 136 East 64th st, a 3-sty dwelling, for W. M. Hoes to Finley P. Dunne ("Mr. Dooley").

J. B. ENGLISH has leased for A. Conway the 4-sty building at 129 West 61st st to C. Nolop.

J. ARTHUR FISCHER has leased the top loft in building at the northwest corner of 29th st and 7th av, to Barnett Greenburg, embroideries; and for Richard Vallendar, the 4-sty dwelling at 255 West 37th st to D. Vignot.

FREDERICK FOX & CO. have leased the 5th floor at 120 West 31st st to Morris Nagel & Co.; the 5th loft at 45-51 West 25th st, in conjunction with Spear & Co., to Stern, Greenberger & Co., and the 3d loft in the same building, in conjunction with B. Erlanger, to Shapiro & Ginsberg.

GOODALE, PERRY & DWIGHT have rented the 4-sty dwelling at 424 West 23d st, for C. A. Peck to Jasper Hawkins.

GOODWIN & GOODWIN have rented for the estate of Mary Place, the 3-sty dwelling at 193 Lenox av, for five years; also for Simon Sichel to Eleanor S. Huff, the 3-sty dwelling at 122 West 121st st, for five years.

HEIL & STERN have leased for the George Backer Holding Corp., in the new building being erected at the northwest corner of Madison av and 31st st., the entire 14th floor, containing about 18,000 ft. of space; and for Leonard J. Carpenter the 14th floor in the new building adjoining, at the corner of Madison av and 32d st, making a total space of 22,500 ft. The lessee is E. A. Jackson, Inc., who has taken a long term lease at a total rental of about \$80,000.

HOUGHTON COMPANY has leased, in conjunction with Horace S. Ely & Co., for the estate of Frederick R. Hamlin, the 5-sty dwelling at 305 West 71st st to Sophie Louise Stebbins for five years.

HOUGHTON CO. has leased to Nellie Fitzgerald the 3-sty dwelling at 143 West 94th st for Maria P. A. Bassave.

HOUGHTON COMPANY has leased for Evelyn M. Beardsley her furnished apartment at 292 West 92d st to Cornelius W. Luyster.

A. KANE CO. rented for the Lawyers Mortgage Co., the 3-sty dwelling at 266 West 130th st to Margaret O'Connor.

PAYSON McL. MERRILL CO. leased apartments at 257 West 86th st to Felix Arndt and Charles H. Talbot, and at 140 West 57th st to Rapelje H. Howell and Mrs. Douglas Smith.

PAYSON McL. MERRILL CO., leased the 4-sty dwelling, 110 West 47th st, to Henry Roux.

MARSTON & CO. leased a floor at 113-117 5th av, formerly occupied by Arnold, Constable & Co., for the Constable Estate, to Buckley Bros. Co.; also the store and basement at 1452 5th av for the Peter McGinn Estate to Philip Davis.

HENRY M. MOELLER leased for M. L. & C. Ernst 155-157 West 34th st, a 6-sty store and loft, to Samuel Weingarten, who will use part of the premises for the sale of ladies' cloaks and suits; also leased to J. J. Reynolds the store at 148 West 34th st for the sale of military goods.

J. K. MOORS leased the 2d floor at 975 8th av, adjoining the new addition now being erected by Reisenweber (Inc.), at 58th st, to Nicholas Madison for a billiard establishment.

CHARLES F. NOYES CO. has rented to Gaston, Williams & Wigmore, Inc., part of the 3d floor at 47-49 West st, in conjunction with W. D. Bloodgood & Co., and at 130-132 Pearl st an office to the Finance & Trading Co.

CHARLES F. NOYES CO. has leased to the Graham Chisholm Co. the 5th floor at 9-15 Murray st.

OGDEN & CLARKSON CORP. leased the corner store and basement at 657-659 5th av, to Costikyan & Co., Oriental rug dealers. This completes the leasing of the entire building through the same brokers.

THOMAS J. O'REILLY has leased for the estate of George J. Seabury the dwelling at 330 West 108th st to Arcadia C. Zalles, for the estate of Robert E. Westcott, the store at the northeast corner of 110th st and Broadway to Susie Dannelo; also the following apartments in the buildings under his management; at 227 Riverside dr to Frederick D. Losey, Maurice Krakow and W. Louise Meeker; at 539 West 112th st to Dr. Maximin D. Touret and Lincoln A. Markowitz; at 526 West 113th st to Robert C. Girkhahn, Clement G. Amory, Frances C.

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Pardon, Louis Koop, Elias Woolf and William J. Karnes, and at 401 West 118th st to Hans Neilson and Frank A. Gardner.

PEASE & ELLIMAN have leased apartments at 305 West 72d st, for the Switzerland Realty Co., to Alexander H. Low; at 214 West 92d st, to Jorge Echeverria; at 129 East 82d st, for Bing & Bing to John C. Brennan; at 150 West 80th st, to Mrs. Lillian W. Kidd; in the "Schermerhorn," at the northwest corner of Madison av and 82d st, to Miss Lisbeth G. Nias; at the south corner of 102d st and Riverside dr, to Walter Vincent; at 29 East 77th st, to V. Worthington; at 39 East 27th st, to Mrs. Burton Loomis; for Roosevelt & Kobbe, the 4-sty, 25-ft. dwelling, at 26 East 20th st, to the Providence Realty Co.; made the following renewals of apartment leases; at 11 East 68th st, to William McKenna; at 1190 Madison av, to E. T. Fitzgerald; at 330 West 102d st, to W. S. Grinnell; at 315 West 115th st, to T. W. Cooper; at 550 West 163d st, to Mrs. J. Wood, and the following renewals of store leases; at 510 Park av to B. Rattiner and to L. Ingrassia, and at 59 West 76th st, three stores on the Columbus av side, to Milton Schnaier.

PEASE & ELLIMAN, as agents for the Park Av Improvement Co., of which Harry Fischel is president, have leased, through the Douglas Robinson, Charles S. Brown Co., in the new building covering the entire block front owned by the New York Central Railroad, on the west side of Park av, from 50th to 51st sts, apartments on the 51st st corner, of 14 rooms and 3 bathrooms, to Fanny L. Johnson, of Newport, R. I., and Mrs. Herbert Scheffel; for Dean's, the 5th av confectioner, the 3d loft at 628 5th av, to Lucille A. Martinier.

PEPE & BRO. have leased for the Carr Estate to Patrick Keane, the corner building at 388 West st, for ten years at an aggregate rental of about \$27,000.

PORTER & CO. have leased for the Wells Holding Co. to Lydia K. Perry the 4-sty dwelling at 112 West 123d st.

GEO. R. READ & CO. have leased for the United States Realty & Improvement Co. the Washington st corner of the ground floor in the Whitehall Building, at 17 Battery pl, to the International Bank, now at 30 Wall st.

RICE & HILL have leased for a client to Kate Moretti, Inc., the parlor floor store at 5 West 46th st; also to Samuel Perlmutter and Morris Ceasar the easterly parlor floor store at 152-4 West 45th st.

RULAND & WHITING CO. has leased the parlor floor at 717 Madison av to Margaret Otis; apartments at 34-36 East 58th st to Rudolf Hecht, Thomas Achelis and Carol W. Ladd; at 710 Madison av to Douglas Campbell and Mary Drisler, and at 63 West 46th st to Diane Oste.

SHAW & CO. have leased for Charles Meyer the 2-sty building at 31 West 138th st to Alexander Cross (Inc.).

SHAW & CO. have leased for I. A. de Quesada the 3-sty brownstone dwelling at 266 West 127th st to Margaret Lassig.

SLAWSON & HOBBS have leased the 4-sty dwelling at 612 West 114th st to the Columbia University of the City of New York; also at 14 West 74th st, a 25-foot, 4-sty dwelling for the estate of Seaman Lichtenstein to T. W. Leary.

SLAWSON & HOBBS have rented for Dr. John D. Harris, the 5-sty dwelling at 142 Riverside dr to J. A. Lowenstein.

SLAWSON & HOBBS have rented for M. R. Cherry the 5-sty dwelling at 305 West 84th st to George A. Warner.

SLAWSON & HOBBS have leased for E. J. Meyer, the 4 1/2-sty dwelling at 322 West 78th st to Mr. A. Lander.

WM. A. WHITE & SONS have rented the 3d and 4th lofts at 213 Front st to Electro Silicon Co.; the entire top floor at 10-12 Old Slip to John H. Banks, and additional space in the Hamilton Building, at 22 Thames st, to the Oakley Chemical Co.

WM. A. WHITE & SONS have leased the entire 9th floor, containing about 12,500 sq. ft., in the Finck Building, at 318-326 West 39th st, to the United States Navy Publicity Bureau, which will use the space as the New York headquarters for the publicity department of the recruiting branch of the Navy Department.

WM. A. WHITE & SONS have rented for Ashforth & Co. the 5-sty building 83 Water st to the seed importing house of I. L. Radwaner.

REAL ESTATE NOTES.

SPEAR & CO. have been appointed agents of the buildings at 810 Broadway and 33 Union sq.

CROSS & BROWN CO has been appointed agents for the leasing of space by the Exide Battery Depots, Inc., at the northwest corner of West End av and 64th st.

DUFF & CONGER have been appointed agents by Joel Marx of Skibo Hall, elevator apartment house, at the southwest corner of Lexington av and 94th st.

THOMAS J. O'REILLY has been appointed by The Emigrant Industrial Savings Bank managing agent for the following buildings: 887 Freeman st, 283 East 139th st, 413 West 25th st and 121-123 Van Siclen av, Brooklyn.

I. M. HENDERSON has opened offices at 379 Nostrand av, Brooklyn, where he will transact a general real estate and insurance business. Mr. Henderson was for many years with Noah Clark.

RICE & HILL were the brokers who negotiated the lease to the United Cigar Stores, of the store in the new building being erected by August Hockscher, at the southeast corner of Madison av and 42d st.

HALL-BERWIN CORPORATION has been dissolved by mutual consent. The business will be continued by G. F. Hall Co., G. E. Hall, president. The general office will be located at 37 West 39th st.

AT A MEETING of the Board of Directors of M. & L. Hess (Inc.), John W. Hahner was elected second vice-president and Lewis W. Flaunlacher secretary. The other officers of the corporation are N. J. Hess, president and treasurer and Edwin H. Hess, first vice-president.

N. A. BERWIN and B. J. Morse announce their withdrawal from the Hall-Berwin Corporation, and the formation of the company of N. A. Berwin & Co., Inc., 56 West 45th st, which will conduct a general real estate business. C. C. Patrick and Leo J. Fishel will be associated with the new company.

FREDERIC H. ALLEN, of Frederick Zittel & Sons, was the broker in the sale of the Burland Theatre block, 965-1000 Prospect av, for the Zarland Realty Co., to M. F. Burns, who gave in trade the square block 168th to 169th sts, Clay to Teller avs. The total consideration was about \$525,000.

WM. A. WHITE & SONS have placed a first mortgage loan of \$600,000 at 4 1/2 per cent, for ten years on the southwest corner of 66th st and Park av, 100.5x100.3, to be improved with a 12-sty apartment house, for J. E. R. Carpenter; also a building and permanent loan of \$360,000 at 5 per cent, for five years on the southeast corner of Broadway and 21st st, on which there is to be erected a 16-sty mercantile building for the Ritz Realty Corporation, and a loan of \$85,000 at 5 per cent for three years on 22 East 62d st, an 8-sty bachelor apartment house, on plot 21x102.5, for Robert J. Gay.

OBITUARY.

ROBERT W. GIBSON, secretary of the Westwood Realty Co., died Monday of pleurisy at his home, 12 Winthrop street, Brooklyn. He was thirty years old. He was a graduate of Brooklyn Polytechnic Institute and was president of the junior class in 1909. He is survived by his widow.

CHARLES GULDEN, merchant, banker and owner of valuable New York realty, died on Tuesday, aged seventy-two, at his home, 318 West 102d st. Mr. Gulden was a civil war veteran, having served with the "Washington Greys." For many years he was a trustee of the Citizens' Savings Bank, a director of the Germania Bank and a member of the Chamber of Commerce, the Merchants' Association and of the Real Estate Board. His widow, one son and four daughters survive.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1916 Aug. 11 to 17	1915 Aug. 13 to 19
Total No.	136	89
Assessed value.	\$4,685,000	\$3,518,300
No. with consideration.	14	17
Consideration.	\$571,160	\$388,625
Assessed value.	\$621,500	\$488,000
Jan. 1 to Aug. 17 Jan. 1 to Aug. 19		
Total No.	4,728	4,453
Assessed value.	\$270,804,432	\$254,744,368
No. with consideration.	694	672
Consideration.	\$30,075,262	\$35,008,714
Assessed value.	\$32,392,645	\$37,544,833

Mortgages.

	1916 Aug. 11 to 17	1915 Aug. 13 to 19
Total No.	48	55
Amount.	\$1,271,983	\$1,470,945
To Banks & Ins. Cos.	11	15
Amount.	\$704,500	\$525,500
No. at 6%	19	17
Amount.	\$335,908	\$578,955
No. at 5 1/2%	2	4
Amount.	\$27,000	\$387,000
No. at 5%	10	16
Amount.	\$426,000	\$279,050
No. at 4 1/2%	1	1
Amount.	\$67,000	.....
No. at 4%	.....	.....
Amount.	.....	.....
Unusual rates.	.....	1
Amount.	.....	\$20,000
Interest not given.	16	17
Amount.	\$416,075	\$205,940
Jan. 1 to Aug. 17 Jan. 1 to Aug. 19		
Total No.	2,334	2,537
Amount.	\$69,258,832	\$65,701,091
To Banks & Ins. Cos.	542	502
Amount.	\$29,810,074	\$28,215,313

Mortgage Extensions.

	1916 Aug. 11 to 17	1915 Aug. 13 to 19
Total No.	14	16
Amount.	\$669,500	\$1,446,000
To Banks & Ins. Cos.	7	9
Amount.	\$521,500	\$1,238,000
Jan. 1 to Aug. 17 Jan. 1 to Aug. 19		
Total No.	1,180	1,270
Amount.	\$66,760,886	\$74,231,293
To Banks & Ins. Cos.	599	509
Amount.	\$48,572,850	\$52,892,650

Building Permits.

	1916 Aug. 12 to 18	1915 Aug. 14 to 20
New buildings.	1	10
Cost.	\$30,000	\$721,500
Alterations.	\$231,336	\$78,925

Jan. 1 to Aug. 18 Jan. 1 to Aug. 20

New buildings.	429	320
Cost.	\$96,911,045	\$46,297,570
Alterations.	\$14,701,567	\$10,599,481

BRONX.

Conveyances.

	1916 Aug. 11 to 17	1915 Aug. 13 to 19
Total No.	109	145
No. with consideration.	11	22
Consideration.	\$65,195	\$107,064
Jan. 1 to Aug. 17 Jan. 1 to Aug. 19		
Total No.	3,817	4,096
No. with consideration.	623	728
Consideration.	\$4,278,496	\$4,964,544

Mortgages.

	1916 Aug. 11 to 17	1915 Aug. 13 to 19
Total No.	47	97
Amount.	\$216,756	\$686,008
To Banks & Ins. Cos.	3	4
Amount.	\$16,750	\$211,900
No. at 6%	18	27
Amount.	\$64,232	\$264,675
No. at 5 1/2%	4	8
Amount.	\$11,850	\$27,950
No. at 5%	8	5
Amount.	\$102,900	\$30,250
No. at 4 1/2%	1	3
Amount.	\$8,940	\$771
Unusual rates.	3	.....
Amount.	\$3,379	.....
Interest not given.	13	44
Amount.	\$25,455	\$362,362
Jan. 1 to Aug. 17 Jan. 1 to Aug. 19		
Total No.	2,533	2,357
Amount.	\$19,868,674	\$20,740,103
To Banks & Ins. Cos.	186	164
Amount.	\$4,076,577	\$3,669,878

Mortgage Extensions.

	1916 Aug. 11 to 17	1915 Aug. 13 to 19
Total No.	12	16
Amount.	\$181,100	\$278,200
To Banks & Ins. Cos.	4	11
Amount.	\$97,000	\$203,000

Jan 1 to Aug. 17 Jan. 1 to Aug. 19

Total No.	484	497
Amount.	\$10,053,584	\$9,645,605
To Banks & Ins. Cos.	1,033	147
Amount.	\$4,257,500	\$3,422,125

Building Permits.

	1916 Aug. 11 to 17	1915 Aug. 13 to 19
New buildings.	9	7
Cost.	\$191,550	\$191,450
Alterations.	\$27,700	\$6,700
Jan. 1 to Aug. 17 Jan. 1 to Aug. 19		
New buildings.	469	628
Cost.	\$13,129,482	\$18,491,950
Alterations.	\$850,330	\$528,655

BROOKLYN.

Conveyances.

	1916 Aug. 10 to 16	1915 Aug. 12 to 18
Total No.	342	394
No. with consideration.	34	26
Consideration.	\$360,463	\$248,940
Jan. 1 to Aug. 16 Jan. 1 to Aug. 18		
Total No.	14,373	14,166
No. with consideration.	1,381	1,615
Consideration.	\$9,580,636	\$12,154,612

Mortgages.

	1916 Aug. 10 to 16	1915 Aug. 12 to 18
Total No.	344	267
Amount.	\$1,490,890	\$964,525
To Banks & Ins. Cos.	88	45
Amount.	\$564,650	\$374,650
No. at 6%	166	162
Amount.	\$645,975	\$472,087
No. at 5 1/2%	93	71
Amount.	\$463,675	\$332,750
No. at 5%	54	17
Amount.	\$222,430	\$127,750
Unusual rates.	1	.....
Amount.	\$1,600	.....
Interest not given.	40	17
Amount.	\$157,210	\$31,938
Jan. 1 to Aug. 16 Jan. 1 to Aug. 18		
Total No.	10,867	10,532
Amount.	\$47,512,792	\$53,722,602
To Banks & Ins. Cos.	4,575	2,049
Amount.	\$19,559,527	\$14,723,955

Building Permits.

	1916 Aug. 11 to 17	1915 Aug. 13 to 19
New buildings.	106	84
Cost.	\$455,000	\$641,150
Alterations.	\$179,775	\$195,770
Jan. 1 to Aug. 17 Jan. 1 to Aug. 19		
New buildings.	3,210	3,264
Cost.	\$25,264,580	\$28,073,595
Alterations.	\$3,969,152	\$2,757,961

QUEENS.

Building Permits.

	1916 Aug. 11 to 17	1915 Aug. 13 to 19
New buildings.	87	153
Cost.	\$250,238	\$673,955
Alterations.	\$9,385	\$14,575
Jan. 1 to Aug. 17 Jan. 1 to Aug. 19		
New buildings.	3,331	3,595
Cost.	\$13,375,926	\$13,310,276
Alterations.	\$1,204,107	\$582,198

RICHMOND.

Building Permits.

	1916 Aug. 11 to 17	1915 Aug. 13 to 19
New buildings.	20	28
Cost.	\$41,590	\$40,400
Alterations.	\$8,600	\$420
Jan. 1 to Aug. 17 Jan. 1 to Aug. 19		
New buildings.	561	760
Cost.	\$952,118	\$1,475,831
Alterations.	\$171,680	\$131,470

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

OPINION seems to be crystallizing in the building material market, as in financial centers, that the commodity prices and wage scales established since the European war began will be maintained at their present or a higher average level for a period of years.

War prices come and seldom go. The country never returned to the price level that prevailed before the Civil War. Even the little war with Spain raised costs to a height from which they never receded. War prices create economic conditions that this country at least is never afterward able to detach itself from. The trade opportunities created by wars are nearly always abused. Real values become of no consideration when demand is imperative—and often when it is not.

The best current opinion deems it a safe business assumption that what has been considered an abnormal level of costs has come to stay. The war in all probability will, according to this view, continue another two years and will keep up a demand for American materials and supplies fully equivalent to the present requirement.

Orders for finished munitions will fall off, but their place will be filled by orders for materials out of which munitions are made; and long after hostilities have ceased Europe will be buying from this country the raw and manufactured materials necessary to repair the war's ravages. In the meantime domestic needs will be accumulating at an unprecedented rate, and years of productive activity will be required to restore anything like an even balance between supply and demand.

A bulletin from the United States Chamber of Commerce at Washington says that not only is there an entire absence of public concern for the effect upon business of the coming Presidential election, but also an indifference as to the possible coming of peace in Europe, and to every other factor of possible disturbance. The same bulletin reports the country's building industry to be in generally excellent shape, and expresses the opinion that the building industry is the best barometer of general business, since building in the country districts means an extensive use of materials in almost every line of commercial business.

Under these circumstances building projectors in this territory are mani-

festing more activity. Steel fabricators report that more plans are being presented for figuring than for some time past. Several steel contracts were awarded this week and more lettings are imminent. For those who may conclude to build now the prospect for renting both business and residential space in all the boroughs is excellent, and by the time that new buildings will be finished the sales market will be much improved over its present status.

Space is well taken in the midtown manufacturing section of Manhattan, and also in the commission house districts. In the downtown financial districts there has been an inflow of firms from other American cities and from abroad, besides an expansion of accommodations for old tenants. Apartment houses were never better leased. Higher building costs can be offset in many cases by lower land values than prevailed two years ago, when materials and wages were on the minimum basis.

The Bronx is waiting for the operation of her new subway lines, and the same is true of Brooklyn, but to a less degree. In each borough only about half as many apartment houses have been planned so far this year as in 1915 for the corresponding period. Brooklyn, however, is doing considerable dwelling house and miscellaneous construction. The Long Island, Westchester and New Jersey suburbs are all active with small work.

Building material prices outside of the metal lists show few changes for the month so far. Paints and oils are gradually recovering from their recent decline. Dry colors are extremely high on account of the war embargo, but white lead, linseed oil and turpentine are moderate in price. The lumber list has weak spots. Gravel is higher, but sand is steady at the price set in the spring. Window glass still commands premiums above the official list price, owing to the Black Tom Island smash.

General business is quiet, as usual in August. The money market continues easy both for time funds and commercial paper. Labor is the most disquieting element. At this writing a general railroad strike is still threatened by the four brotherhoods of engineers, firemen, conductors and trainmen. Business interests are hopeful of a settlement. Danger of a local street car strike has broken out afresh, with public opinion strongly condemning interference with either urban traffic or national commerce.

and 12 East 38th street; to Marc Eidlitz & Son, for the A. B. S. Co. building at 21 and 23 West 38th street; and to J. Odell Whitenack, for the building at Broadway and Houston street. The Empire company is furnishing 15,000 barrels of cement to Jacob A. Zimmermann to be used in the construction of a large reinforced concrete building on Jackson avenue at Honeywell street, Long Island City, and all the masons' materials for Mr. Zimmermann to be used on the big Morgan Steam Laundry at Mott avenue and 153d street.

President Goss says the movement of masons' materials at this season of the year is naturally slow, but the prospects for the future are good. In his opinion labor uncertainties are more responsible for holding up work than anything else, for business interests are now well assured that building costs will not be any lower for years to come, and that nothing is to be gained from that direction by waiting longer.

SUMMARY of transactions in the North River brick market for the week ending August 18, 1916:

Condition of market: Prices firm and demand fair. Quotations to dealers: Hudson Rivers, \$7.00@ \$7.25. Raritan, \$7.25@ \$7.75 per M. Number of cargoes sold, 37. Distribution: Manhattan, 13; Brooklyn, 15; Bronx, 4; New Jersey, 5. Number of cargoes left over, 5.

Paints and Oils.—The spring and early summer rush in the painting trades has eased off, and contractors are now looking forward to the fall business in interior renovations.

While the colors brought by the Deutschland are going to textile manufacturers, paint manufacturers are hoping that their turn will come later. Most of the dry colors on hand are holding steady in price.

Demand for white lead has been reasonable and stocks are not accumulating in dealers' hands. White lead in oil is held at the inside price of 9¾ cents per pound, for round lots, and 10½ cents for 100, 250 and 500-pound kegs. Linseed oil is advancing in price and is being quoted at 73 to 76 cents per gallon for 5-barrel lots. Some of the chemical colors are easier as the result of declines in producing costs, as, for example, Prussian blue, chrome yellow and chrome green.

The position of prepared paints has not changed for several weeks. The lower prices for some dry colors has been offset by the rise in linseed oil. No reduction in price of prepared paints is expected until producing costs are less. The demand is reported to be normal. Turpentine is fluctuating around 46 and 47 cents per gallon for round lots.

Steel.—Many new building plans are being figured by fabricators. The recent advance in the quotations on structural shapes seems to have been a convincing argument that the present level of building costs will be maintained approximately for a number of years; that the foreign demand for steel is to continue indefinitely, not only during the continuance of the war but long afterwards, and will be supplemented by heavy domestic orders.

Inability of the mills to supply material within a reasonable length of time is now said to be more responsible than the high price of plain material for the fewness of contract lettings. When builders learn when the best deliveries can be obtained they hold back. A large fabricator, in advising a customer that further delay would avail nothing, figured out that the interest charge of carrying vacant property and the loss of revenue from the completed building for the coming year was greater than if he went ahead and purchased at present prices.

A very general expectation is that much structural steel work that has been held in abeyance, and more particularly the non-speculative kind, will now be put under contract.

The Passaic Steel Company has taken the contract to furnish 1,000 tons for the Marcus Brown apartment house at Broadway and 91st street. The Hay Foundry and Iron Works have booked 150 tons for alterations to the Abraham & Straus department store in Brooklyn. Snare & Triest will furnish and erect 1,500 tons for a building on Blackwell's Island.

Thompson, Starrett Company is taking figures on 1,200 tons for an addition to the Hotel McAlpin.

Wood Block Flooring.—Long extensively used for street paving, creosoted wood blocks are being used more and more for flooring and runways in factories, warehouses, machine-shops and covered piers, hospitals and laundries. The material is mostly Southern yellow pine treated in great steel cylinders. Creosote oil is run into the cylinders and pressure is then applied to force it into the wood. The blocks are laid with the grain vertical. The joints or cracks between the blocks are then filled with hot paving pitch or asphalt. The cost averages about \$1.50 per square yard for the blocks alone and about \$2.40 per square yard for the completed floor.

Brick.—A firming tendency for prices, without quotation changes, was the feature of the wholesale market for North River brick this week. Demand and supply were about equal and both were moderate.

With unusually good weather prevailing, manufacturers have turned their energies to production rather than to shipping. The week's sales amounted to 37 barge loads, and the arrivals totaled 35. With the seven left over from last week added, this left only five cargoes in the market on Friday morning. Manhattan, Bronx and New Jersey points took exactly the same number of cargoes as last week.

The Empire Brick and Supply Company will furnish all the common brick needed by the George A. Fuller Company, general contractor, in the construction of the new Pennsylvania Hotel. Also all the Portland cement—about 75,000 barrels. This is the largest contract for these materials that has been handled in many a day.

The Empire Brick & Supply Company is supplying all the masons' materials to be used on the following named jobs: To Dawson & Archer, general contractor for the Bonwit-Teller addition at 10

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, alongside dock, to dealers only), per M.:
 North River common \$7.00@ \$7.25
 Raritan common **7.25@ 7.75**
 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.
 Alsen's German No Quotation
 Dyckerhoff's German No Quotation

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

Gage.	Weight.	Price.
27	233	\$17.00
26	250	18.00
25	300	19.00
24	340	20.00
22	450	23.00

About 10% additional for smaller quantities. For galvanized add \$7, and \$4.50 for tuncan.

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):
 1½ in. @ \$1.00
 ¾ in. @ 1.10
 Paving gravel 1.25@ —
 P. S. C. gravel @ 1.25

LIME (standard 300-lb. bbls., wholesale):
 Eastern common @ \$1.45
 Eastern finishing \$1.65@ —
 Hydrated common (per ton)..... @ 9.50
 Hydrated finishing (per ton).. @ 12.63

LINSEED OIL—
 City brands, raw, 5 bbl. lots.. \$0.73@ \$0.75
 Less than 5 bbls..... @ 0.77

LUMBER (Wholesale prices, N. Y.):
 Yellow pine (merchantable 1905, f.o.b. N.Y.).
 8 to 12in., 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 16.50@ 25.00

PLASTER—(Basic prices to dealers at yard, Manhattan):
 Masons' finishing in 100 lb.
 bags, per ton \$10.50@ \$11.00
 Dry Mortar, in bags, return-
 able at 10c. each, per ton... 6.00@ 6.50
 Block, 2 in. (solid), per sq. ft..... \$0.06
 Block, 3 in. (hollow)06
 Blocks, 4 in. (hollow)07½
 Boards, ¼ in. x 8 ft.11
 Boards, ¾ in. x 8 ft.145
 Boards, ¾ 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.. 2.769@ —
 Beams & channels over 14 in.. 2.769@ —
 Angles 3x2 up to 6x8 2.769@ —
 Zees and tees 2.769@ —
 Steel bars, half extras 2.769@ —

TURPENTINE:
 Spot, in yard, N. Y., per gal. \$0.46@ \$0.46½

WINDOW GLASS (Official dis-
 counts from jobbers' lists.)
 Window, A grade, 1st 3 brackets... 88%
 Window, B grade..... 89%
 All other single thick 90%
 Double thick, A grade 88%
 Double thick, B grade 89%
 Plate, discounts off lists up to 5 ft. 90%
 Plate, discounts off lists over 5 ft. 89%

NEW RESIDENCE FOR WARREN THORPE

Unique Innovation Is the Treatment of
 Garage in Basement, Reached by Elevator

THIS year has been a notable one in the building trades, especially when the construction of handsome private residences is considered. This fact applies to houses erected in both the city and the country and includes a large number of costly structures built for residential purposes. Plans now under-way seem to assure the continuation of this branch of construction work during the coming autumn and winter months and the building trade should witness the erection of some fine dwellings in that choice residential section just east of Central Park.

Prominent among the houses being planned for erection in this locality is the structure that will be located at 15 East 64th street, and become the resi-

dence of Warren Thorpe, extending across the entire width of the house, stair hall and dining room. The third and fourth floors are identical in plan and each contain four master bedrooms and bathrooms. The fifth or top floor will be entirely devoted to the use of the servants. This residence will cost more than \$100,000 to erect, exclusive of the cost of land. The plans for this project are now being prepared and as soon as they are completed estimates for the construction under a general contract will be called for.

Other private residences contemplated for construction in this neighborhood in the near future include the one for Henry P. Davidson, at the corner of Park avenue and 69th street, Walker & Gillette, architects; the house for J. S. Rogers, at 53-57 East 79th street, from plans by Trowbridge & Livingston; the Charles MacNeil residence at 13-17 East 91st street, being planned by Frederick Junius Sterner, and the dwelling at 13-15 East 79th street, for Thomas Newbold, for which plans have recently been completed by McKim, Mead & White.

New Builders' Organization.

Yesterday afternoon, at 600 West 181st street, the newly organized Builders' Association of Manhattan met, and discussed plans for investigating the formation and existence of illegal combinations and pools by concerns dealing in supplies for buildings who have recently advanced the prices. The association plans to establish a permanent grievance committee which can meet other organizations and arrange for quick adjustments of disputes. The committee in charge of the meeting consisted of Harry Goodstein, chairman, M. Raymond, Charles Henschel, Alexander S. Solow and Jacob Behrman.

Contemplated Auto Plant.

The Emerson Motors Co., a client of M. & L. Hess, 907 Broadway, Manhattan, contemplates the erection of an automobile manufacturing plant at the corner of Orton street and Borden avenue, Long Island City. At the present time none of the details of construction have been decided upon other than the fact that approximately \$250,000 will be expended for this project. The name of the architect and further details will be announced in a later issue.

Architects for Bank Building.

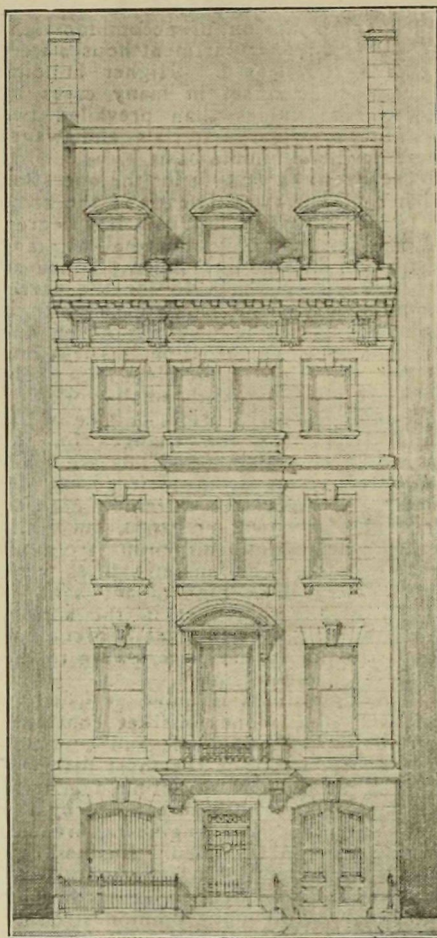
Delano & Aldrich, architects, 4 East 39th street, have been retained by Brown Brothers, bankers, 59 Wall street, to prepare the plans and specifications for the banking building to be erected at 4 and 5 Hanover street and 77 Beaver street. The proposed structure will probably be five stories in height, built of brick, with facades of Georgia marble, and the construction will be fireproof throughout. The plot dimensions of this operation measure 60 x 100 feet with wing 40 x 100 feet. The cost of construction is estimated at approximately \$150,000.

To Begin Big Project.

Ground will be broken on Tuesday, September 5, for the new physicians and dentists' building to be erected by the People's Big Market, Samuel E. Jacobs president, on a plot 55x100, at the north-east corner of Courtlandt avenue and 149th street, Bronx. The plans for this project have been drawn by Emilio Levy, architect, 56 West 45th street. The owner is taking bids for all the sub-contracts, with the exception of the steel, which has been awarded to the Hay Foundry & Iron Works.

Waterproofing Concrete.

The United States Bureau of Standards, in conjunction with others interested in the problem, has undertaken an



J. C. Greenleaf, Arch't.
 RESIDENCE FOR LAWRENCE THORPE.

dence of Warren Thorpe, now living at 6 East 69th street. The architect is John C. Greenleaf, 15 West 38th street. The plans call for a building five stories in height, with basement, on a plot 31x100 feet. The dimensions of the house measure 31x77.6 feet. The design of the facade of this building is an adaptation of the Italian Renaissance and Indiana limestone is the material to be used in its construction.

The building will be fireproof and will contain some interesting features, notably the method of planning so that the garage becomes an integral part of the house. The garage entrance is at the curb level and a car is run along an interior driveway to an automobile elevator which lowers it to the basement where the garage is located under the sidewalk. The basement garage will include a turntable and complete private garage equipment. The basement of this house will also provide space for the heating plant, storage and service kitchen.

On the first floor are located the main entrance vestibule and foyer, reception rooms, kitchen and butler's pantry and servants' hall. The second floor contains

investigation of the integral method of waterproofing concrete. Letters have been sent to more than 800 architects, engineers, contractors, etc., and the replies received are being tabulated by the bureau. The project for experimental concrete tanks along the river front of the city of Washington is an important feature of the investigation. The District Government has set aside a plot of ground for this purpose and plans have been completed for the construction of the tanks.

PERSONAL AND TRADE NOTES.

William J. Serrill was recently elected president of the Illuminating Engineering Society.

George E. Woods has been elected president of the Society of Gas Engineering of New York City.

Lehigh Portland Cement Company, Allentown, Pa., has increased its capital from \$1,200,000 to \$2,000,000.

National Vault Light Co. has recently moved its office from 676 East 133d street to 466 Jackson avenue.

H. N. Morolin, tile and mosaic work, has lately moved his office and shop from 593 Jackson avenue to 1327 Leland avenue.

Franklin C. Morris, export manager of the Edison Portland Cement Co., 1133 Broadway, has left for the West Indies to develop the export business of the company.

One Hundred and Five West Fifty-fifth Street Corporation, Inc., builders, 65 West 46th street, desires samples and catalogues from manufacturers and jobbers in the building material and supply lines.

Henry D. Whitfield, architect, 160 Fifth avenue, is taking estimates on general contract for the construction of a reinforced concrete building at San Jose, Costa Rica. The structure will be dedicated to use as a peace palace.

Mitchell Vance Company, manufacturer of lighting fixtures, 294 Madison avenue, has resumed the selling of its own products. Richard W. Millen, who for fifteen years has been connected with the sales department of the concern, has been appointed sales manager.

Kenneth Murchison, architect, 101 Park avenue, has been retained by the Jacksonville Terminal Company, Jacksonville, Fla., to prepare the plans and specifications for erection of a union terminal to cost approximately \$650,000. The projected structure will be three stories in height, 365x80 feet. Mt. Airy granite will be used for the construction. The new building will become a terminal for all railroads entering Jacksonville.

Rene Gruet, architect, 77 Rue Reaumur, Paris, France, is establishing an agency in Paris to represent American manufacturers of building materials and specialties for distribution throughout France and Belgium. After the war there will be unusual opportunities for all manner of building materials to be used in reconstruction and Mr. Gruet is desirous of hearing from parties who wish to establish selling connections.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—MacMillan & Co., 64 5th av, contemplates the erection of a store, office and loft bldg, at 62 5th av, and 11 West 12th st, details for which have not been decided. Architect not selected.

SCHENECTADY, N. Y.—St. Columbia's R. C. Church, Schenectady, N. Y., contemplates the erection of brick and stone parochial school at cor of Craig and Emmet sts, for which architect has not been selected nor details decided.

PARK RIDGE, N. J.—The Board of Education of Park Ridge contemplates the erection of a brick school in Main st, for which no architect has been retained.

JOHNSON CITY, N. Y.—The First Baptist Church of Johnson City, Rev. Lucius E. Ford, pastor, contemplates the erection

of a brick and stone church at the cor of Main st and Johnson av to cost approximately \$50,000. No architect selected.

RIDGEWOOD, N. J.—Mrs. E. M. Tol-kamp, Chalfonte Hotel, Atlantic City, N. J., contemplates the erection of a 2½-sty frame residence to cost approximately \$15,000, in Heights rd, Ridgewood, N. J. No architect selected.

GOVERNEUR, N. Y.—The Gouverneur Grange, E. Laidlow, chairman, Chapel Hill Road, contemplates the construction of a grange hall in Grove st, for which no details have been decided, and no architect selected.

MAURER, N. J.—The Barber Asphalt Paving Co., Land Title Bldg., Philadelphia, Pa., contemplates the reconstruction and erection of addition to factory at Maurer, N. J., which was recently destroyed by fire. Cost, about \$150,000. No architect selected.

ONEIDA, N. Y.—The Broad St. Hospital, Dr. E. H. Carpenter in charge, contemplates the erection of a 2½-sty frame nurses' home, for which no architect or site has been selected.

ENDICOTT, N. Y.—A hospital now be-

ing organized, D. R. D. Mead interested, contemplates the erection of a hospital to cost approximately \$70,000. No details decided and no architect selected.

ALBANY, N. Y.—S. Wander & Sons Chemical Co., 75 Church av, Albany, N. Y., contemplates the construction of a 3-sty brick factory building, 127x70x100, at Church and Mulberry sts. No architect selected.

PLANS FIGURING.

DWELLINGS.

TARRYTOWN, N. Y.—John Russell Pope, 527 5th av, Manhattan, is taking estimates on general contract for a 2½-sty brick and stone residence, 40x100 ft, at Tarrytown, N. Y., for R. Lehman, owner, 22 William st, Manhattan. Cost, \$100,000.

MUNICIPAL.

BROOKLYN, N. Y.—James A. Wetmore, acting supervising architect, Treasury Department, Washington, D. C., is taking estimates on general contract to close 3 p. m., Sept. 12, for alterations to the 1

Evening Mail To Use Edison Service

The new home of the Evening Mail in the Lupton Building at 23-27 City Hall Place, is being equipped with Central Station current. Previous use of street service has convinced this journal of its superiority for all newspaper purposes. The installation, which replaces a private plant, totals 726 horsepower, with 1800 lights

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and 2-sty brick and stone theatre, 100x154 ft, into a post office, on Washington av, bet Adams and Johnson sts, for the U. S. Treasury Department, owner. A. B. Fry, Custom House, N. Y. City, engineer in charge for owner. Cost, about \$60,000.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—The Board of Education of Newark, Edgar R. Brown, president, is taking estimates on general contract to close 4.15 p. m., Aug. 30, for a 3-sty brick and reinforced concrete public school addition containing 15 classrooms, auditorium and gymnasium in Charlton st, from plans by Ernest F. Guilbert, City Hall, Newark, N. J., architect. Cost, \$125,000.

BAYONNE, N. J.—The Board of Education of Bayonne, N. J., George W. Gifford, president; James T. Boyd, secretary; Municipal Building, is taking estimates on general contract to close 8 p. m., August 24th, for two 3-sty brick additions to public school No. 3, on Broadway, bet 49th and 50th sts, from plans by Fagan & Briscoe, architects, 95 River st, Hoboken, N. J. Cost, about \$75,000.

HACKENSACK, N. J.—The Board of Education of Hackensack, Mrs. C. F. Dewey, pres., is taking estimates on general contract to close August 28th, for a reinforced concrete and brick high school containing auditorium seating 1,000, in Beach st, from plans by Frank Eurich, 127 Summit av, Hackensack, N. J., architect. Cost, \$185,000.

THEATRES.

DENVER, COLO.—Thomas J. Steen & Co., 30 Church st, Manhattan, is figuring the general contract and desire bids on all subs by Aug. 19, for a 5-sty brick theatre and office building, 100x135 ft, at the cor of 16th and Curtis sts, Denver, for the Bishop-Cass Investing Co., owner, from plans by Wm. E. Fisher and Arthur E. Fisher, Denver, associated architects. Cost, about \$250,000.

MISCELLANEOUS.

PEEKSKILL, N. Y.—The State Armory Commission, Franklin W. Ward, sec'y, 158 State st, Albany, N. Y., is taking estimates on general contract to close 3 p. m., August 21st, for a 2-sty reinforced concrete storehouse, 43x235 ft, from plans by Ralph Metzger, c/o owner. Cost, about \$25,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

MOTT ST.—Otto Reissmann, 147 4th av, has finished plans for alterations to the 6-sty tenement, 25x50 ft, at 65 Mott st, for the Weeks Estate, 283 Elizabeth st, owner. Cost, \$7,000.

LEXINGTON AV.—G. Ajello, 1 West 34th st, is preparing plans for an 11-sty brick and limestone apartment, 50x100 ft, containing stores, at the northeast cor of Lexington av and 50th st, for the Kalfa Realty Corp., Harry Falk, pres., 320 5th av, owner and builder. Cost, about \$250,000.

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

12TH ST.—William Lustgarten & Co., Inc., 68 William st, contemplates the construction of a 6 or 9-sty brick apartment, 75x103 ft, at 119-125 West 12th st. G. A. & H. Boehm, architects, 7 West 42d st, will prepare the plans for this project.

DWELLINGS.

62D ST.—Frederick J. Sterner, 154 East 63rd st, has been retained to prepare plans for alterations to the 4-sty residence on plot, 24x102 ft, at 171 East 62d st, for Henry W. Bull, 115 Broadway, owner. Details later.

STORES, OFFICES AND LOFTS.

40TH ST.—Starrett & Van Vleck, 8 West 40th st, have completed preliminary plans for a 22-sty brick and limestone office bldg, 50x91 ft, at the northwest cor of Madison av and 40th st, for the Anderson Galleries, E. S. Turner, pres., 284 Madison av, owner. Cost \$350,000.

36TH ST.—Frederick C. Zobel, 35 West 39th st, has plans in progress for a 12-sty brick and limestone store, loft and factory bldg, 74x90 ft, at 233-239 West 36th st, for the Holland Holding Co., Judson S. Tard, pres., 18 East 41st st, owner and builder. Cost, about \$200,000.

THEATRES.

DIVISION ST.—Friedman Bros., Grand and Allen sts, contemplate the erection of a 2-sty brick and stone moving pic-

ture theatre and seven stores on plot 120 x146 ft, at Division st and East Broadway. Name of architect and details will be available later.

3D AV.—The M. R. Holding Co., Max Rosenberg, pres., 521 West 160th st, contemplates the construction of a moving picture theatre, 50x75 ft, at the northwest cor of 3rd av and 21st st. Details and name of architect will be available at a later date.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

SHAKESPEARE AV.—Titus De Bobula, 10 East 43rd st, has completed plans for a 6-sty brick and terra cotta apartment on plot 150x100, at the southwest cor of Shakespeare av and 169th st, for the Peerless American Products Co., 10 East 43rd st, owner and builder. Cost, \$160,000.

GRAND BOULEVARD.—Charles B. Meyers, 1 Union Square, has plans in progress for four 5-sty brick limestone and terra cotta apartments on the east side of Grand Boulevard and Concourse, 75 ft north of 176th st, for Adelstein & Avrutine, 71 Nassau st, owners and builders. Details later.

FAIRMOUNT PL.—Kreymborg Architectural Co., 1029 163d st, has prepared plans for a 5-sty brick tenement, 25x105 ft, in the south side of Fairmount Pl, 76 ft west of Southern Blvd., for Benjamin Kingston, 1495 Edgewater Road, owner and builder. Cost, \$25,000.

GRAND AV.—J. M. Felson, 1133 Broadway, has started plans for a 5-sty brick and limestone apartment on plot 72x105 ft, on the west side of Grand av, 220 ft north of Fordham road, for the Hopewell Bldg Co., 1 East Fordham road, owner and builder. Cost, about \$75,000.

DWELLINGS.

UNIVERSITY AV.—Andrew J. Thomas, 2526 Webster st, is preparing plans for a 2-sty brick store and dwelling, 59x98 ft, on the east side of University av, 140 ft north of Featherbed Lane, for William M. Chesebrough and J. Clarence Davies, 3rd av and 149th st, owners and builders. Cost, about \$12,000.

RIVERDALE, N. Y.—Revised plans are being prepared privately for alterations to the 2½-sty frame residence at Riverdale, N. Y., for Edward B. Strange, c/o Dunning Varney Co., 99 Warren st, owner. Cost, about \$5,000.

STABLES AND GARAGES.

MORRIS PARK AV.—N. Serracino, 1170 Broadway, is preparing plans for a 1-sty brick garage, 50x100 ft, at the northeast cor Morris Park av and Van Buren av, for the Morris-Van Buren Realty Co., 1170 Broadway, owner. Cost, \$8,000.

HOME ST.—Kreymborg Architectural Co., 1029 East 163rd st, has finished plans for a 1-sty brick garage, 113x110 ft, in the south side of Home st, 110 ft east of Union av, for the Ensign Improvement Co., J. A. Damsey, pres., 391 East 149th st, owner and builder. Cost, \$30,000.

TINTON AV.—George F. Pelham, Inc., 30 East 42nd st, has finished plans for a 1-sty brick garage, 47x134 ft, on the west side of Tinton av, 124 ft north of 163d st, for Julia Webber, Emerson, N. J., owner. Cost, \$15,000.

WHITLOCK AV.—John De Hart, 1039 Fox st, has finished plans for a 1-sty brick garage, 50x100 ft, on the west side of Whitlock av, 150 ft south of Longwood av, for Diederich Wenderkin, 784 Southern Blvd., owner. Cost, about \$7,000.

HOME ST.—Kreymborg Architectural Co., 1029 163d st, has prepared plans for a 1-sty brick garage, 113x110 ft, in the south side of Home st, 110 ft east of Union av, for the Ensign Improvement Co., Joseph A. Damsey, pres., 391 East 149th st, owner and builder. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

MORRIS AV.—William Guggolz, 61 Buchanan pl, has prepared plans for a 1-sty brick store, 21x101 ft, at the southwest cor of Morris av and 184th st, for the Decatur Const. Co., D. M. Clark, pres., 2062 Ryer av, owner and builder. Cost, \$8,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

BAY RIDGE AV.—Thomas Bennett, 303 52d st, has prepared plans for three 3-sty brick and limestone apartments, 20x82 ft, on the north side of Bay Ridge av, 17 ft west of Stewart av, for E. S. Stillman, 5209 7th av, Brooklyn, owner and builder. Total cost, \$30,000.

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 and builder. Cost, about \$40,000.

COLUMBIA HEIGHTS.—J. J. Pettit, 103

Park av, Manhattan, is preparing plans for a 6-sty brick and limestone apartment, 60x99 ft, on the west side of Columbia Hts., 324 ft north of Pierrepont st, for Jerome H. Pennock, 177 Remsen st, owner. Cost, about \$50,000.

59TH ST.—Kallich & Lubroth, 215 Montague st, have finished plans for a 3-sty brick tenement, 25x70 ft, at the southeast cor of 59th st and 18th av, for Henry Gold, 44 Court st, owner and builder. Cost, \$20,000.

DWELLINGS.

ARLINGTON AV.—Wm. C. Winters, 106 Van Sicklen av, has plans in progress for two 2-sty brick dwellings, 20x36 ft, at the southwest cor of Arlington av a.d Ashford st, for George Schmidt, 5 Windom st, owner and builder. Total cost, \$8,000.

EAST 9TH ST.—A. White Pierce, 26 Court st, has completed plans for a 2-sty frame dwelling, 18x40 ft, in the east side of East 9th st, 136 ft north of Av J, for the Oakcrest Bldg. Corp., 1125 East 14th st, owner and builder. Cost, \$4,500.

88TH ST.—F. W. Eisenla, 176 Remsen st, has finished plans for a 2-sty frame dwelling, 23x54 ft, in north side of 88th st, 165 ft east of Narrows av, for Thomas Frost, 452 Senator st, owner and builder. Cost, \$5,000.

BEAUMONT AV.—Kallich & Lubroth, 215 Montague st, have prepared plans for two 2-sty brick dwellings, 26x40 ft, on the west side of Beaumont av, 540 ft north of Oriental blvd, on west side of Amherst st, 403 ft north of Hampton av, for the J. & S. Realty Co., 33 West End av, Brooklyn, owner and builder. Cost, \$5,000 each.

EAST 2D ST.—Phillip Caplan, 16 Court st, has prepared plans for two 2½-sty frame and stucco dwellings, 17x42 ft, in East 2d st, 80 ft west of Av C, for I. Friedman, 16 4th st, owner and builder. Cost, \$5,000 each.

FOUNTAIN AV.—Laurence J. Frank, 206 Crescent st, has prepared plans for a 2-sty frame dwelling, 17x42 ft, on the west side of Fountain av, 126 ft south of New Lots av, for John Murda, 199 North 6th st, owner and builder. Cost, \$2,500.

71ST ST.—J. A. Gorman, 5 Court sq, is preparing plans for two 2-sty brick dwellings, 20x55 ft, in the south side of 71st st, 240 ft east of 8th av, for H. J. Wolfe, 872 71st st, owner and builder. Cost, \$6,000 each.

FRANKLIN AV.—M. Joseph Harrison, 63 Park row, Manhattan, has prepared plans for a 2½-sty brick residence, 42x46 ft, at the northwest cor of Gates and Franklin avs, for P. Monson, owner, c/o architect. Cost, \$15,000.

CENTRAL AV.—W. A. Faiella, 391 East 149th st, Bronx, has finished plans for a 2½-sty frame and stucco dwelling, 20x55 ft, in the west side of Central av, 75 ft south of Crown st, for A. Fasamy, 2517 Camberling av, Bronx, owner and builder. Cost, \$7,500.

66TH ST.—E. J. Erickson, 2005 66th st, has finished plans for ten 2-sty brick dwellings, 20x55 ft, in the north side of 66th st, 90 ft east of 20th av, in the south side of 65th st, 90 ft east of 20th av, for the G. W. Holding Co., 189 Montague st, owner and builder. Total cost, \$45,000.

RAILROAD AV.—Harry J. Sprung, 44 Court st, has completed plans for six 2-sty brick dwellings, 20x58 ft, on the south side of Railroad av, 37 ft east of West 19th st and on the east side of West 19th st, 5 ft south of Railroad av, for Nicholas Avitable, 2923 West 15th st, owner and builder. Cost, \$24,000.

EAST 43RD ST.—Charles G. Wessel, 843 East 12th st, has prepared plans for a 2½-sty frame dwelling, 24x40 ft, in the west side of East 43rd st, 277 ft north of Foster av, for August Haschansaar, 1107 Halsey st, owner and builder. Cost, \$4,500.

GELSON AV.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for ten 2-sty brick dwellings, 19x55 ft, on the west side of Gelson av, 100 ft south of 86th st, for Aranowitz & Moss, Inc., 315 Etna st, owners and builders. Total cost, \$35,000.

84TH ST.—J. C. Wandell Co., 4 Court Square, has prepared plans for two 2-sty frame dwellings, 17x58 ft, in the south side of 84th st, 126 ft west of 7th av, for Fred Schule, 8317 7th av, owner and builder. Cost, \$3,500 each.

78TH ST.—Charles A. Oisen, 1533 68th st, has finished plans for seven 2-sty frame dwellings, 19x52 ft, in the south side of 78th st, 490 ft west of 15th av, for Hilda Nelson and Clara Hanson, 1407 76th st, owners and builders. Total cost, \$24,500.

FACTORIES AND WAREHOUSES.

VAN DAM ST.—Harry Dorf, 614 Kosciusko st, has prepared plans for a 2-sty brick factory, 44x90 ft, in the east side of



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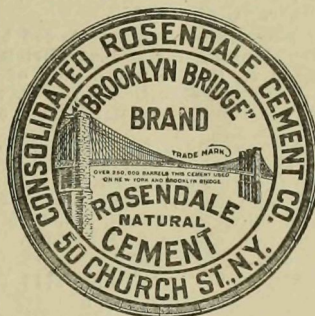
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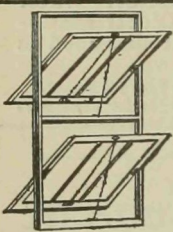
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Van Dam st, 177 ft south of Nassau av,
for Solomon Klier, 80 Wallabout st,
Brooklyn, owner and builder. Cost, \$7,000.

GRAND AV.—Kreymborg Architectural
Co., 1029 East 163d st, Bronx, is preparing
plans for a 4-sty brick factory, 50x62 ft,
and stable, 26x28 ft, on the east side of
Grand av, 215 ft south of Park av, for
owner to be announced later. Cost, about
\$75,000.

STERLING PL.—S. Millman & Son, 1780
Pitkin av, have finished plans for a 1-sty
brick shop, 35x50 ft, in the south side of
Sterling pl, 100 ft east of Howard av, for
Morris Epsel, 1793 Sterling pl, owner and
builder. Cost, \$3,000.

HOSPITALS.

SOUTH 3D ST.—E. T. Meisinger, 394
Graham av, is preparing sketches for a
4-sty brick hospital, 40x88 ft, in South 3d
st, for the Industrial Home Association,
153 South 3d st, owner. Cost, about \$75,-
000. Details later.

ST. NICHOLAS AV.—Volckening & Hol-
ler, 82 Wall st, Manhattan, have finished
plans for a 2-sty brick laundry building,
34x32 ft, at the cor of St. Nicholas av and
Bleecker st, for the Bethany Deaconesses
Hospital, on premises, owner. Cost, about
\$5,000.

STABLES AND GARAGES.

OCEAN AV.—S. Millman & Son, 1780
Pitkin av, have completed 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-Abbott Co., owner
and builder. Cost, \$25,000.

BUSH ST.—Thomas Bennett, 303 52d st,
has finished plans for a 1-sty brick gar-
age, 25x100 ft, in the north side of Bush
st, 125 ft west of Smith st, for David P.
Sammon, 345 Bush st, owner. Cost, \$9,000.

14TH AV.—Frankfort & Kirschner, 4812
12th av, have prepared plans for a 1-sty
brick garage and store, 40x100 ft, on the
west side of 14th av, 60 ft south of 45th
st, for the Schweller Const. Co., 12 Maiden
la, Manhattan, owner and builder. Cost,
about \$8,000.

47TH ST.—E. M. Adelson, 1776 Pitkin
av, has finished plans for a 1-sty brick
garage, 12x20 ft, in the north side of 47th
st, 320 ft west of 14th av, for Max Roth-
child, 1345 47th st, owner and builder.
Cost, \$5,000.

ATLANTIC AV.—Walter B. Wills, 1181
Myrtle av, has prepared plans for a 1-sty
brick and limestone garage, 80x275 ft,
on Atlantic av, bet New York and Nos-
trand avs, for Fred Veis, 866 De Kalb av,
owner. Cost, \$45,000.

THEATERS.

DE KALB AV.—W. B. Wills, 1181 Myrtle
av, has plans in progress for a 1-sty brick
moving picture theatre, 65x100 ft, seating
approximately 800, on the south side of
De Kalb av, 60 ft west of Sumner av, for
the Em-Ze Realty Co., 14 Lewis st, Man-
hattan, owner. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

WATKINS AV.—Louis Allen Abramson,
220 5th av, Manhattan, has completed
plans for alterations to the brick store
and loft building at the southwest cor of
Watson av and East New York av, for
Jacob H. Rubin, 19 West 34th st, Manhat-
tan, owner and builder. Cost, about \$20,-
000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Edward Hahn,
Bridge Plaza, L. I. City, is preparing plans
for a 5-sty brick and limestone apartment,
75x95 ft, with stores, at the southeast cor
of Paynter av and Academy st, for John
M. Phillips, owner, c/o architect. Cost,
about \$80,000.

DWELLINGS.

WOODHAVEN, L. I.—R. H. Raymond,
Woodhaven, L. I., has prepared plans for
six 3-sty brick dwellings, 20x51 ft, with
stores at southeast cor of Walker and
Liberty sts, for the Clearfield Development
Co., Liberty and Bigelow sts, Woodhaven,
L. I., owner and builder. Total cost, \$33,-
000.

RICHMOND HILL, L. I.—H. E. Haugaard,
Hillside Bank Bldg., Jamaica av, has pre-
pared plans for four 3-sty brick dwellings,
19x56 ft, at the southwest cor of Sherman
st and Jamaica av, for Arthur Jessor, 439
Lefferts av, Richmond Hill, L. I., owner
and builder. Total cost, \$23,000.

UNION COURSE, L. I.—J. D. Geddes, 4481
Fulton st, Richmond Hill, L. I., has fin-
ished plans for a 2-sty frame dwelling,
18x53 ft, in south side of 4th st, 575 ft east
of Shore av, for John Haas, 51 Columbia
av, Woodhaven, L. I., owner and builder.
Cost, \$7,000.

JAMAICA, L. I.—Hering & Fitch, 8 West
33rd st, Manhattan, have finished plans for
a 2-sty frame dwelling, 23x28 ft, with gar-
age at the southeast cor of Homer Lee
av and Wexford terrace, for Augustine

Davis, Wexford terrace, Jamaica, L. I.,
owner and builder. Cost, \$4,000.

MORRIS PARK, L. I.—H. T. Jeffrey, Jr.,
Butler Bldg., Jamaica, L. I., has prepared
plans for two 2-sty frame dwellings, 18x
38 ft, on the east side of Lefferts av, 369
ft south of Liberty av, for Harry E. Wade,
460 Guion av, Richmond Hill, L. I., owner
and builder. Total cost, \$6,000.

JAMAICA, L. I.—S. Millman & Son, 1780
Pitkin av, Brooklyn, have prepared plans
for a 2-sty brick dwelling, 20x45 ft, in the
south side of Scudder st nr Rockaway Road
for Hyman Greensbon, 23 Bandman av,
Jamaica, L. I., owner and builder. Cost,
\$5,000.

JAMAICA, L. I.—Jacob Fein, 99 Powell
st, Brooklyn, has completed plans for two
2-sty frame dwellings, 16x36 ft, in Willow
st, nr Thomas av, for N. Rudlich, 5 Fleming
pl, Jamaica, L. I., owner and builder. Total
cost, \$7,000.

QUEENS, L. I.—William A. Finn, 358 Ful-
ton st, Jamaica, L. I., has prepared plans
for a 2½-sty brick dwelling, 23x54 ft, on
the south side of Queens Blvd, nr Sherwood
av, for Wm. Reimer, Queens, L. I., owner
and builder. Cost, \$5,000.

KEW GARDENS, L. I.—Plans have been
prepared privately for a 2-sty brick dwell-
ing, 29x33 ft, in the north side of Abing-
don rd, 392 ft north of Willow st, for Wm.
C. Markham, 447 Guion av, Richmond Hill,
L. I., owner and builder. Cost, \$4,500.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Edward Hahn,
Bridge Plaza, L. I. City, is preparing plans
for a 2-sty brick store and loft bldg, 25x
50 ft, in Prospect st, bet Freeman and Wil-
bur avs, for Schmidt's Dyeing & Cleaning
Establishment, owner, L. I. City. Cost,
\$8,000.

EDGEWATER, L. I.—Plans have been pre-
pared privately for a 1-sty frame store,
80x40 ft, at the southeast cor of Blvd and
Beach 51st st, for M. Ochs, Edgewater, L. I.,
owner and builder. Cost, \$3,000.

THEATRES.

GLENDALE, L. I.—L. Allmendinger, 20
Palmetto st, Brooklyn, has completed
plans for a 1-sty brick moving picture
theatre, 50x99 ft, at southwest cor of
Alpha pl and Myrtle av, for Fisher &
Mack, 180 Manahan av, Glendale, L. I.,
owners. Cost, \$15,000.

MISCELLANEOUS.

COLLEGE POINT, L. I.—The Red Star
Towing Co., 17 Battery pl, Manhattan, con-
template the erection of a dock approxi-
mately 50 ft long, at Powell's Cove, Col-
lege Point, L. I. Details and name of
engineer will be available later.

ROCKAWAY BEACH, L. I.—The Long
Island Railroad Co., 7th av and 32d st,
Manhattan, is having plans prepared pri-
vately for a 1½-sty brick railroad station
at Rockaway Beach, L. I. Details later.

ROCKAWAY PARK, L. I.—The Long
Island Railroad Co., 7th av and 32d st,
Manhattan, contemplates the erection of
a new station at Rockaway Park, L. I.,
for which plans will be prepared privately.
Details later.

Nassau.

CHURCHES.

BALDWIN, L. I.—T. H. Poole & Co., 13
West 30th st, Manhattan, are preparing
sketches for a brick and stone Catholic
church at the cor of Merrick rd and Gale
av, for a parish now forming under the
direction of Rev. Father John A. McGold-
rick, pastor. Details will be available
later.

DWELLINGS.

OYSTER BAY, L. I.—Delano & Aldrich,
4 East 39th st, Manhattan, are preparing
revised plans for a 2½-sty brick and stuc-
co gardener's cottage, 34x88 ft, at Oyster
Bay, L. I., for Bertram G. Work, 1780
Broadway, Manhattan, owner. Cost, about
\$30,000.

HOTELS.

LONG BEACH, L. I.—Kirby & Pettit, 103
Park av, have plans in progress for a
3 and 4-sty frame hotel, 180x200 ft, con-
taining 200 rooms, for Pierre & Cantone,
owners, Long Beach, L. I. Details later.

STABLES AND GARAGES.

SYOSSET, L. I.—Richardson, Barot &
Richardson, 31 State st, Boston, Mass.,
are preparing plans for a 1½-sty frame
garage, 20x25 ft, at Syosset, L. I., for Mrs.
M. S. Whitney, owner, c/o architects.
Cost, about \$2,000.

Westchester.

DWELLINGS.

YONKERS, N. Y.—G. Howard Chamber-
lin, Yonkers, N. Y., is preparing plans for
a 2½-sty frame residence, 32x44 ft, at
Yonkers, N. Y., for R. B. Bunker, North
Broadway, owner. Details later. Cost,
\$10,000.

HARTSDALE, N. Y.—Alfred Hopkins,
101 Park av, Manhattan, has plans in
progress for a 2½-sty field stone resi-

dence, 26x75 ft, at Hartsdale, N. Y., for Arthur L. Cahn, owner, Hartsdale, N. Y. Cost, approximately \$20,000.

PELHAM MANOR, N. Y.—Heathcote M. Woolsey, architect, 15 East 40th st, Manhattan, is preparing preliminary plans for a 2½-sty frame and shingle residence, approximately 80x40 ft, to be erected for his own occupancy at Pelham Manor, N. Y. Details will be available later.

HALLS AND CLUBS.

SCARSDALE, N. Y.—Robert D. Kohn, 56 West 45th st, Manhattan, is preparing preliminary plans for a 2-sty fieldstone, shingle and stucco clubhouse, at Scarsdale, N. Y., for the Sunningdale Country Club, owner. Further details will be available later. Cost, about \$50,000.

PORTCHESTER, N. Y.—Frank A. Moore, 52 Vanderbilt av, Manhattan, has prepared plans for a 2-sty hollow tile and stucco golf clubhouse, 50x200 ft, at Portchester, N. Y., for the Blind Brook Club, William Hamlin Childs, pres., 17 Battery Pl. Architect will soon take estimates on general contract for a selected list of bidders.

MUNICIPAL.

MT. PLEASANT, N. Y.—Walker & Gillette, 128 East 32nd st, Manhattan, have completed plans for a 2-sty brick limestone and reinforced concrete almshouse, 100x400 ft, at East View, Mt. Pleasant, N. Y., for the Board of Supervisors of Westchester County, E. P. Barrett, chairman. Cost, about \$500,000.

STABLES AND GARAGES.

WHITE PLAINS, N. Y.—Frank Horton, 154 Main st, is preparing plans for a 3-sty brick garage, 60x100 ft, on Lexington av, for George F. Coombs, 22 North Lexington av, White Plains, owner. Cost, about \$30,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, N. J., has finished plans for two 3-sty brick and limestone apartments, 36x75 ft each, at 450 Wayne st, for the Wayne Realty Co., Julius Boyarsky, president, 521 Boulevard, Bayonne, N. J., owner and builder. Cost, \$22,000 each.

PASSAIC, N. J.—A. Preiskel, Hobart Trust Bldg., is preparing plans for a 3-sty brick apartment, 73x80 ft, at the southeast cor of Erie and High sts, for Pink & Tushman, 64 Van Buren st, Passaic, N. J., owners and builders. Cost, about \$30,000.

NEWARK, N. J.—J. B. Acocella, Union Bldg., Newark, N. J., has finished plans for a 3-sty brick and limestone tenement, 25x60 ft, with stores, at 313 East Kinney st, for Antonio Cicalese, 311 East Kinney st, Newark, N. J., owner and builder. Cost, \$7,500.

NORTH ARLINGTON, N. J.—J. B. Acocella, Union Bldg, Newark, N. J., has prepared plans for a 2-sty store and tenement, 28x64 ft, on Kearny av, for Biagio Milone, 391 South Orange av, owner. Cost, about \$5,000.

DWELLINGS.

GLEN RIDGE, N. J.—J. B. Acocella, Union Bldg., Newark, N. J., has prepared plans for three 2½-sty frame dwellings, 24x40 ft each, at 121-125 Glen Ridge av, for Donato Fusco, 18 Glen Ridge av, Montclair, N. J., owner and builder. Cost, \$5,000 each.

MONTCLAIR, N. J.—Chris Meyers, Crane Bldg., Montclair, N. J., is preparing plans for a 2½-sty brick dwelling, 30x40 ft, in Irving Park, for James Elm, Jr., Midland ave, East Orange, N. J., owner. A. P. Clark, Crane Bldg. Montclair, N. J., general contractor. Cost, \$8,000.

IRVINGTON, N. J.—E. V. Warren, 31 Clinton st, Newark, N. J., has prepared plans for a 2½-sty frame dwelling, 24x53 ft, in the west side of Park pl, for Sarah M. Kane, 461 Lyons av, Irvington, N. J., owner. Cost, \$6,000.

NORTH ASBURY, N. J.—John P. Voelker, 979 3d av, N. Y. City, has finished plans for a 2½-sty frame and stucco residence, 35x53 ft, and a 2-sty garage, 18x20 ft, to be erected on Sunset av, for owner to be announced later. Cost, about \$15,000.

FORT LEE, N. J.—William Mayer, Jr., 711 Bergenline av, West New York, N. J., is preparing plans for two 2-sty brick dwellings, 22x50 ft, on Anderson av, near Main st, for Charles Benedetti, Grantwood, N. J., owner. Cost, \$4,000 each.

FACTORIES AND WAREHOUSES.

BLOOMFIELD, N. J.—Fred L. Pierson, 160 Bloomfield av, is preparing plans for a 2-sty brick and hollow tile factory at Bloomfield, N. J., for Hugh Burnett, Terminal Bldg., Newark, N. J., owner. Cost, about \$10,000.

BAYONNE, N. J.—The Duryea Mfg. Co., C. P. L. Wooster, pres., 69 Wall st, has purchased the plot 287x180 ft, at the south-

east cor of 2nd st and Av C, and contemplates the erection of a factory for the manufacture of belts. Details will be available later.

HALLS AND CLUBS.

PRINCETON, N. J.—H. O. Milliken, 331 Madison av, Manhattan, is preparing plans for a 3-sty stone clubhouse, 98x62 ft, at Princeton, N. J., for the Dial Club, owner, c/o architect. Details later.

MONTCLAIR, N. J.—John E. Baker, Jr., 74 N. Fullerton av, Montclair, N. J., has prepared sketches for a 2-sty brick and hollow tile clubhouse, for the Montclair Lodge, B. P. O. E. No. 891, John Blondell, chairman bldg committee. Cost, about \$25,000. Details later.

STABLES AND GARAGES.

LAKE HOPATCONG, N. J.—W. E. Pierson, 72 Trinity Place, Manhattan, has prepared plans for a 1-sty hollow tile and stucco garage, 50x75 ft, at Lake Hopatcong, N. J., for George Gordon, owner and builder, on premises. Cost, \$4,000.

STORES, OFFICES AND LOFTS.

UNION HILL, N. J.—Forman & Light, 40 Cedar st, Manhattan, are preparing revised

plans for a 2-sty brick addition to department store, 50x70 ft, at 113 Bergenline av, for A. Holthausen, owner, on premises.

Other Cities.

DWELLINGS.

ROME, N. Y.—Theodore C. Visscher, 299 Madison av, Manhattan, has about completed plans for a 2½-sty brick residence, 40x90 ft, with garage, in North George st.

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for Herbert Dyett, 218 North George st, owner. M. G. Merritt, North James st, Rome, N. Y., landscape architect.

CONTRACTS AWARDED.

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

BANKS.

BAYSIDE, L. I.—Smith & Leo, Inc., 103 Park av, Manhattan, have the general contract for the const. of a 2-sty brick and limestone bank bldg, 30x60 ft, at the southeast cor. of Lawrence Blvd and Bell av, for the Bayside National Bank, Frederick Storm, pres., owner, from plans by W. W. Knowles, 35 West 39th St, Manhattan, architect. Cost, \$20,000.

CHURCHES.

BRONX.—George W. Flagg, 2610 University av, has the general contract for a 2-sty brick store and Sunday school, 49x89 ft, at Fordham rd and Marion av, for the Methodist Episcopal Church, Rev. G. W. Grinton, pastor, 2543 Marion av, owner, from plans by George W. Kibitz, 800 East 175th st, architect.

DWELLINGS.

MANHATTAN.—McDermott & Hanigan, 103 Park av, have the general contract for alterations to the 4-sty brick store and residence, 25x95 ft, at 1000 Madison av, for the Ritz Realty Corp., 14 East 45th st, owner, from plans by Schwartz & Gross, 347 5th av, architects. Cost, \$10,000.

MANHATTAN.—H. R. E. Elliott, 28 East 49th st, has the general contract for alterations to the 4-sty brick and limestone residence at 46 East 73d st, for L. M. Dickerson, owner, from plans by S. E. Gage, 28 East 49th st, architect. Cost, \$6,000.

MANHATTAN.—Amsterdam Bldg. Co., 140 West 42d st, has the general contract for alterations to the 4-sty brick and stone residence at 152 East 63d st, for Philip G. Gossler, 62 Cedar st, owner, from plans by Frederick J. Sterner, 154 East 63d st, architect. Cost, approximately \$10,000.

BRONX.—Rudolph Swenson, 3009 Dyer av, has the general contract for two 2-sty frame dwellings, 21x53 ft, on west side of Barnes av, 100 ft south of 239th st, for Dr. George M. Fischer, 345 East 84th st, owner, from plans by H. Nordham, architect, 1087 Tremont av. Total cost, \$10,000.

FLUSHING, L. I.—Roberts, Nash & Co., 93 Amity st, Flushing, L. I., have the general contract for a 2½-sty hollow tile and brick veneer residence, 75x irreg, on Broadway, for Mrs. Cecil Griffen, owner, c/o Aymer Embury, 2d, 132 Madison av, Manhattan, architect. Cost, \$18,000.

DONGAN HILLS, S. I.—Clarence W. Eisner, Lester Hill, White Plains, N. Y., has obtained the general contract for the 2½-sty brick residence, 59x28 ft, on the north side of Whitlock av, 200 ft south of Berdin rd, for the Dongan Hills Reservation, 40 West 32nd st, Manhattan, from plans by Philip Resnyk, 40 West 32nd st, Manhattan, architect. Cost, \$14,000.

RYE, N. Y.—Daniel H. Beary, Purchase st, Rye, N. Y., has received a general contract for the const. of a 2½-sty frame and shingle residence, 46x26, with wing 15x19 ft, and a garage, at Rye, N. Y., for Seavey Battelle, 25 Broad st, Manhattan, owner, from plans by Electus D. Litchfield, 477 5th av, Manhattan, architect. Cost, about \$15,000.

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

NEW BRIGHTON, S. I.—J. C. Haabestad, 151 Hatfield pl, Port Richmond, S. I., has the general contract for a 2½-sty hollow tile and stucco dwelling, 32x32 ft, on Westervelt av, near 5th st, for William H. Boyd, owner, c/o Robert Curry, architect, 45 Broadway, Manhattan.

EAST ORANGE, N. J.—Wm. F. O'Brien, 45 Greenwood av, East Orange, N. J., has the general contract for a 2½-sty frame dwelling in the east side of Freeman st, south of Elmwood av, for Mrs. Florence K. Paulson, 94 South Munn av, owner, from plans by Henry B. Crosby, Jr., First Nat'l Bank Bldg., Paterson, N. J., architect. Cost, \$8,000.

LITTLE NECK, L. I.—Miller & Dyatt Co., 47 West 34th st, Manhattan, has the general contract for a 2½-sty frame dwelling, 32x22 ft, on the west side of Abingdon rd, 182 ft north of Browvale dr, for Frank H. Matthews, 845 St. Nicholas av, Manhattan, owner, from plans by Slee & Bryson, 154 Montague st, Brooklyn, architects. Cost, \$6,000.

LARCHMONT, N. Y.—C. W. Eisner, Trenton av, White Plains, N. Y., has the general contract for a 2½-sty frame dwelling, 28x48 ft, in Larchmont Terrace, for A. H. Moorhouse, owner, c/o Phillip Resnyk, 30 West 32nd st, Manhattan, architect. Cost, \$7,000.

GREAT NECK, L. I.—Miller & Dyatt, 47 West 34th st, Manhattan, have the general contract for a 2½-sty frame residence, 64x46 ft, and garage, 14x25 ft, at Great Neck, L. I., for W. Wood Smith, c/o Joseph E. Baker, 47 West 34th st, Manhattan, from plans by I. B. Ellis, 47 West 34th st, Manhattan, architect. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—William Kennedy Const. Co., 215 Montague st, has the general contract for a 1-sty brick and reinforced concrete extension to milk plant, 35x41 ft, in the east side of Adelphi st, 132 ft south of Fulton st, for the Alex. Campbell Milk Co., 802 Fulton st, owner, from plans by Axel S. Hedman, 371 Fulton st, architect. Cost, \$4,000.

HALLS AND CLUBS.

MANHATTAN.—Thomas O'Reilly & Son, 30 East 42d st, have the general contract for the 5-sty brick and stone clubhouse, 31x100 ft, at 47-49 East 60th st, for the Groller Club, Edward G. Kennedy, Pres., 475 Park av, from plans by Bertram G. Goodhue, 2 West 46th st, architects.

MANHATTAN.—Thomas T. Hopper Co., 280 Madison av, has the general contract for general alteration to the 11-sty brick and stone clubhouse at 30-32 West 44th st, for the Delta Kappa Epsilon Society, James A. Hawes, secretary, 30 Broad st, owner, from plans by Oswald C. Hering and Douglas Fitch, 8 West 33d st, architects. Cost, \$60,000.

HOTELS.

MANHATTAN.—Thompson-Starrett Co., 49 Wall st, has the general contract for a 23-sty brick hotel addition, 50x100 ft, at 46-48 West 34th st, for the Greeley Hotel Co., Charles A. Pratt, pres., Hotel McAlpin, N. Y. Cost, \$500,000. Architects, Warren & Wetmore, 16 East 47th st.

SCHOOLS AND COLLEGES.

BROOKLYN, N. Y.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have the general contract for a brick and stone parochial school at Sidney Place and Livingston st, for the R. C. Church of St. Charles Boromeo, Rev. Father J. B. Bobier, pastor, on premises, from plans by Louis N. Giele, 1123 Broadway, Manhattan, architect.

BRENTWOOD, L. I.—McDermott & Hanigan, 103 Park av, Manhattan, have the general contract for the construction of a boiler room and coal vault at Brentwood, L. I., for St. Joseph's Academy, c/o the Sisters of St. Joseph, owners, on premises, from plans by Robert J. Reiley, 477 5th av, Manhattan, architect.

STABLES AND GARAGES.

BRONX.—George Hoffman, 1071 Washington av, has the general contract for a 1-sty brick garage, 75x95 ft, in south side of 147th st, 335 ft east of Willis av, for Christain Vorndra, 412 East 147th st, owner, from plans by Harry T. Howell, Willis av and 149th st, architect. Cost, \$20,000.

NEWARK, N. J.—Frederick Kilgus, 13 South 6th st, Newark, N. J., has the general contract for a 1-sty brick and limestone garage and automobile showroom, 75x100 ft, at the southwest cor of Central and South 7th sts, for the Goerke Co., 701 Broad st, Newark, from plans by Wm. E. Lehman, architect, 738 Broad st, Newark, N. J. Cost, \$14,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will hold its annual convention at St. Louis, Mo., September 12-15.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The Board of Directors of this organization will hold its summer meeting at the Hotel Sherman, Chicago, Ill., Thursday, August 31.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Baltimore, Md., August 22-25. Secretary, C. R. George, Houston, Tex.

ILLUMINATING ENGINEERING SOCIETY will hold its annual convention at Philadelphia, Pa., September 18-21. Assistant secretary, C. D. Fawcett, 29 West 39th st, New York City.

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.

INVESTMENT BUILDERS' ASSOCIATION was recently formed for protection and co-operative purposes in all general matters regarding building, contracting and labor questions. The officers elected for the ensuing year are: J. E. R. Carpenter, president; Alexander M. Bing and Edgar A. Levy, vice-presidents, and David Tischman, secretary.

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

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

APPEAL 75 of 1916, New Building 178 of 1916, premises southeast corner Broadway and West 129th street, Manhattan, Severance & Van Alen, appellants.

Means of egress are inadequate. Stairs must be 3' 8" clear width. State occupancy of upper stories, whether for showrooms or factory, and the means of egress depending on same, stairs must be 3' 8" clear width.

The Superintendent of Buildings, to whom the questions have been submitted, has rejected and refused to approve the mode, manner of construction and materials proposed to be followed and used in the erection of the above building, and it is claimed that the rules and regulations of the President of the Borough and the provisions of the law and said ordinances do not apply, and an equally good and more desirable form of construction can be employed in this case; we wish to appeal from the decision of such superintendent, and the amount involved by such decision will exceed the sum of one thousand dollars.

Means of egress are inadequate; stairs must be 3' 8" clear width; state occupancy of upper floors, whether for showrooms or factory, and the means of egress depending on same. Stairs must be 3' 8" clear width.

If we were required to increase the width of our stairway, it would occupy the greater percentage of the floor area. It would reduce the renting area to a point where it would not pay the owner to erect a "taxpayer."

The floor area is so small, and as the intention is to rent the building for display purposes, a stair 2' wide would be adequate to handle the few occupants.

On account of the unusual shape of the property and the smallness of its area, we feel that the owner should be privileged to erect a building as per the plans submitted.

WITHDRAWN at request of appellant.

APPEAL 76 of 1916, Alteration 4521 of 1916, premises 122-124 Hamburg avenue, Brooklyn, Cannella & Gallo, appellants.

No. 2. Building must be F. P. Sec. 72, Par. g. No. 3. Change of occupancy contrary to Sec. 480 Code.

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

1. Whether Sec. 72 Par. g governs the case on appeal?

2. Whether Sec. 480 governs the case on appeal where a one-story frame building having all walls brick filled and occupied at present as a motion picture theatre with a seating capacity of 300 persons is being converted into a public garage?

1. That Sec. 72 par. g refers to new buildings only, and the case on appeal is an alteration.

2. That if Par. g of Sec. 72 is taken to include alterations, it would not cover this case, as a business building is not being altered but a public building is being converted into a garage.

3. That an opinion of the Corporation Counsel rendered to the Board of Examiners on February 29, 1916, states that

"Sec. 152 of Art. 11, Chap. 10, Code of Ordinances should be construed as constituting an exception to the general provisions of Sec. 72 and Sec. 73 of Art. 4, Chap. 5 of the said Code, and that the said sections 72 and 73 "should now be read as limited by the provisions of said Sec. 152."

4. That Par. 4 of Sec. 152 referring to converted building applies only to buildings erected after May 1, 1915, and does not cover the case on appeal, as this building was erected on or about 1896, and was converted into a motion picture house in 1910.

5. That the plans have been passed upon and approved as "approved for garage purpose" by the Fire Prevention Bureau of the City of New York.

6. That Art. 22, Sec. 480, Par. 1, specifically states that frame buildings "may be altered and enlarged of frame construction etc." That in the case on appeal, it is not proposed to enlarge a building with frame construction.

7. That the Superintendent of Buildings of the Borough of Brooklyn has granted and approved up to date a change of occupancy in frame buildings within the Fire Limits.

8. That Art. 4, Sec. 73, Par. 2, reads: "2. Alterations. Except when required by this article to be fireproofed, or when permitted by Art. 5 or Art. 20 of this Chapter to be frame, any building which shall hereafter be enlarged "in any manner may be non-fireproof." That Art. 5 does not cover the case on appeal as the building is neither being enlarged as specified

in Sec. 92 of said article, nor being repaired as specified in Sec. 93. Furthermore, that article 30 has been repealed, and nothing is mentioned in said Sec. 73, Par. 2 that Art. 22 is to take its place.

Appearance: Chas. W. Gallo. **DISAPPROVED.**

APPEAL 77 of 1916, New Building 213 of 1916, premises 62-64 East 34th st, Manhattan. Rouse & Goldstone, appellants.

1. Building must be of fireproof construction in accordance with No. 72 of the Building Code. The provisions of the law and ordinances do not apply.

The approving of the plans for the proposed building without making the building fireproof, and by retaining the layout shown.

That No. 72 of the Building Code referred to in the Objection does not apply, inasmuch as the Building Code requires under sub-division C, that the building must be "over 40 feet in height, and having more than 15 sleeping rooms," and under sub-division E, "more than 15 sleeping rooms, and exceeding 2,500 sq. ft. in area."

We admit that the building is over 40 ft. in height and that the building has over 2,500 sq. ft. of area, BUT WE DO NOT ADMIT THAT THERE ARE MORE THAN 15 SLEEPING ROOMS, AND, THEREFORE, WE SHOULD NOT BE COMPLETED TO MAKE THE BUILDING FIREPROOF.

In buildings of this sort, bathrooms are a necessary adjunct to the studios, and do not, in themselves, make the studios sleeping rooms.

We therefore submit that to refuse this appeal would be creating hardship on the owner, without any compensating advantage, and that, according to the provisions of law, he is entitled to construct his building practically as designed.

WITHDRAWN by Appellants.

APPEAL 79 of 1916, Alteration 1711 of 1916, premises 13-15 West 12th st, Manhattan. Charles A. Rich, appellant.

"10. Stair must be enclosed by fireproof partitions."

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

Desire to substitute:

"Walls lined both sides with wire lath, plastered both sides." Code Art. 8, 153-b, "with doorways equipped with approved self-closing hardwood doors." Code Art. 8, 153-e.

Occupancy of building unchanged.

Number of rooms not increased.

Sleeping accommodations above 1st story for 12 people only.

Building has 44" stairs and an elevator.

WITHDRAWN by Appellant.

APPEAL 80 of 1916, Alteration 4759 of 1916, premises 1847 Eastern Parkway Extension, north of Pacific st, Brooklyn. Cannella & Gallo, appellants.

Proposition as to increasing size of existing frame building within Fire Limits now being used for business purposes as well as dwelling, contrary to Sec. 480 of Code.

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

Whether Sec. 480 governs the case on appeal where a 3-story frame building occupied by a store on the first floor and one family on each of the second and third floors, is having a frame extension not more than 15 ft. in depth erected at rear of second floor to be occupied as dining room and bathroom, and a frame extension erected at rear of third floor to be occupied by a bathroom.

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

2. That this alteration will not affect the present occupancy of the building in any manner.

Appearance: Chas. W. Gallo. On motion, **APPROVED.**

APPEAL 81 of 1916, Alteration 4503 of 1916, premises, 111 Manhattan av, Brooklyn. Shampan & Shampan, appellants.

Objection: Over 50 per cent. old frame building being removed.

1. As building will not be increased in height or area.

2. As present frame building encroaches beyond building line, new brick wall will be set on building line.

3. As building will be more fire resisting with brick walls on street than with frame walls.

4. As front wall will be anchored to beams and beams spiked to rear frame wall.

5. All walls in first story are brick.

Accept condition of new brick wall in place of old frame walls on street to be set on building line, also permit building to be altered as shown.

1. Building is not to be enlarged.

2. Walls will be set on building line.

3. Building will be more fire resisting with brick than with frame walls.

4. New walls will be anchored into beams and frame walls.

5. All walls in the first story are brick.

Appearance: F. J. Faulhaber. On motion, **DISAPPROVED.**

APPEAL 82 of 1916 (new), New Building 4826 of 1916, premises Nos. 742-746-748 59th st, Brooklyn. S. Millman & Son, appellants.

The bearing walls of the building is over 50' in depth and is 8" thick, contrary to Sec. 257 of Code.

The provisions of Sec. 257 of Code does not apply in this case.

To have bearing wall 8" thick above foundation, over 50' in length, 36' high.

To comply with Sec. 257, Code, the appellant provided 8" cross walls from foundation to the underside of roof beams and to have over each opening 2-4" I. B.'s properly anchored at both ends.

NOTE.—This is practically quoting an ap-

proval on condition granted this same appellant in Appeal 43/16, viz.:

APPROVED ON CONDITION that a brick cross-wall at least 8" thick be built at the point marked "A" on the second and third floor plans, to extend from the foundations to the underside of the roof beams; said wall to be connected with the bearing walls with 8" steel channel lintels over the doors to the stairhalls. (Dated May 4, 1916.)

Appearance: James J. Millman. On motion, **APPROVED.**

APPEAL 83 of 1916, New Building 178 of 1916, premises southeast corner Broadway and West 129th st, Manhattan. Severance & Van Alen, appellants.

NOTE.—This is a repetition of Appeal 75, **WITHDRAWN** by request of appellant July 6. Nothing new presented today. No drawings.

Objection repeated. Means of egress are inadequate.

Stairs must be 3' 8" clear width. State occupancy of upper floors, whether for show rooms or factory, and the means of egress depending on same, stairs must be 3' 8" clear, width.

The Superintendent of Buildings to whom the questions have been submitted has rejected and refused to approve the mode, manner of construction * * *

Objection repeated, question to be passed upon. Appellant's reasons: If we were required to increase the width of our stairway, it would occupy the greater percentage of the floor area. It would reduce the renting area to a point where it would not pay the owner to erect a "tax-payer."

The floor area is so small, and as the intention is to rent the building for display purposes, a stair 2' 8" would be adequate to handle the few occupants.

On account of the unusual shape of the property and the smallness of its area, we feel that the owner should be privileged to erect a building as per the plans submitted.

As we have not changed or amended the plans, we have not submitted new plans to you, as you have on file our plans from Appeal 75.

Appearances: H. Craig Severance and H. H. Hunt.

On motion, following request of appellant, entered on the record as **WITHDRAWN.**

APPEAL 84 of 1916, New Building 1680 of 1916, premises west side 3d av, 100 feet north of Jamaica av, Queens. Frank Zvanovec, appellant.

Objection: This construction does not conform with Sec. 371, fire walls, of the Building Code.

We contend that the provisions of laws do not apply to this building as no fire wall is required under the provisions applicable (?) thereto.

This being a 5-sty tenement house and therefore not required to be fireproof under the Tenement House Law. Is it not necessary to divide the building into areas of less than 2,500 sq. ft., as provided for a residence building in Sec. 72, sub-division 6 of the Building Code, and provide an 8" brick fire wall for that purpose?

Sec. 72 of the Building Code reads: "When buildings are required to be fireproof."

Sec. 72, sub-division C reads as follows: "Every residence building, except tenements, over 40 feet in height and having more than 15 sleeping rooms."

Sec. 72, subdivision D: "Every tenement house exceeding six stories or parts of stories as provided in the Tenement House Law."

Therefore, as we are erecting a 5-sty, non-fireproof tenement house, we contend that the provision of Sec. 72, sub-division G, does not apply in our case, and it is not necessary to divide the same in sections of less than 2,500 sq. ft. area.

The amount involved will exceed \$1,000.

Appearances: Edward Hahn and Frank Zvanovec.

On motion, **APPROVED ON CONDITION** that partitions of terra cotta blocks at least six inches in thickness be built at the points marked "A" and "B" on the second and upper floor plan; that the partition marked "B" shall extend from the cellar floor to the underside of the roof-boards, and that the partition marked "A" shall extend from the second floor level to the under side of the roof-boards; all supported on steel construction at each floor level, and fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 85 of 1916, New Building 2105 of 1916, premises northeast corner Myrtle av and Madison st, Queens. Edward M. Adelsohn, appellant.

1. Upper walls should be 12" thick.
2. Foundation walls should be 16" thick.
7. Stairs must be arranged to conform to Article 8.

General water closet accommodation cannot be placed in cellar.

The rules and regulations of the President of the Borough and the provisions of law or said ordinances do not comply.

The Superintendent of Buildings has refused to approve the mode and manner of construction proposed.

Upper walls may be 8 inches thick laid in Portland cement.

Foundation walls may be 12 inches thick laid in Portland cement.

Stairs may be of iron, as shown in this case.

Water closet may be placed in cellar in this case.

There are practical difficulties in the way of carrying out the requirements of the Superintendent of Buildings owing to the small size of the building. The proposition as shown on plans does comply with the spirit of the law and public safety will be secured and substantial justice done.

The stairs as shown is adequate for its purpose, as the second story will be used by not more than 2 persons when occupied; furthermore, the second story will have a window opening to the street.

The waterclosets should be permitted in the cellar, because of lack of room on upper floor, and there is no fixture above same.

Appearance: Edward M. Adelsohn.

On motion, following request of appellant, entered on the record as **WITHDRAWN.**

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