

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, AUGUST 26, 1916

REPORT OF COMMITTEE ON LEGISLATION

Digest of Result of Past Session at Albany on Matters Affecting Real Estate

FOLLOWING are excerpts from the report of the Committee on Legislation of the Citizens' Union, for the session of 1916. Albert S. Bard is the chairman of the committee and W. E. Youker is the Secretary and Albany representative:

The Legislature of 1915 authorized a special committee to study the subject of taxation. The question submitted to this committee by the Legislature was: "How can the State most effectually reach all property which should be subjected to taxation and avoid conflict and duplication of taxation on the same property?" Senator Mills was made chairman of the committee. It held hearings throughout the state and submitted a valuable report on the general subject of taxation, in this and other states and countries.

Tax on Personal Property.

Its principal recommendations were that the present tax on personal property should be abolished; that the taxation of general business corporations on a dividend-capital-stock basis should be abolished, and that an income tax on individuals and general business and manufacturing corporations should be imposed. An income tax bill, to carry out the recommendations of the committee, was introduced by Senator Mills, but it was not advanced by the Legislature. The principal reason given for lack of support in the Legislature was that, from the standpoint of the majority party, it was politically undesirable to urge any important tax legislation this year. Upon the recommendation of the committee, the Legislature extended its time for final report to February 20, 1917.

Assemblyman Kelly introduced a bill providing that all lands acquired by a municipal corporation for the purpose of a water supply should be assessed and taxed at the actual land value exclusive of the improvements thereon, and at a valuation not higher than that of similar lands in the immediate vicinity; and that lands flooded by the construction of dams or used for the storing of water should be assessed on the same basis as lands not under water. The valuation for taxation purposes was restricted to the average rate of valuation per acre of improved acreage tracts similar in character and location.

The effect of such legislation would be to afford much needed protection to New York City against exorbitant assessments on its water supply lands. The bill was killed in committee.

Taxing Signs.

An important bill, drafted by members of your Committee for the Municipal Art Society, was introduced by Senator Wagner and advanced to third reading. It gave cities the power to tax advertising signs and devices, including the business of affixing such signs and the procuring and disposition of interests in real property and space for advertising purposes. The bill provided that the tax rate might vary progressively with the size of the sign or device, or its position, or with any circumstance relative to its value as an advertisement.

About \$14,000,000, or a little less than 6 per cent. of the city's budget for 1916 represented New York City's share of the direct tax for the support of the State Government. The criticisms

levelled at the Governor and the State Legislature by the local city authorities, taxpayers, civic and other organizations, against the direct tax provided for by the 1915 Legislature, resulted in the authorization by that Legislature of the appointment of a committee to investigate the finances of the City of New York. Senator Elon R. Brown, the majority leader of the Senate, was made chairman of the committee. He conducted the investigation along constructive lines, apparently aiming to learn the difficulties of the situation and discover the proper remedies rather than merely to criticize or enlarge upon faults. The measures which became law as a result will afford the city substantial relief in many directions.

After the committee had determined upon its recommendations, Mayor Mitchel, on behalf of the city, presented a program which included additional legislation. It is safe to say that never before has so much interest been aroused in the cause of obtaining for the city an increased control over its own finances, and a more equitable adjustment of governmental burdens between city and state. The members of the Legislature from New York City, regardless of party, met upon the invitation of Mayor Mitchel, to consider the Mayor's legislative program — an unprecedented event. Civic organizations participated in the discussions. The conferences were exceedingly helpful and encouraged concerted action on the part of New York City members on many of the proposed measures.

Brown Committee Program.

The Brown Committee in its report recommended legislative action as follows:

Changing the time for the collection of city taxes from May and November to January and July. A bill making this change was vetoed by Mayor Mitchel.

Enacting the "pay-as-you-go" policy of the present city administration into law (Chap. 615).

Conferring upon the city (subject to referendum) power to fix the salaries of its officers and employees, other than judicial officers. One of the two bills covering this subject passed the Legislature. It was vetoed by Mayor Mitchel.

Placing county expenses, including salaries, under the control of the city (subject to referendum). A bill on this subject failed of passage.

Constitutional amendment making bills affecting counties in the city of New York, city bills. This passed the Senate only.

Giving to the city government control of all expenditures of the Water Supply Board, the Court House Board and the portion of the expenses of the First District Public Service Commission payable by the city. Laws were enacted to put the two latter recommendations into effect (Chaps. 511 and 572).

Charging the State with the regulatory expenses of the Public Service Commission for the First District (Chap. 572). The estimated annual saving to the city by this change, which is not operative until 1917, is \$500,000.

Prohibiting further construction by the State of roads in cities and prohibiting the maintenance of county roads by the State (Chaps. 459, 570 and 571).

Transferring control and maintenance of the city's normal schools to the State. A bill to this effect did not advance.

Dividing the automobile tax with the counties, subject to the restriction that, except in New York City, it be expended on roads (Chap. 577).

Providing that any additional excise tax be divided between the State and city. The estimated annual revenue to the city from this source is \$1,000,000. The provision giving the city this additional revenue is not operative until 1917 (Chap. 416).

Placing the Sheriff of New York County

on a salary basis exclusively (Chap. 525). This means a saving of over \$50,000 annually. It becomes operative in 1917.

Abolishing the civil jail in New York County. A bill to this effect passed the Senate, but did not advance in the Assembly.

Giving the city power to consolidate departments. No such bill was introduced.

Mayor Mitchel's Program.

The Mayor estimated that his program, if enacted into law, would make possible a saving of approximately \$25,000,000 in the 1917 budget, as compared with that for 1916, with an accompanying reduction in the tax rate of more than 31½ points. This estimate was based upon the assumption that there would be no direct State tax for 1917. Mayor Mitchel's program included the proposals urged by the Brown Committee in relation of normal schools, revenues from the excise tax, the "pay-as-you-go" policy, charging the state with the regulatory expenses of the Public Service Commission, motor vehicle fees, giving the city control over the expenses of the Board of Water Supply and the Public Service Commission, and transferring the custody of prisoners in the New York County civic jail.

It contained the following additional proposals, some of which passed:

The control by the city of the salaries and number of city and County employees, other than elective officers, as provided for by the Cromwell bills of 1915.

The abolition of the office of public administrator in the five counties in the city and the transfer of their functions to the City Chamberlain.

The abolition of the office of the three commissioners of record, their work to be completed by a temporary force in the office of the Register and County Clerk.

The abolition of separate counsel for various County officers with provision that the Corporation Counsel act as counsel for them.

The abolition of the County jails and the transfer of their maintenance to the Department of Corrections.

The consolidation of the offices of the Commissioners of Jurors, under one head, to be appointed by the Justices of the Appellate Division.

The contribution of \$1,000,000 by the State toward such vocational training in city institutions as corresponds to the work of the normal schools of the State.

The apportionment to New York City of its fair share of the moneys appropriated for good roads throughout the State under the last \$50,000,000 bond issue authorized for that purpose.

The transfer to the city of the proceeds of the stock transfer tax collected in New York City, amounting to approximately \$4,000,000 annually.

The establishment of a board to have charge of the purchase of city supplies. A bill providing for a Department of Purchase was introduced, but passed the Senate only.

The centralization of the collection of water revenues in the Finance Department.

The repeal of Section 48 of the Tax Law, which permits corporations holding franchises to set off tolls and car license fees against their special franchise taxes.

The reduction from two to one of the number of Commissioners of Accounts (Chap. 517).

A reduction in the size of the Board of Education.

Excess condemnation, as provided for in the bill which became law in 1915 and which was inadvertently repealed (Chap. 112).

The consolidation of the various repair shops and divisions of city departments having to do with repairs and maintenance work, into a new department of "Plant and Structures." This department was created (Chap. 528).

The change of the Department of Public Charities into a Department of Public Welfare; the abolition of the Board of Health and the placing of all hospital institutions under a single-headed department.

Although the bill repealing Section 48 of the Tax Law did not advance, a bill introduced by Assemblyman Aranow

amended this section so as to prohibit the setting off of bridge tolls against special franchise taxes (Chap. 581). The only other bills of the Mayor outside the Brown Committee program, which became law, were those relating to the commissioners of accounts, the department of plant and structures, and excess condemnation. Although not a part of his committee's program, Senator Brown introduced and actively supported much of the legislation urged by Mayor Mitchel.

Tax Reduction Committee's Program.

This program included the recommendations relative to the regulatory expenses of the Public Service Commission, State aid for city normal schools, motor vehicle fees and liquor tax revenues, embraced in both the Brown Committee program and Mayor Mitchel's program, the legislation relative to State highways in New York City and the stock transfer tax contained in Mayor Mitchel's program, and other legislation as follows:

Repealing the State Aid Law under which New York City's annual contribution toward the maintenance of dirt roads in up-State towns is about \$1,500,000.

Amending the Constitution so as to require a two-thirds vote upon all special appropriations where the benefit is not State-wide. It is estimated that such appropriations now cost New York City about \$3,000,000 annually.

Senator Wagner's bill with regard to town roads did not advance. The bill introduced by Senator Brown in relation to special appropriations passed the Senate, but was held in Rules Committee of the Assembly.

Minority Program of Brown Committee.

The minority report of the Brown Committee was presented by Senators Robert F. Wagner and Thomas H. Cullen, and Assemblyman Alfred E. Smith.

It was briefly as follows:

Constitutional amendment providing for a Legislative apportionment, giving to New York City a fair representation in the Legislature.

Constitutional amendment providing for a two-thirds vote upon all appropriations where the benefits sought are chiefly local.

Legislation repealing the State aid law in relation to town highways.

Legislation providing that State property shall be exempt from taxation wherever located.

Legislation apportioning to New York City its proper share in State highway money.

Legislation apportioning the proceeds of the stock transfer tax to the localities where it is collected.

The bills to carry into effect this program did not advance in either house, except the bill providing for a two-thirds vote on appropriations, which passed the Senate.

Although substantial progress was made in remedial city legislation, the result fell far short of what was reasonably hoped. In the main, sound arguments were presented in support of nearly all of the foregoing recommendations and no adequate excuse can be offered on behalf of the city's representatives in the Legislature for allowing so many of them to slumber in committee.

Change of Tax Day.

The purpose of the proposed advancing of the dates for the collection of taxes from May 1 and November 1 to January 1 and July 1 was to save interest on revenue bonds issued to meet current expenses in anticipation of the collection of taxes. The Brown Committee estimated that the city could save \$3,500,000 annually by this change. Although the principle involved was doubtless sound, difficulties existed relating to levy and collection which would have occasioned losses possibly offsetting the contemplated saving. The proposed change would also have imposed hardships upon property owners and particularly upon owners of encumbered property. Although Mayor Mitchel had originally favored this change, he became convinced that it was unwise at present and vetoed the bill.

These bills were supported by the Mayor and the Comptroller in the form in which they were originally introduced not because they desired legislation in that form, but in the belief that it would

(Continued on Page 296.)

CHELSEA AND GREENWICH SECTIONS GET SHARE OF NEW 1916 BUILDINGS

PRINCIPAL buildings to be erected in 1916 in the five boroughs show an aggregate cost of \$72,000,000, and six of these structures are planned for the central mercantile district, representing an investment of \$5,805,000, one-twelfth of the total.

These six buildings are a twenty-story hotel at 32nd street and Broadway (\$4,500,000); a nine-story apartment at 42 West 10th street; a seven-story club at 27 Barrow street; a six-story apartment at 115-117 West 16th street; a twelve-story hotel at 308 West 30th street, and a sixteen-story municipal building at 135 West 30th street.

Considering the fact that the central mercantile district covers an area only one-thirteenth of that of Manhattan, which in turn represents considerably less than one-fifth of the area of the five boroughs, the above statistics indicate the importance of the district to real estate investors. The third largest single investment in New York City is the four and a half million dollar hotel which leads the district's projects.

William D. Kilpatrick, the builder, recently speaking of the central mercantile district, said:

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

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

"In these days of keenest competition costs must necessarily be kept to a minimum. The immense cost of trucking, rehandling, delays, loss and breakage have militated against the New York manufacturer competing with outsiders who do not suffer from these mercantile disadvantages.

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

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

"A low rent is gradually being recognized by the loaning institutions as an asset, so that the financing of these efficiency buildings will be easier than was formerly the case.

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

No less an authority than Charles F. Noyes recently stated in the Record and Guide: "Broadway, from City Hall to 14th street, is 'coming back,' and this is particularly true of the middle section

between Canal street and 4th street. A new building for the Remington Typewriter Company, containing 100,000 square feet, at Broadway and White street; the purchase of 451-453 Broadway, containing 60,000 square feet, by Lester S. Woodward, manager of the Globe-Wernicke Co., and dozens of important leases all signify a real activity.

"And so one in daily touch with conditions can go from south to north, referring to sales in the Chelsea district; more transactions for cash in the Washington Square district during the past year than in any other three previous 'years'; a betterment of conditions in the long dormant Pennsylvania district, with its new twenty-two story 'Printing Crafts Building,' and the big hotel now under construction opposite the station."

Builders see new prosperity in the zone regulations just adopted by the Board of Estimate, and nearly \$50,000,000 of construction is called for by the readjustment. Projects in the central mercantile district continue to increase.

Important projects registered during the last fortnight include the purchase of two five-story flats at 345 and 347 West 23rd street, between Eighth and Ninth avenues, by the Cushman Estate. The frontage is 50 feet by 98.9, and it is understood that the Cushman Corporation, one of the largest property owners in Chelsea, in view of the growing demand for small apartment suites in the locality, will improve the plot.

Old West 12th Street Church, West of Sixth avenue, has been purchased by a building syndicate which plans to erect a nine-story apartment with studios and small suites on this desirable Greenwich Village site.

A \$200,000 settlement house, it has just been announced, will be erected by Greenwich House at 27 to 31 Barrow street. The architecture will harmonize with the charm of the old red brick houses in the village, dating from the early part of the Nineteenth Century.

Vincent Astor will invest \$125,000 in remodeling the old Altman building, Sixth avenue, between 18th and 19th streets, for lofts, in view of the influx of wholesale and large jobbing firms into the central mercantile district, and the Economy Wiping Materials Company has purchased 453 and 455 West 16th street to rebuild for factory purposes.

Sailors' Snug Harbor trustees will build a real artists' colony around Washington Square. The architects have completed plans for remodeling the old houses on the south side of 8th street, between Fifth avenue and University place, also the stables in the rear of Washington Mews.

Daggett & Ramsdell, manufacturing chemists, have bought 214-16 West 14th street for their home, where an 8-story office building will be erected at once, at a cost of \$100,000.

The movement to conserve the residential charms of Greenwich Village shows no signs of losing its vigor. C. L. Gibson has leased 23 West 12th street and will alter the dwelling into studio apartments.

The 5-story building, 5 East 19th street, has been leased to the W. S. Ensign Corporation, among the largest manufacturers and wholesale dealers of glassware and hotel supplies in the country.

Duross Company has leased 120 Greenwich avenue to James Butler, Inc., 318 West 19th street, and space at 16 East 13th street to the Newport Cloak Company, Inc.

All this seems in line with a recent statement by Borough President Marcus M. Marks that the central mercantile district was on the eve of a great real estate development. The value of building operations in this district, he declared, rose from \$8,000,000 in 1914 to nearly \$12,000,000 in 1915.

ZONING SHOULD HELP FACTORY CONDITIONS

Health, Safety, Convenience, Comfort and General Welfare Are Some of the Standpoints to be Considered

By ABRAM I. ELKUS, United States Ambassador to Turkey

"I WAS counsel for the State Factory Commission. The work of this Commission, which occupied between three and four years, covered factory conditions in cities of the first and second class, and in some other parts of the State and also industrial conditions in mercantile businesses, and then there was an investigation into wage earning conditions, upon which a report was made to the Legislature with reference to a minimum wage commission. The results of our investigations were published in a report of thirteen volumes.

Knowing conditions, particularly in the factory and working districts of the City of New York, I would say that the plans proposed by the Commission are an urgent necessity at the present time from the standpoint of health, safety, convenience, comfort and general welfare. It would be a very great benefit to the whole community to have it districted, not only to those who do the work, but to the general citizenship.

I look upon most of these things as having an economic value besides merely a health benefit to the persons directly involved, for the reason that it has been proved over and over again, if measures are adopted which make for the safety of life and the preservation of the people directly involved, the number of people who are likely to become public or private charges are lessened, because they will either become public or private charges, and that redounds to the benefit of the taxpayers. It is so all along. That was illustrated before the Factory Commission by a number of men.

For instance, in one of the cities up-State a man came before us and said that he had already installed various improvements in advance of what we were going to compel factory owners to do, because he said, "not from motives of philanthropy or because it was a good thing, but because I think it was the best kind of thing for me to do because it pays me to do it. It is purely a matter of dollars and cents. I can get more work out of the people and better work. I have not the slightest doubt that I will save my own city in taxes by preventing these people from becoming sick or ill and being public charges."

In this case you are going to furnish people with not only a better place to work in, and better situated buildings to work in, but conditions surrounding their work. They will do better work, and do more work and a higher class of work, and there will not be so much sickness. In other words, it is the old case of prevention, that prevention is better than cure.

Of course, it is going to hurt in the transition. That is the great danger to be avoided in making the transition as easy as possible. If we could rebuild the City of New York, I presume the ideal thing to do would be to put the factories all along the waterfront where there is transportation at the door and then place the dwellings for the workers on a line inside next to the factories so that they can walk to their work, and then the retail shops in the center of the city. I take it that this Commission is going to do the next best thing, and restrict the future use of the streets so that they will be of the utmost benefit to the great majority of the people."

Many of the advantages of the Factory Law are lost by reason of the fact that its scope is limited to the particular building in which the factory or workshop is located, and not to the locality of the factory. Many of the advantages, for instance, of having large windows, well ventilated rooms, are lost by persons who are next door to the skyscraper buildings which shut off their light. The same thing may be said of

the Tenement House Law. It does not regulate anything but tenements, and therefore it does not control those buildings which are built adjacent to tenement houses. Anything that brings about a co-ordination in these laws or in the buildings covered by these laws, distributing them into centers, where buildings of certain types may be located, would be a distinct benefit to the city from the standpoint of health and safety.

As a matter of fact the modern high building is much better built than the old buildings. I do not pretend to say anything about the results to people working in high buildings, but as a matter of fact the modern loft building, which is usually for factory purposes, and which is more than six or seven stories in height, is a modern building and is built much better as far as safety in case of fire and sanitary conditions are concerned than the old law buildings.

The worst factory buildings were those which were converted tenements or warehouses. They were patched up in order to try to comply with the law. They had no light, no guard against fire, no extra means of exit, and the sanitary conditions were very poor.

We ought to try to make permanent certain localities in the city to be used for certain purposes and that would permit of buildings being erected adapted for that purpose, or altered for that purpose permanently, instead of changes which have to be made periodically, and instead of the old buildings being changed and changed rapidly. It does seem to me at times that it is a very great hardship if a man builds a building and complies with the then existing law and has done everything he could do to make it comply with the law, to then have the Legislature come along, for very good reason, and decree that he should change it or alter it at great

(Continued on Page 298.)

TRAFFIC CONGESTION AN OBSTACLE TO MOVEMENT OF FIRE APPARATUS

By JOHN KENLON, Chief of Fire Department

IN the thirty years that I have been connected with the Fire Department, lower Manhattan has changed from a five-story to a twenty-five story city. There is great congestion here at the present time; during the day time it is difficult to move apparatus in response to fire calls in the lower end of Manhattan Island. Increased congestion of people and traffic in this section will cause very serious delays in getting apparatus to work around the scene of a fire. Even at present it is very difficult until the police reserves arrive and establish fire lines at a safe distance from the scene of a fire. The same condition prevails in the uptown section from 23rd to 45th street, particularly at certain hours.

The men who laid out the old part of the city 250 years ago had very little conception of the conditions that obtain today. Those gentlemen could not possibly see the great 10-ton and 15-ton motor trucks running around on our streets. Downtown today it is almost impossible to get through the streets. In ten years from now horses will be a very rare sight on the streets of New York. The small buggy has been superseded by the Packard, which takes four times the space. The streets are too narrow in the lower part of Manhattan to take care of the traffic. It is a serious matter—it requires a great deal of experience, a good hand and a strong arm to drive fire apparatus through the streets of lower Manhattan. Any plan that will in a measure prevent the increase of congestion in the central portions of the city is a plan in the right direction.

We never attempt to fight fires from the street level in very high buildings, except where the fire occurs between the curb and the sixth floor. Such buildings must have the means of controlling fires from within; that is, they must be furnished with standpipes, pumps, hose, and all other auxiliary fire appliances necessary to combat a fire. From the sidewalk we can not combat a fire at a greater height than 100 feet. The Fire Department is better equipped to fight fires in the heart of the city than in the outlying sections. We have provided more powerful apparatus and stronger equipment there. But I would not use that as an argument for limiting the height of buildings. We can change our equipment to meet changing conditions, the difference being in the cost. High

buildings, if constructed along safe lines, have no terrors for me; sub-divide floor areas with horizontal fireproof partitions, equip the building with an up-to-date automatic sprinkler equipment and put in smokeproof fire towers; do that, and I care not how high the buildings go.

I should prefer to have hazardous trades, especially the storage, transportation and sale of all explosive and combustible materials segregated in different parts of the city. Segregating business of a hazardous kind would lessen the fire danger; we would not get what we call a conflagration breeder stuck in among a lot of other buildings. It would also facilitate the fighting of fire.

If stores can be confined to broad avenues and good substantial buildings and side streets reserved for residences there would be a great deal less danger from fire.

I think zoning the city is the right line for the health and safety of the people. I have seen New York grow, and grow very rapidly. Take Harlem, for instance, north of Central Park; I remember very well when there were very few houses on that great plain. At the present time it is solidly built up and at night is one of the most congested parts of the city.

Segregating buildings according to occupancy in different sections of the city will restrict the area in which a conflagration can occur. It will be a help to the Fire Department in laying out and equipping fire houses. I think it will greatly lessen the cost of fire protection.

If we can apply to the outlying sections, provisions that will prevent as great a percentage of the lot being covered by buildings, by laying out wider yards and courts, the safety of the city will be promoted. Such a plan would tend to prevent the spread of fire. Where the area of the yard is increased on both sides and the courts are larger the danger of the spread of fire is considerably less. The proposed plan requires a rear yard for every building back to back with another building. This yard must increase in width with the height of the building, being generally in Manhattan a yard of 10 feet for a five story building and one of 20 feet for a ten story building.

This requirement, in my judgment, would, in many cases prevent the spread of fires and make it less difficult to fight fires.

ANOTHER MADISON AVENUE LOFT BUILDING

Structure, South of Murray Hill Restricted Zone, Adds Another Link to Long Chain of Modern Buildings

ACTIVE construction is well advanced on a modern sixteen-story store and loft building being erected on Madison avenue, and which, according to the plans, should be attractive to a high order of tenancy. The structure occupies 148-150 Madison avenue, consisting of a plot approximately 50x90 feet, at the southwest corner of 32d street. This building is owned by Dr. Charles Remsen, 55 William street, and is to be known as the Remsen Building. The cost of the operation is placed at \$300,000.

The plans and specifications for this project were prepared by Wallis & Goodwillie, architects, 56 West 45th street, and the erection of the structure is progressing under their direct supervision. The building is not being constructed by a general contractor, but by separate contracts awarded by the architects with the approval of the owner. Chris. J. Jeppesen, Inc., 56 West 45th street, is the structural engineer.

Contracts for the labor and materials have been awarded to the following contractors: Micweil Co., 162 East 23d street, mason work; Conroy Bros., 30 East 42d street, plastering; Federal Terra Cotta Co., 111 Broadway, ornamental terra cotta; Knickerbocker Fireproofing Co., 56 West 45th street, floor and roof arches and cement work; Otis Elevator Co., 26th street and Eleventh avenue, electric elevators; Rockwood Sprinkler Co., 123 William street, automatic sprinkler system, and Russell & Erwin Manufacturing Co., 96 Lafayette street, hardware. The contract for the electric installation was awarded to J. P. Hall-Smith, 320 Fifth avenue, and Milton Schnaier & Co., 347 Columbus avenue, obtained the contract for the plumbing. The heating and ventilating were let to the Raisler Heating Co., 129 Amsterdam avenue, and the Leonard Sheet Metal Works, 1270 Broadway, will supply the fireproof doors, windows and roofing. The structural steel was fabricated by the Bethlehem Steel Co., 111 Broadway, and was erected by A. E. Norton, Inc., 105 West 40th street. The ornamental iron will be the product of Albee & Godfrey Co., Stewart avenue, Brooklyn. The boilers for the heating system are made by the Fitzgibbons Boiler Co., 8 West 40th street. The Kathodion Bronze Works, 366 Gerard avenue, has a contract for the ornamental bronze work; Cork & Zicha Marble Co., 813 Vernon avenue, Long Island City, interior marble; Adolph Grant & Co., 56 West 45th street, tiling; M. McGrath & Co., Broadway, Astoria, L. I., granite; Sutphen & Myer, 9 Desbrosses street, plate glass, and John O'Connell, 303 East 34th street, painting. Other contracts for the completion of this building will be awarded as the work of construction progresses.

The plans have met with the approval of the Building Department, the State Department of Labor, the Fire Prevention Bureau and the Board of Fire Underwriters, all of which makes for the assurance of a high type of loft construction and the maximum amount of safety and protection for the tenants.

The facades of the building have been designed in a distinctive manner and have been constructed of face brick with trimmings of terra cotta and Indiana limestone. The base is of granite terra cotta. Construction throughout is strictly fireproof in every particular and in addition to this the installation of an automatic sprinkler and standpipe system has been provided for, thus assuring to the tenants of the building the minimum rate for fire insurance.

The project was especially planned with the idea of attracting merchants of the better class desiring attractive offices and showrooms. The floors have

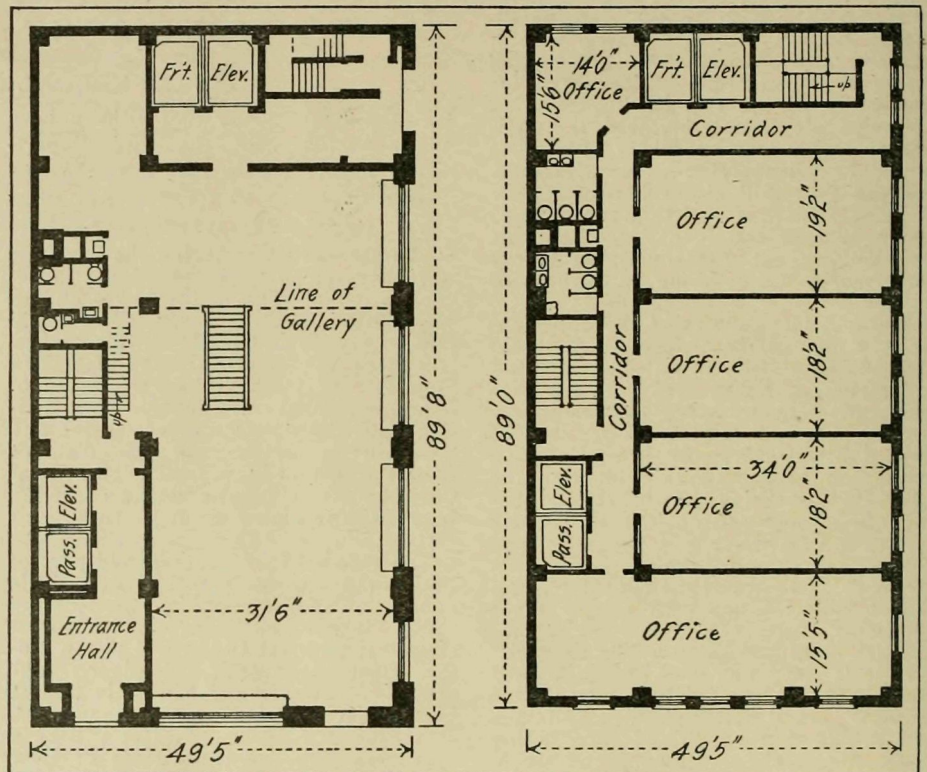
been planned with large areas unobstructed by columns which are ideal for the display of merchandise. The illustration shows a very practical method of partitioning where it may become desirable to use a floor for office purposes exclusively. Every loft and office in this building is assured of permanent light and ventilation, fronting as they all do on either Madison avenue or in East 32d street.

The elevator equipment of this building has been designed to adequately take care of any possible demand. The installation will consist of two electric passenger elevators, and two for both freight and passengers. One of the latter will have sufficient capacity to carry safes. These elevators are of high speed and large capacity and are to be equipped with modern type of accident-proof doors and other safety appliances. The passenger cars are located in the main entrance corridor of the building, which is entered from Madison avenue, and the freight elevators are in the rear of the structure. They are accessible through a freight entrance located in

with a wide experience in this type of building.

At 99-103 Madison avenue and 25 East 29th street, the George Backer Construction Co. has recently completed a sixteen story store and loft building, at a cost exceeding half a million dollars. This structure was planned by Sommerfeld & Steckler, architects, 31 Union Square, and was erected by the owner, who awarded separate contracts for the various branches of the work. The same owner has had plans prepared, by Sommerfeld & Steckler, for another building, sixteen stories in height, to occupy a plot 148x117x21 feet, at the northwest corner of Madison avenue and 31st street. The site includes 136-146 Madison avenue and 19 East 31st street. Chris J. Jeppesen, Inc., 56 West 45th street, is the structural engineer. Work on this operation has not been started, but will probably proceed in the near future. The cost of this operation is placed at \$1,000,000.

Another important project scheduled for erection in this section is the twelve story store and loft building planned



Wallis & Goodwillie, Arch't's.

TYPICAL PLANS IN THE REMSEN BUILDING.

the 32d street side of the building.

The toilet facilities have been located with especial regard for sanitation and convenience. Each toilet room will be ventilated by a system of forced ventilation and hot and cold water will be supplied to all wash basins and sinks.

The basement of the structure has been planned to extend over the entire area of the building and a part under the sidewalk will be vaulted, thus furnishing additional storage space.

This project has been designed especially for offices and showroom purposes and no manufacturing of any character will be allowed on the premises. The structure is one of a number now under construction on Madison avenue and the adjacent streets building for this purpose.

In addition to the Remsen Building there are a number of other high class store and loft buildings now under construction or contemplated in the immediate vicinity. Madison avenue south of 34th street, is developing, at a rapid rate, into a section devoted to structures for showroom purposes, designed and erected by architects and owners

for the northwest corner of Madison avenue and 29th street. The architect for this operation is Frederick Zobel, 35 West 39th street, and the steel engineer is Robert E. Moss, 126 Liberty street. The owner of the land which this structure will occupy is Elbridge T. Gerry, and the lessee of the land and the owner of the projected building is the Brunswick Realty Company, Robert Zobel, president, 35 West 39th street. Active building operations will soon be started, the work proceeding under separate contracts let by the owner. This structure will be built on a plot 100x100 feet and will cost about \$300,000.

Plans have been prepared for still another project in this neighborhood, but the operation has been held in abeyance for some time. This building was designed by Warren & Wetmore, architects, 70 East 45th street, and will be twelve stories in height. The structure is planned to occupy the northeast corner of Madison avenue and 28th street, with an L extending to 28 East 29th street. The building will be owned by the estate of Robert Goelet, with offices at 9 West 17th street.

HOW TO SEARCH A TORRENS TITLE AND THE COST TO THE OWNER

By PROFESSOR ALFRED G. REEVES

THE "Torrens System," whereby titles to real property are registered once for all, should commend itself to land owners, not because of any ease or cheapness in the initial proceedings, but because of its doing three permanently beneficial things for them. These are (a) a thorough and complete judicial determination of the validity of the title, such a determination as no other examination or dealing with it can equal, (b) the avoidance of repeated and expensive re-examinations when the property is transferred or encumbered thereafter, and (c) the making of the property a quick ready asset—available at any time as the best kind of security for loans or advances obtainable in a very few hours after application for them is made. In a word it judicially authenticates titles once for all, avoids large expense for all time thereafter and makes them a quick liquid asset.

The last two of these advantages especially should be in the mind of him who wants to know how he may have his title searched under the Torrens plan, and at what cost. It may cost the owner somewhat more to have his title registered under this system than it would to have it examined or assured once by a title company or a conveyancer. But, whereas it may cost him \$200 to Torrensize his title which a title company will insure for \$100, yet he has it settled once for all by the former method, and when it is sold or mortgaged or otherwise dealt with thereafter the cost of each transaction is reduced to a minimum—to an amount not to exceed 10 per cent. of what it would otherwise be. He also has an asset on which he can realize quickly—similar in this respect to government bonds. His lot of land on which it has taken him weeks or even months under the old system to raise a mortgage can now be put up as security in an hour or two.

Instead of being a proverbially slow asset the real property has become a reasonably quick one and the fear of financial crises, panics or other difficulties is proportionately removed. In other words the Torrens System is for the thrifty land owner, for the man who is willing to fix up his property at a little extra initial expense if necessary in order that he may have better value and more available securities for all the future.

He who wishes to deal with real property in this manner applies to his lawyer or a company which has become an "official examiner" of titles, to have it done. There are two resulting proceedings. The first is a very thorough examination of the title and the making of a survey of the land and the production of an official examiner's report which must show the title fully and in detail. This is done by the official examiner applied to or by one to whom the owner's lawyer sends the matter.

The second is a court proceeding whereby a judge of the Supreme Court is required to investigate and pass on the validity of the title. This judicial proceeding, invoking as it does the care and accuracy of the best judges in the State, results in a judgment directing the Registrar, who is the Register or County Clerk of the county, to enter on a certificate prepared for the purpose the exact condition or status of the title. Thereafter transfers, mortgages, liens and encumbrances generally, in order to be effective, must be properly noted on that certificate.

A copy of the certificate is given to the land owner and may be brought down to date at any time by being taken to the Registrar and have him put on it any new memorials or notations that have gone on the original certificate since it was issued. Thus the title is authenticated once for all and kept permanently in that condition.

The cost of doing these two things in-

olved in the initial registration of the title is apt to be somewhat more, of course, than that merely for the work of examination by a lawyer or company when no registration of the title is to follow.

For a piece of property worth \$10,000 or less that cost should range from \$150 to \$300 depending largely on the amount of labor involved in the court proceeding. But special cases where the work involved is manifestly going to be slight may in some instances find these figures materially reduced. Attorneys and examiners ordinarily charge for larger amounts a percentage for the excess over \$10,000. For example, $\frac{1}{2}$ of 1 per cent. for the examination on all additional amounts up to \$40,000, and an extra charge also at about the same rate will be made by the attorney who conducts the proceedings in the court. Thus, the entire work of registering the title to property worth \$40,000 would readily become between \$450 and \$500. For amounts materially larger than these the advance in cost is much lower, say about $\frac{1}{2}$ of 1 per cent. of additional amounts.

It is to be reiterated and emphasized that these figures, while comparatively large at first sight, become small in the aggregate when subsequent dealings with the property, say for 10 or 12

times at from \$10 to \$20 each time, are taken into account. The thrifty owner has obtained from his registration a quick asset, and the comparative cost of his dealing with his property is growing less and less as time advances and the number of transfers and encumbrances increase.

It may be added that as the Torrens Law becomes more extensively operative and those who deal with it can establish more routine services in their offices, the figures above suggested even for initial registration may be materially reduced. It is believed that the New York statute, with its amendments of the present year, is now in such a favorable form that it is destined to go forward at a reasonably rapid pace.

To Open Bids.

On Wednesday, September 13, 1916, the Public Service Commission will open bids for the construction of station finish for three stations on the Broadway subway, Manhattan. The stations are those at 23rd street, 28th street and Canal street. The station at Canal street is the one to be built under Canal street, extending easterly to a point east of the Bowery, and is known as the Broadway station on the Canal street line. This station will have connection with the Canal street station of the Broadway line. The contractor must begin work within thirty days from the delivery of the contract, and all work must be completed within six months from such time.

LEGAL NOTES AFFECTING REALTY

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

Telephone Line in Highway.

THE New York Court of Appeals holds, in an action for damages for a vendor's failure to carry out a contract to convey real property, *Fossum v. Requa*, 113 N. E. 330, that the existence of a public highway over land agreed to be conveyed is not an incumbrance of which the buyer may complain. Neither is the existence in the highway of sewers, water mains and gas pipes, which are regarded as incidental to the use of the land for highway purposes such an incumbrance. But it is different with regard to telegraph and telephone poles and wires. They are not placed in the highway for highway purposes. They constitute an additional burden upon the fee, and their presence is a violation of a covenant for conveyance in fee. The property was a farm of 162 acres, and the price was \$56,913. It was not seriously disputed that the grant to a telephone company to maintain its poles and wires on the adjoining street was an incumbrance on the land, but the vendor's argument was that it was an insubstantial incumbrance, and under the principle "*Deminimis non curat lex*" (the law does not notice very small or trifling matters), the plaintiffs were required to accept the title tendered them. The court held the maxim did not apply to the case. It only applies to imperfection in title so slight that the court can say of them that the parties to the action did not have such defects in contemplation, and, if they had, they would have disregarded them. It might be that the plaintiffs intended to lay out the farm as a high-class residential district; and a recorded grant of a perpetual easement to maintain over the farm a line of telegraph and telephone poles and wires might have been a very objectionable incumbrance in their eyes. It was not a case in which the plaintiffs had reaped any advantage from a part performance of the contract, nor a case in which the defendant had tendered compensation for a failure to perform in some minor detail. The only question was whether the defendant had shown a full performance of the contract. The court held he had not. Though the existence

of the telephone line was a visible construction upon the highway over the lands to be conveyed, which the plaintiff might have seen at the time of the contract, that furnished no ground of defense against their claim. The plaintiffs were held entitled to damages, and judgment in favor of the defendant, 147 N. Y. Supp. 1112, was reversed and a new trial was ordered.

Apportionment of Advance Rentals.

The New York Appellate Division holds, *Sacandaga Realty Corp. v. Henes*, 160 N. Y. Supp. 58, reversing 157 N. Y. Supp. 689, that under section 2674 of the Code of Civil Procedure, providing that rents shall be apportioned upon the determination of an estate, a partition sale purchaser is entitled to such portion of rentals collected in advance as represents the period subsequent to the sale.

Condemnation Proceedings.

The New York Appellate Division holds, in *re East 15th St.*, 160 N. Y. Supp. 111, that the owner of an easement in property taken by a city for a street in condemnation proceedings who had not paid an assessment in the proceedings and had parted with abutting property without knowing of the proceedings, or the possibility of an award, is not entitled to share in the award, as her easement is not destroyed, but perpetuated.

Liability by Landlord.

A lease required the tenant to make all repairs, but the landlord at the tenant's request promised to repair defective water pipes and subsequently turned on water before the repairs were made, flooding the tenant's premises. In an action for damages the Pennsylvania Supreme Court held, *Tarnogurski v. Rzepski*, 97 Atl. 697, that the landlord by acceding to the tenant's request became liable for any damage due to his negligent performance of the work. The tenant was not barred from recovery by contributory negligence in failing to remove his goods before repairs were made; as it was the landlord's duty to see that the repairs were made in a proper manner before the water was turned on.

BUILDING MANAGEMENT

WHOM DO YOU EMPLOY IN OFFICE STRUCTURES

By DOUGLAS SPRAGUE, C. E.

THE mechanical, the heating and sanitary equipment of a modern apartment house or loft building is more frequently the consequence of salesmanship rather than the product of impartial and unbiased study on the part of a consulting engineer.

The responsible and reliable quantity in these propositions should be the engineer, and he should be directly, not indirectly, responsible to the owner or his representative.

The question that should be settled first between these two should be whether the engineering equipment is to be designed for cheapness in installation or economy in operation. From the standpoint of successful modern building practice, it cannot be both. No owner ever purchased a cheap installation but that he paid the difference between it and a first-class installation in coal and repairs; on the other hand, no owner ever purchased a first-class installation but who invested his money in a proposition that kept the operating cost down and would do its part in assisting to make the investment upon the whole proposition a paying one.

If the cost of installation is determined by other rather than those who pay the bills for operation, then repairs or coal cost are not to be considered as long as the tenants can be retained somehow.

What difference does it make if the heating apparatus does produce a boiler shop effect in the early morning, or that the hot water arrives some time in the forenoon, or even if the elevator does do the shuttle act—the experts who designed the contrivance do not have to listen to that soulless knocking of the radiators, ride up on the elevator, or go without their morning bath. Neither does the owner, but he pays the bill directly or indirectly. Indirectly after that knocking becomes part of the tenant's system and he is one of the anvil chorus.

When I speak of a first-class installation, I do not necessarily mean "high priced." In order to obtain a first-class installation it is not necessary to have the pipe covering recovered with Russia iron, the vento radiation and fan splattered, or the low pressure returns and drips made of brass and flanged. These and their like are superfluous—they do not add to the material value of the plant or lengthen its life, do not increase its efficiency or economy, but do add to the first initial investment cost without the least vestige of earning or saving power.

A first-class installation is one which will produce: First, the highest known efficiency in all its parts; second, produce the greatest known economy; third, at the lowest possible cost in installation produce first and second.

To obtain these—"whom do you employ?"

A certain building on Madison avenue, New York, was erected complete for . . . cents per cubic foot. It is known and advertised for that.

A certain store was erected at a cost of \$ All pointed to it as a result of skill and design. Not a word said about their operating cost, but 90 per cent. of their operating cost is confined to the basement and sub-basement (?)

The engineer who is capable of designing the mechanical equipment of an office, apartment or loft building, in fact, any other class of building, should be capable of and should give the investors the cost of installation and the cost of operation just as well as the economy of an engine, or the efficiency of a boiler is given by the maker. He is dealing

with quantities with which he should be familiar, and if familiar, he can serve to a profitable investment end.

Too often is the contractor called in for suggestions concerning the "layout," the representative of the favored vacuum valve system to lay out the piping, the fan representative, the ventilating system, and the engine man to determine the load and give size of engine needed to carry the load. In these instances, the human factor enters in. These representatives see their interest first, and the advice is given with the "safety first" idea ever present.

The engineer should not only have the technical training, but should have as well a practical experience in designing and supervising installations of different kinds so that he is well acquainted with best known practice from both the professional and practical sides. This education and practice will make him independent of the manufacturer and contractor. It will so develop him that he will be able to serve with an eye single only to his client's interest.

The selected engineer should be so broad in mind that he will always advise the client to the client's interest, so forgetful that his commissions are forgotten from the time of signing his contract to the time of letting, when his first payment becomes due. Broad enough in advice between public service and an isolated plant without prejudice, and this same spirit should follow in all his decisions.

There are men practicing the profession who are meeting these requirements, but, and I make this statement as I learned it from the contractor's standpoint—they are few. They consistently refuse to lower their standard in practice or terms of employment. I hold no brief for them, neither have I condemnation proceedings for the others—"Their works do follow them."

Besides being capable of giving the cost of installation and the cost of operation, the engineer should be capable and have the human equipment to design a layout in detail and specify the different mechanical demands of the building, including the power plant, heating, ventilation, electrical and sanitary work. All these are inter-related, of equal importance, and the proper working of one depends to a more or less extent upon the other.

The engineer's work should be so finished that the question of extras on the part of the contractor is tabooed at the beginning. The contractor should be relieved of all guarantees covering results. Those upon manufactured parts of the assemblage and workmanship and material should be retained for a reasonable period.

Some of the largest operators of buildings advise that 90 per cent. of the operating cost is confined to the basement and sub-basement. In the majority of instances, this is needlessly so, if ever true. It can be true if the engineer was the contractor, or a contractor who saves the commission which should be paid to the consulting engineer, or it may be true when the work is peddled from one engineer's office to another and at last given out at a cut rate figure, or it may be true when the engineer is selected from any other standpoint than that of ability and reliability.

No two buildings should be treated alike. The fact that a certain installation is successful in the office building in a given location in Manhattan is the poorest kind of a guarantee that it will be profitable in Chicago, Winnipeg, or even on another site in New York City.

The investor, or his representative, should he be agent or architect, would not purchase a suit of clothes from John Smith, the tailor, made after the measurements of some suit that fitted the wearer as Smith's clothes generally do. The individual needs of each building should be far greater than the common needs of the tailor's patient. The one can be cast aside without regard to investment, the other is a permanent investment and the cost of operation and upkeep should not be treated as lightly as the valet's bills. They generally are—and this is evidenced by the total of the maintenance and operation bills.

BUILDING SUPERVISION.

Ordinance Passed in 1648 Regulated Improvements.

Governmental authority over real estate in this city was manifested as far back as the early Dutch colonial days. A rather unusual ordinance was passed on December 15, 1648, by the then city fathers, when New York was still under the control of Holland and local affairs were administered by "The Burgomasters and Schepens of New Amsterdam."

The little trading post which was destined to become the greatest city in this part of the world was just beginning its wonderful expansion and rapidly outgrowing its original limits. There remained, however, within the town proper large available building sites which in the opinion of the city administration were not properly improved; so the City Council enacted the following ordinance, not dreaming, of course, that they were perhaps the first of the single taxers:

"Whereas, the Director General and Council have long ago warned the community by proclamation to improve their lots on the Island of Manhatans, which formerly were measured out too large and great for building thereon, and, whereas, some people desire to build but cannot find a suitable place where they conveniently may erect a house;

"Therefore, the said Director General and Council have deemed it advisable to inform everybody for the last time that they must properly improve their lots, or, in default, the Director General and Council will give them to the persons who are willing to build in the City of New Amsterdam, as convenient places, allowing the present proprietors such satisfaction as the Surveyors in their discretion may deem adequate. Let everybody be hereby warned and if anybody intends to build let him report to the Secretary; which done, proper orders concerning his lot shall be given."

Standard Contract Forms.

It has recently been contended that standard forms for contracts to govern engineering construction are desirable, that they may reduce the contractor's risk, lower the cost, strengthen the spineless engineer, and safeguard the unscrupulous engineer from himself by preventing unfair demands on the contractor. Interesting if true!

Carried out to their logical limit, standard forms for contracts are about as valuable as a handbook giving a complete course of civil engineering in six weeks, or a formula making every man his own engineer. An undigested plea for standard contract forms may, it is true, be inspired by altruistic feelings for the contractor and for the engineer, but it appears much more like an effort to relieve the engineer of his responsibilities and to deal out professional work by the yard or by the pound.—Contracting.

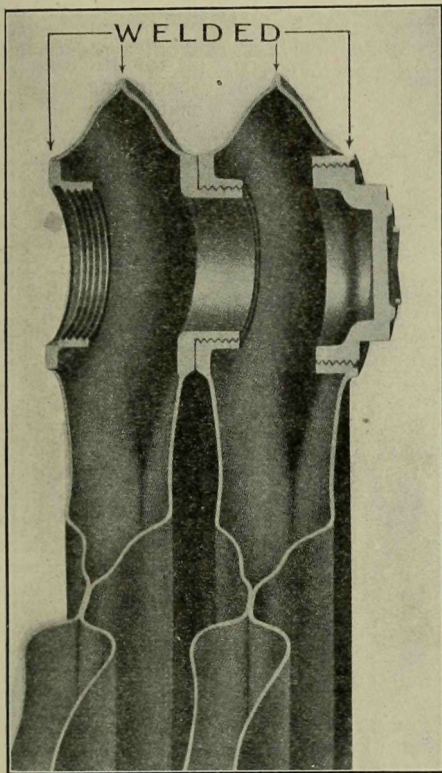
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Sheet Metal Radiators.

THE accompanying illustration shows the construction of the new sheet metal radiator that has lately made its appearance on the market and for which numerous advantages are claimed. These radiators are made up of uniform sections, each section consisting of two plates, stamped out of heavy gauge of special analysis, radio sheet metal made especially for these radiators, which are then united by a welding process that makes a perfect water and steam-tight



joint. The sections are joined with a right hand nipple top and bottom. This method of joining the sections is claimed as one of the valuable features of this type of radiator and is said to be one of the most practical connections ever made to add to or reduce the number of units at any time. The rapidity with which this type of radiator heats and cools, due to its thin surfaces, insures a considerable economy in fuel. Another important feature of this radiator is the fact that it weighs one-fourth less than a cast iron radiator of the same capacity, which is in itself responsible for a considerable saving in building cost, particularly now when the price of metal is so high that every superfluous pound is eliminated wherever possible. These radiators are said to take up less room and have a greater heating surface than cast iron radiators of similar capacity, thus saving space which is at a premium in office and apartment buildings. They can be used on steam, hot water or vapor systems of heating with equal efficiency, and are made in a wide variety of sizes suitable to all conditions.

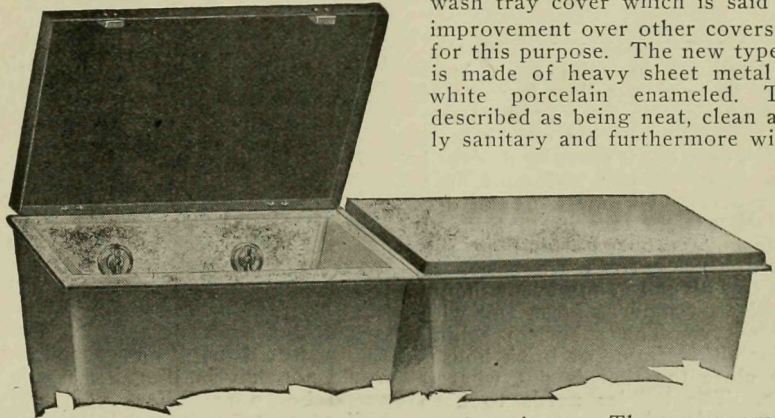
Building Stone from Slag.

PRACTICALLY all blast furnace slag is suitable for stone making, according to the "Building Review," but it must be in a granulated state, being unsuitable after it has been allowed to harden. All attempts to utilize slag that has been

crushed or ground, after having once hardened, have failed to produce a good, solid stone. In the process of making artificial stone the slag is granulated by the addition of water as it flows hot from the furnace. This granulated slag, after being thoroughly mixed with the required proportion of lime, is allowed to stand for one hour before being put through the forming process. After being pressed the stones are slacked in the open air, and after three or four weeks, according to the weather, they are ready for use. Under low temperature they harden slowly, and if subjected to frost before thoroughly hardening they crumble and are ruined. When cured normally the stones become harder constantly.

Method of Flag Illumination.

ONE of the most novel illuminations of "Old Glory" at night is to be found in a private residence in Schenectady, N. Y., according to the "Electrical Review." The apparatus used in this instance is simple and inexpensive. The flag used measures 5x8 feet and is suspended in front of the house from a staff projecting from an attic window. On the roof of the piazza below are mounted two 60-watt Mazda lamps with reflectors. These lamps are not discernible from the street and the rays are directed on the flag from both sides at an angle. Electric energy is obtained from an ordinary lamp socket in one of the nearby rooms. The effect of this illumination is said to be strikingly beautiful, every ripple of the flag standing out in vivid contrast with the surrounding darkness. The colors are strongly emphasized by the artificial light. This method of flag illumination has great possibilities throughout the United States on account of the slight trouble and expense involved.

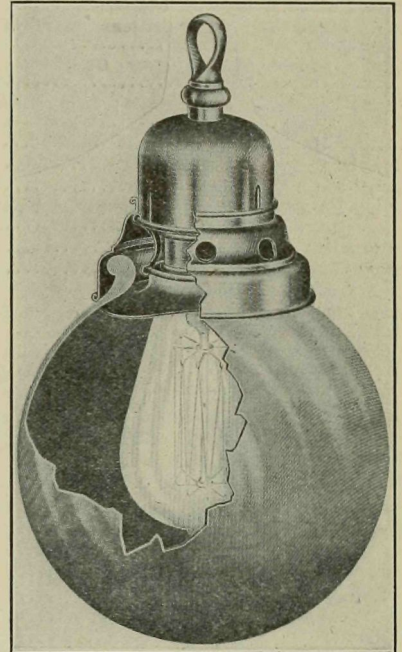


Elastic Roof and Metal Paint.

VARIED usage is possible with the roof and metal paint that is now being marketed by a Western concern. This material is said to be extremely elastic and to possess great preservative powers on account of the decomposed cedar wood which is one of its ingredients. This paint can be used successfully on metal, composition or shingle roofs in any type of buildings, and can also be used to advantage in coating pipes, tanks, fences, iron and steel work, boilers and smokestacks, as well as for a variety of other purposes. The material has been used with success for waterproofing cement and stone work, in tree surgery and for preventing and stopping decay and disease in trees. This paint is said to set quickly and dry slowly, with a jet black, glossy finish. When dry it is without odor.

Screwless Glassware Holders.

DANGER is removed and safety assured by the use of the recently designed screwless metal holders for glassware in lighting fixtures. These holders are said to be simple in construction and the glassware is easily and quickly attached or removed. The glass rests securely on an unbroken flange, or rim, and is supported from the inside, which insures safety. These holders are made of brass, or where desired for outside use, of brass, and have no threaded parts, screws, rivets or soldered joints and are made to support heavy glassware with a wide margin of safety. Glass globes or reflectors are attached in the following manner: the outer part of the holder is raised until the flange swings freely, when, by pushing the flange off center, it will tilt easily and



enter the opening in the glassware. These holders are made in a number of styles to suit various types of lighting fixtures.

New Wash Tray Cover.

AMONG recent innovations in the plumbing supply line is found a new wash tray cover which is said to be an improvement over other covers designed for this purpose. The new type of cover is made of heavy sheet metal which is white porcelain enameled. They are described as being neat, clean and strictly sanitary and furthermore will not ab-

sorb moisture. The covers are equipped with suitable hinges and rubber bumpers and can be used on any style of wash trays. They are supplied in any desired size.

Insulating Materials.

A NEW line of insulating materials has recently been brought out in the form of liquids and impregnated tapes or cloth, which can be used in a variety of ways. The tape can be furnished in any width and the cloth is supplied in sizes from 36 in. to 108 in. in width. Both tape and cloth may be utilized for electrical insulation, for water-proofing and for protection against acids or alkalis. This material is said to be readily applicable to any substance that is dry, such as paper, wire, wood, brick, metal, terra cotta, glass, hard rubber, porcelain, fiber or stone.

REAL ESTATE BUILDERS RECORD AND GUIDE

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

W. C. STUART, Vice-Pres't & General Manager

J. W. FRANK, Secretary & Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as
second-class matter."

Copyright, 1916, by The Record and Guide Co.

TABLE OF CONTENTS

(Section One)

Report of Committee on Legislation.....	287
Chelsea and Greenwich Sections Share in Building Movement.....	288
Zoning Should Help Factory Conditions; Hon. Abram I. Elkus.....	289
Traffic Congestion an Obstacle; John Ken- lon.....	289
Another Madison Avenue Lofts Building...	290
How to Search a Torrens Title.....	291
Legal Notes Affecting Realty.....	291
Whom Do You Employ in Office Structures? Douglas Sprague, C. E.....	292
Editorials.....	294
Query Department.....	295
Real Estate Situation; John J. Kavanagh.....	296
East Side Renting Conditions; Lawrence B. Ellman.....	296
New Hotel at Lakewood.....	306
City Finances.....	306
Building Material Market.....	305
Classified Buyers' Guide.....	314
Current Building Operations.....	305
Departmental Rulings.....	312
Leases.....	303
New and Useful Appliances.....	293
Personal and Trade Notes.....	307
Private Sales of the Week.....	299
Statistical Table of the Week.....	304
Trade and Technical Society Events.....	312
Wholesale Material Market.....	306

The member of the firm of L. J. Phillips & Co. who reviewed the real estate market in the Record and Guide last week brought out a thought that investors should not forget: "There is only one Manhattan Island." Whatever the disadvantages it may possess, whatever the burdens it has to bear, "it is still the best investment proposition in the world."

Brick dwellings in solid rows have been found to be slow sellers in some of the new suburbs. No finer or more satisfactory suburban dwelling can be built than a brick one, but it must be designed by a real architect and not built in a row. The detached frame house of distinctive design is the favorite investment with home buyers, notwithstanding the fire hazard. Brick rows are easier to rent than to sell, and in any event should be planned after modern ideas and with an artistic eye. The suburban selling market for either frame or brick houses built too close together is not what it once was. The builder needs to keep the motor car in mind.

In this country general property taxes are levied on the owner, but in the British Isles and on the Continent they are charged against the occupier. In the United States taxes are commonly assessed on selling value, but in Europe they are assessed on annual rental value. The two methods reach the same result in growing communities in the long run only when rental value corresponds with capital value. In Great Britain urban sites are commonly leased for long terms (usually ninety-nine years) and built on by the lessee. Imagine a New York City landowner waiting a century for a reappraisal of leased lands! Our tax reformers who try to cite European analogies for their theories have difficulty in finding a stable basis of comparison owing to the dissimilarity of conditions.

Importance of the Harbor to Realty.

Perhaps some good will come from the visit to this city of the members of the House Committee on Rivers and Harbors and their entertainment by the Chamber of Commerce and other civic organizations. Perhaps the item for the improvement of that great national estuary the East River, will be restored to the pending bill, from which it was secretly removed by the conferees. Sometimes this item has been in and sometimes out of the bill. Once it was reinstated at the command of the President himself. There is reason to fear that it is now out for good, or until there will come a Congress with a better appreciation of the importance of this port to the nation as a whole, and until there will be fewer wading rivers in the Great West to be provided for.

Possibly we as a people should be satisfied with an occasional commendable piece of general legislation and, as for the rest, leave Congress, and the State Legislatures also, to be engrossed with the petty business of disguising greed for political sinecures with mock measures for the public welfare and uplift. Possibly so, but we are not.

That aspect of harbor improvement which appeals most strongly to the real estate interests of the city is the knowledge that the removal of obstructions from the East River would permit of the development for sea-going commerce of the water-frontage on both sides of the stream—in Manhattan, Bronx, Brooklyn and Queens. In the central borough it would mean a great accretion of property values, a more intensive use of the waterfront, probably an extension into a belt line of the marginal railroad now proposed for the West Side of the city, and a general restoration and rebuilding of commercial facilities along the East Side. It would mean, in sum, another great realty campaign for the city.

Regularization of Trade Conditions.

At this writing it is impossible to foresee the outcome of the President's mediation between the railroad managers and the four brotherhoods of employees who threaten to strike. Apparently war is as imminent as peace, yet the public seems incapable of conceiving of an absolute suspension of traffic, and has made no preparation to withstand such a calamity. It cannot conceive of men being so derelict in their duty as to stop the transportation of supplies, or of a Government standing idly by and permitting them to do it. Hence, it deliberately refuses to prepare against so atrocious an assault upon constitutional rights and liberties.

Authorities are agreed that the city could hold out but a short time independently of the railroads. The personal suffering and financial losses that would result from the discontinuance of the service are beyond conception. President Cleveland said such a state of affairs would imply a conspiracy that would not only be illegal in itself, but it would be so regardless of the general welfare as to call forth all the powers of the general government.

Out of this controversy has arisen a question larger than any concerning the respective claims of railroad managers and operatives, and larger even than the question of what the administration at Washington should or can do in the crisis. It is, how can this situation be prevented from ever arising again?

It is agreed by every political economist that railroad men are not, collectively, free-will agents, at least to the extent that they can be permitted to imperil the wellbeing of the whole country by stopping its commerce. Something in the nature of compulsory arbitration, or the regularization of working conditions by a national commission, must intervene.

Arbitration has not been invariably or ultimately successful under American plans. The scheme suggested by the late

Industrial Relations Commission is considered no better than the present system of mediation and arbitration, which, it is generally conceded, has failed. Lacking the element of compulsion and the prick of the bayonet, it carries no finality. The Canadian law is compulsory only in the sense that strikes and lockouts are made illegal prior to a reference of the whole dispute to the Board of Arbitration. On one occasion a strike resulted after arbitration and the rendering of a decision.

As the Government, without taking over the railroads as property, has through its Interstate Commerce Commission undertaken to regulate their interstate commerce and freight rates, in like manner it is believed the same commission could regulate railroad wages and working hours. The mandates of the commission would be as easily enforceable against employees as they are against managers.

Compulsory regularization of trade conditions is an idea new to the general public. It is foreseen by some economists as an inevitable effect and consequence of an unlimited extension of the organized labor monopoly, in private as well as public work. Some form of governmental regularization would seem to be applicable to prevent a recurrence of the present crisis.

New Subway Influences.

No rule with the force of certainty can be formulated from past or present experience to answer the question as to when the good influence of an extension of rapid transit upon contiguous real estate may be expected to operate. It depends upon local conditions, apparently, whether the beginning of the real estate movement that is always expected to result from the construction of new transportation facilities precedes, accompanies or follows the opening of the line.

In several contemporaneous instances real estate improves have seen slight cause for new building operations, even after some months have elapsed, since the opening of the line. The inauguration of train service on the Fourth avenue, Sea Beach and New Utrecht lines in Brooklyn has so far made no great difference in the number of realty transactions or building plans filed in the territory, though not a little trading and building preceded the opening celebration of both the Sea Beach and New Utrecht lines by several years.

The courts have indeed recently held, after hearing evidence, in the case of properties along the Sea Beach division, that there has been no rise in real values there to justify the anticipatory valuations set by the Department of Taxes for assessment purposes, and, accordingly, the increase in the assessments has been remitted. Realization has not yet equaled anticipation in that quarter at least.

In the New Utrecht territory an interesting and vigorous building movement began immediately after the route of the new elevated extension of the subway system had been officially settled, but it has not been forceful of late. The scenes around the Liberty avenue extension of the B. R. T. have been more in accord with popular expectations of what ought to happen at the time of opening a new line. Here there has been a moderate size building boom with some speculative operations in lots. A number of new real estate offices have been opened, and inquirers are numerous for the small frame dwellings that are being marketed.

In Queens Borough the Corona and Astoria elevated lines are completed except for the station finish, which is not being hurried. The two divisions could be completed and put in operation in short order if the East River tunnel and other connections were ready. A moderate amount of residential construction has been going on at Elmhurst but not comparable in amount or kind to what

is expected when the new transportation service is in actual operation. Little has been done at Corona, principally because of the lack of a sewer system, which is now being built. Along the Astoria line the American Real Estate Company invested in a large tract of land last year with the intention of developing, but otherwise there has been no large scale activity in that quarter.

In the Bronx three elevated extensions of the subway system are in the finishing stage, or practically completed, similarly to the Queens lines, but are waiting for connecting links to be finished. In the Jerome avenue section several large tracts have been divided at auction sales, and on the Concourse there has been some building, but, generally speaking, no continuous building movement of note can be attributed to new transit influences.

Less anticipatory action has occurred, it is plain, in those sections of the city where land is highly prized for residential purposes than where it is low priced, and some civic centers in the latter class may have had years ago more activity than they will see again in some length of time. The various divisions of the new subway system are not being completed in the orderly manner necessary to base safe building calculations upon. Present uncertainties are too numerous for most real estate developers to take a chance with. Yet, where there is existing transit facilities, with a 5-cent fare and quick service in the near future, as in the desirable Jerome avenue region, it is remarkable that there have been so few builders willing to take that chance.

Freight Rates to New York.

Editor of the RECORD AND GUIDE:

Recent comments on the opposition of the Merchants Association to the efforts of New Jersey to obtain for Jersey City lower rates from the West than apply to Manhattan and Brooklyn, rather indicate that New Jersey has a good case.

May I express a contrary opinion? Primarily the New York rates were made for the business of New York City, including Brooklyn. Jersey City has been benefited by the use of these rates, as have other points intermediate on one or more lines.

Now, Jersey City wishes to draw to itself the business created in New York City, and for that purpose argues that it costs the carriers more to do business in New York City than in Jersey City. Of course it does, but also it costs the carriers more to deliver freight in Jersey City than at many points west thereof which have the same rates.

It is convenient for shippers and for the railroads to apply certain rates to groups of stations where the conditions of service are practically the same. The longer the transportation distance, the less comparatively important are the terminal expenses and for Western shipments the difference in terminal expenses between New York and Jersey City does not warrant a difference in rates. It does not appear that the carriers support New Jersey's proposition and probably it is because it is not considered reasonable.

The transportation and terminal cost on Western traffic must be less for Philadelphia than for Jersey City, and if Jersey City rates are reduced there will doubtless be a disturbance of the long established basis of rates for New York, Philadelphia and Baltimore.

From Western points, the New York, Philadelphia and Baltimore rates, respectively, cover large territories. Necessarily so, because points which are on the main line of one railroad are reached by branch lines on other roads, and as the lines overlap, a point may be on the short line of one railroad and on the long line of another, while another point in the same territory may have the conditions reversed.

To apply mileage rates or a close cost of service basis to such competitive territory would greatly restrict business possibilities. It might be ideal to have rates based on the cost of service, but

between important competitive points they could not be made according to the cost for each carrier. All the carriers must use the same rates, not only to obtain business for themselves, but to enable their local industries to do business.

Western rates are now the same for Jersey City, Manhattan, the Brooklyn waterfront and on the Long Island Railroad in Brooklyn and Queens, between Bay Ridge and Long Island City, Flushing, Jamaica, Bushwick, Flatbush avenue and intermediate points, and a change in favor of Jersey City would materially injure Brooklyn by making Jersey City a more favorable location for industries to serve the trade which is now or will be served by industries located in Manhattan, Brooklyn and Queens.

A. L. LANGDON,

The High Cost of Government.

Editor of the RECORD AND GUIDE:

If the real estate owner in New York City wishes to reduce taxes and the cost of complying with numerous municipal orders, he must bring it home to the people of the city who it is in the end who really pays the larger part of the taxes and the cost of all these welfare orders.

I do not think the average tenement house dweller, for instance, realizes what has made his rent almost double the amount it was ten years ago. He is accustomed to hearing it called "the high cost of living" and accepts it as such, but he is correct only so far as the result is concerned. It is due to the high cost of government and compliance with government ideals.

It would have been much better for him if his rent bill had always been itemized and he had been accustomed to paying so much as rent and so much as his share of the taxes, for then he would have insisted, by his vote, in keeping it down.

I want to make a suggestion to real estate owners, and particularly owners of tenements. It may not be practical, but it is worth giving some thought to. It is that they make out bills for the rent due and itemize them.

I would print on the bills something like the following:

"In order to bring home to our tenants the continual increasing cost of government in New York, and what a large proportion of the rent they pay is taken by the city in the form of taxes, we have concluded to take last year's tax bills and divide the sum by the number of months in the year, and divide that again by the number of apartments in your building, and render you a bill each month for the same amount you are now paying, but itemized so that you can tell how much of it is for rent and how much for taxes."

It would be perfectly feasible to do the same with municipal orders, but I hardly think it would be necessary, for if the tenant realizes the one, he will appreciate the other also, and when a tenant paying, say \$15 per month, notes on his bill that his landlord collects at least one-third for the city, it is probable he will be more particular for whom he votes, and will enforce economy upon legislation.

This enormous waste of public money has got to stop, and the sooner the people wake up to what it is costing them, the sooner they will correct it, for the cure must come from them alone.

WM. H. BROWNING.

Corona Sewer Approved.

Authorization for the construction of the Corona sewer has been made, with the unanimous consent of the members of the Board of Estimate, to Borough President Connolly of Queens. This sewer will affect not only Corona, but also Elmhurst, Forest Hills, Glendale and part of Flushing. It is one of the most important sewers yet to be laid in the borough. The estimated cost is said to be about \$183,000. Now that authorization has been given for the construction of the sewer, bids will be asked within a short time.

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. 122.—How can I have my title searched under the Torrens Plan and at what cost?
A. H. W.

Answer No. 122.—This question cannot be answered intelligently within the limits allotted to answers in this column. The subject is, however, treated at length in an article in this issue of the Record and Guide by Professor Alfred G. Reeves, Lecturer on Real Property Law, New York Law School, and Chairman of the Torrens Law Committee of the Real Estate Board of New York.

Question No. 123.—A garage is located in a residential district and under the new zoning resolution no new buildings of this character are permitted to be built. The garage is completely destroyed by fire. Can the owner rebuild a garage on the site? Would it make any difference if the building were only partially destroyed by fire?
J. L.

Answer No. 123.—Section 24, sub-division b, of the Zoning Resolution provides as follows:

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

Question No. 124.—Will you please give me the date when the budget for the coming year will be announced? Are there to be any public hearings? If so, when and where?
O. C.

Answer No. 124.—The public hearings on the budget are usually held the last of September or the first of October. The complete tentative budget should be announced about September 15. The Board of Estimate must finally pass on the budget by October 31. No hearings have been announced yet, but they will probably begin the day after Labor Day.

Question No. 125.—When will the tax assessments for the city be announced? Is the Commissioner taking into account the zoning resolution recently passed by the Board of Estimate?
E. V.

Answer No. 125.—The tax books are by law open for inspection October 1. (This year October 1 is Sunday.) It is presumed that the deputy assessors take into account all the factors going to make or affect value. After October 1 the Tax Commissioners have power to increase assessed values only after giving personal notice. This power is rarely exercised to any considerable extent. It is unlikely that this year will be an exception. Should evidence be presented to the Commissioners upon applications for reduction, which would tend to show a depreciation in value, the Commissioners would, it must be assumed, give due weight to any such evidence.

Question No. 126.—I hold a second mortgage and the first mortgagee has begun a foreclosure suit against the owner. Must I be notified that a foreclosure suit is pending?
C. M.

Answer No. 126.—Yes.

Hutchinson River Bridge.

In reference to plans for the bridge over the Hutchinson River at Boston Post road, the Bronx Board of Trade is advised by the Commissioner of the Department of Plans and Structures that the plans for the structure have been forwarded to the Secretary of War for approval. This department expects to receive definite information regarding these plans by the end of the month.

REAL ESTATE NEWS OF THE WEEK

Trend is Upward, Following Period of Depression—Zoning Resolution Should Help Market

By JOHN J. KAVANAGH

REAL ESTATE for the past few years has been passing through a period of depression. This condition seems abnormal to many who are not fully cognizant of underlying conditions, but to those who have been associated with the business for a long period of years, it is realized that instead of being abnormal, the condition is a thoroughly normal one. I have been associated in the real estate business in Manhattan since 1859, at which time I entered my father's office, and ever since that year, up to about ten years ago, I have been actively identified with the real estate market. During the last decade, while I have kept track of conditions, still I have not been active, except in an advisory capacity.

The history of real estate teaches us that times of prosperity are always followed by periods of depression. This is known to all, though those who have not been through the experience do not realize what hardships both these conditions work. While booms are on, investors buy real estate at high prices. The market becomes restricted after a time, and it is difficult to unload their holdings except at a slight loss. Once the market is turned, however, the slump is rapid, and unless one is very nimble or able to hold on until this upward swing starts, serious losses have to be met.

The present market is largely the result of the reaction following the high prices of ten years ago, though observers can readily discern that the bottom has been reached and the upward swing has started. It was a perfectly natural condition that the real estate market should have a slump, but this depression was augmented by the fact that general business conditions throughout the country were in poor shape owing, among other things, to the heavy expansion of loans. The real estate market had to adjust itself to the new conditions and this process, though a slow and tedious one, works out well in the end.

On the upper East Side there was a time when the private house was practically a drug on the market. This condition was righted through the advent of the speculative builder who erected high class apartment houses. The fact that good buildings were built has saved the section, for had a cheap class of tenement been constructed the entire neighborhood would have been changed and values along Fifth avenue would have been ruined.

During the last six months there has been an enlivening in the private house situation, and many structures of the better class have been purchased or old buildings, well located, have been modernized for residential purposes.

It is practically impossible to erect an apartment house on side streets west of Madison avenue on account of the high cost of land and the expense of putting up a suitable structure. Of course we know that several fine buildings have been erected on Fifth avenue, designed to cater to the needs of very rich people, but this market is limited and could very easily be overdone. In the side streets buildings can only be erected about nine stories in height, so the income possibilities are somewhat limited when the value of the land is added to the investment. East of Madison avenue, however this condition is somewhat changed and it is possible to erect a building which should prove profitable to the owners.

Apartment houses are well rented on Park avenue and in the adjacent side streets. Several new operations are now under way and there is still room for a few more projects. The sales market in the section is better than at this time last year, and I feel optimistic as to the future.

New York City is the greatest muni-

cipality in the world and I feel that a few years from now we will look back upon the prices obtained today as bargains, and will regret that we did not have the foresight to purchase at a time when nobody wanted to invest. Real estate, taken as a whole, is in strong hands, and it is due to this reason, probably more than any other, that more foreclosures did not take place.

I am heartily in favor of the zoning proposition as a whole, and only regret that it was not possible to pass such a resolution many years ago. Proper restrictions retain the normal development. Everyone should enjoy the same privileges as regards the light and air, which naturally means the restriction of the height to which a building may go and the area which it may cover. Once again I say that real estate is recovering and that the trend is upward.

EAST SIDE RENTING.

Apartments Divided Into Three Classes for Purposes of Analyzation.

Lawrence B. Elliman, of Pease & Elliman, in speaking of the renting situation on the East Side, as applied to high class structures, said recently:

"For the purpose of determining the apartments which rent best on the East Side, we have classified the apartments as follows: Class 'A,' rentals \$10,000 and up; Class 'B' from \$5,000 to \$10,000; Class 'C,' \$3,000 to \$5,000; Class 'D,' \$2,000 to \$3,000; Class 'E,' from \$1,000 to \$2,000.

"In new buildings which will be ready for occupancy October first, there were of Class 'A' 53 apartments for rent; of these there are still 25 for rent. Of Class 'B' there were 80, of which 7 are still for rent; of Class 'C' there were 126, of which 30 are still for rent; of Class 'D' there were 106, of which 20 are still for rent; of Class 'E' there were 108, of which there are still 15 for rent; showing a total of 473 new apartments from \$1,000 upwards constructed on the East Side, of which there are about 97 still for rent.

"For the sake of comparison—for the rental season of 1915, of buildings which were ready for occupancy in October, 1915, of the Class 'A' apartments there were none built last year; Class 'B' there were 36; 'C,' 106; 'D,' 81; 'E,' 75, or a total of 298 apartments. In spite of the very great increase in the number of apartments constructed, the proportion of vacancies as of August 15 last year was much greater than August 15 this year, so there is not much question that there will be a scarcity of apartments before the first of October.

"To show the volume of apartments rented in both the new and old houses since January first last, excluding renewals, and also all apartments renting for under \$1,000, we have prepared a very careful statement from all of our records and from reports in the Record and Guide and daily papers, and from January 1 to August 15 this year, there have been a total of 684 apartments, of which Pease & Elliman rented 328, or 48 per cent., and all of the other brokers combined rented 356. When it is considered that apartment business on the East Side is a growth of less than ten years, the volume of the business is remarkable and still seems to be growing."

REPORT OF COMMITTEE.

(Continued from Page 288.)

be better to have the powers conferred subject to a referendum than to have no legislation. The bills were repeatedly amended. All of them passed the Senate and were reported out of Rules Committee in the Assembly. Their opponents succeeded in having the bills relating to county employees and to teachers re-committed. The only one that passed the Assembly referred to the salaries of

Cable Address Established 1794
Cruikshank, New York Incorporated 1903

Cruikshank Company

Successor to
E. A. Cruikshank & Co.

No. 141 Broadway

REAL ESTATE

Agents Appraisers Brokers

OFFICERS:

Warren Cruikshank, President

William L. DeBost, Vice-President

William B. Harding, Treas.

Russell V. Cruikshank, Sec'y

DIRECTORS:

E. A. Cruikshank

Robert L. Gerry

Warren Cruikshank

R. Horace Gallatin

William H. Porter

William L. DeBost

William B. Harding

Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK

BROKERS, APPRAISERS, AGENTS

FIRM OF

LEONARD J. CARPENTER

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street

Entire Charge of Property

D. Y. Swanson A. H. Carpenter C. L. Carpenter

Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

AND

The General Management

OF

Real Estate

37 LIBERTY STREET

ESTABLISHED 1867

RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 710 Madison Ave.

NEW YORK

Irving Ruland, Pres.

Jas. S. Anderson, Vice-Pres.

Richard L. Beckwith, Secy.

A. Rene Moen, Treas.

Edgar A. Manning

Anton L. Trunk

MANNING & TRUNK

REAL ESTATE

489 Fifth Avenue, New York

Telephone 6834 Murray Hill

F. R. Wood, W. H. Dolson Co.

REAL ESTATE AND

MORTGAGE LOANS

MANAGERS OF ESTATES

Broadway, cor. 80th St. 140 Broadway

FRANCIS W. FORD'S SONS

City Surveyors

Real Estate and Insurance

8-10 JAMES STREET, N. Y. C.

HOWARD H. FORD

FREDERIC C. FORD

WALTER H. FORD, C. E.

HAROLD S. FORD

city employees other than judicial or elective officers, clerks of courts of record and the supervising and teaching staff of the Department of Education. With these exceptions made, the relief which it was possible to obtain was negligible. The saving involved was clearly not commensurate with the expense of a submission of the question to popular vote, and, as Mayor Mitchel pointed out in his veto memorandum, the bill called for a popular determination of a fundamental principle of government, namely, home rule and financial control of municipal salaries, on an issue of wholly negligible importance. Under the circumstances, no fair expression of the will of the voters could have been obtained on this important question.

Building Construction Regulation.

Following the notable failure of the efforts of real estate representatives and others in 1915, a bill was drafted by a conference, representing various interests, called together by Mayor Mitchel, which made important changes in the building regulation provisions of the statute. It was introduced by Senator Lockwood and Assemblyman Ellenbogen. It became law, effective July 1, 1916 (Chap. 503). Its general provisions, stated briefly, are:

It gives to the Superintendent of Buildings in each borough exclusive jurisdiction over the construction of new buildings, and over the alteration and structural changes in old buildings, except tenement houses. The Tenement House Department retains its control over the construction of the latter class of buildings, with some concurrent power over structural matters in the building superintendents as heretofore. The Fire Commissioner is given jurisdiction over the use and occupancy of buildings and other structures, including factories, but excluding tenement houses. The enforcement of factory regulations in New York City is taken out of the hands of the Labor Department.

It creates a Board of Standards and Appeals consisting of the Fire Commissioner, the Superintendents of Buildings, the Chief of the Uniformed Force of the Fire Department and six other members appointed by the Mayor. This Board is empowered to test materials and make investigations; to make rules and regulations to carry into effect the provisions of law and ordinances; and to make, amend and repeal rules and regulations regarding the enforcement of those provisions of the Labor Law which relate to the construction of and changes in factories and mercantile establishments within the city, powers formerly vested in the Industrial Commission.

The appointive members of the Board of Standards and Appeals, together with the Chief of the Uniformed Force of the Fire Department, constitute a Board of Appeals. This Board reviews, upon appeal, determinations of the Superintendents of Buildings and the Fire Commissioner. Appeals may be taken by private persons aggrieved or by public officials. An appeal acts as a stay, unless the officer from whom the appeal is taken states that in his opinion a stay would cause imminent peril to life or property. Reviews of the decisions of the Board of Appeals may be had by certiorari proceedings in the Supreme Court, where they are given preference.

No building heretofore constructed or converted from one class to another, if vacant during the making of the change, may be occupied or used until a certificate of occupancy has been obtained from the Borough Superintendent of Buildings. Such a certificate is conclusive upon all city departments and officers, except the Tenement House Department.

The Board of Estimate and Apportionment may transfer employees and officers of any department affected by the law to any other such department.

An important feature of this legislation is the establishment of a Board of Standards and Board of Appeals. The exercise of the powers vested in these boards, will, it is hoped, tend to protect property owners against unjust and unfair orders and petty annoyances due to over-inspection. Conflict in orders should now end. The measure is objectionable in so far as it decentralizes control and places it in the Building Superintendents. Not a few provisions are obscure, and will doubtless occasion confusion. This is particularly true of the provision giving the Fire Commissioner control over the "use and occupancy" of buildings without defining those terms.

Legislative Reforms.

There are certain inherent defects in our whole legislative system which constantly, and almost perforce, deny to the State a deliberative legislative body, constituted and equipped to perform the vitally important functions of a State Legislature. Among the greatest defects—for they are constitutional—are the inadequate salaries of senators and assemblymen; the excessive size of both houses; and their power—constantly abused—to interfere with the details of city, town and County government, to

pass private claims bills, and to tinker with court procedure and practice. Many of the members themselves would welcome the elimination of these evils. A further important step would be the daily publication of the records of both houses. As an aid in research work, to assist the members in keeping informed concerning measures as they advance, and to relieve the members of much petty detail they might well be provided with competent clerks or stenographers, properly selected.

The greatest burden upon the members comes late in the session, when bills are rushed through with little or no opportunity for scrutinizing their contents. The members themselves are at fault for this condition. It can be remedied by changes in procedure.

This year 1477 bills were introduced in the Senate and 1596 in the Assembly. Of these, 714 in the Senate were never reported out of committee, and 909 in the Assembly were not reported. Of the

3073 introduced in both houses, 646 became statutes. A large number of the bills favorably considered by committees were not reported until late in the session. In the last ten days of the session the Senate passed 290 bills, the Assembly 254. No legislator can possibly pass with intelligence upon such a mass of legislation in so short a time. Procedure of this kind allows many objectionable bills to slip through which otherwise would never be passed. It paralyzes the legislature generally, and places in the hands of the Governor a volume of legislation which he cannot satisfactorily pass upon within the required thirty days. In the Assembly, the Rules Committee this year took charge 24 days before adjournment, which means that all legislation introduced in the Assembly during the last thirty days, as well as all Senate bills passed during that period, were placed within the autocratic control of that committee. There were 661 of these bills. Of the 251 bills

If Swept by Fire Tonight?

If your property were destroyed tonight would the companies pay you in full on the policies you hold?

Are you positively protected at every point or only seemingly so?

Your policies on the face of them may seem to read all right, but if there happens to be a fire they may read all wrong—better be safe than sorry.

What do those clauses that read like so much Greek really mean? What do the statements that muddle and befuddle the keen, penetrating minds of most men actually stand for?



This stamp of approval guarantees full protection.

Let this company examine your policies—we have saved many thousands of dollars for others. Why not you? A letter or personal call may set you right upon a question that otherwise may be answered by costly experience on your part. No obligations involved by consulting us.

"Insurance that Insures"

ABM. S. SEE & DEPEW

55 John Street

NEW YORK

\$200,000

City of Bridgeport, Conn.

4 1/4% GOLD BONDS

Due July 1, 1925-41.

Exempt from the Federal Income Tax. Legal investment for Savings Banks and Trust Funds in New York and New England. Eligible to secure Postal Savings Deposits. The total bonded debt of Bridgeport is less than 5% of its assessed valuation.

Prices to Yield 4%

Ask for Circular R-228

REMICK, HODGES & CO.

Members New York Stock Exchange

14 WALL STREET, NEW YORK

Correspondents

R. L. DAY & CO., Boston

PORTER & CO.

REAL ESTATE

George W. Short 159 W. 125th STREET
Charles F. Porter Telephone Connections**J. Edgar Leaycraft & Co.**Special Attention Given
To the Management of Estates
Rental and Sale of Property
Collection of Rents
Ground Rents, Interest, Etc.

30 EAST 42d ST., Cor. Madison Ave.

J. B. ENGLISH

Real Estate Broker

INSURANCE
ESTATES MANAGED
RENTS COLLECTED
HOUSES FOR SALE
AND TO LET1531-7 Broadway
N. W. Corner 45th St.
Astor Theatre Building
Phone: Bryant 4773**JAMES A. DOWD**Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, Above 49th Street

CARSTEIN & LINNEKIN

(Inc.)

REAL ESTATE

221 FOURTH AVE. 347 FIFTH AVENUE
Gramercy 2293—Phones—Murray Hill 523**CUTNER & LIPSET**

REAL ESTATE

1181 BROADWAY

South West Corner Twenty-eighth Street
Telephone—Mad. Sq. 9329*Spear & Co.*

REAL ESTATE

840 BROADWAY

This Company acts as agent for Trustees,
Executors and Owners in taking entire
charge of Real Estate**GEO. J. RYAN**Queens Borough Real Estate
AGENT BROKER APPRAISER

Member Real Estate Board of New York

46 Jackson Ave., Long Island City
Telephone, Hunters Point 3451-2

Established 1879

William G. Morrissey

REAL ESTATE

BROKER APPRAISER

189 MONTAGUE STREET

Telephone 5856 MAIN
5857

introduced in the Assembly during the last thirty days of the session, 78, or over 31 per cent., passed that house, and 43 of these 78 became law. This indicates the extent of the power vested in this single committee during the closing days of the session. Although the procedure differs, a somewhat similar situation exists in the Senate, where late in the session no bill can be advanced unless it is already on third reading, without unanimous consent.

The practice of referring all bills to Rules Committee in the Assembly and of stifling legislation in Committee of the Whole in the Senate should be done away with. The number of bills introduced can be materially cut down and the congestion at the end of the session largely eliminated by fixing stringent limitations on the time of their introduction, particularly with respect to local and special bills, and by providing for the automatic discharge of a committee after a measure has been referred for a reasonable period.

This year for the first time, it is believed, in the history of the State, officials identified with the executive branch of the State government appeared on the floor of the Senate to explain and defend a pending bill. The executive officers thus participating in legislative debate were connected with the office of the State Comptroller and the bill involved was the principal fiscal bill of the session. This desirable procedure is the result of an act introduced by Senator Henry M. Sage, Chairman of the Senate Finance Committee (Chap. 130).

Another important matter affecting the efficiency of the Legislature and offering a field for reform is the mode of appointment of the Legislature's own employees. An investigation by the Brooklyn Young Republican Club showed that the State was spending \$600 a day merely for clerk hire, much of which went to absentees. Assemblyman McQuiston, of Brooklyn, introduced a bill putting such employees in the classified civil service and discontinuing the "pap." Nothing was done by the Legislature. As a result of disclosures made in the early part of the session the latter long standing abuse became the subject of investigation by the District Attorney of New York County. Nothing, however, has yet happened.

ZONES AID FACTORIES.

(Continued from Page 289.)

expense to himself and with no apparent benefit, and then to have another man come along and build a building right next to him, complying with the new law, which is far superior to his. Sometimes I feel that the State ought to compensate the man for his building.

Safety in Low Buildings.

Any plan that proposes to reduce to six and seven stories in height the kind of buildings that formerly were permitted to go as high as twenty-one stories would be a positive benefit from the standpoint of safety. Our whole Factory Law shows that. We increase the safety guard as the buildings become higher. They must be of a certain kind of construction above a certain height. They have to have a sprinkler system above a certain story. They must have all sorts of restrictions and means of escape as the buildings become higher and house more people. But if the buildings could be cut off and all made lower it would certainly conduce to safety. Now take present conditions in the old buildings. Personally I would rather be in a twelve story or a twenty story modern fireproof building that has a sprinkler system and all of the modern conditions for safety, than I would in a five or six story building that was not under the same conditions.

All manufacturing, to my mind, ought to be taken out of homes, for economical reasons, as well as for health reasons. We have made a very thorough investigation of this condition, and the results showed bad conditions, not only to health, but for economical reasons, which ought to be established. It is the extension of the factory to the home without any of the requirements which cover factory work being extended.

In other words, if a man employs people in his factory he must have a certain number of safeguards and give them a certain amount of air space. He must have all sanitary arrangements. He has to do a great many things for their safety and for the care of them—perhaps not enough—but nevertheless he has to do a great many things; but, in the home that same man can send the very same article to be manufactured, and none of these conditions that I have mentioned have to be complied with.

We find, for instance, that a man manufactures many things. There is manufacturing done in the living rooms of tenements with all the family present, because labor conditions do not have to be observed there. This matter cannot be rectified at present, but serious consideration should be given the subject.

STEINWAY HALL.**Though Uptown Deal Is Abandoned Still Concern Will Leave Old Site.**

THE announcement some time ago that Steinway & Sons were to leave their historic home in East 14th street, serves to attract attention once more to the famous old structure, which within the memory of many New Yorkers once held so prominent a place in the artist world of New York City. The recent changes in the character of the neighborhood and the northward migration of the great majority of firms which once constituted the amusement center of New York City necessitated the removal of Steinway & Sons to a location more suitable for its needs.

The firm contracted last June for the purchase of a fine building plot at 109-113 West 57th street and 112-114 West 58th street, on which they planned to erect a high-class ten-story showroom, office and warehouse building, for their own occupancy from plans by W. K. Benedict. This transaction was closed before any action had been taken by the Board of Estimate, with reference to the zoning and restricting resolution, and the recent passage of this legislation will likely result in the decision on the part of the Steinway interests to abandon this project. Under the new law 58th street at this point is restricted for private residences. Since at the time of the closing of the deal there was no intimation as to the possible restrictions, it is probable that no serious difficulty will be encountered in the abrogation of the contract, and the property will revert back to the grantors.

At the offices of Steinway & Sons this week it was stated that the restriction now in force would make the property unsuitable for the purposes of the company and it was also declared that the firm had decided definitely to give up its present headquarters in East 14th street. The announcement of the strong possibility of the abandonment of the uptown project aroused considerable comment in real estate circles, and in some quarters the opinion was expressed that at the first important test case of the new zoning law it would be argued before the new Board of Standards and Appeals.

Old Steinway Hall in East 14th street is remembered by many New Yorkers as the center of the famous music colony of a generation or two ago. The historic structure with its classic Corinthian columns was in its time one of the best known buildings in the city. Its assembly hall has witnessed some of the greatest recitals in the history of the city, and many of the most famous artists of their period appeared at its concerts.

The building was erected in 1866 by Marc Eidlitz & Son, now one of the oldest and best known building concerns in the city, which was established by Marc Eidlitz in 1854, and as early as 1866 had already established such a reputation for itself that contracts for some of the finest buildings in the city were being intrusted into its care.

Steinway Hall was opened on October 31, 1866, and at the first concert Madame Parepa, Brignoli, Ferranti and S. B. Mills appeared. Theodore Thomas con-

ducted the orchestra. Since that time there have been recitals by such artists as Anton Rubinstein, Rafael Joseffy, Annette Essipoff, Adele Aus Der Ohe, Mme. Arabella Goddard, Maurice Dngremont, Ole Bull, Maud Powell, Franz Kneisel, Richard Arnold, Fritz Kreisler, Edward Remenyi, Nahan Franko, Jeanne Franko, Max Bendix, Frederick Bergner, Gaetano Braga, Victor Herbert, Adelina Patti, Lilian Nordica, Christine Nilsson, Louise Kellogg, Mme. Ambre, Emma Albani, Marcella Sembrich, Emmy Fursch-Madi, Kate Morensi, Ernest Perring, Ernesto Nicolini, Victor Maurel, Georg Henschel, Theodor Reichmann, Carl Formes, L. G. Gottschalk, George F. Bristow, George W. Morgan, Dudley Buck, Carl Bergmann, Leopold Damrosch, Carl Anschutz, Anton Seidl, Franz Abt, Adolph Neuendorff, Arthur Nikisch, Walter Damrosch and others too numerous to mention.

Financing the Subway.

The Public Service Commission, working in connection with the office of the City Comptroller, has agreed upon a series of unexpended balances remaining from previous appropriations by the Board of Estimate for rapid transit work, which may be applied to new contracts. The total of the balances as fixed by the two offices mentioned is \$1,141,467.96, of which \$951,341.56 may be applied to contracts under Contract No. 4 (the operating contract between the city and the New York Municipal Railway Corporation), and the remainder under Contract No. 3 (the Interborough Rapid Transit Company operating contract). The agreement as to the application of these unexpended balances made it possible for the Commission to refer to the special meeting of the Board of Estimate several pending contracts, small in amounts but of tremendous importance in the rapid transit work. One of the most important of these is the contract for the installation of tracks in the Broadway subway, extending from 59th street and Seventh avenue, Manhattan, to Prince street and Flatbush avenue extension, Brooklyn.

George B. Ford Leaves for Europe.

George Burdett Ford, city planning expert and consultant to the Commission on Building Heights and Districts, left New York today as a member of the American Industrial Commission, for France. The Commission is going abroad at the invitation of the French Government and as its guests for the purpose of investigating industrial and trade conditions and to make suggestions for improvement. The Commission is likely to be gone seven or eight weeks. While in France it will be Mr. Ford's endeavor to influence the French Government in the advantages of districting as applied in the United States.

Plan Big Aviation Field.

One of the most interesting transactions affecting Long Island real estate which has been closed in recent years has been consummated, and as a result a tract of 364 acres between Amityville and Copiague, L. I., is to be converted into one of the largest aviation fields in the United States. The American Air Craft Company has acquired, through Swift Tarbell, from the Copiague Realty Company, a large tract on the shore of the Great South Bay just south of Merrick road, with about one mile of waterfront. The purchaser plans to erect a two story clubhouse, the first story of concrete construction and the second story of logs, which will give the building a unique and picturesque cabin effect. Along the water front, twelve hangars are to be erected, ranging in size from 50x60 to 100x150 each, for the accommodation of aeroplanes, sea planes and dirigibles. The tract is now being filled in and leveled preliminary to the actual undertaking of building work. Chester

Huntington of Richmond, Mass., is the consulting engineer of the project. The officers of the American Air Craft Company are Frank Dupree, president, Howard Huntington, former secretary of the Aero Club of America, vice president; Douglas S. Houghton, secretary-treasurer and field manager, and Louis Kaess, director in charge of dirigibles. The preliminary work has so far progressed that it is hoped to open the proposed aviation school on the property in about one month. The entire project will involve an outlay of close to \$150,000.

PRIVATE REALTY SALES.

TRADING was light this week and took on the real midsummer aspect, which is usually characteristic of this season of the year. Most of the transactions closed involved small properties of various kinds in different sections of the city, and no especial interest was manifested in any particular part of the city.

There were several interesting developments, however, which, while they do not directly concern selling or leasing, yet they have a certain relationship to the market, and are worthy of consideration. The announcement of the probability that a large business firm which had acquired a site for a commercial building in West 57th and 58th streets, would abandon this project on account of the new restriction preventing improvements of this kind in those streets aroused considerable discussion. This is one of the first of the developments directly resulting from the enactment of the zoning law.

The decision of the trustees of Columbia University to modernize their extensive holdings was indicated by the undertaking of a plan to remodel one of their four-story bachelor apartment house blocks into a five-story bachelor apartment house with stores. The extensive holdings of the trustees in 49th, 50th and 51st streets, between Fifth and Sixth avenues, were for many years available for private dwelling uses only, and the new policy of the owners places on the market a number of unusually desirable properties for business modernization.

The auction market contributed a few important transactions. At the public auction of city property comprising a group of houses in Carroll and President streets, Brooklyn, located 125 feet west of Hicks street with a frontage of 150 feet in each street and a depth of 200 feet, V. Scotto was the successful bidder with \$70,700, or \$4,300 more than the upset price placed upon the property by the Sinking Fund Commission. The sale was conducted at the Brooklyn Real Estate Exchange by William P. Rae. At the stand of Joseph P. Day in the Vesey Street Exchange Salesroom, the Metropolitan Life Insurance Company, as plaintiff, became the owner of the seven-story apartment house at 151-161 West 140th street, known as Pinkney Court. The bid was \$175,000, or about \$21,500 less than the existing encumbrances.

At the auction sale by the same auctioneer last week, of the extensive holdings of the late Judge Hilton, at Saratoga, the successful buyer was Congressman George W. Loft, who bid \$112,000. The parcels were first sold individually, but Mr. Loft's bid for the entire estate was greater than the aggregate amounts of the smaller bids.

THE total number of sales reported, and not recorded, in Manhattan this week was 13 as against 19 last week and 25 a year ago.

The number of sales south of 59th street was 1 as compared with 9 last week and 7 a year ago.

The sales north of 59th street aggregated 12, as compared with 10 last week and 18 a year ago.

From the Bronx 11 sales at private contract were reported, as against 12 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 304 of this issue.

Business Established 1853

Horace S. Ely & Company

This company acts as agent for Trustees, Executors and Owners in taking entire charge of Real Estate. Makes appraisals.

Acts as Broker in the sale and leasing of Real Estate.

21 LIBERTY STREET
489 FIFTH AVENUE

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS
BROKERS and APPRAISERS

45 William Street New York City

Management of Estates a Specialty
Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

JOHN C. R. ECKERSON

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

299 MADISON AVENUE, N. E. Cor. 41st St.
NEW YORK

E. DE FOREST SIMMONS

REAL ESTATE

Tel., 837-838 Plaza 31 WEST 58th STREET

Established 1887 Telephone Connection

CHAS. S. KOHLER

REAL ESTATE & INSURANCE
BROKER & MANAGER OF ESTATES

Main Office
901 Columbus Avenue—Corner 104th Street
Branch Office
1428 St. Nicholas Avenue—Near 181st Street
NEW YORK

FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

O. D. & H. V. DIKE

Midtown Business
Property

CANDLER BUILDING, 220 WEST 42D ST.

THOMAS J. O'REILLY

Real Estate Broker, Appraiser and Agent

BROADWAY AND 109th STREET

Telephone, Academy 1600

New York Representative of
Caughy, Hearn & Co., Baltimore and Washington

HAROLD W. BUCHANAN

Mortgage Loans and Real Estate

49 WALL STREET

**BROOKLYN'S OLDEST
Real Estate Office**

FIRM ESTABLISHED 1843

**The Chauncey
Real Estate Co.**

187 MONTAGUE ST.

BORO OF BROOKLYN, NEW YORK CITY

Telephones, 4300, 4301, 4302 Main

Appraisers Auctioneers

AGENTS AND GENERAL

Real Estate Brokers

Members

Brooklyn Board of Real Estate Brokers
Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers
ESTABLISHED 1882

DAVID PORTER, Inc.

**Real Estate Agents
Brokers, Appraisers**

APPRAISERS FOR

The United States Government
The State of New York
The City of New York
The Equitable Life Assurance Society
Equitable Trust Co.
The U. S. Title Guaranty Co., etc., etc.

215 MONTAGUE STREET

Telephone, 828 Main BROOKLYN, N. Y.

Firm Established 1874

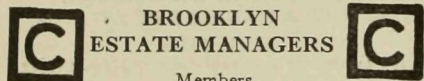
CORWITH BROS.

**Greenpoint
Real Estate**

**FACTORY SITES
A SPECIALTY**

Mortgage Loans, Appraisals, Insurance
Entire Management of Property

851 Manhattan Avenue, Brooklyn



**BROOKLYN
ESTATE MANAGERS**

Members

Brooklyn Board of Real Estate Brokers

CHAS. L. GILBERT, Pres.
ROBT. E. PATTERSON, Sec'y

NOAH CLARK, Inc.

Real Estate—Insurance

Water Fronts, Factory Sites, Appraisals
Main Office

837 Manhattan Avenue

Branches

545 Morgan Avenue 753 Nostrand Avenue
BROOKLYN, N. Y.

Member Allied Real Estate Interests
Member Brooklyn Board of Real Estate Brokers

Money to Loan on First Mortgages

5%

Joseph T. McMahon

**REAL ESTATE and
MORTGAGE LOANS**

188 and 190 MONTAGUE STREET
BROOKLYN

Telephone 834 Main

**SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES**

Operators Buy Along Subway Route.

Harris and Maurice Mandelbaum have purchased from the Port Morris Land and Improvement Company, the plot containing about 6,500 square feet, adjoining the northeast corner of Southern Boulevard and 147th street; also from the same company, a plot of about 2,400 square feet on Southern Boulevard, adjoining the northeast corner of 144th street, directly opposite the proposed station on the new Lexington avenue subway line. The first plot adjoins the new warehouse being constructed by the Great Atlantic & Pacific Tea Company. Taxpayers will be erected for the occupancy of the contractors who have the subway work in that section.

Builders Buy Block Front.

The Williams Building Corporation has purchased from the Lincoln Trust Company, as trustees, the block front in the south side of West 140th street, between St. Nicholas and Edgecombe avenues, with a frontage of 155 feet in the street, 101.3 on St. Nicholas avenue, opposite St. Nicholas Park, and 99.11 on Edgecombe avenue, opposite the Lutheran Church of the Atonement. The new owners plan to build apartments on the site. The brokers in the deal were Hall J. Howe & Company.

Buys Costly Apartment.

The Wellesley Real Estate Corporation, Robert A. Scott, president, purchased, through Pease & Elliman, from the West End-83d Street Corporation, the newly completed twelve-story apartment house at 481-485 West End avenue at the northwest corner of 83d street, on a plot fronting 59 feet on the avenue by 79 feet in the street. The building was designed by Schwartz & Gross, and is entirely rented. The property has been held at \$500,000. The brokers report that the present deal was arranged on an all cash basis.

Bronx Builders Buy.

The Schlesinger-Gilman Construction Company has sold, through Alexander Selkin, the five-story apartment house at the southwest corner of Stebbins avenue and 163d street on a plot 60x104. The purchaser is Laura Gross, who gave in exchange a plot, 115x100, on the west side of Findlay avenue, 200 feet north of 168th street, and a plot, 100x100, on the west side of Webster avenue, 148 feet south of 169th street. This latter plot is to be improved with two six-story apartment houses.

Interborough Acquires Block.

The Interborough Rapid Transit Company took title on Thursday from the Mary G. Pinkney estate, for a stated consideration of \$72,000, to the block bounded by Lenox avenue, 147th, 148th and Exterior streets, near its car barns. The block contains about eighteen lots, with a frontage of 200 feet on Lenox avenue, 260 feet in 147th street, 135.9 feet in 148th street and 237.6 in Exterior street.

University Avenue Cash Sale.

An investor has purchased for cash, through the Nehring Company, Jules Nehring president, the two new five-story apartment houses at 2479 and 2485 University avenue, on a plot 100x100, which have been held at \$130,000. The buildings were erected under the supervision of John W. Kight, of the Osborne Realty Corporation.

Buys from Bank.

John J. Tynan acquired from the Dime Savings Bank of Brooklyn, two six-story lofts, at the southwest corner of Sixth avenue and 11th street, which the bank acquired last month at the stand of Joseph P. Day, at foreclosure, on a bid of \$100,000.

Operators Buy in Brooklyn.

Harris and Maurice Mandelbaum have transferred some of their activity to Brooklyn, where they purchased this week from Catherine G. Turle of Sau

ESTABLISHED 1879

William P. Rae Co.

Woolworth Building
New York

180 Montague Street
Brooklyn, N. Y.

Tel. Barclay 7451

Tel. Main 4996

Real Estate

Auctioneers, Appraisers

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

Realty Associates

Capital and Surplus \$5,000,000

162 REMSEN ST. BROOKLYN
Telephone 6480 Main

Member Brooklyn Board
of Real Estate Brokers

**BROOKLYN
REAL ESTATE**

EXPERT APPRAISER

S. WELSCH

215 MONTAGUE STREET
Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

KETCHAM BROS.

ESTABLISHED 1891

EVERY BRANCH OF THE

Real Estate Business

Broadway Stuyvesant

Section Properties Our Specialty

129 RALPH AVENUE

Telephone, 86 Bushwick

BROOKLYN

JAMES L. BRUMLEY

ESTABLISHED 1888

EXPERT

**Real Estate Appraiser
Broker and Auctioneer**

189 MONTAGUE ST.

Telephone

BROOKLYN, N. Y.

Francisco, the four-story residence and private stable, at 34 Monroe place, on a plot 51x111.2. The brokers were Brooks & Momand. It is reported that the new owners contemplate the resale of the property to a Manhattan builder.

North—of 59th Street.

115TH ST.—Society for the Welfare of the Jewish Deaf purchased from the Uptown Talmud Torah the three dwellings at 40-44 West 115th st, on plot 50x100. The property has been used by the seller for several years as the Harlem Hebrew Educational Institute. The brokers in the deal were Spear & Co.

118TH ST.—Ralph Russo sold for Thomas J. Diamond, 449 East 118th st, a 3-sty dwelling 19.9x100.11, adjoining the northwest corner of Pleasant av.

136TH ST.—Louis Starr resold for the R. L. S. Realty Co., Ralph L. Spotts, to the Dofry Realty Co. for cash the two 6-sty apartment houses known as Sunderland and Norma Courts, at 522 to 534 West 136th st. Each structure occupies a plot 100x100 and contains accommodations for 36 families. The selling price was close to \$400,000. These houses, together with three similar buildings in Claremont av, Fort Washington av and West 111th st, were bought by Mr. Spotts through the same broker last April from the United States Rubber Co., which had previously acquired them from the New York Real Estate Security Co.

178TH ST.—Frederick Brown sold to James H. Roane 585 West 178th st, a 5-sty, 20-fam. apartment house, 41.8x100, held at \$50,000. The buyer gave in exchange 10 and 12 West 107th st, two 5-sty flats, 50x100.11. The H. C. Senior Co. was the broker.

BROADWAY.—The J. M. Richard Co. sold 3,132 Broadway, a 5-sty apartment, 37.6x75. The purchaser gave property in Westchester county in part payment.

BROADWAY.—L. J. Phillips & Co. have sold for Nellie K. Hulse 3684 Broadway, near 152d st, a 3-sty dwelling on lot 17x78.

LENOX AV.—A. V. Amy & Co. sold to Frederick Brown for the New England Security Co., 84 Lenox av, a 5-sty flat, with stores, on plot 31x100.

MARBLE HILL AV.—A. N. Gitterman has sold for the Marble Hill Real Estate Co., Sigmund Bendit, president, 26-30 Marble Hill av, a plot 73.4x100, to an operator who is negotiating its resale to a builder for improvement with a 5-sty apartment. This plot is located between the houses built by William P. Roos and the late Frederick Hummel.

SEAMAN AV.—The Allied Holding Corporation bought from the 1592 Eastern Parkway, Inc., 9 to 15 Seaman av, two 5-sty apartments, on a plot 100x100, recently erected by the Frank Wilson Construction Co.

Bronx.

179TH ST.—Stephen H. Jackson sold to Ira Wollison the 5-sty apartment house, 106.9x81.8, comprising the block front in the north side of 179th st, between Belmont and Hughes avs.

BROOK AV.—The Empire City Mortgage & Holding Co., Samuel Barkin, president, sold 1303 Brook av, a 5-sty flat, 28x100, to the Leona Holding Co., Frederick Brown.

CROMWELL AV.—John A. Steinmetz sold to Walter H. Daum, Jr., the plot, 50x183, on the west side of Cromwell av, 266 ft. south of Gleason av.

CROTONA AV.—The Empire City Mortgage & Holding Co. sold the 4-sty flat 2259 Crotona av, 25x67.

ROSEDALE AV.—John A. Steinmetz sold for the Riverside Realty Co. to Oscar Anderson the lot, 25x60, on the west side of Rosedale av, 200 ft. north of Tremont av.

Brooklyn.

LEXINGTON AV.—Hy Agar, 1013 Bedford av, reports the sale of the 2-sty brick dwelling, on lot 20x100, at 540 Lexington av to William M. Barry, who will renovate and occupy.

FRANK A. SEAVER & CO. sold for John Putnam the plot, 40x100, in the north side of 73d st, 100 ft. east of Narrows av, Bay Ridge.

Queens.

LONG ISLAND CITY.—Roman-Callmann Co. have sold for Frederick Lantz the premises at 271 1st av, near Pierce av, and consisting of a frame cottage, 25x100, and two lots, 50x100, adjoining the above. The new owner anticipates improving the unimproved portion of the property with a 5-sty brick flat, the location being two blocks from the station on the new "L" operation of which is contemplated in the next six months, making it particularly desirable for improvement of this nature.

LONG ISLAND CITY.—Roman-Callmann Co. sold for the Milledge Realty Co. two 3-sty flats, at 80-82 13th av, to Frederick Lantz for investment. This is the sixth sale of similar properties in this neighborhood in the past month.

ROCKAWAY PARK.—The Rockaway Park Realty Co. has exchanged for William A. Colton an apartment house with store on Washington av, on plot 30x122, to Samuel Aronson, who has given in exchange eight lots on Lincoln av, Rockaway Park.

Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for Dr. James F. Hagerty, the plot, 48x125, to H. M. Albee & Son, who will build a 5-sty reinforced concrete building for the manufacture of special machine parts.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Alexander Lelong, the vacant plots at 496-500 Belmont av, and 190 Ridgewood av, to Banne Schaneman. The new owner intends to erect 3-fam. dwellings.

Rural and Suburban.

ATLANTIC HIGHLANDS, N. J.—The H. H. Gibson Realty Co. sold for the First National Bank of Plattsburg to the Favonia Holding Co. of New York a development known as Plattmount, with seven houses.

HARRISON, N. Y.—Charles Field Griffen & Co. sold for the estate of John M. Carrere the country place known as Red Oakes, in Red Oak la. The property consists of a large stone mansion, gardener's cottage, greenhouses and other outbuildings and 32 acres of land. It is in the immediate vicinity of the holdings of Mrs. Whitelaw Reid, and Robert C. Rathbone. The property has been held at \$150,000.

HUNTINGTON, L. I.—Theodore S. Hall sold for the Huntington Estates (Inc.) a large building plot to R. W. Lindsay, of Huntington, L. I., for improvement with a bungalow.

MANHASSET, L. I.—Pell & Tibbits have sold for C. P. Browning a part of his farm to Louis Sherry. Mr. Sherry has added several parcels of various sizes to his holdings at Manhasset within the last few months.

MANHASSET, L. I.—Worthington Whitehouse (Inc.) sold for George Valentine Williams a farm near the Joseph P. Grace and Judge Pendleton properties.

MILL NECK, L. J.—E. S. Willard & Co. sold for the Piping Rock Estate to B. L. Taylor, 16 acres and to B. L. Taylor, Jr., 15 acres. Both buyers will shortly improve these properties with private residences.

PEEKSKILL, N. Y.—Nelson Estates, Robert E. Farley, vice-president, announces the sale of a parcel on Union av to D. J. Cogan.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman have sold for the estate of Whitman Phillips to Fred C. Robbins the dwellings at 250 and 262 Prospect st and 199 South Maple av, together with the several adjoining plots.

RYE, N. Y.—Heckscher & de Saulles have sold the property of J. H. Ward, on Highland rd, to Henry Kryn. The place consists of about two acres of land and a white Colonial house, built about two years ago. The price paid is reported to be about \$50,000.

SCARSDALE, N. Y.—The Scarsdale Estates, Robert E. Farley, president, announces the sale of a plot in Gorham pl in the Greenacres section of Scarsdale, to Ray Barnum.

SUMMIT, N. J.—Backer, Arnstein & Levy have sold to a cash buyer the major part of their farm, mansion house, stable, etc., at Long Hill, near Summit, N. J. They still own of this property a tract of land containing a new cottage.

The Queensboro Corporation

BRIDGE PLAZA LONG ISLAND CITY

Developers of

Queens Borough Real Estate

LOTS
PLOTS
ACREAGEHOUSES
FACTORY
SITES

No. 2 East 89th St., Next to Fifth Ave.

Particulars of BUEK CONSTRUCTION CO., 7 East 42d Street

Real Estate Board of New York Incorporated 1908
Organized 1896

FRANK D. AMES BURTON J. BERRY
Pres. Sec'y-Treas.

AMES & COMPANY

Real Estate Agents and Brokers

Telephone 3570 Madison Sq. 26 WEST 31st ST.

DE SELDING BROTHERS

Real Estate, Loans, Appraisals

128 BROADWAY

Established 1850

J. ROMAINE BROWN CO.

REAL ESTATE

299 Madison Avenue New York City

Telephone 1481 Murray Hill

J. CLARENCE DAVIES

BRONX BOROUGH
REAL ESTATE

149th STREET & THIRD AVENUE
Tel. Con. Branch Office, 32 NASSAU ST.

Member of Board of Brokers

Your Brooklyn Property

Our offices can offer several special features that the average real estate office cannot offer. Better write or telephone before you lose more money.

BULKLEY & HORTON CO.

Phone 414 Myrtle Ave.
Bedford 5400 585 Nostrand Ave.

BROOKLYN, N. Y.

AUSTIN FINEGAN

Real Estate—Insurance—Appraisals

35 NASSAU STREET. Tel. 1730 Cortlandt

A. M. CUDNER

REAL ESTATE CO.

Real Estate Brokers and Managers

254 WEST 23D STREET

OGDEN & CLARKSON

Corporation

Real Estate and Insurance

605 FIFTH AVENUE, above 48th Street

Joseph P. Day

Auctioneer

31 NASSAU STREET

TUCKER, SPEYERS & CO.

Real Estate

455 FIFTH AVENUE, NEAR 39th STREET
Telephone, 2750 Murray Hill

JAMES N. WELLS' SONS

(James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone, 5266 Chelsea

Classified Advertisement Department

Wants and Offers

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

Price 15c Per Line.

Discounts for two, three and five insertions.

For Sale and To Lease

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

WANTS AND OFFERS

REAL ESTATE and Insurance Business in Brooklyn for sale to reliable, responsible person; nearly 40 years at it. Address C. H. B., Box 176, Record and Guide Office.

SALESMAN—Westchester County—Maintaining an office and telephone, desires to represent first class concern; building line preferred; highest connections; terms, commission with guarantee of \$25 per week. Box 178, Record and Guide.

WANT your property looked after conscientiously? Reliable, experienced man, property owner, can handle few more parcels. Renting, collecting, etc.; salary or commission. Box 163, Record & Guide.

EXPERIENCED renting man can make good connection with a first class Real Estate office in renting business property, either uptown or downtown. All necessary assistance furnished. Commission basis only. Box 165, Record & Guide.

BUILDER of twenty years' experience, architect and engineer by training, competent to plan, estimate, inspect and erect every detail of your building contracts, open for engagement. Box 172, Record and Guide.

MANAGER-SUPERINTENDENT, large apartment house; party experienced in every required detail, will be open for engagement Sept. 1. Address for interview, Box 173, Record and Guide.

EXPERIENCED MAN wants care of new row of houses, renting and collecting. HACK, 3282 Hull Ave., Bronx.

WANTED—Experienced renting man, salary and commission. Apply **HEIL & STERN**, 1165-1167 Broadway.

WANTED—Copies of The Record and Guide, New York Edition for Sept. 4, 1915; April 1, 1916; July 8, 1916 and July 15, 1916. We will pay 20 cents each for copies of these issues if both sections are delivered to us in good condition. This offer expires Sept. 2, 1916. The Record and Guide Co., 119 West 40th Street.

FOR SALE OR TO LEASE

TWO-FAMILY HOUSE, improvements; \$1,500, best easy terms. **HACH, 3282 Hull Ave.**

FOUR TENEMENTS WITH STORES, East 125th St.; one mortgage; equity \$90,000; must have some cash. **BOX 161, Record and Guide.**

FARM—100 ACRES, half timberland, at Kingston, New Jersey; old stone house built 1756. **BOX 158, Record and Guide.**

HOMESTEAD—FARM 66 ACRES, brick house, four barns, fruit and grain; no exchange considered; price reasonable. **EDNA HOFFMAN, Annandale, N. J.**

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

PELHAM MANOR, N. Y. For sale beautiful plot, 1½ acres, Manor Circle. **E. C. MURRAY, Owner**, 9 East 38th St., Manhattan.

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

FOR SALE. 3-story private house, brick; lot 13.9x100; all modern improvements; perfect condition. Inquire **3266 Hull Ave., Bronx.**

WILL SELL CHEAP OR EXCHANGE beautiful corner house, 60x100, with garage, in Flatbush; you must see it. **1768 Brooklyn Ave., corner Avenue I.**

CONFECTIONERY OPPORTUNITY in Flatbush, excellent location for fine confectionery and ice cream parlor. Inquire **MARTIN ROURKE**, 1045 Coney Island Ave., near Foster Ave., Brooklyn.

ELECTRIC FLOOR PLANER BUSINESS, worth over \$5,000 yearly, including valuable patent; price \$10,000; exchange for good realty. **KING, 2 Johnson St., Brooklyn, N. Y.**

WANTED Live agent to handle exceptionally attractive summer Bungalow; quick sale; state terms. Address **BUNGALOW, Great Kills, P. O., Staten Island.**

MODERN TWELVE-ROOM, detached private dwelling for sale; two lots, restricted University Heights; street entrance, front and rear; space for sub-surface, private garage. **BOX 175, Record and Guide.**

FOR SALE—EASTER, N. CAROLINA. An ideal place for a hunting club or winter resort, with 500 acres high, self-drained land; some improved; mostly open woods. Apply **OWNER, Box 174, 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 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.; \$1,500 foot; adjoining Ford Motors Building. **DAUNAIS & CO.**, 11 Laurier Ave., East, Montreal.

N. Y. STATE—FOR SALE. 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.**

PROPERTY FOR SALE in Patchogue, L. I.; greenhouses or for other business purposes; one acre; centrally located; opposite station. For particulars address **MRS. ELOISE PARKS**, 28 Waldorf Court, Flatbush, Brooklyn.

FOR SALE AT CRANFORD, N. J., AT A BARGAIN. A fine suburban residence, free and clear; house contains fourteen rooms and three baths; fine porches; large garage and stable and nearly an acre of ground; excellent location; terms attractive. **BOX 177, Record and Guide.**

20 EAST 83d STREET, TO LET

4 story and basement private dwelling in a refined neighborhood. Rental \$3,500. Submit all offers. Full commission to brokers.

Wm. A. White & Sons
Telephone John 5700, 46 CEDAR STREET.

INVESTIGATE THIS. Most attractive location, No. 73 82d St., Brooklyn (Crescent Hill); 12 rooms, three baths, fireproof garage.

J. S. MASTERMAN,
13 E. 24th St., Manhattan.

FOR SALE **GOING BRICK PLANT**, with 34 acres, on R. R. siding, in New Jersey. Daily capacity, 45,000 brick, regardless of weather, and 90,000 if open air drying is used. Now operated with net earnings of \$10,000 yearly, which can be doubled. Price \$40,000 (valued \$75,000); payable \$10,000 cash, and balance on suitable terms. For further particulars, principals only, please address **RUDOLF KUBELKA, Westwood, N. J.**

TO LET—BEAUTIFUL HOUSE in Plainfield; 12 rooms, 2 baths; will decorate to suit; all improvements; plot 90x200; possession after decoration. Address **Everett House, Sparta, N. J.**

IN THE BERKSHIRE HILLS, Lenox, Mass.—For sale, farm of 92 acres; meadow land, timber, rich soil; good water supply; brook flows through property; beautiful views and building sites; house and barns; will sell whole or part; price reasonable; near State highway. Address **A. L. POWER, Box 38, Lenox, Mass.**

ELEGANT COUNTRY PLACE, 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. **GEORGE SCHWEPPEHAUSER**, 262 West 135th St.

Members Brooklyn Board of R. E. Brokers
HOWARD C. PYLE **GEO. H. GRAY**
Brooklyn Real Estate
Howard C. Pyle Co.
Mortgage Loans Expert Appraising
201 Montague Street **BROOKLYN**

ATTENTION
Builders! Operators!
Ripe for Development!
FLATBUSH!

Near Express Station, Brighton Beach Line!
350 Lots facing Three Inside Streets and Two Avenues.

BUILT UP SECTION
For Sale in Its Entirety

Might subordinate all or any part on good terms and conditions to responsible builders having strong financial backing.

Builders can procure good loans. Trades will not be considered. Principals only.

Address **ESTATE, Box 179, Record & Guide.**

The
Commercial Problem
In Buildings

By **CECIL C. EVERS**
Vice-Pres. of the Lawyers Mortgage Co.

A discussion of the Economic and Structural Essentials of Profitable Building and the Basis for Valuation of Improved Real Estate.

A most interesting, authoritative and valuable book for real estate owners, investors, operators, agents, brokers and managers.

The author is a man of wide experience, and is an authority on the subject of Real Estate from an investment standpoint.

Price, \$1.50
By Mail, \$1.65

Address Orders and Correspondence to
RECORD AND GUIDE COMPANY
PUBLISHERS
119 West 40th Street

The **RECORD AND GUIDE** goes to an exclusive clientele, most of whom are possible customers of every advertiser.

LEASES.

West Farms Renting Active.

Desider Schoen, president of the Schoen-Westchester Co., reports an active renting season in the West Farms section. The company is renting agent for the Rodman Improvement Company, which is building two five-story apartment houses at the southwest corner of Rodman place and Longfellow avenue. "The present demand is chiefly for three and four-room apartments at moderate rentals," said Mr. Schoen, "and many of the recent building projects have made provision for meeting this condition."

Will Move from Greene Street.

Ludwig Littauer & Co., now at 109 Greene street, have leased through Schiffer & Coe, for a long term, the store, mezzanine and basement in the building in course of construction at 30-38 East 33d street, by the Wallack Construction Company. The lessees have been for more than twenty-five years at their present location.

New Bronx Amusement Place.

Sidney S. Cohen has leased from Sonn Brothers, for twenty-one years, the vacant plot on the west side of Prospect avenue, beginning 231 feet south of Home street, 25x114, connecting with a plot in the rear measuring 120x175. The plot is to be used for amusement purposes, the nature of which has not yet been announced.

New Home for Furniture Dealer.

Charles S. Nathan, dealer in office furniture, has leased from the estate of Isaac Gutman and others through the M. Rosenthal Company, the store, basement, first and second lofts at 450-452 Broadway, at an aggregate rental of about \$100,000. The property will be altered to meet the requirements of the lessee, who will take possession about October 1. The building is opposite the new home of the Globe-Wernicke Company at 451-453 Broadway.

Dyckman Firm Enlarges.

H. J. Butler & Brother have leased, through A. N. Gitterman, from the Romney Realty Company, J. H. Freedlander, president, the plot, 100x100, at the northwest corner of 201st street and Ninth avenue. The lessees will add this land to their big lumber yard now in West 201st street. The plot is directly opposite the Sherman Creek Terminal of the Barge Canal.

Singer Leases Apartment.

Madame Olive Fremstad, the singer, has rented, through William A. White & Sons, a duplex apartment, with a roof garden, at 158 Madison avenue, between 32d and 33d street. The brokers report that apartments in the better buildings of this section are in demand, notwithstanding the fact that large commercial buildings have been erected in the immediate neighborhood.

\$100,000 Garage Lease.

The Alco Holding Company has leased, through the McInerney-Klencke Realty Company, the plot 150x130, on the south side of St. Marks avenue, 120 feet west of Underhill avenue, Brooklyn, to the Willys-Overland Company, at an aggregate rental of about \$100,000. A service station will be erected on the site for the use of the lessee.

Manhattan.

LOUIS BECKER CO. has leased the store at 1942 Amsterdam av, adjoining the corner of 156th st, to S. Goldner, millinery.
 DANIEL BIRDSALL & CO. rented the 1st floor at 103 5th av to Blum & Boyd, now at 75 5th av; also the 1st loft at 35 East 20th st to M. A. Moss; the 7th loft at 119 West 23d st to Moshkowsky & Son; a loft at 36 East 20th to J. A. Workman, and for William C. Walker Sons space at 22 West 19th st to the Bruner Woolen Co.
 BLEIMAN & CO. leased for the Felcourt Realty Corp., the 8th floor, comprising about 6,200 sq. ft., in the building under construction, at 42-46 West 38th st, to Samuel Feldman, manufacturer of hats and hat frames; also for Cruikshank Co., the store and basement at 22

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title and Trust Company

160 Broadway, Manhattan
 381-383 East 149th Street
 367 Fulton Street, Jamaica

188 Montague Street, Brooklyn
 44 Court Street, Brooklyn
 1354 Broadway, Brooklyn

Directory of Real Estate Brokers

MANHATTAN

Henry C. B. Stein
 REAL ESTATE AGENT
 BROKER, APPRAISER
 242 East Houston Street
 Tel. 1930 Orchard Near Avenue A
 Entire charge taken of property
 26 years' experience

S. DE WALLTEARSS
 Auctioneer, Appraiser, Broker
 REAL ESTATE-LOANS
 135 BROADWAY, Telephone 355 Cortland

GEORGE V. McNALLY
 Real Estate, Insurance, Mortgages
 7 EAST 42d STREET
 Telephone, Murray Hill 8154-8155

JOHN ARMSTRONG
 Real Estate Agent and Broker
 Tel. 211 Harlem, 1984 Third Ave., Cor. 109th St.

JOHN J. BOYLAN
 Real Estate Agent, Broker and Appraiser
 402 West 51st STREET, Tel. 1970 Columbus
 277 BROADWAY, Tel. Worth 590

GOODWIN & GOODWIN
 Real Estate and Insurance
 Management of Estates a Specialty
 Lenox Ave., N. E. cor. 123d St. 148 W. 57th St.

BRYAN L. KENNELLY
 Auctioneer, Real Estate and Loan Broker
 156 BROADWAY Business Established 1847

THOS. F. McLAUGHLIN
 Real Estate and Insurance
 1238 THIRD AVE., NEAR 72d STREET

LOUIS V. O'DONOHUE
 Real Estate
 Tel. 3555 Bryant 25 WEST 42d STREET

Philip A. Payton, Jr., Company
 Real Estate Agents and Brokers
 New York's Pioneer Negro Real Estate Agents
 Main Office: 67 WEST 134th STREET

SCHINDLER & LIEBLER
 Real Estate and Insurance
 Tel. 3436 Lenox. 1898 THIRD AVE., at 79th St.

BRONX

KURZ & UREN
 INCORPORATED
 REAL ESTATE AND MORTGAGE LOANS
 370 East 149th Street
 East of 3rd Ave.
 Title Guarantee & Trust Co. Bldg.

A. G. BECHMANN
 Real Estate and Insurance
 Tel. 3975 Melrose. 1053 SO. BOULEVARD
 One block from Simpson Street Subway Station

WALTER E. BROWN, Est. 1867
 Real Estate Broker and Appraiser
 3428 THIRD AVENUE, bet. 166th and 167th Sts.

WILLIAM A. COKELEY
 APPRAISER EXPERT TESTIMONY
 1325 Fort Schuyler Road
 180th Street and Morris Park Avenue, Bronx

O'HARA BROTHERS
 Real Estate and Appraisers
 BRONX PROPERTY
 Tel. 615 Fordham WEBSTER AVE. & 200th St.

Tel. 36 Wmsbridge ULLMAN Subway Station
 Real Estate in All Branches
 3221 White Plains Ave., at Burke St. (207th St.)

OPERATORS

ELIAS A. COHEN
 Real Estate Operator
 182 BROADWAY, Corner John Street
 Telephone, 5005-5006 Cortlandt

FISHER LEWINE
IRVING I. LEWINE
 Real Estate Operators
 Telephone 980 Cort. 135 BROADWAY

WM. LUSTGARTEN & CO.
 68 WILLIAM STREET
 Real Estate Operators
 Telephone, John 6120

HARRIS & MAURICE
MANDELBAUM
 Real Estate Operators
 Telephone 8155 Cort. 135 BROADWAY

LOWENFELD & PRAGER
 Real Estate Operators
 149 BRADWAY Tel. 7803 Cortlandt

West 4th st, to H. H. Jackson & Co.; and for Sundel Hyman, a loft at 44-48 West 3d st, to the Federal Doll Mfg. Co.

THE FIRM OF LEONARD J. CARPENTER leased an apartment at 601 West 112th st for Ellen S. Auchmuty and F. Augustus Schermerhorn to Alice Strosnider.

THE FIRM OF LEONARD J. CARPENTER rented for Lynde Catlin the dwelling 320 East 16th st to Oscar Eistrup.

THE FIRM OF LEONARD J. CARPENTER leased for Dr. Charles Remsen, a loft at 26 Waverly pl, to C. Guerin.

CHATHAM & PHENIX NATIONAL BANK of the City of New York have leased the entire corner store and basement at 873-875 Broadway, northwest corner 18th st, which was formerly occupied by the old dry goods firm of Aitken Son & Co. and Vantine & Co. Extensive alterations are being made to fit this store for their banking offices. The lease is for a long term and was rented through Carstein & Linnekin, Inc. It is reported that the same bank has moved their downtown office, which is now located at 192 Broadway, to the Singer Building. The 18th st corner is to be used as their uptown branch.

DOUGLAS L. ELLIMAN & CO. have leased apartments in the new building at 106 East 85th st for Herman Hyman to Henry Hardenbergh; 146 West 48th st to Miss E. L. Fellows; at 39 West 55th st to Grenville Parker, and at 157 East 81st st to Mr. Edward Willets.

DOUGLAS L. ELLIMAN & CO., as agents, have leased the remaining apartment at 383 Park av for Clarence Payne to Edw DeWitt Walsh; also the remaining apartment in the Carlton House, 151 East 81st st to Mrs. Albert McDonald.

DOUGLAS L. ELLIMAN & CO. have leased for the Dreier Realty Co., Frank D. Veiller, agent, 7 West 56th st, a 4-sty house on a lot 25x100, to Charles P. Beiling, for business purposes.

J. B. ENGLISH has leased for Lillian I. Hallett to the Hampton Tire Works the store at 236 West 50th st.

J. ARTHUR FISCHER has rented to S. Krell, furrier, the parlor floor store at 20 West 38th st; for Joseph W. Stern & Co. the store at 645 6th av to the Irma Shop Ladies' Apparel; also to Mrs. Shuler the 4-sty dwelling at 214 West 38th st.

EDWARD S. FOLEY & CO. have leased the building at 257 6th av for James Egan to John C. Roney for six years.

GOODWIN & GOODWIN re-rented for Eleanor De Witt Huff to Charles Hanson, the 4-sty dwelling at 246 Lenox av, on lot 23x100.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased apartments at 109-111 East 56th st to Miss Rosa Belle Holt, Mrs. Louise G. Crosby, Miss Annie Carroll Moore, Miss Margaret B. Bull, Miss Florence Spencer and Mrs. Pauline Wirt Roche.

M. & L. HESS (INC.) have leased the corner office on the 17th floor of the Hess Building at 4th av and 26th st to the Universal Industrial Corporation, who already occupy the adjoining offices, and with the additional space will have the entire 4th av front of the floor, comprising about 6,000 sq. ft. This corner room has been the only vacancy in the building, which contains 20,000 sq. ft. to the floor. The building is 20 stories high, having a rentable area of 400,000 sq. ft., and is entirely tenanted, yielding a yearly income of close to \$300,000. The above lease is at an aggregate rental of about \$50,000.

M. & L. HESS (INC.) have leased the 2d and 3d floors at 33-7 East 17th st, through to 38-46 East 18th st, comprising about 40,000 ft., to Kaufman Bros. & Bondy, manufacturers of smokers' articles, who have been engaged in business for the past 65 years. This lease involves a rental aggregating about \$100,000.

M. & L. HESS, INC., have leased to Rothschild Bros. & Co., importers of buttons, the 2d floor and the wing of the 3d floor, comprising about 30,000 sq. ft., at 1115 Broadway, at a rental aggregating \$100,000.

HOUGHTON COMPANY leased for Edward V. Thornall to Iona K. Watts, the 3-sty dwelling 209 West 78th st.

HOUGHTON COMPANY leased for Clifford Van Schurman, as agent for Mary Trageser, the 4-sty dwelling 145 West 70th st.

HOUGHTON COMPANY has leased for Edna H. Moore to Jeanne Demands the 4-sty dwelling at 122 West 85th st.

JOHN J. KAVANAGH leased for Otto H. Kahn to George H. Shaffer the 4-sty garage, 32.8 x100.5, at 165-167 East 70th st; also leased for Edward Zellenka to Orlando P. Metcalf, client of Douglas L. Elliman Co., the 3-sty dwelling at 134 East 64th st.

CHARLES F. NOYES CO. has leased in the Fahys Building at 52-54 Maiden lane offices to M. & I. Goldstein; at 130-132 Pearl st to Richard S. Kaufman; and at 29-31 Park pl the 1st loft and part of the sub-basement to Harris & Harrington.

CHARLES F. NOYES CO. has leased the building at 92 Broad st to Lunham & Moore for the estate of W. D. Mangam; also the building at 27 Mercer st to the Nicholas Doddato Co., until February 1, 1922.

PEASE & ELLIMAN have subleased for James R. Hyde, with an extension of the lease for the owners, Edward Corning and others, a large apartment at 521 Park av; also for the Cruikshank Co., as agents, an apartment in the "Mason," at 10-12 East 58th st; and for the Douglas Robinson, Charles S. Brown Co., as agents, at 103 East 53d st to Miss Jessie M. Pickens; and apartments at 43 East 27th st to Mrs. Florence Kaufman; at 46 East 41st st to William B. Boulton; at 150 West 80th st to Max Borgenight; at 309 West 99th st to H. Y. Barrow; at 41 West 114th st to Professor Milton J. Davies; at 146 East 49th st to Samuel Johnson; at 145 East 49th st, now under construction, to Reuben J. Ross; in the "Saint James Court," at the southeast corner of Broad-

way and 92d st, to Vicente B. Villa; and at 112 East 17th st to Mark O. Anthony; renewed the lease of a store at the southwest corner of 87th st and Madison av, held by Henry N. Bonna-donna; have made the following renewals of apartment leases: in "Saint James Court," at the southeast corner of Broadway and 92d st, to Oscar Rothmiller, E. E. Johnstone and Dr. Ella L. Myers; at the south corner of 113th st and Riverside dr to Eugene F. Crowe; in the "Schermerhorn," at the northwest corner of Madison av and 82d st to C. M. Aronson; in the "Verona," at the southeast corner of Madison av and 64th st, to E. S. McRoberts; at 56 West 11th st to A. J. Levine; and at 45 5th av to H. C. Dickinson.

PEASE & ELLIMAN have rented apartments at 565 Park av to Mrs. Ellen Shewan; at 144 East 36th st to Miss Agnes Shewan; at 60 West 58th st to Edward K. Baird; at 723 St. Nicholas av to Miss Irene Shields; at 144 East 36th st to Mrs. G. Arkenburgh; at 146 East 49th st to Benjamin S. Slinn; at 56 West 11th st to S. S. Sittenfeld; at 315 West 115th st to Mrs. O. Wesley; at 107 West 88th st to the Misses Edith Heywood and Madeline Ramee; at 565 Park av to Morgan R. Howe; at 103 West 88th st to Mrs. H. I. Waldmeir; at the southeast corner of 92d st and Broadway to Frank A. Lowney; and at 315 West 115th st to Lewis N. Fernbach; also leased, as agents, a store at the southwest corner of 87th st and Madison av to I. Rosenblum, and sublet, furnished, for Mrs. Ralph H. Thomas her apartment in the "Montana," on the east side of Park av, from 52d to 53d sts, to Dr. C. F. Weber, of New Rochelle.

PEASE & ELLIMAN have leased for the American Distributing Co. for several years the 5-sty building at 356-8 West 40th st; the lessors are Gilhuly Brothers, proprietors of numerous cafes throughout the city; have renewed the lease of the 4-sty dwelling at 319 West 82d st, held by F. W. Seybel; and have made the following renewals of apartment leases: at 829 Park av to Edward E. Stowell; at 43 East 27th st to Miss L. R. Weston; at 105 East 21st st to H. W. Jervey and A. J. Morris; at 145 East 35th st to A. B. Ellison; at 103 East 75th st to Mrs. George C. Tuttle; at 165 West 72d st to R. Y. Pendas; at 330 West 102d st to George E. Starr; at 72 East 82d st to Charles Ettlinger; and at 723 St. Nicholas av to Charles F. Carter.

HASCO BUILDING CO., Lorne A. Scott, president, leased the store and basement in the new building at 4th av and 28th st to Joseph Berlinger & Co. Bernard Wurtenberg and M. & L. Hess claim to be the brokers in the deal.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

Table with columns for 1916 (Aug. 18 to 24) and 1915 (Aug. 20 to 26). Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value for both periods.

Mortgages.

Table with columns for 1916 (Aug. 18 to 24) and 1915 (Aug. 20 to 26). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for both periods.

Mortgage Extensions.

Table with columns for 1916 (Aug. 18 to 24) and 1915 (Aug. 20 to 26). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for both periods.

Building Permits.

Table with columns for 1916 (Aug. 19 to 25) and 1915 (Aug. 21 to 27). Rows include New buildings, Cost, and Alterations for both periods.

Summary table for Bronx Conveyances comparing 1916 (Aug. 18 to 24) and 1915 (Aug. 20 to 26) for New buildings, Cost, and Alterations.

BRONX.

Conveyances.

Table with columns for 1916 (Aug. 18 to 24) and 1915 (Aug. 20 to 26). Rows include Total No., No. with consideration, Consideration, and Amount for both periods.

Mortgages.

Table with columns for 1916 (Aug. 18 to 24) and 1915 (Aug. 20 to 26). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for both periods.

Table with columns for 1916 (Aug. 18 to 24) and 1915 (Aug. 20 to 26). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for both periods.

Mortgage Extensions.

Table with columns for 1916 (Aug. 18 to 24) and 1915 (Aug. 20 to 26). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for both periods.

Table with columns for 1916 (Aug. 18 to 24) and 1915 (Aug. 20 to 26). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for both periods.

Building Permits.

Table with columns for 1916 (Aug. 18 to 24) and 1915 (Aug. 20 to 26). Rows include New buildings, Cost, and Alterations for both periods.

BROOKLYN.

Conveyances.

Table with columns for 1916 (Aug. 17 to 23) and 1915 (Aug. 19 to 25). Rows include Total No., No. with consideration, Consideration, and Amount for both periods.

Mortgages.

Table with columns for 1916 (Aug. 17 to 23) and 1915 (Aug. 19 to 25). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for both periods.

Table with columns for 1916 (Aug. 17 to 23) and 1915 (Aug. 19 to 25). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount for both periods.

Building Permits.

Table with columns for 1916 (Aug. 18 to 24) and 1915 (Aug. 20 to 26). Rows include New buildings, Cost, and Alterations for both periods.

QUEENS.

Building Permits.

Table with columns for 1916 (Aug. 18 to 24) and 1915 (Aug. 20 to 26). Rows include New buildings, Cost, and Alterations for both periods.

RICHMOND.

Building Permits.

Table with columns for 1916 (Aug. 18 to 24) and 1915 (Aug. 20 to 26). Rows include New buildings, Cost, and Alterations for both periods.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

BUYERS are gradually becoming reconciled to war prices. They are beginning to realize that the hope for a recession in the cost of the primal material, steel, is dead, and that if they are to continue business the new conditions caused by the great conflict must be accepted.

The world's demand upon this country for steel does not slacken. As the mills are sold or oversold for the first half of next year, the chance of there being any better opening than is now presented for structural steel orders is remote. What appeared to be a general resolve on the part of domestic buyers not to compete with the foreign governments had prepared the building trades for a great reaction in steel prices this fall; and this seemed to be foreshadowed by the small reduction which came in July for structural material, and also the rather considerable slicing of lead, zinc, tin and copper metals.

Since then the foreign buying of steel has been renewed vigorously, and other metals have also been favored with heavy orders.

Copper quotations were advanced this week to 27½ and 27¾ cents a pound for November and December deliveries. Lead had another advance last Friday, which carried the New York quotation to 6.62 cents a pound. The spelter market has advanced steadily of late.

Under these circumstances, according to fabricators' reports, builders are more willing to pay the quoted prices for steel shapes, as it is evident that nothing has been gained by waiting, so far as the metal list is concerned at any rate. Emphasis has to be put upon steel and other metals for the reason that under existing conditions they are the determining factor in building construction.

For the lumber trade an official statement issued this week says it was in a state of depression for many years, manufacturers were cutting and selling lumber at a loss in order to secure money to pay fixed charges on their investments, and what slight advance has been made in the past year should be compared with the great increase in food, clothing and other commodities during the past ten years, to give the lumber trade its comparative relation to the rest of the nation's commerce.

Brick.—A jurisdictional dispute between the brick handlers on the barges and the truck drivers at this city has interfered with the ordinary course of business in the North River brick market this week. Hardly any material was ridden from the barges to buildings from Monday until Wednesday, when the dispute was settled. Cargo sales were consequently restricted and the dealers had difficulty in keeping all their jobs supplied. In some cases, it is reported, they ran short of material, and the bricklayers had to knock off for a time.

Brick handlers are longshoremen hired by the captains of the barges and paid by the brick manufacturers. The truck drivers are in the employ of the dealers. The controversy was entirely between the men, and did not concern their employers, except that it interfered with business. Under these conditions the market was weak, and some high-grade brick was released at the minimum quotation of \$7. Prices strengthened after the settlement of the dispute.

Raritan brick was in good demand at the quotation established last week, namely \$7.25 to \$7.75 per M. to dealers at the wharf.

SUMMARY of transactions in the North River wholesale brick market for the week ending August 25, 1916:

Cement has had an advance which can be attributed to the higher cost of labor on account of the war. In the course of a year the wholesale quotation has risen from \$1.52 to \$1.67 only. In good years of the past it has sold for \$2.20 and \$2.25 a barrel. The situation is being saved this summer by the large use of cement for good-roads construction. For permanent roadbeds, whatever the surface material may be, concrete is more and more considered necessary. More than that, roads are being built altogether of concrete.

It is estimated that concrete roads cost \$15,000 per mile and involve \$50 per mile upkeep. Combined statistics of the road experience of Massachusetts, Connecticut, Rhode Island, New Jersey and New York for eight years show an average cost per mile of \$608 per year for upkeep for roads built of material other than concrete. The American Portland Cement Company recently established a departmental office in New York for the express purpose of advancing concrete road construction. The cement and trap-rock industries will have a large development in this field in the next five years.

Masons' materials have had comparatively few price changes during the summer, and these have been usually in the downward direction. The announcement by a leading firm of manufacturers of builders' hardware of a 10 per cent advance foreshadows a general advance in this line.

Window glass is gradually quieting down after the Black Tom Island smash. Inquiries indicate a good fall business. Pipe foundries are watching the pig iron market, as any advances in the material will mean new quotations for piping. Brick quotations were not changed this week.

Whichever way one turns the prevailing indications confirm the opinion which Wall Street seems to have recently acquired, that a further upturn, and not a declension in prices, is on the cards.

Small builders in the outer boroughs have perhaps lost nothing up to this point by postponing their operations, but the same cannot be said for the big builders in the central sections, for the materials they are most concerned about have moved upward. The renting demand for high grade apartments indicates a shortage before long.

Condition of market, weak. Quotations: Hudson Rivers, \$7.00@87.25 per M. to dealers, in cargo lots; Raritans, \$7.25@87.75. Number of cargoes sold, 37. Distribution, Manhattan, 9; Brooklyn, 15; Bronx, 1; New Jersey, 8; Portchester, 1; Flushing, 1; New Rochelle, 2. Number of cargoes left over Friday A. M., 10.

Lumber.—The month of August is bringing more favorable conditions for the lumber trade. For shippers prices are still, on the whole, unsatisfactory, but new inquiries and orders are encouraging. In this territory hardwoods and yellow pine are now moving well and prices are firm. Birch, oak, thick maple and ash are in the lead among the hardwoods.

Wide cargoes of rando spruce at New York range from \$24 to \$27, with the narrower sizes at \$22 to \$24. The short and narrow cargoes from the provinces range from \$19 to \$21.

Hemlock from Pennsylvania for New York delivery remains at \$24, though it is understood this figure is being shaded on No. 2 grade. Eastern cargoes are moved with difficulty and not without price concessions.

While there are some lumber items that sell at a higher level of prices than prevailed prior to the war, the difference on these items is in no case equal to the increase in the transportation charges.

Lumber has gone up in price somewhat in 1916 as compared with prices in 1915, but the increase is far below the percentage of increase in cost of almost any other article in the world of commerce," declares R. S. Kellogg, secretary of the National Lumber Manufacturers' Association.

Here is the average f. o. b. mill value per thousand feet of the principal kinds of lumber:

	Average values per 1,000 feet.	
	1915.	1916.
Softwoods—		
Yellow pine.....	\$12.50	\$15.02
Douglas fir.....	10.50	14.20
White pine.....	18.00	18.32
Hemlock.....	13.00	15.31
Western pine.....	14.50	14.01
Spruce.....	16.50	17.33
Cypress.....	20.00	21.94
Redwood.....	13.50	16.64
Cedar.....	15.50	18.12
Larch.....	11.00	11.91
White fir.....	11.00	12.91
Hardwoods—		
Oak.....	19.00	21.76
Maple.....	15.00	15.53
Yellow poplar.....	22.50	24.21
Red gum.....	12.50	13.46
Chestnut.....	16.00	17.49
Birch.....	16.50	17.24
Beech.....	14.00	14.05
Basswood.....	19.00	18.66
Hickory.....	23.50	30.42
Elm.....	17.00	18.08
Ash.....	22.50	24.35
Cottonwood.....	17.50	17.15
Tupelo.....	12.00	14.13

Miscellaneous Metals.—Since copper and lead sheets were reduced in price, a strong buying movement for both metals has set in. Copper metal was advanced in price this week to 27½ and 27¾ for November and December delivery. Lead has been raised to 6.62½c., New York. Zinc ore is \$5 a ton lower. This foreshadows a reduction for zinc sheets. Refined bar iron remains firm at 2.50c. to 2.60c., Pittsburgh. Lead is active and higher.

A few comparisons: Steel billets which are bringing \$45 to \$47 a ton, Pittsburgh, sold for \$22 a year ago. No. 1 foundry pig iron, current price \$20.75, a year ago \$14.75. Copper, electrolytic, current price 27¾c., a year ago 18¼c. Tin, current price 38c., a year ago 34c. Lead, current price 6.62½c., a year ago 4¾c. Spelter, current price 8¾c., a year ago 17¼c.

Following are prices current at Pittsburgh: Black sheets, 28 guage, 2.90 to 3.00; galvanized sheets, 28 guage, 4.25 to 4.50; wire rods, \$55; wire nails, 2.70; iron bars, 2.60.

Builders' Hardware.—Business in this territory for this time of year has improved since the carpenters' troubles were settled. Compared with a year ago the buying movement is not nearly so strong. Less difficulty is experienced by retailers in getting brass and bronze goods than anything made of steel. Wire nails, in store, are \$3.20, and carted by the jobber, \$3.25 base keg. Cut nails, \$3.10 and \$3.15 respectively.

Sargent & Co. announce that the market conditions affecting materials and labor compelled them to make an advance in price of 10 per cent. on Aug. 19 on all goods listed in their catalog up to and including page No. 873.

As a general rule, the market prices of materials such as copper and brass sheets, rods, wire, tubing, etc., are moved up and down in sympathy with the changes in prices of ingot copper, and when the market changes are somewhat radical in connection with both ingot copper and spelter, which form the basis of brass production, the reflection is promptly shown in the prices of finished brass products such as cocks, valves, etc.; that is, in normal times. Notwithstanding the material decline in the prices of copper (from 30.50 to 26¼c) and spelter (from 19.00 to 8.80) since May 1 last, the market prices of finished products have been firmly maintained.

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	—

CRUSHED STONE (500 cu. yds. lots f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in.	.....	\$1.00@	—
Trap rock, ¾ in.	.....	1.15@	1.25
Bluestone flagging, per sq. ft.	.....	.17@	0.18
Bluestone curbing, 5x16	.....	.40@	—

GRAVEL (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in.	.....	—	\$1.00
¾ in.	.....	—	1.10
Paving gravel	.....	1.25@	—
P. S. C. gravel	.....	—	1.25
Paving stone	.....	2.20@	2.40

LIME (standard 300-lb. bbls., wholesale):

Eastern common	.....	—	\$1.45
Eastern finishing	.....	\$1.65@	—
Hydrated common (per ton)	.....	—	9.50
Hydrated finishing (per ton)	.....	—	12.68

LINSEED OIL—

City brands, raw, 5 bbl. lots	.....	\$0.73@	\$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.	.....	—	24.00
base price, per M.	.....	—	@ 24.00
Hemlock, W. Va., base price per M.	.....	—	@ 23.50
Hemlock, Eastern mixed cargoes	.....	22.00@	—
(To mixed cargo price add freight \$1.50.)	.....	—	—
Spruce, Eastern, random cargoes, narrow (delivered)	.....	\$22.00@	\$24.00
Wide cargoes	.....	24.00@	27.00
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.):	.....	—	—
Standard slab	.....	\$3.75@	\$3.85
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, returnable 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, 1½ in. x 8 ft.	.....	.185	—
SAND—	.....	—	—
Screened and washed Cow Bay, 500 cu. yds. lots, wholesale	.....	\$0.50@	—

STRUCTURAL STEEL (Plain material at tidewater):

Beams & channels up to 14 in.	.....	2.769@	—
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@	—
IRON SHEETS, galvanized:	.....	—	—
Nos. 22 and 24, per lb.	.....	8.00c	—
No. 26, per lb.	.....	8.25c	—
No. 28, per lb.	.....	8.75c	—
Corrugated roofing, galvanized, 10c. per cwt. over flat sheets.	.....	—	—

TURPENTINE:

Spot, in yard, N. Y., per gal.	\$0.46@	0.45½
--------------------------------	-------	---------	-------

WINDOW GLASS (Official discounts from jobbers' lists.)

Window, A grade, 1st 3 brackets	.....	.88%	—
Window, B grade	.....	.90@	—
All other single thick	.....	.89%	—
Double thick, A grade	.....	.88%	—
Double thick, B grade	.....	.90%	—
Plate, discounts off lists up to 5 ft.	.....	.90%	—
Plate, discounts off lists over 5 ft.	.....	.89%	—

NEW HOTEL AMONG LAKEWOOD PINES

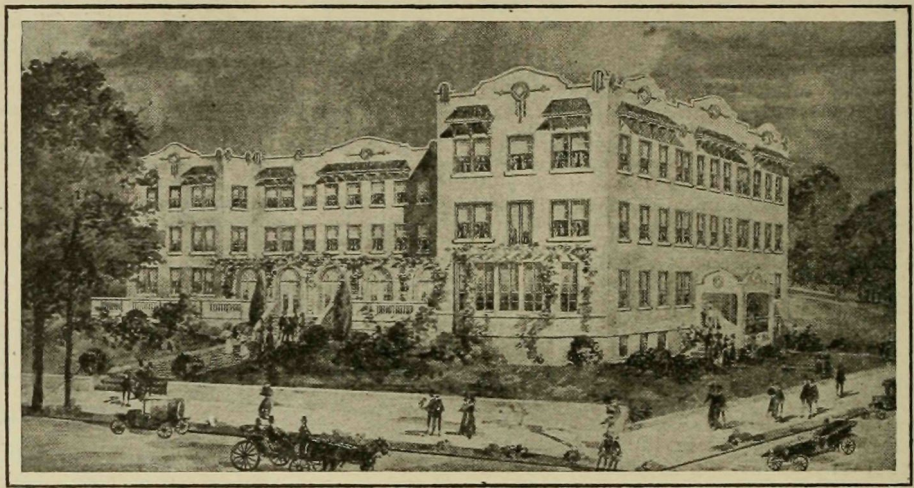
Three Story Structure Added to Colony at Popular Winter Resort

VISITORS at Lakewood, N. J., during the coming season will find a handsome new hotel awaiting their patronage. This structure, which is to be under the management of Leopold Bieber and Samuel Feltstein, for the past ten years identified with the Hollywood Hotel, also at Lakewood, was planned by Maximilian Zipkes, architect, 405 Lexington avenue, Manhattan, and is being erected under a general contract by Kerner & Goldstein, 405 Lexington avenue.

The new hotel is three stories in height, with basement, built on a plot 150x100 feet, located at the northwest corner of Lexington avenue and 5th street. The construction is of brick and stucco, and the facades have been designed in the Spanish style, with wide verandas and courts. This building has been planned to provide every possible comfort and convenience for the guests. The basement is devoted to servants' quarters, boiler and heating plant, cold storage plant and a completely equipped laundry. On the first floor are located the main dining room, kitchen and pan-

tries, spacious foyer and lounging room, ball room, writing room, private apartment for the owners, and billiard and card rooms. In addition a large enclosed sun porch and a spacious open porch extending over the entire 5th street frontage, has been provided. This porch overlooks a wide lawn. The upper floors have been arranged as guest rooms and may be had singly, with bath, or en suite. These floors have been so planned that all guest rooms have an outlook on the street or avenue, and all rooms are equipped with spacious closets. Each floor has a storage room for trunks.

This hotel will be completely equipped with fire escapes and a stand pipe system, vacuum cleaning system and similar devices designed to safeguard the lives and health of the occupants. Active building operations were started last May, and it is expected that the hotel will be completed and ready for occupancy by October 1. The building will contain approximately sixty guest rooms, providing accommodations for more than one hundred persons. The cost of this project is upward of \$100,000.



Maximilian Zipkes, Architect.

NEW HOTEL AT LAKEWOOD, N. J.

CITY FINANCES.

Commissioner Wallstein Makes Report to Mayor Mitchel.

LEONARD M. WALLSTEIN, Commissioner of Accounts, transmitted to the Mayor a report showing the corporate stock transactions of the City of New York from January 1, 1906, to January 1, 1916.

The report deals exhaustively with the financial condition of the city and is designed to refute assertions concerning the alleged extravagance of the Mitchel administration by drawing comparisons between the expenditures during the two years that Mayor Mitchel has served and those during the four years of the McClellan administration and four years of the Gaynor administration.

The funded debt of the city on January 1, 1916, according to the report, was \$1,121,671,536.35 plus \$33,812,284.93 in corporate stock notes to be redeemed from future bond sales. When the city began business on January 1, 1898, the total funded debt amounted to \$321,905,514.09. This had been increased by January 1, 1906, to \$565,056,512.75. In the ten years embraced in Mr. Wallstein's report new bonded debts amounting to \$732,045,333.86 were incurred, but redemptions of indebtedness during those years leave the debt at the figure reported by the Comptroller on January 1, 1916.

Mr. Wallstein stresses the fact that out of every \$100 paid by the taxpayers for taxes, \$29.68 goes to reduce interest charges and to reduce the principal of the city debt. He says that the pur-

pose of the present report is to give the average citizen an opportunity to judge for himself whether the city officials have properly used their discretion in spending the people's money.

Illustrating the seriousness of the problems of interest charges against the city's bonded debt, the report says that often the city has to pay for interest an amount greatly in excess of the debt. During the McClellan administration \$265,542,897.82 in corporate stock was sold, carrying interests charges to maturity of \$525,499,030.82, making the total to be paid \$791,041,928.64. In the Gaynor administration corporate stock amounting to \$346,112,068.02 was sold, carrying interest charges to maturity of \$623,564,155.52, making the total \$969,676,223.54. During the two years of the Mitchel administration \$120,390,368.02 in corporate stock has been sold, carrying interest charges to maturity of \$144,486,115.11, making the total amount to be paid \$264,876,483.13. It will thus be seen that with the \$732,045,333.86 in additional bonded debt incurred during the ten years ending January 1, 1916, the interest charges to maturity amount to \$1,293,549,301.45, making the total amount to be paid \$2,025,594,635.31.

For the ten-year period under consideration the authorizations for expenditures were as follows: McClellan, \$409,688,458.52, with an average per year of \$102,417,114.63; Gaynor, \$351,807,993.85, with an average per year of \$87,951,998.46; Mitchel, \$26,795,952.17, with an average per year of \$13,397,979. The total is \$788,272,404.54, with an average per year of \$78,827,249.45. The total amount authorized, however, was reduced to \$732,045,333.86 by the rescinding of more

than \$50,000,000 that had previously been set aside for expenditure.

Concerning this situation, Mr. Wallstein says: "From a maximum pledging of the city's credit at a rate of \$102,417,114.63 a year in the McClellan days, and at the rate of \$87,951,998.46 a year under Gaynor, the strict retrenchment of the present administration brought the average yearly commitments against the city's borrowing capacity down 86.9 per cent. below the flood tide of the McClellan period and 84.7 below the average rate under Gaynor. While the McClellan administration entered into commitments at the rate of \$280,594.83 a day, counting Sundays and holidays, and the Gaynor rate was \$240,964.37 a day, the Mitchel rate was only \$36,706.78 a day."

After a table analyzing the purpose of the various authorizations, the report says: "It will be seen that 50.4 per cent. of the McClellan commitments were for revenue producing materials, almost one-half of this being due to the initiation of the new Catskill water supply system. Under Mayor Gaynor the authorizations for revenue producing utilities were 64 per cent. of the total, nearly two-thirds of these commitments being for rapid transit. In the Mitchel years the percentage of commitments for revenue producing utilities was only 34.2 per cent., due to the fact that upon this administration fell the duty of carrying out necessary public improvements which had been deferred by two administrations that massed the city's resources to provide water and rapid transit, respectively. Thus, the authorization for public improvements under McClellan were only 23 per cent. of the total, under Gaynor 19.7 per cent. and under Mitchel 39.4 per cent. of all the commitments."

Another set of tables in the report shows that after all of the authorizations of expenditure, all of the allotments of stock to meet these authorizations and all of the rescinding of funds for projects which had been previously authorized there was left on January 1, 1916, \$119,266,163.23 for projects in process or pending which had been authorized, but for which no funds had been allotted.

F. N. Goble Obtains Contract.

A general contract has been awarded to Frank N. Goble, 1 East 42d street, Manhattan, for the construction of a three-story brick and limestone community building at Purchase, N. Y. This structure is a gift to the town from William A. Read. The plans and specifications have been prepared by Donn Barber, architect, 101 Park avenue, Manhattan, and call for a fireproof building 100x150 feet, which will be equipped with every facility for social and physical recreation. The operation will call for the expenditure of approximately \$100,000.

Large Addition to Plant.

John W. Ferguson, United Bank Building, Paterson, N. J., has obtained a general contract for the construction of an important addition to the plant of the Sprague Electric Works, a subsidiary of the General Electric Co., at Watnessing, Bloomfield, N. J. The projected building will be constructed of reinforced concrete, and will be six stories in height. The ground dimensions measure approximately 800x75 feet. The plans and specifications for this operation were prepared by the company's architects and engineers under the supervision of C. G. Hulth, who will have direct charge of the construction of this addition. The estimated cost of the operation is \$750,000.

PERSONAL AND TRADE NOTES.

Richard Rohl, architect, has recently moved his offices from the Bible House to 110 East 10th street.

A. List & Son, general contractors, have moved their offices from 105 West 40th street to Room 2941, Grand Central Terminal Building.

George Loveland Prentiss is in charge of the new boiler furnace department recently established by the Improved Appliance Co., of Brooklyn.

Stuart K. Knox, consulting engineer, has recently become a member of the firm of Hill & Ferguson, consulting engineers, 100 William street.

M. C. Tredennick Co., general contracting, has moved its offices from 331 Madison avenue, Manhattan, to the Plaza Building, Montclair, N. J.

Deriso Brothers, general contractors, will move their offices from 425 Bergenline avenue, to the new building at 117 Bergenline avenue, Union Hill, N. J.

George A. Ricker, formerly Deputy Highway Commissioner of New York State, is now in charge of the Kansas City office of the Portland Cement Association.

Standard Sanitary Manufacturing Co., of Pittsburgh, Pa., has opened an export department at 50 Broad street,

Manhattan, in charge of F. R. Johnson as export manager.

William G. Sloan, chief engineer of MacArthur Brothers Co., general contracting, 120 Broadway, was recently elected vice-president of the company to succeed F. C. Hitchcock, resigned.

James R. Strong, president of the Tucker Electric Construction Co., and a past president of the National Electrical Contractors' Association, recently left this city on a pleasure trip to Alaska, by way of Vancouver, B. C., and Skaguay. Mr. Strong is accompanied by his wife and family.

McMurray & Pulis, architects, Essex Building, Newark, N. J., recently celebrated the tenth anniversary of their association as a firm. Eugene McMurray and W. Pell Pulis formed a joint partnership for the practice of architecture ten years ago and opened offices at 22 Clinton street. These offices were occupied until 1913, when the firm moved to its present quarters in the Essex Building.

Edison Service for Big Exide Garage

The electrical supply of the new Exide Battery Depots Building presumes a dependability of service beyond the ordinary. These charging stations and repair shops at Sixty-fourth Street and West End Avenue are intended for the public every day and twenty-four hours a day. Nothing short of the changeless service of the Central Station would have been feasible or was judged feasible

To be sure, charging posts, drills, and vulcanizers are not common to the ordinary building. Every modern building does have its elevators, pumps, and ventilators. It has, too, a tenantry that expects dependable service from such equipment. Six hundred and fifty horse power are needed for the big garage. Edison current to a quarter of that amount supplies a loft or apartment building with service likewise dependable and unaltering

The New York Edison Company

At Your Service

General Offices

Irving Place and 15th Street

Telephone: Stuyvesant 5600



Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York Baltimore
Boston Washington
Philadelphia Chicago
Chattanooga Detroit
Kansas City Milwaukee
Montreal, Can. Atlanta
Winnipeg, Can. Toronto, Can.

Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

INSURANCE AND BONDS

FOR
BUILDING OPERATIONS

Architects' Bldg 101 PARK AVE

Richey, Browne & Donald, Inc.

103 PARK AVE., NEW YORK
(Tel. 5128 Murray Hill)

Architectural Iron and Bronze

BROWNE WINDOW

Fire—Weather—Dust and Fool Proof

Works

2101 Flushing Ave., Maspeth, N. Y.
Tel. 3100 Williamsburgh

Telephone Orchard 6629

Joseph G. Donkese

Contractor of

Cement Sidewalks and Floor Constructions
16 BROOME STREET NEW YORK

Special Finished Floors Entrance 20 Mangin Street
in Colored Cement, for Cellar and Stable Floors
Theatres, Offices and Loft Violations Removed
Buildings Small Repairs

Jobbing a Specialty

DENNIS G. BRUSSEL ELECTRICAL WORKS

ENGINEERING and CONSTRUCTION
FOR LIGHT—HEAT—POWER

Office and Works Telephones
39-41 West 38th Street 189-190 Greeley
Interior Fire Alarm Systems Installed

CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York

NO ARCHITECTS SELECTED.

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

ASBURY PARK, N. J.—The Board of Commissioners of the City of Asbury Park, N. J., Dr. W. W. Beveridge, in charge, is raising sum of \$100,000 by popular subscription for the const. of a hospital, for which no architect has been selected, nor details decided.

COHOES, N. Y.—Fuld & Hatch, Hamilton and Liberty sts, Albany, N. Y., contemplate the reconstruction of the brick factory building on Saratoga av, Cohoes, N. Y., which was recently destroyed by fire. No details decided and no architect selected.

PLANS FIGURING.

MUNICIPAL.

WOODBIDGE, N. J.—The Township Committee of Woodbridge, N. J., Andrew Keyes, clerk, is taking estimates on general contract to close 8 p. m., Aug. 28, for a 2-sty brick town hall, 37x70 ft, in School st, from plans by William H. Boylan, 390 George st, New Brunswick, N. J., architect. Cost, \$25,000.

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.

HACKENSACK, N. J.—The Board of Education of Hackensack, Mrs. C. F. Dewey, pres., is taking estimates on general contract to close Aug. 28, 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.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Niewenhaus Bros., 163d st and Park av, are figuring the general contract and desire estimates on all subs for alterations to the structure at 453-455 West 16th st, from plans by James S. Maher, architect.

MANHATTAN.—Niewenhaus Bros., 163d st and Park av, are figuring the general contract for alterations to the brick store and loft building at 27 West 49th st, from plans by Adolph Mertin, 34 West 28th st, architect. Sub-estimates are desired.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

12TH ST.—G. A. & H. Boehn, 7 West 42d st, are preparing sketches for a 6 or 9-sty brick apartment, plot 75x103 ft, at 118-125 West 12th st, for William Lustgarten & Co., Inc., 68 William st, owner. Details will be available later.

25TH ST.—Gross & Kleinberger, 75 Bible House, have been selected to prepare plans for alterations to the 3-sty store and flats at 217-219 East 25th st, for the Solomon Estates, c/o Paul Hellinger, 320 Broadway, owner.

70TH ST.—Rouse & Goldstone, 40 West 32d st, have plans in progress for a 5-sty brick, limestone and terra cotta apartment, 93x100 ft, at 118-126 West 70th st, for Edwin S. Brickner, 140 West 79th st, owner. Details will be available later.

39TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for alterations to the 5-sty brick tenement, 25x71 ft, at 307 West 39th st, for Harold Solomon, owner and builder, on premises. Cost, \$5,000.

73D ST.—Harry Allen Jacobs, 320 5th av, has finished plans for alterations and additions to the 12-sty brick apartment, 119x92 ft, at 170 West 73d st, southeast cor of Amsterdam av, for the Morewood Realty & Holding Co., 61 Broadway, owner. Cost, \$8,000.

77TH ST.—Schwartz & Gross, 347 5th av, have been retained to prepare for a 9-sty brick, limestone and terra cotta apartment, 100x112 ft, at 66-72 East 77th st, for the 70 East 77th St Co., Inc., c/o Halyon Estate Corp., 52 Broadway, owner. Details later.

LEXINGTON AV.—Maximilian Zipkes, 405 Lexington av, has been retained to prepare plans for alterations to the

structure at the southwest cor of Lexington av and 60th st, into store, studios and apartments, for A. Siegel & Son, owners. Cost, about \$20,000. Details later.

BROADWAY.—Moore & Landsiedel, 149th st and 3d av, are preparing plans for a 5-sty brick apartment, 100x100 ft, with stores, at the southwest cor of Broadway and Isham st, for the Seaman Const. Corp., Bway and 207th st, owner and builder. Cost, \$100,000.

DWELLINGS.

5TH AV.—Constantine Schubert, 356 5th av, has finished plans for remodeling the brick and stone residence at 1053 5th av, for George Leary, owner, c/o architect. Cost, \$10,000. Details will be available later.

75TH ST.—James G. Rogers, 470 4th av, has finished plans for alterations to the 4-sty brick and stone residence, 25x110 ft, at 39 East 75th st, for Dr. H. B. Wilcox, owner, on premises.

FACTORIES AND WAREHOUSES.

107TH ST.—Ross & McNeil, 39 East 42nd st, have completed plans for alterations to the 6-sty brick factory bldg., 41x100 ft, at the southeast cor of 107th st and 3rd av, for Arthur J. McManus, 45 East 42nd st, owner. Cost, \$7,000.

STABLES AND GARAGES.

58TH ST.—Arthur W. B. Wood, 103 Park av, has finished sketches for a 5-sty brick and limestone garage, 50x100 ft, at 215-217 East 58th st, for F. Sanford, 481 Park av, owner. Cost, about \$80,000.

57TH ST.—Arthur W. B. Wood, 103 Park av, has completed preliminary plans for a 5-sty brick, and limestone garage, 50x100 ft, in the south side of 57th st, 200 ft east of 2nd av, for F. Sanford, 481 Park av, owner. Details later. Cost, \$75,000.

STORES, OFFICES AND LOFTS.

DEY ST.—Clinton & Russell, 32 Liberty st, have prepared plans for alterations to the 5-sty brick loft bldg, 50x77 ft, at 54-56 Dey st, for the Hudson & Manhattan Railroad Co., Wilbur C. Fisk, pres., 33rd st, owner. Cost, \$10,000.

22D ST.—Paul C. Hunter, 191 9th av, is preparing plans for a 2-sty brick and limestone addition to present 4-sty loft bldg, 75x98 ft, at 535-537 West 22d st, for Mrs. M. M. Sherman, owner, c/o architect. Lessee, American Tobacco Co., on premises. Cost, \$30,000.

THEATERS.

DIVISION ST.—M. Joseph Harrison, 63 Park Row, has plans in progress for a 2 sty brick and terra cotta treatre bldg, 125x141, seating approximately 1,000, on the block bounded by Division, Market, East Broadway and Forsythe sts, for M. & M. Freedman, 310 Grand st, owner. This bldg will also contain ten stores. Cost, approximately \$100,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

SEDGWICK AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 5-sty brick and limestone apartment, 80x170 ft, at the southwest cor of Sedgwick av and Ft. Independence av, for the 187th St Const. Co., owner and builder, c/o architect. Cost, \$75,000.

TIEBOUT AV.—John P. Boyland, 2526 Webster av, has prepared plans for a 5-sty brick and limestone apartment, 85x136 ft, on the east side of Tiebout av, 507 ft north of 180th st, for the Traf Building Co., John W. Dertinger, president, 4029 Lowerre pl, owner and builder. Cost, \$55,000.

GRAND AV.—J. M. Felson, 1133 Broadway, has started plans for a 5-sty brick and limestone apartment 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.

WASHINGTON AV.—M. W. Del Gaudio, 401 Tremont av, has finished plans for alterations to two 4-sty brick apartments at 1521-1523 Washington av, for William Gullery, 1472 Washington av, owner and builder. Cost, \$5,000.

FRANKLIN AV.—Clarence Seufert, 2010 Broadway, is preparing sketches for two 5-sty brick and limestone apartments, 54x88 ft, and 54x109 ft, on Franklin av, near 161st st, for J. H. Ronner, 1278 Fulton st, B'klyn. Cost, \$60,000 each.

DALY AV.—Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for two 5-sty brick apartments, on plot 97 x167 ft, at the northwest cor of Daly av and 181st st, for the Simonia Realty Co., Simon Shapiro, pres., 929 East 163d st, owner and builder.

WEBSTER AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 6-sty apartments, 50x88 ft, on the west side of Webster av, 148 ft south of 169th st, for the Grand Terrace Const. Co., 2406 Creston av, owner and builder. Total cost, \$100,000.

VALENTINE AV.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a 5-sty brick and limestone apartment, 65x100 ft, with stores, at the southeast cor Schlessinger, 1679 Carter av, owner and builder. Cost, \$65,000.

STABLES AND GARAGES.

WEBSTER AV.—William Farrel, 1 Madison av, has completed plans for a 1-sty brick garage, 40x75 ft, at the southwest cor of Webster av and 235th st, for John W. Cavanagh, 410 East 39th st, owner. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

UNION AV.—William Koppe, 830 Westchester av, has prepared plans for alterations to the 2-sty brick market building at 846-850 Union av, for W. Burland, 801 Cauldwell av, owner. Cost, \$5,000.

TREMONT AV.—B. H. & C. N. Whinton, 509 Willis av, are preparing plans for alterations to the office building, 50x100 ft, on the south side of Tremont av, opposite Mapes av, for owner to be announced later. Cost, \$10,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

KNICKERBOCKER AV.—Cohn Bros., 363 Stone av, have plans in progress for three 4-sty brick apartments, 39x85, 40x80 and 20x79 ft, at Knickerbocker av and Covert, st, for L. Kellner and P. J. Ansoorge, owners and builders, c/o architects. Total cost, \$75,000.

TROY AV.—Harry J. Nurick, 830 Putnam av, has prepared plans for a 4-sty brick tenement, 56x102 ft, at the southeast cor of Troy av and President st, for the R. N. Building Co., 1102 Eastern Parkway, owner and builder. Cost, \$50,000.

PARKSIDE AV.—Shampan & Shampan, 772 Broadway, have completed plans for three 4-sty brick and limestone apartments, on plot 150x122, on the north side of Parkside av, 400 ft west of Bedford av, for the Parkside Holding Co., owner and builder. Total cost, \$135,000.

CHURCHES.

5TH AV.—B. E. Muller, 477 5th av, Manhattan, has been retained to prepare plans and specifications for a church to be erected on 5th av, in the Bay Ridge section,

to cost approximately \$50,000. Details and name of owner will be available later.

DWELLINGS.

FREEDOM AV.—Charles Infanger, Atlantic av, Brooklyn, is preparing plans for four 2-sty brick dwellings, 38x60 ft, on the east side of Freedom av, cor of Ashland av, for Sack Gertler, Inc., owner and builder, on premises. Total cost, \$15,000.

ALBEMARLE ROAD.—H. C. Severance and William Van Alen, 4 West 37th st, Manhattan, are preparing plans for a 2½-sty brick residence, 38x45 ft, on Albemarle Road, for J. Barclay Eakins, 36 Crooke av, owner. Cost, about \$20,000.

76TH ST.—A. G. Carlson, 226 Henry st, is preparing plans for five 2-sty brick dwellings, 20x55 ft, in the north side of 76th st, 100 ft east of 4th av, for the Ridge Realty Co., 511 75th st, owner and builder. Total cost, \$25,000.

EAST 15TH ST.—William C. Winters, 106 Van Siclen av, has completed plans for eight 2-sty frame dwellings, 16x26 ft, in the west side of East 15th st, 500 ft north of Av X, for the Haskins Const. Co., 189 Montague st, owner and builder. Total cost, \$14,500.

EAST 15TH ST.—William C. Winters, 106 Van Siclen av, has completed plans for eight 2-sty frame dwellings, 16x26 ft, in the west side of East 15th st, 500 ft north of Av X, for the Haskins Const. Co., 189 Montague st, owner and builder. Total cost, \$14,000.

FACTORIES AND WAREHOUSES.

CARROLL ST.—D. A. Lucas, 98 3rd st, has finished plans for a 1-sty brick storage bldg, 25x40 ft, in the north side of Carroll st, 74 ft north of 4th av, for Patrick F. Halloran, 385 11th st, Brooklyn, owner. Cost, \$3,500.

PORTER AV.—P. Tillion & Son, 375 Fulton st, are preparing plans for a 2-sty brick factory, 90x95 ft, at the southwest cor of Porter av and Cherry st, for J. S. Rourke, 215 Ocean Parkway, owner and builder. Cost, \$20,000.

SCHOOLS AND COLLEGES.

ST. JOHNS PL.—Helmle & Corbett, 190 Montague st, are preparing plans for a 3-sty brick and limestone parochial school 40x135 ft, on the north side of St. Johns pl, 100 ft west of Brooklyn av, for St. Gregory's R. C. Church, Rev. Father M. Fitzgerald, pastor. Cost, \$80,000.

STABLES AND GARAGES.

GELSON AV.—Charles Infanger & Son, 2634 Atlantic av, have prepared plans for nine 1-sty brick garages, 9x18 ft, on the west side of Gelson av, 100 ft south of 86th st, for Aranowitz & Moss, Inc., 315 Etna st, Brooklyn, owners and builders. Cost, \$2,500.

PROSPECT PL.—Cohn Bros., 363 Stone av, have finished plans for a 1-sty brick garage, 129x131 ft, in the south side of Prospect pl, 317 ft west of Franklin av, for Louis Oxfeld & Sons, 361 Stone av, owners and builders. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

PARK PL.—John J. Carroll, 158 Spen-



A Partner's Death

need not seriously handicap you. We have a policy that will protect you and you should know more about this new form of insurance.

WILLIAM T. RITCH

(Inc.)

INSURANCE SPECIALISTS

Builder's Exchange, 34 W. 33d St.

SAFETY FIRST—THEN ECONOMY

We can show you both

WHY USE LIME FOR BRICK WALLS?

And invite disaster—Marion Avenue and 187th Street, Bronx

**BROOKLYN BRIDGE BRAND
ROSENDALE NATURAL CEMENT**

Used in the Brooklyn Bridge Piers,
Most Prominent Buildings, Storage Houses
And Factories in Greater New York

CARRIES HEAVY LOADS--THE BEST CEMENT FOR BRICK WORK

Consolidated Rosendale Cement Co.

50 Church Street

New York, N. Y.

One and One-Half Gallons
Universal Waterproofing Paste
 will waterproof
 200 sq. ft., 1" CEMENT FINISH or
 1 Cubic Yard Mass Concrete or
 1 Cubic Yard Mortar for Brick, Stone,
 Terra Cotta Block, or Furring.

Universal Compound Co., Inc.
 245 W. 26th St., New York City
 References: Tel. Chelsea 5370

John H. Parker Company

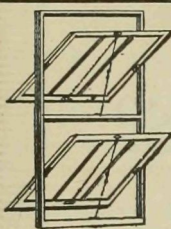
Building Construction

New York Washington
 Cleveland Milwaukee
 Toronto Montreal

ARTISTIC HIGH GRADE

METAL CEILINGS and Wall Decorations

IMMENSE STOCK CARRIED
 We Sell Material to the Trade or Contract to
 Erect the Work, as desired.
 We Consider it a Privilege to Estimate
 Immediate Deliveries Guaranteed
The Brier Hill Steel Co., Inc., of N. Y.
 521-523 West 23d Street, New York
 Telephone 8020 Chelsea

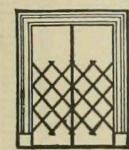


FIREPROOF WINDOWS

M. F. Westergren
 Incorporated
 213-231 East 144th St.
 NEW YORK

Telephone { 3291 } Melrose
 { 3292 }
 { 3293 }

A. BATAILLE & CO.



MANUFACTURERS OF Elevator Enclosures

Patent Folding Gates, Wire
 and Grill Work, in Brass,
 Bronze and Iron
 Bank and Office Railings

587 Hudson St., New York

Rose Bldg., Cor. Bank St.

Tel. 891 Chelsea

WINE BOTTLE RACKS

TELEPHONE STAGG 3500

GLASS AND GLAZING

HEADQUARTERS
J. H. WERBELOVSKY

Glass for New Buildings and Alterations.
 Wired Glass, Colored and Fancy Glass.
 GLASS FOR EVERY PURPOSE. * Beautify
 your Home, Library, Desk, Table, etc., by
 GLASS TOPS FOR FURNITURE. * MIR-
 RORS MADE TO ORDER OR RESILVER-
 ED. * If you are Building or Altering your
 Store Front, ask about my new METAL
 BAR FOR STORE FRONTS, which is STRONG,
 ORNAMENTAL AND LOW PRICED
J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

cer st, has completed plans for a 1-sty
 brick showroom, 30x127 ft, in the north
 side of Park pl, 90 ft east of Rogers av,
 for James McDonald, 487 Willoughby av,
 owner and builder. Cost, \$6,500.

18TH AV.—Shampan & Shampan, 772
 Broadway, have completed plans for three
 1-sty brick taxpayers, on plot 100x100, at
 the northwest cor of 18th av and 62d st,
 for the Lancastershire Realty Co., owners
 and builders.

Queens.

APARTMENTS, FLATS & TENEMENTS.
 FLUSHING, L. I.—M. Joseph Harrison,
 63 Park Row, Manhattan, has prepared
 plans for a 4-sty brick apartment 82x132
 ft, at the cor of Prospect and Jagger avs,
 for the Biltmore Const. Co., David Green-
 wald, pres., 30 East 42nd st, Manhattan,
 owner and builder.

LONG ISLAND CITY.—Edward Hahn,
 Bridge Plaza, L. I. City, is preparing plans
 for two 5-sty brick apartments, 75x95 ft,
 at southeast cor of Paynter av and
 Academy st, for John H. Phillips, 63 4th st,
 L. I. City, owner and builder. Total cost,
 \$80,000.

DWELLINGS.

FOREST HILLS, L. I.—Plans have been
 prepared privately for four 2½-sty brick
 dwellings, 39x29 ft, on the west side of
 Tortoise st, 93 ft north of Greenway south,
 for the Sage Foundation Homes Co., 27
 Greenway Terrace, owner and builder.
 Total cost, \$30,000.

CORONA, L. I.—H. Schoeller, May av,
 Corona, L. I., has completed plans for a
 2-sty brick dwelling, 20x55 ft, in the west
 side of 41st st, 133 ft south of Polk av,
 for August Krupp, 46 East Jackson av,
 Corona, L. I., owner and builder. Cost,
 \$4,500.

RICHMOND HILL, L. I.—George E.
 Crane, 4710 Jamaica av, has finished plans
 for two 2-sty frame dwellings, 18x44 ft,
 on the east side of Remington av, 50 ft
 north Blanco st, for Charles H. New-
 field, 4223 Atlantic av, Richmond Hill,
 owner and builder. Cost, \$3,000 each.

KEW GARDENS, L. I.—Walter Mc-
 Quade, 47 West 34th st, Manhattan, has
 prepared plans for a 2½-sty frame resi-
 dence, 42x41 ft, in the south side of On-
 slow pl, 184 ft east of Beverly rd, for the
 Chapelfields Const. Co., Inc., Amity-
 ville, L. I., owner and builder. Cost,
 \$10,000.

CORONA, L. I.—R. W. Johnson, 60 Hunt
 st, has prepared plans for four 2-sty brick
 dwellings, 21x55 ft, in the north side of
 43d st, 200 ft north of Shell rd, for Thomas
 Daly, 12 39th st, Corona, L. I., owner and
 builder. Total cost, \$16,000.

WOODHAVEN, L. I.—Plans have been
 prepared privately for ten 2-sty frame
 dwellings, 16x37 ft, in the east side of
 Rector st, 395 ft north of Jamaica av, for
 the Dickel Const. Co., 13 Dennington av,
 Woodhaven, L. I., owner and builder.
 Total cost, \$25,000.

BEECHURST, L. I.—Reynolds & Stewart,
 27th st, at Beechurst, L. I., have prepared
 plans for a 2½-sty frame dwelling, 30x30
 ft, in the north side of 30th st, 200 ft east
 of 15th av, for Dr. H. W. Frink, owner, c/o
 architects. Architects build. Cost, \$5,000.

FLUSHING, L. I.—Plans have been pre-
 pared privately for a 2-sty frame dwell-
 ing, 24x48 ft, at the northeast cor of Cen-
 tral av and Delaware st, for Gustav Hen-
 ning, 61 Franconia av, Flushing, L. I.,
 owner and builder. Cost, \$3,500.

CORONA, L. I.—R. W. Johnson, 60 Hunt
 st, has completed plans for two 2-sty
 brick dwellings, 21x55 ft, in the north side
 of 43rd st, 300 ft north of Shell Road, for
 Thomas Daly, 12-39th st, Corona, L. I.,
 owner and builder. Total cost, \$16,000.

COLLEGE POINT, L. I.—Sterling Ar-
 chitectural Co., 212 Broadway, Manhat-
 tan, has completed plans for four 2½-sty
 frame dwellings, 16x36 ft, on the west
 side of Beach Blvd, 155 ft north of High
 st, for Mrs. Margaret Crawford, 100 West
 82d st, Manhattan, owner and builder.
 Total cost, \$13,000.

HOLLIS, L. I.—Plans have been pre-
 pared privately for a 2½-sty frame
 dwelling, 26x36 ft, on the east side of
 Woodhull av, 126 ft south of Chicopee
 av, for Wesley V. Leach, Hollis, L. I.,
 owner and builder. Cost, \$3,500.

FACTORIES AND WAREHOUSES.

COLLEGE POINT, L. I.—Plans have
 been prepared privately for a 1-sty brick
 factory, 50x50ft, at the northeast cor of
 6th av and 19th st, for A. Squires, College
 Point, L. I., owner and builder. Cost,
 \$12,000.

LONG ISLAND CITY, N. Y.—Edward
 Hahn, Bridge Plaza, L. I. City, is prepar-
 ing plans for a 5-sty reinforced concrete
 factory bldg, 74x128 ft, on Newtown
 Creek, for the Van Iderstein Co., on prem-
 ises. Cost, about \$75,000. Details later.

STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—H. Craig Severance,
 and William Van Alen, 4 West 37th st,
 Manhattan, have prepared plans for a 3-
 sty brick and stone addition to office bldg,
 23x208 ft, in Fulton st, for the Title
 Guarantee & Trust Co., 176 Bway, Man-
 hattan, owner. Details later.

Nassau.

DWELLINGS.

SANDS POINT, L. I.—John Wolfe, 2
 West 47th st, Manhattan, will prepare
 plans for a 2½-sty brick residence, 30x
 70 ft, with garage, at Sands Point, L. I.,
 for Clarence H. Eagle, 57 Broad st, Man-
 hattan, owner. Cost, about \$15,000.

BELLROSE, L. I.—I. B. Ells, 1388 Broad-
 way, Manhattan, has prepared plans for
 a 2½-sty frame shingle residence, 54x33
 ft, at Bellrose, L. I., for J. M. Christman,
 owner, c/o architect. Cost, \$7,000.

Suffolk.

DWELLINGS.

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

Westchester.

APARTMENTS, FLATS & TENEMENTS.
 BRONXVILLE, N. Y.—Bates & How, 542
 5th av, Manhattan, have completed plans
 for a 3-sty hollow tile and stucco apart-
 ment, 130x50 ft, in Meadowdale, for the
 Meadowdale Co., Bronxville, N. Y., own-
 er. Cost, \$40,000.

DWELLINGS.

MAMARONECK, N. Y.—Theodore A.
 Meyer, 114 East 28th st, Manhattan, has
 finished plans for a 2½-sty frame and
 fieldstone dwelling, 28x36 ft, at Shore
 Acres, for Henry Grenier, owner, c/o ar-
 chitect. Cost, about \$7,000.

PLEASANTVILLE, N. Y.—Lawrence G.
 White, 101 Park av, Manhattan, is prepar-
 ing plans for a 2½-sty frame residence,
 40x50 ft, at Pleasantville, N. Y., for Dr.
 J. McCurdy, owner, c/o architect. Details
 later.

MT. VERNON, N. Y.—S. A. Guttenberg,
 Proctor Building, Mt. Vernon, has fin-
 ished plans for four 2½-sty frame and
 stucco dwellings in Vernon Park, for
 owner to be announced later. Cost, \$4,000
 each.

RYE, N. Y.—Hobart B. Upjohn, 456 4th

THE NEW JERSEY TERRA COTTA CO.

K. MATHIASSEN, President
 ARCHITECTURAL TERRA - COTTA
 Tel. 3908-4 Cort. Singer Bldg., 149 Broadway

GRANT CONTRACTING CO.

Builders

and

General Contractors

7 East 42nd St. Murray Hill 4897

SAYRE & FISHER COMPANY

MANUFACTURERS OF **Fine Face Brick** (White) (Light and Dark) Buff, Ochre,
 ENAMELED AND PORCELAIN BRICK, several colors Pompeian (or Mottled), both Plain or Moulded.
 HARD BUILDING BRICK Office, 261 BROADWAY, Cor. Warren Street,
 HOLLOW AND FIRE BRICK Telephone, 6750 Barclay NEW YORK

WORKS: Sayreville, on Raritan River
 Near South Amboy, N. J.

(White) (Light and Dark) Buff, Ochre,
 Red, Gray, Old Gold and

Pompeian (or Mottled), both Plain or Moulded.

Office, 261 BROADWAY, Cor. Warren Street,

Telephone, 6750 Barclay NEW YORK

av, Manhattan, has plans in progress for a 2½-sty brick and timber residence, 110 x35 ft, at Rye, N. Y., for Robert Cluett, Jr., 37 1st st, Troy, N. Y., owner. Cost, approximately \$75,000.

HALLS AND CLUBS.

SCARSDALE, N. Y.—Robert D. Kohn, 56 West 45th st, Manhattan, has plans in progress for a 2-sty fieldstone and stucco clubhouse to be erected on the Overlook Court property, for the Sunningdale Country Club, Scarsdale, N. Y., owner. Cost, \$60,000. Details later.

HOTELS.

RYE, N. Y.—W. S. Wetmore, Liberty Square, Portchester, N. Y., is preparing plans for a 1 and 2-sty frame addition to hotel, 50x60 ft, at Rye Beach, for the Beach Hill Inn Co., Rye Beach, N. Y., owner. Cost, \$10,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
WEST NEW YORK, N. J.—M. Solwedel, 421 Bergenline av, Union Hill, N. J., has finished plans for a 4-sty brick tenement, 75x100 ft, at the northeast cor of 16th st and Broadway, for Mario Manolio, owner and builder. Cost, \$60,000.

NEWARK, N. J.—O. C. Gonnelli, 800 Broad st, has plans in progress for a 4-sty brick and limestone flat, 28x46 ft, with store, at 144 High st, for Antonio Di Gennaro, 90 8th av, Newark, N. J., owner. Cost, \$10,000.

EAST ORANGE, N. J.—Hyman Rosensohn, 800 Broad st, has finished plans for a 4-sty brick and limestone apartment, 50x100 ft, at 18-20 Hollywood av, for the G. and G. Holding Co., Wm. Gross, pres., 800 Broad st, Newark, N. J., owner and builder. Cost, \$40,000.

WEST NEW YORK, N. J.—Leo Feinen, 3697 Blvd, Jersey City, is preparing plans for a 4-sty brick tenement, 25x90 ft, at the northeast cor of Madison and 12th sts, for Joseph Mino, owner and builder, c/o architect. Cost, \$35,000.

CHURCHES.

SOUTH RIVER, N. J.—Alexander Merchant, 353 George st, New Brunswick, N. J., has been selected to prepare plans for rebuilding the brick church on Whitehead av for the Russian Greek Catholic Church, Rev. Peter Semasko, pastor, on premises. Cost, about \$15,000.

MAPLEWOOD, N. J.—Hobart B. Upjohn, 456 4th av, Manhattan, is preparing revised plans for a 1-sty local stone addition to church to be used as chancel, vestry room and cloister for St. George's P. E. Church, Rev. W. Owen, rector. Cost, about \$15,000.

METUCHEN, N. J.—George H. Fisher, Jr., 224 Manson Place, Plainfield, N. J., has been retained to prepare plans for a 1½-sty hollow tile and stucco church, 45x45 ft, at the cor of Main st and Middlesex av, for the Methodist Episcopal Church, Rev. Arthur S. Knight, pastor. Cost, \$14,000.

DWELLINGS.

WEST HOBOKEN, N. J.—Edward McDermott, 582 Spring st, is preparing plans for a 2½-sty brick dwelling, 28x35 ft, at the southeast cor of Charles st and Central av, for Peter Papalia, 327 Sip av, West Hoboken, N. J., owner. Cost, \$6,500.

DEAL, N. J.—Clinton B. Cook, 505 Bond st, Asbury Park, N. J., is preparing plans for two 2½-sty hollow tile and stucco dwellings, 45x40 ft each, on Hathaway av, for B. F. Bailey, owner, c/o architect. Cost, \$10,000 each.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, is preparing plans for a 2-sty frame dwelling, 20x50 ft in French st, for J. W. Jones, 8 French st, owner and builder. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Plans are being prepared privately for a brick factory addition, 50x87 ft, and 15x100 ft, at the cor of Bergen and Ege avs, for the Maydrite Products Mfg. Co., O. E. Enell, president, owner, on premises. Details later.

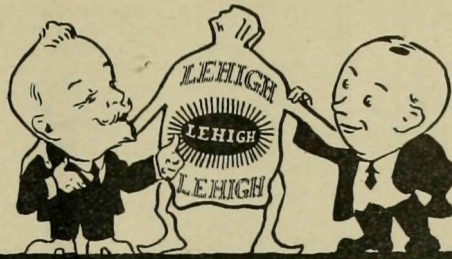
NORTH BERGEN, N. J.—Emil Guhl, 19 Charles st, Jersey City, N. J., is preparing plans for a 2-sty brick and timber embroidery factory, 48x100 ft, in Angeliue st near the Boulevard, for H. Goldberg, 314 Angeliue st, West Hoboken, N. J. Cost, \$10,000.

HALLS AND CLUBS.

BOUND BROOK, N. J.—J. N. Pierson & Son, 131 Smith st, Perth Amboy, N. J., are preparing sketches for a 1 and ½-sty brick and stone parish house, 40x80 ft on Maple av, for the Bound Brook Presbyterian Church, Rev. C. J. Culp, pastor, 128 East Union av, Bound Brook, N. J. Cost, \$11,000.

HOTELS.

BELMAR, N. J.—E. C. Benner, Appleby Bldg, Asbury Park, N. J., is preparing plans for remodeling and constructing a



The Good Mixer Handles The Job

In building an organization is needed the chap who can harmonize the various solid individuals, throw a film around their bumps and angles, bring out and utilize the good qualities of each, unite them into one coherent mass, and cement them permanently into a working unit. The good mixer handles the job, he understands human nature.

In building a structure, that material which most unites and makes homogeneous all members of the structure is the material which gives the structure greatest usefulness and longest life.

Concrete unites the elasticity of steel, the fire resistance of sand, the permanence of rock.

On that next difficult proposition that confronts you—why not put it up to the Good Mixer?



CAELMSEENNT

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK

See Page 149 Sweet's Catalogue for particulars



Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

APPLY FOR FREE BOOKLET
"CONCRETE WOOD FORMS"

Vulcanite Portland Cement Co., 8 WEST 40th STREET
Phone, Bryant 5370

WILLIAM SCHWENN

Telephone
1700 Bushwick

Ornamental and
Structural

IRON WORK

822 to 832 LEXINGTON AVENUE, near Broadway, BROOKLYN

POMEROY

FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

30 East 42nd Street NEW YORK
Telephone, M. H. 3338

KNOBURN

METAL DOORS
and WINDOWS

KALAMEIN WORK

Fire Doors in Copper
Bronze and Iron

Knoburn Company

359-365 14th St., Hoboken, N. J.
Phone Hoboken, 965

HOLLOW STEEL DOORS

Quality steel doors and trim at a little over half former prices; prices definitely published; definite standard sizes, styles, details and finishes; quick delivery.

Write for Handbook

The Solar Metal Products Co.
2nd Ave., Columbus, Ohio
1182 Broadway, N. Y. C.

We Specialize in Removing Fire Prevention Bureau and State Labor Violations

Manufacturers of

Kalamein Doors, Windows, Interior Trim and Standard Fire Doors

ALLIANCE Fireproof Door Co.

245 Java St., Brooklyn Phone, Greenpoint 1631

"HAYES"

SKYLIGHTS
FIREPROOF WINDOWS
VENTILATORS
METAL LATH

GEORGE HAYES CO.

Office and Works: 71 Eighth Ave., N. Y. C.

RONALD TAYLOR

Granolithic and Asphalt Pavements
"TAYLORITE" FLOORING

Office and Factory, 520 EAST 20th STREET
Telephone, 4 Gramercy NEW YORK

HENRY MAURER & SON Manufacturer of
Fireproof Building Materials OF EVERY DESCRIPTION

Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.

Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK

Dragon

PORTLAND CEMENT

THE LAWRENCE CEMENT CO.
1 BROADWAY, NEW YORK

3-sty frame and stucco addition to the Neptune House, on Ocean av, near 16th av, for Samuel Michelson, owner and builder, on premises. Cost, about \$16,000.

SCHOOLS AND COLLEGES.

BRIDGETON, N. J.—An appropriation of \$125,000 has been granted for the erection of a brick high school building at Bridgeton, N. J. Details and name of architect will be available later.

COLT'S NECK, N. J.—Clinton B. Cook, 505 Bond st, Asbury Park, N. J., has plans in progress for a 2-sty brick grade school 95x40 ft, containing six classrooms for the Board of Education of Atlantic Township, G. W. Busch, pres. Cost, about \$16,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—William E. Lehman, 738 Broad st, is preparing plans for five 2-sty brick store and lofts buildings, 25x125 ft each, at the cor of Broad and South Canal sts, for owner to be announced later. Cost, \$20,000.

WEST NEW YORK, N. J.—Arthur E. Dore, Jr., 650 Bergenline av, is preparing plans for a 1-sty brick store, 50x100 ft, at 645-647 Bergenline av, for Joseph Stilz, 687 Bergenline av, owner. Lessee, F. W. Woolworth Co., 233 Broadway, Manhattan. Cost, \$15,000.

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 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, president, from plans by W. W. Knowles, 35 West 39th st, Manhattan, architect. Cost, about \$20,000.

DWELLINGS.

MANHATTAN.—W. & W. F. Crockett, 306 East 59th st, have the general contract for alterations to the 4-sty brick and marble residence, 20x56 ft at 144 East 62nd st, for Mrs. Frances Rogers, owner, on premises, from plans by Thomas Tryon, 37 East 28th st, architect. Cost, about \$20,000.

MONTCLAIR, N. J.—George Sykes, Inc., 40 West 32nd st, Manhattan, has the general contract for a 2½ sty frame residence, 20x60 ft, with wing, 20x30 ft, and 1½-sty stable 30x40 ft, on the west side of Highland, opp. Edgewood Terrace, for Andre Morison, 60 Broadway, Manhattan, owner, from plans by William E. Moran, 15 West 38th st, Manhattan, architect.

MIDDLETOWN, N. J.—George Sykes, Inc., 40 West 32nd st, Manhattan, has the general contract for the const. of a 3½-sty residence, 56x132 ft, on Riverside av, for William B. Kinney, 308 Kinney Bldg., Newark, N. J., from plans by Hiss & Weeks, architects, 452 5th av., Manhattan. Cost, about \$50,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Vincent Scala, 73 Carroll st, has the general contract for fire repairs, to the 1-sty brick factory bldg, 90x175 ft, at 147 Imley st, for the McNeil Iron Works, Imley and Pioneer sts, owner, from plans by B. F. Hudson, 319 9th st, Brooklyn, architect. Cost about \$10,000.

BROOKLYN.—Industrial Engineering Co., 30 Church st, Manhattan, has the general contract for the const. of a 6-sty reinforced concrete factory bldg, 100x100 ft, at the cor of North 11th and Berry sts, for McKesson & Robbins, 91 Fulton st, Manhattan, owners, from plans by William Higginson, 21 Park Row, Park Row, Manhattan, architect. Cost, \$105,000.

BROOKLYN, N. Y.—Meyer & Sweeney, 384 Crown st, have the general contract for the const. of a 3-sty brick addition to laundry bldg on the south side of Myrtle av, 75 ft east of Nostrand av, for Blecher Bros., 49 Nostrand av, owners, from plans by Shampam & Shampam, 772 Broadway, Brooklyn, architects. Cost, \$10,000.

HALLS AND CLUBS.

PERTH AMBOY, N. J.—Gustave Jost, 164 Chauncey st, Perth Amboy, N. J., has the general contract for alterations to the 3-sty brick clubhouse at 274 Madison av, for the B. P. O. E. Lodge, No. 784, owner, on premises, from plans by Dayton & Smith, architects, 102 Market st, Perth Amboy, N. J. Cost, \$5,000.

SCHOOLS AND COLLEGES.

WEST NEW BRIGHTON, S. I.—John Milne Co., Staten Island, has the general contract for the const. of a 2-sty brick parochial school, 124x125 ft, containing auditorium seating 1,000, on the east side

of Berger av, 260 ft south of Castle av, for the Church of the Sacred Heart, Rev. Father Thomas J. Heafy, pastor, from plans by Fred L. Metcalf, 143 North av, Plainfield, N. J., architect. Cost, about \$100,000.

WEST ORANGE, N. J.—J. B. Everett & Son, Inc., East Orange, N. J., has the general contract for the const. of a 2-sty brick school, containing ten classrooms, at Eagle Rock av and Valley Way, for the Board of Education of the Town of West Orange, N. J., from plans by Dillon, McLellan & Beadel, architects, 3 West 29th st, Manhattan. Cost, approximately \$50,000.

STABLES AND GARAGES.

MANHATTAN.—Frank Seery, 30 East 42nd st, has the general contract for a 1-sty brick garage, 75x99 ft at 20-24 West 144th st, for James McLaughlin Co., 28 West 144th st, owner, from plans by Frederick Jacobson, 27 Union square, architect.

BROOKLYN, N. Y.—F. M. Walsh, 374 Hamilton av, has the general contract for the const. of a 1-sty brick garage, 25x100 ft, in the north side of Bush st, 125 ft west of Smith st, for David P. Sammon, 345 Bush st, owner, from plans by Thomas Bennett, 303 52d st, Brooklyn, architect. Cost, \$9,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Haas & Freid, 90 East 10th st, have the general contract for alterations to the 5-sty brick store and loft bldg, 28x75 ft, at 22 Park Place, for the Broadway-Park Place Co., 233 Broadway, owner, from plans by Harry W. McCormick, architect, 233 Broadway. Cost, \$12,000.

MANHATTAN.—Charles A. Cowen & Co., 30 East 42d st, have the general contract for alterations to the 4 and 6-sty store and loft bldg, 184x303 ft, at the northwest cor of 18th st and 6th av for the Department Stores Realty Co., from plans by Buchman & Fox, architects, 30 East 42d st. Cost, about \$125,000.

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.

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. Bailey, 360 Pearl st, Brooklyn.

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

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

APPEAL 86 of 1916, New Building 302 of 1916, premises 47-49 East 60th street, Manhattan, Bertram G. Goodhue, appellant.

6. Means of egress are inadequate.

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

Does this building require two stairways?

The building being in no sense a public building or place of public assembly, it is claimed that the portion of the building code applying to residential buildings should govern. The plans were filed as the residence of the Grolier Club. The only portion of the building in which there ever would be a number of people at one time, is the exhibition hall, which is on the first floor. The club being for the purpose of the collection and discussion of books and bindings there are never any large social gatherings such as are usual in lodge or assembly rooms.

The stairway included is commodious and free

from any obstruction from first floor to top; also, it is open all the way up.

Appearances: Kenneth Clark and Harris D. Colt.

APPROVED on the following CONDITIONS: First: The stairs be enclosed in fireproof partitions as indicated in red on the various floor plans and that all of the openings in these enclosures be provided with self-closing fireproof doors.

Second: That the room for wood storage under the staircase in the basement be eliminated.

BUREAU OF FIRE PREVENTION
Municipal Building.

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

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

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

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

Week Ending August 19.

MANHATTAN ORDERS SERVED.

- Broadway, 203—Evening Mail Syndicate, RQ-D&R
- Broadway, 1520 (N Y Thea Roof)—Nostern Amusement Corp, N Y Theatre Co.....O
- Broadway, 1514 (Criterion Thea)—N Y Theatre Co.....FE(R)-St(R)
- Broadway, 1520-8—N Y Theatre Co, Broome st, 95—Max Greenberg.....NoS-FA
- Canal st, 146—Louis Saramazza, WSS(R)-NoS-Rec-CF-FP
- Canal st, 361-7—Walter S McBride.....NoS
- Desbrosses st, 9—L Straus & Sons.....FA
- Grand st, 580—Pildescu & Green, D&R-El-Rub-FP
- Goerck st, 100—Max Fishman.....RQ
- Lafayette st, 185—Lafayette Garage, FA-Rec-NoS-El-FP(R)
- Mangin st, 59—Julius Myer...NoS-FA-Rec-WSS
- Manhattan av, 175—Patrick J Gaffney, St(R)-Rec
- Minetta st, 8—Toney Madera.....RQ
- Pearl st, 426-8—Ravaguala Bros, RQ-FA-NoS-Rec
- Rutgers st, 79—S Brenken.....NoS-FA-RQ
- 7 av, 729—Advanced Refining Co, Rec-DC-El-CF-FA-NoS
- 7 av, 729—American Correspondent Film Co, Rec-DC-El-NoS-CF
- Stuyvesant st, 34—Hebrew Technical Inst, FP(R)-St(R)-Rec(R)-O-WSS(R)
- 16 st, 43-7 W—Onyx Button Wks, Inc, FP-FA-Rec-Rub
- 16 st, 43-7 W—Leatheroid Mfg Co....FA-El-CF
- 17 st, 257-65 W—Hugo Cahn & Co..FA-Rec-NoS
- 36 st, 517 W—Albert Bourrien, FA-NoS-Rec-WSS(R)
- 46 st, 126 W—True Feature Co, Rec(R)-FP(R)-NoS-CF-GE-El
- 50 st, 366 W—Springfield Auto Repair Co, NoS-FP-Rec-FA
- 52 st, 136 W—52d St Corp.....D&R-OS(R)
- 52 st, 110 W—Thos Hyland, DC-D&R-FE-FP-WSS
- 56 st, 128 W—Famous Players Film Co....FP
- 57 st & 11 av—Chevrolet Motor Co of N Y, 600 W 57.....D&R-FP(R)-Rub-RQ-Rec(R)
- 100 st, 146-8 W—Eureka Garage Corp, FP-WSS(R)-FE(R)-NoS-FA-Rec-CF-Stp(R)
- 108 st, 234-6 W—Manchester Garage, NoS-FA(R)-Rec-WSS-FP(R)-StSys(R)-FE(R)
- 138 st, 32 W—Wm Hoelt.....D&R-FA-DC-FP

BRONX ORDERS SERVED.

- Beach and City Island avs—Harry E Booth, NoS-FA-Rec-CF
- Intervale av, 966—Bronx Auto School, 1075 Intervale av.....WSS-FA-Rec
- 156 st and Harlem River—E I Du Pont De Namours Powder Co, 120 Bway...Tel-TD-FP
- Tiebout av, 2244—Tiebout Garage Co, NoS-Rec-FA-OS-FP-Ex
- Walker av, 2645—Robert Bentley, FA(R)-CF-Rec-OS-WSS(R)-Ex

RICHMOND ORDERS SERVED.

- Broad st, 101 (Stapleton)—Raymond O'Mara, FA
- Happyland, S B—Albert Hergenhan,FA-Rec-NoS



Why not put up Permanent Ceilings and Side Walls that don't crack and deteriorate?

By erecting Metal Ceilings and Side Walls right over your old broken plaster, you will not only save expense, but in a great many instances you can reduce your insurance rates.

If you want to know what you can save by erecting METAL CEILINGS and SIDE WALLS—how to reduce your insurance premiums, write to our Service Department.

The Brooklyn Metal Ceiling Co.
283 Greene Avenue
Brooklyn, N. Y.

OTIS ELEVATORS

All Types for Passenger and Freight Service, including Geared and Gearless Traction, Push Button, Hydraulic, Belt and Hand Power.

Escalators, Gravity Conveyors and Incline Railways.

For full information and estimates address

OTIS ELEVATOR COMPANY

Eleventh Avenue and Twenty-sixth Street, NEW YORK
Offices in All Principal Cities of the World.

A. PERLMAN IRON WORKS, Inc.

Ornamental Iron Contractors

1735 WEST FARMS ROAD

4 Blocks East of 174th Street Subway Station

Telephone, Intervale 2167

Classified Buyers' Guide

The Record and Guide will print the name, address and telephone number of manufacturers of building products, building material, supply dealers, real estate agents, brokers, contractors, sub-contractors, etc., in space of two lines, under proper classification for \$25 per year.

This department is consulted by buyers anxious to secure information, quotations, etc., concerning products they wish to purchase. The buyers who will consult it represent the owners, managers of estates, building managers, architects, contractors, sub-contractors, etc., who own, manage or erect New York City buildings. Every purchaser of materials used in the construction, maintenance or operation of a building will consult this department when in the market for any material or supplies.

New York City is the largest building field in the United States. If you want to reach the buyers in this market you can do so by being listed in this department. The expense involved is small. The possible buyers are many. The probabilities are that an investment of \$25 will prove very profitable.

Architectural & Legal Photographers.

WURTS BROTHERS, 66 W. 35th Street. Tel. Greeley 6947.

Asbestos.

NEW YORK ASBESTOS CO., 203 Front St. Tel. Murray Hill 4795.

Auctioneers.

DAY, JOSEPH P., 31 Nassau street. Tel. Cortlandt 744.
KENNELLY, BRYAN L., 156 Broadway. Tel. Cortlandt 1547.

Awnings and Canopies.

SMITH, ARTHUR F., 79 Beekman St. Tel. Beekman 3912.

Bank and Office Fixtures.

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

Blue and Black Prints.

AMERICAN BLUE PRINT CO., 30 E. 42nd St. Tel. Murray Hill 1265.
CONCOURSE BLUE PRINT CO., 52 Vanderbilt Ave. Tel. Murray Hill 212.
NEW YORK BLUE PRINT PAPER CO., 58 Reade St. Tel. Worth 600.

Boilers.

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

Bonds.

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

Brick.

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

Bronze Tablets and Memorials.

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

Builders.

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

Building Management.

MANAGING REALTY CORP., 97 Varick St. Tel. Spring 3187.

Building Directory.

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

Building Material (Masons).

BUILDERS' BRICK & SUPPLY CO., INC., 172nd St. and W. Farms road. Tel. Intervale 100.
CANDEE, SMITH & HOWLAND CO., foot East 26th street. Tel. Madison Square 7640.
KANE CO., J. P., 103 Park avenue. Tel. Murray Hill 1467.
MC CARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

Building Material (2nd Hand).

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

Building Reports.

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

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

Cabinet Work.

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

Carpenters, Contracting.

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

Cement.

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

Cement Work.

CLAIRMONT CONCRETE CO., 77 Park Ave. Tel. Murray Hill 2552.
HARRISON & MEYER, 1182 Broadway. Tel. Madison Square 8718.
TAYLOR RONALD, 520 East 20th street. Tel. Gramercy 4.

Coal and Coke.

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

Commercial Photography.

ROSSBACH COMMERCIAL PHOTO CO., 113 W. 23d St. Tel. Chelsea 1033.

Compo-Board.

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

Concrete Floors and Sidewalks.

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

Consulting Engineers.

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

Contractors' Bonds.

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

Contractors (General).

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

Cornice and Skylights.

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

Directory Building.

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

Doors and Sashes.

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

Dumbwaiters.

FIDELITY DUMB WAITER GUARANTEE CO., 142 E. 14th St. Tel. Stuyvesant 1727-1928-1743.
SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Electrical Contractors.

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

Electric Service.

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

Elevator, Alterations and Repairs.

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

Elevator Fire Doors—Safety Appliances.

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

Elevator Signals and Mechanical Indicators.

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

Elevators—Hand Power.

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

Elevators (Passenger and Freight).

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

Excavators.

NATIONAL EXCAVATION & FOUNDATION CO., INC., 103 Park Ave. Tel. Murray Hill 622.

Fire Brick and Clay.

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

Fire Escapes.

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

Fireproof Partitions.

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

Fireproofing.

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

Fireproofing, Hollow Tile.

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

Folding Gates.

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

Gas.

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

Gas Cooking Appliances.

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

Glass.

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

Hardware, Builders'

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

House Mover and Shorer.

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

House Wreckers.

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

Incinerators.

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

Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. Tel. John 796. James J. Hoey, Executive Special Agent.

GERMAN-AMERICAN INSURANCE CO., 1 Liberty St. Tel. John 2881.

RITCH, INC., WILLIAM T., 30-34 West 33d street. Tel. Madison Square 3060.

RITCH-HUGHES CO., 101 Park avenue. Tel. Murray Hill 2085.

SEE, ABRM. S. & DEPEW, 55 John St. Tel. John 4776.

Interior Decorator.

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

Interior Woodwork.

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

Iron Grille Work.

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

Iron Work (Arch. and Struc.)

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

HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.

PERLMAN IRON WORKS, INC., A., 1735 West Farms road. Tel. Intervale 2167.

RICHEY, BROWNE & DONALD, INC., Maspeth, L. I. Tel. Williamsburgh 3100.

SCHWENN, WM., 822 Lexington avenue, Brooklyn. Tel. Bushwick 1700.

WELLS ARCH. IRON CO., River avenue and East 151st street. Tel. Melrose 8250.