

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK SEPTEMBER 2, 1916

DIRECT STATE TAXES AS THEY AFFECT THE CITY

Comptroller Prendergast Files Statistics Showing Unequal Apportionment and Asks for More Equitable Basis of Distribution

COMPTROLLER PRENDERGAST filed with the members of the State Board of Equalization today the results of an examination made in the Bureau of Municipal Investigation and Statistics, of the Department of Finance, for the purpose of determining the average rates at which real property is assessed in nine large counties of the State outside the City of New York. The examination included the counties of Albany, Erie, Monroe, Niagara, Oneida, Onondaga, Rensselaer, Schenectady and Westchester, which counties in 1915 contained more than fifty-five per cent of the total assessed valuations of real property located outside the City of New York.

Rates of Assessment.

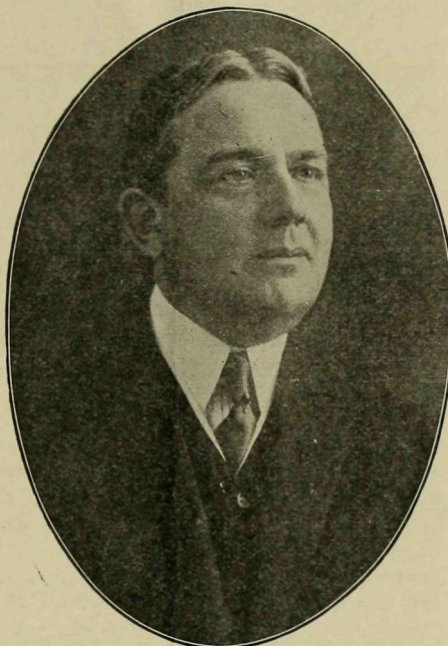
The examination shows that the rates at which real property was assessed for the year 1915 in the nine counties examined range from an average rate of assessment of forty-eight per cent in Niagara County to seventy-five per cent in Rensselaer County, and that compared with the ratios fixed by the State Board of Equalization last September for these nine counties, the results of the examination indicate that real property in these counties was assessed at from six to twenty-four points lower than the ratios fixed by the Board of Equalization, as shown in the following tabulation:

County.	Rate given in 1915 Equalization table.	Average rate of assessment as indicated by inquiry.	No. of points by which 1915 rate exceeds true rate.
Albany	87	71	16
Erie	75	61	14
Monroe	78	64	14
Niagara	68	48	20
Oneida	75	51	24
Onondago	82	70	12
Rensselaer	89	75	14
Schenectady	75	63	12
Westchester	75	69	6

This examination was made for the purpose of securing reliable data for the information and guidance of the Board of Equalization which will meet early in September to adopt the 1916 county equalization table on the basis of which the Direct State Tax is apportioned.

Apportionment of Taxes.

State taxes are apportioned among the counties in proportion to the value of the taxable property within their limits, as disclosed by the assessment rolls of the several towns and cities included in each county. But all counties in the State do not assess property in the same way. Some, like those comprising the City of New York, assess property at full value, other tax districts assess property at 80 per cent. of full value, and still others as low as 25 per cent. of the true value. Therefore, in order to overcome the inequality which would result if State taxes were apportioned on the basis of local returns of assessed valuations, that is, on the basis of the amount assessed on the local tax rolls, the law provides that the aggregate assessed valuations of real property in the several counties of the State shall be reviewed by the Board of Equalization,



HON. WILLIAM A. PRENDERGAST.

whose function it is to prepare a table upon which the State tax may be so apportioned that the share imposed upon each county shall bear a just relation to the true value of the taxable property contained therein.

Generally speaking, the Board of Equalization adjusts the assessed valuations as returned by the several counties by first determining the full value of real property in each county. Then it determines the average rate of assessment throughout the State by finding the ratio that the actual assessments bear to the full value as determined by the board. When the aggregate assessed valuations of those counties whose rate of assessment, as determined by the board, is lower than the average rate for the entire State, the valuations are increased so that the ratio of assessed value to the full value of such county property is equal to the average rate for the State, and the assessed valuations for those counties whose average rate of assessment is greater than the average rate for the State, are decreased, so that when the mileage rate fixed by the Legislature for the taxation of all property is applied to the assessed valuations as equalized, each county is presumed to pay its just share of the tax.

Value Determined.

To determine the full value of property in any county it is necessary for the board to know the actual rate at which property is being assessed. If the assessed valuations of a county are returned as \$50,000,000, and it is known, through an investigation based on comparisons between appraised values or selling prices and assessed valuations that property is assessed at approximately fifty per cent., it is evident that the full value of the taxable property within the county is \$100,000,000, and that if the average rate of assessment throughout the State is eighty-five per cent., then such county ought to pay a State tax on \$85,000,000 and not \$50,000,000 as assessed on the local tax rolls.

The inequalities of the apportionment for many years past have been made the means of compelling the City of New York to bear a much greater portion of the State tax than should fall to its share.

The efforts of the city authorities heretofore have been directed toward the fixation of more appropriate ratios for the counties in this city. Not until last year was any effort made to induce the Board of Equalization to adjust more equitably the ratios of the up-State counties in the equalization table.

Examination Made.

During the spring and summer of 1915 Comptroller Prendergast caused an extensive examination to be made by the Bureau of Municipal Investigation and Statistics into the whole subject of equalization and apportionment as applied throughout the country. A comprehensive report upon the subject was presented to the delegates to the State Constitutional Convention with the view of securing a constitutional amendment that would insure greater equality of assessments throughout the State. At the same time the Comptroller prepared data for the use of the Board of Equalization to enable that body to determine more accurately than in the past the relation which assessed values bore to true or full values in ten of the large cities of the State. The results of this study were filed with the State Tax Commission in time to receive consideration at the annual meeting of the State Board of Equalization last year.

When the State Board of Equalization met last September, it not only fixed lower ratios for several counties whose bases of assessment of real property did not justify the high rates fixed by previous boards, but it also increased the ratios for three of the largest counties within the limits of the city, by fixing the ratio for New York county at ninety-three instead of ninety-one per cent., and by increasing by one point each of the ratios of Bronx and Kings counties.

Increases Obtained.

These were substantial increases, for it should be remembered in this connection that these three counties contain more than sixty-six per cent. of the total assessed valuations of real property in the entire State. Expressed in dollars and cents, these decreases in the rates of outside counties and increases in the ratios of city counties, meant that the counties comprising the City of New York paid several hundred thousand dollars less of last year's Direct State Tax than it would have paid had the ratios for all counties remained unchanged from the previous year.

This year with a copy of the results of the recent examination in the hands of each and every member of the Board of Equalization, Comptroller Prendergast hopes that when the board meets to adopt the 1916 equalization table it will be in a better position than ever before to fix accurately the ratios of the several counties of the State and that in consequence, when a Direct State Tax is apportioned the City of New York will not have to pay more than its fair share of such tax.

SOME RULES AND SUGGESTIONS FOR CONCRETING DURING COLD WEATHER

Portland Cement Association Gives Advice To Those Handling Concrete in the Winter Months

CONCRETE work can be carried on successfully in cold weather. All that is necessary is to heat the sand and pebbles or broken stone and mixing water so that the concrete mixture will have a certain minimum temperature, then to place the concrete quickly and maintain the heat until early hardening has been completed. This does not mean that there are no limitations to the practicability of doing concrete work in cold weather, but that if a few simple precautions and protective measures are used, winter concrete work will be as successful as that done in warm weather.

Many contractors have found their working season profitably lengthened by taking these precautions and protective measures. This means that men and equipment can be kept profitably employed almost regardless of season. In this way the contractor can keep his efficient organization together. The resulting advantages are far greater than the seeming disadvantages—principle among which is that applying the necessary precautions slightly increases the cost of cold weather work. This, however, is usually offset by the builder's willingness to pay for the privilege of having the use of his building or structure earlier than would be possible if work were postponed until warm weather.

Remember that during the first few days following the placing of concrete, alternate freezing and thawing at comparatively short intervals will damage it; therefore, it is necessary to so mix, place and protect the concrete that early hardening will be complete before the work is exposed to freezing temperatures. To do this the following rules must be observed:

- (1) Sand and pebbles or broken stone used must be free from frost or lumps of frozen material.
- (2) If these materials contain frost or frozen lumps, thaw them out before using.
- (3) As cement forms but a relatively small bulk of the materials in any batch of concrete, it need not be heated.
- (4) Mixing water should always be heated.

Although adding common salt to mixing water will prevent freezing of concrete that has not hardened, there is a limit to the quantity of salt which may be added if the final strength of the concrete is not to be effected. Salt simply lowers the freezing point of the mixing water; it does not supply what is most needed—heat and warmth. It delays, instead of hastens, the hardening of the concrete.

Sand and pebbles or broken stone and mixing water must be heated so that the concrete when placed shall have a temperature of from 75 to 80 degrees.

Some sands are injured by too much heat. The same applies to certain varieties of pebbles and broken stone. A temperature not exceeding 150 degrees Fahrenheit will generally prove most satisfactory.

Remember to place concrete immediately after mixing so that none of the heat will be lost before placing in the forms; also to warm metal forms and reinforcing before placing concrete. Be careful to remove ice and snow and frozen concrete remaining on the forms from preceding work. Forms can be warmed by turning a jet of steam against them or by wetting with hot water. Even though materials have been heated and the concrete placed immediately after mixing, it will lose much of its heat if not protected from low temperatures.

The concrete must be protected immediately after placing. Canvas covering, sheathing, housing-in the work, or hay or straw, properly applied, will furnish the required protection for some

work. In addition to these means, small oil or coke burning stove or salamanders may be used in enclosed structures.

The temperatures which may not be low enough to freeze the concrete may, nevertheless, delay its hardening for a considerable time. Do not expect concrete placed when the temperature is low and remains low for some time afterward to be safe for use as soon as though placed during warmer weather. If concreting is unavoidably delayed or interrupted the work should be covered until concreting is again begun.

Be sure to cover and protect any sections of the work as soon as completed. In severely cold weather, continue this protection for at least five days. Forms must not be removed from the concrete work too early. This applies to any concrete work, regardless of season, but is particularly important with work done during cold weather.

Frozen concrete sometimes very close-

ly resembles concrete that has thoroughly hardened. When frozen concrete is struck with a hammer it will often ring like properly hardened concrete. Before removing forms, examine the work carefully to see whether it has hardened or is simply frozen. To determine this, remove one board from some section of a form, pour hot water on the concrete or turn the flame of a plumber's blow torch or a jet of steam under pressure against the concrete. If frozen, the heat will soften the concrete by thawing the water contained in it.

Although concrete which freezes before early hardening has been completed may not be permanently injured, if after thawing out it is not again exposed to freezing until hardened, protecting the concrete against possibility of freezing is best.

Jamaica Bay Improvement.

Under a joint expenditure of \$1,000,000 by the city and \$850,500, the improvement of Jamaica Bay progressed considerably during 1915, the Mill Island inner channel having been completed and deepened to a depth of 18 feet and a width of 125 feet. A pier 400x30 has also been built near the junction of Flatbush avenue and Avenue U.

LEGAL NOTES AFFECTING REALTY

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

Recovery of Security Deposit.

A LEASE of a motion picture theatre for a term of four years and two months, at an annual rental of \$13,000, provided that the lessee "has this day deposited with the lessor, party of the first part, the sum of \$6,000 as security for the faithful performance of all the terms, covenants and conditions in the written lease contained, it being expressly understood and agreed that if the lessee, party of the second part, abandons said premises or is dispossessed therefrom on account of any breach of this lease by the tenant prior to the expiration of this lease, then and in that event the said sum of \$6,000 shall belong to the lessor, party of the first part, as liquidated and stipulated damages, in addition to such other damages as the lessor, party of the first part, may be able to prove, and the parties hereto stipulate to treat said deposit as such liquidated damages because they cannot ascertain the exact amount of damage which the party of the first part could sustain in the event of any breach or violation hereunder. If, however, all the terms, covenants and conditions are fully complied with, then and in that event the said security shall be returned to the lessee, party of the second part, at the expiration of this lease or its sooner termination pursuant to the terms of the lease or by covenant." The lease also contained covenants binding the tenant, in addition to the rentals, to pay Croton water charges, to pay fire insurance premiums, to pay all costs of the maintenance of the building and repairs thereon; it contained the usual clauses requiring the tenant, at his expense, to comply with all rules, ordinances and regulations of city and State authorities, and to deliver up the building at the end of the term in as good order and condition as when it was leased, and an agreement, in case of re-entry by the landlord, by summary proceedings or otherwise, to pay to the landlord the difference between the rent reserved by the lease and the amount received from a new tenant. In an action to recover the sum of \$6,000 deposited with the landlord pursuant to the clause above quoted, instituted after dispossession of the plaintiff, but prior to the expiration of the term of the lease, the New York Court of Appeals holds, *Halpern v. Manhattan Theatre Corporation*, that a demurrer at the complaint must be sustained on the ground that the action is premature. The court did not decide as to the absolute right of the landlord to retain all of the deposit on

the ground that the agreement therefor created a penalty and forfeiture and not liquidated damages. Disregarding that question, the court held that the deposit might be rightfully retained by the defendant until the expiration of the original term of the lease to protect it against any actual damage it might sustain by reason of any breach of the covenants upon the part of the lessee above quoted, all of which constituted a valid agreement on his part to pay the damages, if any, sustained by the landlord, which covenants survived the extinguishment of the relation of landlord and tenant. The plaintiff therefore could not maintain his action to recover back this deposit until the expiration of the period of the lease, unless every contingency under which the defendant might have had a claim for damages against said fund had been exhausted.

Transfer Tax.

The Surrogate's Court, New York County, in *re Gilbert's Estate*, 160 N. Y. Supp. 213, holds that under the Transfer Tax Law, in arriving at the taxable value of a testator's undivided interest in property subject to mortgages, a deduction for probable expenses upon a possible sale under a judgment in partition or foreclosure is properly calculated upon the gross interest, that which would be sold under partition or foreclosure, and not his equity therein, that is, the value of his undivided interest after deduction of the mortgages.

"There seems to be given to the transfer tax appraiser," the court said, "considerable latitude, by the language of the statute providing for the creation of his office, concerning the evidence he shall accept as to values. In fact, the use of the official title of 'appraiser' carries with it a significance that this officer, in so far as his work shown in his report is concerned, is to be the judge of the nature of the evidence he desires to be submitted to him on the question of valuation * * * in cases fairly treated by him."

Loss of Lease.

The New York Appellate Division holds, *Glendening v. Western Union Telegraph Co.*, 160 N. Y. Supp. 151, that a lessee cannot recover damages for loss of his lease on the theory that the landlord's malicious acts so injured his business that he was forced to enter into an agreement with a third party, which was declared by judgment to be an agreement forfeiting his lease. In such action the claim for damages would have been a defense, and was therefor foreclosed by that prior judgment.

SOME RESULTS OBTAINED SINCE THE ENACTMENT OF THE PRESENT TENEMENT HOUSE LAW

By HON. JOHN J. MURPHY, Tenement House Commissioner

"MY duties as Commissioner have brought me into close contact with existing conditions in the City of New York. I have studied all the types of old tenement houses erected before the passage of the present law, and some of which were erected when there was no law on the statute books affecting tenement houses. When I first came to New York to live, thirty-four years ago, I lived in a district which, while having formerly been a residential district, was at that time used for tenement house purposes in fact. I may, therefore, say that both by personal experience and official opportunity I can speak on the subject as one who has reached certain definite conclusions. There can be no question that the provisions of the law providing for limitations on the height of non-fireproof buildings, the provision of such yard and court spaces as the law now requires for providing light and ventilation to interior rooms, the control of sanitary arrangements of multiple dwellings, and the requirements of adequate means of fire escape have greatly added to the welfare, safety and longevity of dwellers in congested districts.

Enforcement of the law has developed the fact that more stringent requirements would have accomplished better results, but it seems that at the time the law was passed as if, in view of existing conditions, these requirements were all that could be enforced.

The Tenement House Law represents after all the minimum which the people who were working for better public sanitation would accept and the maximum that they were able to obtain.

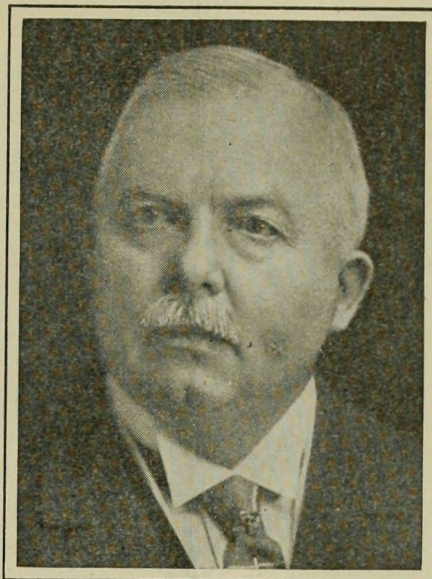
I am of the opinion that any reasonable regulation tending to increase open spaces will inevitably tend to the production of more healthful conditions. I believe that the elimination of factories from tenement districts will be helpful, especially if the regulation prevents the existence of factories in tenement houses. Experience has shown me that the use of tenement houses for business or manufacturing purposes, above the ground floor, is injurious to the health and morals of the occupants.

Exits in Tenements.

The width of stairways and the capacity of fire-escapes and fire passages in tenement houses was based upon the presumption that the building will be occupied by not more than the normal family occupancy of such a building, and to create a condition in which they would be called upon to serve more than that number of people in an emergency would be likely to create dangerous conditions.

Business and industry are now allowed above the ground floor in tenement houses. Factories are permitted under regulations of the State Industrial Commission. Businesses are regulated as to their hazardness by the city ordinances and the Tenement House Department, when it finds that any business is installed in a tenement house, above the ground floor, places extra requirements in the matter of exits, but, in view of the fact that to provide any new exits would call almost for a reconstruction of the lower parts of certain buildings, the means of exits now resorted to are frequently below standard.

The limitations on buildings require them to be fire-proof over six stories in height. This establishes a sort of automatic check on the height of tenements. There has been no tendency noticeable in Brooklyn, outside of Williamsburgh, for the four story house to develop into the six story house. There has been very little tendency in the Bronx for five story houses, with which they practically started to build tenements up there, to go into six stories. It seems as if certain types have imposed these causes or conditions. The extra climb in non-elevator apartments makes



HON. JOHN J. MURPHY.

it very difficult to reach the sixth floor, and so they have not put them in in certain sections. Of course, there has been a certain tendency for fireproof buildings to go higher. I think the 150-foot limitation served as a check. That was imposed by a regulation of the Bureau of Buildings and not by ourselves, except as far as the check afforded by the width of the street was concerned. That, of course, we have in operation.

Haphazard Development.

It is a fact that in many instances the splendid results, flowing from the enforcement of the Tenement House Law as to light and ventilation, are interfered with and in some instances almost frustrated by the erection of adjacent buildings used for other purposes. I would supplement that statement by saying that one of the things that the law sought to obtain as much as possible was interior block ventilation and that purpose is continually being frustrated by the erection of buildings running through blocks which are unrestricted as to depth under present conditions.

Many of the things that are prescribed by Section 39 of the Tenement House Law in tenement houses on the same lot with tenements are frequently found upon adjacent lots and in adjacent houses. Under such circumstances the damage to the occupants of the tenement houses is nearly as great as if there would be no Tenement House Law. The prohibition of the storage of excelsior, straw, hay and other combustible material in tenement houses which are considered sources of fire or conflagrations is only half effective by reason of the fact that our housing reform measures have not been co-ordinated and had the support of kindred laws governing other kinds of buildings in the City of New York.

Deaths in Tenement House Fires.

There have been many lives lost in tenements since the passage of the Tenement House Law. In all of these cases, possibly with one or two exceptions, the buildings were equipped with exits and fire escapes and other fire prevention equipment, as required by the law. The fatalities have come in spite of these provisions. I would charge a large proportion of this loss of life up to panicky conditions that have obtained among people who live in these houses.

I think the experience of other cities, Chicago, for example, indicate that no loss of life need be feared in tenement houses that are not more than three stories in height. We have had one bad case of loss of life in a three-story building in Williamsburgh due to suffocation. The people had not awakened and the smoke filtered in through cracks in the

floor and suffocated people in their beds, but with this exception, and with the provisions of the means of fire escapes, which the law now requires, it would be almost certain that we would have no loss of life by fire in tenement houses.

Our universal experience is that many people are usually suffocated rather than burned to death in tenement house fires. It may fairly be said that the greatest proportion of the loss of life in tenement house fires has been due to suffocation, panic and ignorance as to the means of escape provided. If I should be asked what I thought was the most serious factor in the loss of life by fire in tenement houses I would say it was ignorance of how to use the means of escape actually provided.

In some sections of the city, I feel that it is desirable to increase the requirements of the Tenement House Law as to courts, yards and open spaces and to decrease the height of buildings now allowed. This is desirable in the interest of public health, safety and general welfare. In the new law tenements, the undesirability of the light and ventilation in rear apartments is fairly indicated by the reduced rentals that they bring.

An outer court on the lot line, six and a half feet wide and sixty-five to seventy feet long, as allowed under the Tenement House Law in a six-story building, does not adequately light the lower rooms facing on the court, neither does a nineteen-foot rear yard and a nine and one-half-foot outer court on the lot line adequately light the lower stories of a twelve-story apartment house.

The present provision of the Tenement House Law allowing the length of an outer court to be ten to twelve times its width, does not admit adequate lighting in that portion of the court which is nearest the closed end. The maximum length of an outer court should not exceed eight times its width if proper allowance is to be made for light and ventilation.

To Open Bids.

Bids will be opened by the Public Service Commission for the First District on Wednesday, September 13, at 11:30 a. m., for the construction of Section No. 1-B of Route No. 12, a part of the Brighton Beach connection, between the Fourth avenue subway and the Brighton Beach railroad in Brooklyn. This is the only remaining section of this connection to be placed under contract. A part of Section No. 1-B lies directly under the station of the Long Island Railroad, at Atlantic and Flatbush avenues, Brooklyn, and as a preliminary to actual construction work the Long Island Railroad Company has constructed a concrete "slab" under its tracks and station, which will form part of the subway reef in this section. This slab is now nearing completion. It was built by the railroad company as part of an easement purchased by the city.

On September 8, at 11:30 a. m., the Public Service Commission will open bids on two rapid transit contracts, namely, for the installation of tracks in the Seventh avenue branch of the Seventh Avenue-Lexington Avenue Rapid Transit Railroad, and for the supply of Special Work, Order No. 10 (calling for frogs and switches) for use in the construction of the Southern Boulevard and Westchester avenue branch of the Lexington avenue subway. The track work in the Seventh avenue subway will extend southerly from Times Square, where the new subway joins the first underground line, under Seventh avenue and other streets to the Battery, and through Park Place, Beekman street, William street and under the East River to Clark street, Brooklyn, and thence up Clark and other streets to a connection with the first subway in Brooklyn near Fulton and Joralemon streets.

WANTS MORE RIGID RESTRICTIONS TO PRESERVE BROOKLYN RESIDENCES

By ALFRED R. KIRKUS

THE slogan of "safety first" is heard on every side, except in a man's own dwelling, and there he seems to forget it. The necessity for preserving health and safety in living conditions is frequently overlooked in the struggle for dollars and cents. We are so used to herding in our travel, our business, and alas, often in our homes, that anything that will wake us up to the value of restricting this habit and giving us light, air and safety should be welcomed and supported.

The Borough of Manhattan has been seriously injured by the promiscuous erection of buildings. Buildings equal to four or five times the height of one suited to the width of a street have been built, stealing from the adjoining owner's light and air, and, at the same time, destroying the light and air of that owner. It is quite apparent now that if the high building in Manhattan had been prevented several years ago our acreage of comparatively unproductive property would have been built upon, the congestion along certain lines would have been prevented and travel distributed over broad areas, instead of concentrated into narrow ones. The plan the Commission has adopted will prevent in the future this result, and large sections will be saved from the destroying elements that have existed in the past, but the Boroughs of Brooklyn and Queens must be saved now from the calamities which are apparent in Manhattan.

Residing as I do in the Flatbush section of Brooklyn, and owning other property than my own residence, I am, therefore, vitally interested in the proper restricting of that section.

My residence is on the south side of Beverly Road, within two hundred feet of a station from which within two years I shall be able to reach the centre of Manhattan in fifteen minutes for 5 cents, and from which I can reach the ocean front in fifteen minutes for 5 cents. I not only want my neighbors restricted from destroying my home, but I want to be restricted from destroying theirs. In front of me to the north is a section, Prospect Park South, that is an example of what, restricted for homes, a section can be made; filled with beautiful detached houses, surrounded by gardens, it is unique in its close proximity to the business places of the owners. Few cities can boast of such garden spots so near to, and yet so completely detached from, the noise and turmoil of a great city. This section is restricted against apartment houses, of no matter what quality, for nine more years. Is it not utterly unreasonable that I, directly across the street, by having my property unrestricted, can erect tenements, or cliff-dwellings, as I call them, facing this beautiful location; and why should I, having purchased for the purpose of maintaining a private individual house, be menaced by the possibility of those on either side of, or behind, me putting up tenements.

I would recommend that the "E" district limits be increased slightly so that the building above the first story shall not exceed 40 per cent., instead of 30 per cent., of the area of the lot and 60 per cent. on corners.

The idea seems to exist that great pecuniary gains can be made by the owners of property by abandoning their homes and erecting apartments. I think this is not only a mistake but a most selfish one. My personal opinion is that lots located within fifteen minutes travel from the centre of Manhattan will be in great demand for many, many years; that if the present houses are inadequate for the land values they can be replaced on the "E" district plan and produce a profitable investment and a large return on the original investment.

This entire section put under the "C" plan, would permit of buildings, practically governed simply by the Tenement

House Law. Rows and rows of solid buildings, occupied by hundreds of families, could be erected upon these lots and throughout the entire neighborhood, and the advantages as laid out originally, could be destroyed by one or two vandals, who, being the first, might reap a pecuniary advantage to the destruction of the neighboring owners. This must be stopped and absolutely prevented now. We must not wait until the neighborhood has been spotted with the excrescences that have defaced certain adjacent sections already, and if a person wants to take his property and erect a multi-family house let him do it under the restriction of the amended "E" district plan, and he can still retain or enhance his value, but do it in a way that will harm no one.

No owner need be afraid of accepting this "E" district plan. It only needs a few figures and a little information to prove that property will not deteriorate by this plan. A first class apartment house, with a fine garden and court space around it, will bring much more, permanently, than buildings with their walls abutting or with little alley-ways between and no trees or gardens. All the people in New York have not yet become cliff-dwellers, and anyone who has moved to this section from even a three or four story house in the ordinary

old sections of Manhattan or Brooklyn has immediately realized the enormous benefit to health by having windows all around instead of simply front and back.

How often do you find people going from these detached houses back to the old style? The move is generally to still more suburban or country life. I do not include in these, those individuals who prefer to sleep in a box and spend their time in cabarets and places of amusement, because they are never home makers. I am talking now of the responsible citizen, the citizen who wants to rear and bring up properly a family of future citizens, and who takes an interest in the progress and improvement of the community generally.

A large electric sign has just been erected, through the influence of the Flatbush Chamber of Commerce, at Flatbush Avenue and Malbone Street as follows: "This is the entrance to Flatbush—The Garden Spot of the City of Homes." How long will the sign mean anything if the majority of the "garden spot" can be covered with apartment houses under plan "C"?

Exception may be taken to this exemption idea because of the exceptional transit facilities, but these facilities are largely provided for through travel from Manhattan to the ocean front and would not have been provided otherwise and as industrial or factory development is not included in the Commission's plans in this section, the districting as proposed will accommodate all the population likely to inhabit same in a Healthy and Safe manner.

TALL BUILDINGS A SERIOUS MENACE

By Dr. ADOLPHUS KNOFF

A TALL building, fifteen to twenty stories high, with all the modern improvements and conveniences and sufficient fire protection, situated on a public square, park or playground, which does not take away the light or air of neighboring buildings, is a monument to man's ingenuity and architectural skill. The same building, no matter how handsomely built, situated in a narrow street with buildings close to it on either side, or at the front or rear, so that those living in less high buildings are deprived of light and air, is a manifestation of man's thoughtlessness or, what is worse, selfishness and greed.

Sunlight and air are as essential to man's well-being as water. If I shut off water so that my neighbors cannot procure any, I should be prosecuted as a criminal, and justly so, for thus I take away what does not belong to me. Yet I may construct, in any narrow street, as high a building as my means and the builder's skill will permit, thereby depriving a great number of my fellow-men of the light and air which are necessary to their health. In other words, I may steal from them the sunlight, to which all should be entitled by right of being freeborn American citizens.

Tuberculosis, which is propagated by bad air and lack of sunlight, causes annually a loss of 200,000 citizens to the United States. In the City of New York during the last statistical year it was responsible for 10,000 deaths. This disease could be largely prevented if we lived and worked in pure air, in air relatively free from mineral and vegetable dust, and, last but not least, if we were to construct the buildings in which we live and labor so as to allow sunlight to enter more freely. Tuberculosis is far more prevalent among the workers in our downtown tall office buildings than is generally known and much more than should be the case when one considers the wealth which is represented there and the relatively good pay the bookkeepers and clerks receive as a rule.

Carefully gathered statistics show that in the City of New York the garment workers are afflicted more frequently with tuberculosis than any other class of workers. The majority of these workers do not, as is often thought, work in their

homes. They work in the tall crowded buildings, situated in congested districts, ten, twelve, twenty or more stories high, where every floor masses hundreds of workers. Many are tuberculous without knowing it. Others know that they are tuberculous, but, perhaps fearing discharge, hide their disease as long as they can; but in the meantime they disseminate the germs of tuberculosis by coughing in their neighbors' faces or over the clothing they manufacture, or, what is still more frequent, spread the disease by careless expectoration on the floor. During luncheon hour they crowd the streets and avenues, and those afflicted with the disease expectorate freely on sidewalks and streets. The infectious sputum dries and pulverizes and is inhaled with the dust and causes tuberculosis in any susceptible individual who may frequent that street.

And now, not content with many altogether too tall buildings already lining the part of Fifth avenue, south of 23d street and the adjoining streets, some capitalists wish to erect skyscrapers in the most beautiful street of New York City, where there are as yet relatively few of these unsanitary and unsafe structures.

A second danger, although not purely medical, but which as a citizen and physician I nevertheless have the right to call attention to, is that of fire. Standpipes have not proven sufficient protection for most skyscrapers. It is for this reason no less than for the others already mentioned that the time for limiting the height of buildings in our crowded streets has come. Too many lives are sacrificed directly and indirectly through the erection of too tall buildings.

The section of Fifth avenue between 23d street and 59th street is bound soon to be lined with business structures. Let these business structures be sanitary, beautiful and safe and limited in height. Let us not make a canyon of this section. It is not merely a question of beauty of aesthetics but of danger to property in the event of fire that there should be a limitation to the height of buildings, of what is left of Fifth avenue. This limitation is an urgent necessity because it will help to diminish the danger from infectious deadly diseases and fires.

EFFECT OF HIGH BUILDINGS ON STREET TRAFFIC

Adoption of Resolution Should Work Good From Many Standpoints—Sensational Increases May Be Checked In Some Sections

By NELSON P. LEWIS, Chief Engineer, Board of Estimate

IN considering the control of the height and arrangement of buildings, their use and occupancy, attention should be given to the effect upon street traffic of the uncontrolled and unrestricted development of the city, through building operations.

It is obvious that in certain portions of the city, notably in lower Manhattan, the enormous day population of the office buildings, most of whom come to their work in the morning and leave in the afternoon within a limited time, now overtakes the public streets, and while we are reasonably free from earthquake shocks, or even tremors, in 1884 and again in 1886 there were violent vibrations which caused a panicky feeling. The explosion in the Tarrant Building, perhaps twenty years ago, created a great panic in the neighborhood. It is easy to see what would happen if, in the office building district downtown, a violent explosion or earthquake tremor were to occur, which would result in a mad rush from buildings. The panic in the streets would be almost inconceivable, and would, under existing conditions be about as serious and fatal in its results as those which occur when people try to leave a theatre in case of an alarm of fire.

Segregating Traffic.

Perhaps there are those who might fear that the result of a segregation of heavy manufacturing, of light manufacturing and business, and of residences might aggravate present traffic conditions. No fear need be had on that score, but the greatest dangers to public traffic are those resulting from the indiscriminate mixture of traffic of various classes. In heavy manufacturing districts we will have heavy trucking, slow movement, and if the traffic is nearly all of that class, the speed would be fairly uniform and confusion would be much less than in the case of mixed traffic. Similarly in districts devoted to light manufacturing or business the extraordinary development of the motor vehicle will result in greater flexibility of the traffic and its separation in a large degree from the heavy traffic, which will frequent the industrial district, and the pleasure traffic which will be found in the residential district and on pleasure drives. The entire problem of traffic control will be simplified rather than aggravated by a limited degree of segregation.

Effect of Automobile.

The extraordinary development of the motor vehicle which has taken place will result in a further simplification of traffic difficulties and will solve any difficulties which might be expected to follow segregation.

The Secretary of State's office advises me that in the New York district, which includes not only the city, but Nassau, Suffolk, Westchester, Rockland and Putnam Counties, the registration for the entire year of 1915 of motor vehicles for pleasure traffic was 82,751 vehicles; for commercial uses, 13,640. That was for the twelve months ending February 1, 1916. For the first three months of the present year, from February 1 to May 1, the registration in that district of pleasure motor vehicles was 92½ per cent. of the total for the preceding twelve months, while the registration for commercial vehicles was 14 per cent. greater in those three months than for the entire twelve months of the preceding year. This indicates clearly that the substitution of the motor vehicle for the horse-drawn truck, through its shorter length and less occupation of street space, through its greater speed and greater flexibility, will result in a far greater capacity, and it can be dismissed as groundless any fear that a

segregation of industries involving a heavy trucking or of light manufacturing or business or of residences will aggravate the traffic problem.

The net result to the city of this simplification will be a greater traffic capacity in our existing streets, a more intelligent and economic agreement of the streets, so far as sub-division into roadway and sidewalk is concerned, and in greater safety to the public using the street by avoiding in a large degree the mixed traffic which we have today, and which, I think, is a greater source of danger than intensive traffic of any one class.

Meaning of Garden City Movement.

We have heard much about the garden city movement, which, I think, is quite generally misunderstood. It is not so much bringing the garden into the city, or taking the city into the country as it is a protest against further centralization. Its real purpose is decentralization and the avoidance of the aggravated conditions which we find in Manhattan Borough, and in some other parts of the city today, and that would be in no small degree avoided by such regulation as the Commission proposes.

One of the serious problems confronting my office in passing upon street plans has been the need of providing what may be an excessive width of streets where land is cheap now for fear that the building of a new transportation line, putting this land in close touch with the business centre will result in an intensive development by apartment houses, so that we have been obliged to guard against conditions which formerly prevailed on the East Side of Manhattan and in insisting upon a minimum street width which is more than the real need of the community. If this development were what I think would be rational and economical, if it were confined, for instance, to two or three-story houses or in some cases detached houses we would not have been obliged to impose upon the property owners the cost of acquiring streets and then improving them for a greater capacity than they would need, if there was some sane, reasonable plan for avoiding over intensive development.

This adoption of a street plan that showed seemingly excessive width viewed from the present, was due to the utter inability to control and prevent that very intensive development in the future.

It is the present extension of the rapid transit system that makes me refuse to recommend what, were it not for the danger of intensive development along these transit lines, would be a sufficient and reasonable street plan for a suburban development with detached houses or houses of limited height.

I think districting is a necessary concomitant or supplement to the rapid transit plan, unless the city is going to have a distorted unbalanced growth with strips of intensive development along the transit lines.

Development of Slum Areas.

Within the last two decades there has been a great influx of European immigration of constantly increasing volume. The racial tendency of these people on arriving in New York is to segregate in certain quarters. This is true not only of New York but every other industrial centre. Even though employees in mills and factories have received compensation which would really permit them to live decently, they have been disposed, in many cases, if quarters were available, to herd in a few rooms, cutting down their rental to a minimum in order that they may within the shortest possible time save enough money to go back

home. And if it is possible to herd together in tenements, why, they will take advantage of the opportunity.

The greatest danger from traffic is where there is a mixed traffic, commercial and pleasure traffic, moving together along the same limited roadway at different speeds and constantly stopping. It is obvious to anyone that where there are stores in tenement quarters, stores with four or five or six stories above them, flats or apartments, the streets become dangerous for children to play in.

It would be a more desirable condition if the ordinary house could be put on a lot more nearly square, so that it would have a more equal amount of light on all sides. I would like to give a demonstration showing an alternative method of subdivision of an identical area in the Borough of Brooklyn, where a triangular tract of twenty-odd acres bounded on all three sides by wide streets, is now subdivided in the conventional fashion by streets sixty and eighty feet wide, and has been evidently designed for detached houses on plots containing two units, that is, plots forty by one hundred feet in depth.

Alternate Subdivision.

The alternative subdivision is for streets forty and fifty feet in width, with lots sixty feet in depth and fifty feet frontage. A little neighborhood park is set aside for the use of the residents and there is a larger number of the fifty by sixty foot plots. The result is to decrease the cost of each plot notwithstanding the greater expenditure for sewers by reason of the greater length of streets, the greater expenditure for curbing, and for sidewalks, but a much reduced cost of pavement owing to narrower roadways, the result being that the plots themselves cost, with all improvements, appreciably less than they did in the case of the forty by one hundred foot units.

At the last annual convention of the National City Planning Conference the general feeling was that under existing conditions the best typical lot unit was twenty-five by one hundred feet, because allowance had to be made for convertibility at any time to business or industrial use. Lots fifty by sixty feet are not as readily convertible to business or industry as lots twenty-five by one hundred. This proves the necessity for districting the city in order to obtain an ideal street and block layout for residential use.

Losses to City.

This city has suffered tremendous losses by the inflexibility of its street system, which instead of controlling a sub-division has been controlled by the habit of creating lots one hundred feet deep, lying between streets two hundred feet apart, and great enterprises, a number of which were formerly located in the Erie Basin section of Brooklyn, finding themselves hemmed in by rigid street systems, to which more or less sanctity was attributed, have been obliged to find new sites on the New Jersey Meadows. One conspicuous instance of this is the Worthington Pump Works. Financially the city has suffered materially by having a large number of factories go over to other states.

I cannot speak for the man who has in mind the real estate value, but I believe that the man who wants to make his home to live in a certain district would welcome the one times the street width limitation and feel that the ordinary street width, which we will call sixty feet and in some cases eighty feet, would permit as tall a building as he wants to see in his neighborhood, and in a great many cases he would like to

(Continued on page 328.)

BUILDING MANAGEMENT

A PLEA FOR A BETTER SYSTEM OF ESTIMATING

By G. ALEXANDER WRIGHT*

COMPETITION, so called, among contractors is comparatively a modern innovation. The words "so called" are used intentionally, for under the prevailing conditions, competition intelligently and conservatively conducted is the exception, and not the rule. Our methods today are largely gambling methods when it comes to ascertaining the quantities of materials which go to make up a structure and which must, of course, be accurately ascertained before an intelligent, satisfactory bid can be made.

So true is this that it is a matter of common knowledge that fully fifty per cent. of the contracts let are the result of error, and further, that the more capable and careful a bidder is, to get in all his items, the less chance he has of securing a contract, profitable or even otherwise. The lowest bid, the one generally accepted, is usually anything but the most accurate.

One of the greatest inconsistencies also, in competitive estimating, lies in the fact that no sooner are bidders invited to give a price on a job, than they seem to compete among themselves to see who can take off the least quantity of material, etc., and it is surprising how well some of them succeed.

What the Quantity System Means.

The quantity system is not, as some persons have supposed, merely the taking off of a list of items by one person, for one other person's use, nor does it consist solely of the listing of items by individual contractors with varying methods and uncertain accuracy, owing in part to the fact that contractors are seldom, if ever, allowed proper time in which to make up an accurate bid. It must not be overlooked that some "training" is also essential to the accurate preparation and classification of quantities.

What the quantity system does mean, however, is the careful measurement by an independent person specially trained in this special kind of work, and the present age is undoubtedly the age of the specialist. This specialist or quantity surveyor, proceeds with his work somewhat differently to the average contractor, for he follows certain recognized rules in taking off, abstracting and billing, with a view to eliminating error.

He uses also certain uniform standards of measurements, and expression. Every written word or figure is preserved for future reference. His checking and rechecking methods to ensure accuracy, must be studied, to be appreciated by those to whom the quantity system is unknown.

Records Made.

A record is made of every item, however small, having a money value. These items are then all classified and arranged, each under its proper trade or department in methodical order. Guesswork methods are unknown to the quantity surveyor, whilst his accuracy and attention to details is well worthy of comment.

The surveyor who does this work is a professional man similar to the engineer and the architect. He should, in fact, have, and usually has had some experience at least in the work of these professions, and in addition, a practical experience acquired in the field, in actual superintendence of construction work.

Such a surveyor then upon commencing to take off quantity from an archi-

tect's or engineer's drawings, readily detects any ambiguities, or discrepancies which exist, through hasty preparation or otherwise. Attention of the architect or engineer is at once called to such matters by the quantity surveyor, as he goes along. Being so detected, such ambiguities and uncertainties can be, and are, corrected and adjusted, so that by the time the drawings and specifications reach the bidders for estimating purposes, all doubts have been cleared up, and everything has been made so plain and accurate, that the possibility of error in quantities can be practically disregarded.

This document, prepared exclusively in the surveyor's office, is then either printed or similarly reproduced, and a fac simile copy supplied free of cost to each bidder, who inserts his unit price opposite each item, and readily foots up the money cost in dollars and cents, and which really is all that he should be asked to do. The quantities of materials and labor then set forth in this document, or bill of quantities, represent the limit of what the contractor will be called upon to perform or furnish, in order to complete his contract.

Bid Becomes a Proposal.

In short, the bid becomes a proposal to do a certain "fixed quantity" of work, indicated in the quantities, no more and no less. The contract to be drawn accordingly. This then very briefly is the main underlying principle of the quantity system of estimating, a definite quantity of work for a definite price, and payment according to a well defined systematized method of measurement, and the entire elimination of those well-known conditions and elements, which now compel bidders to take chances, and for which all parties usually suffer in the end, the owner included.

Most of us are familiar with these wasteful, unsatisfactory methods, and sometimes, even pernicious practices, which are followed today in bidding upon and carrying out work. These injure both parties to a contract, and they arise largely from bidders' mistakes in figuring, because accuracy has to be so often sacrificed for an ill-advised speed. A large proportion of these mistakes occur in the hurried figuring of the "quantities" by bidders. Some of us, when we have the opportunity of looking behind the scenes, so to speak, become appalled at the resultant effects of existing practices, such as the enormous waste in time and money in useless figuring, disputes, harassing conditions, hard feeling, lack of confidence, delays, suits at law and so forth, nearly all of which may be avoided by adopting more conservative modern methods in our preparatory work, before contracts are let.

Contract Cost.

Further, interpretation of plans and specifications should, in common fairness to both parties to the contract, be made wherever possible, before a contract is let, and not be left until afterwards, nor to be done "as directed." Notwithstanding the fact that over 40 per cent. of the entire population of our cities are dependent directly or indirectly upon the construction of buildings, yet the methods generally followed to determine the important question of contract cost, are those used generations ago; they come to us as a tradition from the period when tallow candles were used. Whilst we have made wonderful strides in constructive methods and materials, and, let us hope, in design, little or no attention has been given to standardizing estimating methods.

We seem to have been too busy "speeding up," to regard seriously the advantages of economy, when it comes to spending money on construction. In the end, of course, it is the owner, the financier, who suffers. There are, however, indications as a result of the movement initiated in San Francisco, that more conservatism and a closer adherence to business principles are going to be preferred by the moneyed interests in place of the guess work and gambling methods which they have overlooked in the past.

Advantages of Quantity System.

Among the advantages and improved methods of estimating afforded by the quantity system may be mentioned:

First, the enormous saving of time and money now wasted by numerous bidders all doing the same thing, going over the same ground.

Second, safer bids will be made, as the volume of work to be performed is clearly indicated by the bill of quantities, which is the essence of the contract.

Third, no expense to the bidder, the owner pays for his own quantities "knowingly," and they benefit him as well as the contractor. The owner pays now, but this fact is not emphasized or brought to his attention, and so he does not know it. The percentage added to a bidder's net cost is not all profit, a certain portion of such percentage is absorbed in costs of running his business and similar overhead charges, which ultimately are, of course, paid by the owner.

Fourth, saving of disputes arising from extra claims which often occur through vagueness of drawings, and omissions, or other error in specifications.

Fifth, better opportunities for the careful, competent bidder. With the quantity system the bidders all work up from the same basis. The incompetents cannot omit or forget the painting, glass or other items, and so take work away from more careful or competent bidders.

Sixth, better work and more harmony will result, for the reason that if no part of the work has been omitted there will be less temptation to "let up" on the work, and which usually results in dissatisfaction, if not friction or worse.

Seventh, misunderstandings reduced to a minimum. The bill of quantities is the "interpreter" of what is intended, a sort of clearing house for the drawings and specifications.

Eighth, neither party to the contract can obtain any advantage over the other on quantity or description of work.

Ninth, no disputes with sub-bidders, it being clearly stated what each trade is to furnish.

Conservation of Time.

Tenth, contractors having much less figuring to do can then devote more time and give more attention to buildings in hand, and especially in supervising and directing their sub-contractors, which is much wanted now.

Eleventh, owners and architects would be less liable to have inferior contractors as the lowest bidders.

Twelfth, fewer extras. These are usually a trouble to all concerned. Should any occur, they can be adjusted easier if the schedule prices govern in such case.

Thirteenth, the architect or engineer, if he so desires, can have the advantage of collaboration with the professional quantity surveyor, who also would be available when preliminary figures are required, which information is now so often furnished by the contractors, thereby creating an undesirable obligation.

(Continued on page 329.)

*A paper delivered before the Technical Society of the Pacific Coast, of which Mr. Wright is president.

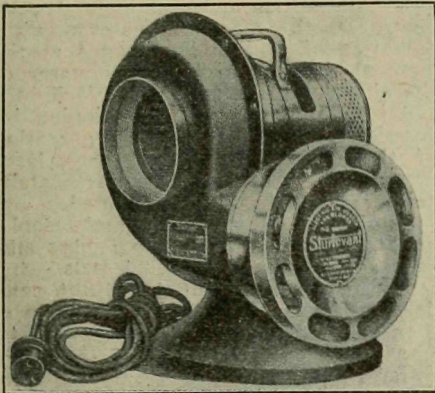
NEW AND USEFUL APPLIANCES

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

Described without regard to advertising consideration

Electric Air Heater and Blower.

FOR some time past there has been an urgent need for a small electric air heater and blower. A device of this type has recently been perfected and placed on the market, which consists of a small motor-driven fan, discharging air through heating coils placed in an aluminum casing. The forced circulation makes it possible to deliver a large volume of



heated air in a short time. This apparatus is readily portable and can be used with any wiring system. The device is made in five different sizes, and it delivers air at one, two or three temperatures according to the size of the apparatus. The fan outlet can be turned readily so as to discharge the air in any direction. The switch mounted on the base has different positions and the temperature of the air delivered depends upon the position to which the switch has been turned. The device has a handle for carrying to various locations. This device has been designed for use in factories and manufacturing plants, the unit having a wide field for drying products and manufactured articles. This apparatus can also be used for supplying a draft to furnaces, ventilating and heating rooms, small theatres, schools, halls, and will be found to be useful in a multitude of ways.

Constituents of Portland Cement.

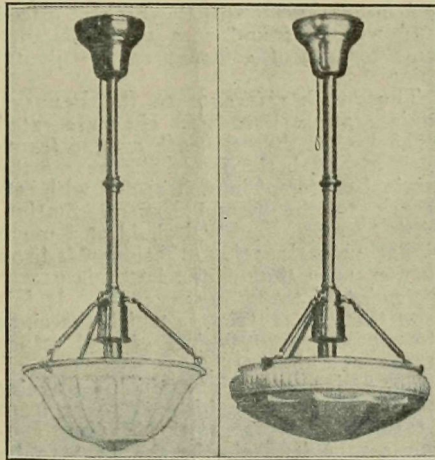
IT has been shown comparatively recently that the constituents of Portland cement of normal composition and normal burning are tricalcium silicate, dicalcium silicate and tricalcium aluminate. The present investigation was undertaken to show what part each of these played in developing the physical properties of this material. By the use of small amounts of boric acid and chromium oxide as "mineralizers," the two silicates were prepared in a fair condition of purity and in amounts large enough to permit of the making of neat and standard sand mortar test pieces. These test pieces were broken over a period of one year. The rate of setting and of hydrating was also studied, the latter both chemically and microscopically. The results show that the aluminate sets and hydrates almost immediately on the addition of water, but never attains a strength much more than 100 pounds a square inch; the dicalcium silicate takes several days for setting and at the end of one year contains but 5.5 per cent. water of hydration. It has practically no strength at seven days, but at the end of one year has a tensile strength of 600 pounds per square inch. The tricalcium silicate has all the properties of Portland cement, both in re-

gard to setting and attaining strength.

Mixtures of either silicate with the aluminate and with the aluminate and plaster, and of both silicates with the aluminate and with the aluminate and plaster, were also studied. The effect of the aluminate was more marked on the setting properties, as was also the case with the plaster additions; the effect of either of these two additions on the strength of either silicate or a mixture of the two was not very striking, in general not materially changing the strength of the silicate.

Lighting Fixtures for Stores.

INDUSTRIAL and store lighting has received considerable attention during the last few years and the campaign for better lighting has brought forth some favorable results both to owners and employees. Illustrated herewith are two



new styles of semi-indirect fixtures that have recently been brought out, designed especially for the illumination of stores. These units have pull-chain switches in the canopy, three foot stems, and bowl supports that are easily detachable. The only difference in the two types shown is in the 16-inch bowls, one of which is of Sudan glass and the other of Monax glass.

Steam Boiler Covering.

A NEW boiler wall coating has recently been perfected and placed on the market which is said to be flexible and adhesive. This product has been designed so as to be readily applied with a trowel in such a manner that it forms a continuous rubbery blanket over the entire setting. As a general rule this material should be applied in a coating 1-16 in. thick, for which 25 to 40 pounds of material is required to cover 100 square feet.

Flexible Curved Rule.

ARCHITECTS and draughtsmen will be interested in the flexible curved rule that has recently been placed on the market. This rule is made of black xylonite, notched from opposite edges, which makes it flexible enough to rule any possible curve. On one edge of this device is a ruling strip of black xylonite, and on the other is a metal wire for maintaining the rule in any curve that it may be bent. Both extremities end in a tangent. This new rule is made in four sizes, 12, 18, 24 and 30 in.

Builders' Acid.

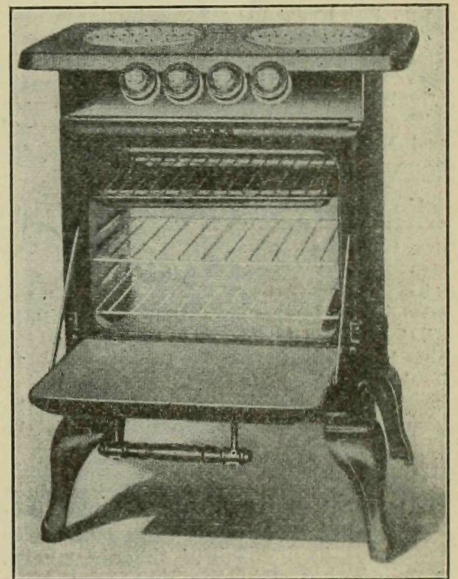
BUILDERS' acid, which is composed of equal parts of muriatic acid and water, will remove spots of mortar on brick and stone work, but should not be used on stone that has been discolored by smoke and dirt. For cleaning surfaces of this type a strong solution of caustic soda or pearl ash should be applied with a long-handled fibre brush. This solution should be allowed to remain on the surface for about fifteen minutes, after which the stone work should be washed several times with clear water, using a stiff brush or broom for the purpose. Should this method not entirely cleanse the surface, scrub with a stiff fibre brush, using soft soap and concentrated lye and sand, allowing this to remain on the stone until nearly dry, then rinse with clear water, using a brush to thoroughly remove the cleansing material.

A New Colored Brick.

THERE has recently been introduced an innovation in a "mat" brick of rough texture that is said to differ from anything now on the market. This brick is produced in a wide variety of shades and tints and offers to architects an opportunity to develop a range of colors hitherto unknown in brick construction. One of the most important features of these brick is the fact that they are said to cost no more than the ordinary face brick, while their use adds much to the artistic appearance of a building.

New Electric Range.

PROMINENT among the recently marketed ranges is a device deserving of especial attention on account of its low price. The manufacturer states that while this range is within reach of the family of small means, it compares favorably in appearance with a number of ranges that are vastly more expensive. The baking oven is equipped with two heaters and has racks and broiling pans. This oven is large enough to do ordinary baking. The sides and top of



this range are lined with two layers of asbestos separated by dead-air spacing, while the bottom and door have been packed with mineral wool. This heat insulation, of course, is not so good as is used in ranges of a more expensive type and there is no thermometer or automatic control feature. The top of this range has two 8-inch heaters each of 1,000 watts rating, placed a sufficient distance apart to allow the use of ordinary sized cooking utensils without crowding. This device is finished in a high grade of black enamel, which protects the surface from rust, and is attractive in appearance. The ovens are treated with a special aluminum finish, baked on at a high temperature, which the manufacturer states, not only prevents rusting, but by reflecting the heat increases the efficiency of the oven.

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Ground floor space on Broadway, anywhere south of the University, is too valuable not to be used for a business purpose. A number of alterations in apartment houses are now being made in recognition of this principle. Comparatively few residential buildings remain without stores. The Dorilton, Ormond and Bretton Hall are among the exceptions.

No material increase of traffic to Staten Island has been brought about by the ferry transfer contract between the city and the street railway company, whereby passengers are transferred between the ferries and the surface lines of the railroad company but it cost the city last year \$116,000. In other words, it has not added to the rent-paying and taxpaying population of the island, but has added something to the general tax bill.

How many streets and avenues there are in old New York and Brooklyn that have ceased to be active for real estate operators, having joined the great company of thoroughfares that have been developed to the limit for the time being and are now in the hands of permanent investors! Central Park West is a type of the residential street of this classification, and the adjacent Columbus avenue is a type of the finished business thoroughfare, presenting few opportunities for profitable improvements.

The apartment hotel idea is having a revival. Both the Paterno and Backer operations, in the Grand Central district, will be of this class. One advantage of an apartment hotel over the ordinary apartment house consists in its independence of the tenement house law. Fifteen years ago apartment hotels had a surprising popularity. Plans were filed in Manhattan in the year 1901 for forty-four buildings of this classification, and in the following year as many more were scheduled.

Urban Traffic and Rental Values.

A cigar company will pay an annual rental of more than \$50 a square foot for ground space at the intersection of Flatbush, Atlantic and Fourth avenues in Brooklyn. A one-story store building will be built on the triangular site. About \$60 a square foot will be paid annually by another cigar company for the rental of a store at the corner of Madison avenue and 42d street, Manhattan. These are said to be records for high rentals in the two boroughs.

It is a principle held by real estate appraisers that the places most valuable for retail trade are where urban traffic currents converge. Anything which causes an extraordinary number of people to betake themselves to a given point, as a railroad station, a bridgehead or a post office, gives the neighboring sites an advantage.

But is the theory of general applicability? How would it apply to a department store, if one were to be opened opposite the Grand Central Station (on the Grand Union Hotel site) or at the Manhattan entrance to the Brooklyn Bridge? A valuable corner for selling cigars might not prove so for ribbons and laces. But it would be interesting to see the department store tried in such a location.

The accepted idea hitherto, which the history of the Grand Central and Pennsylvania station improvements have tended to confirm, is that while civic centers created by the convergence of national and local traffic currents generate high realty values, these values are graduated and not uniform, and the highest-priced land will be found at a short distance from instead of adjacent to the pivotal point.

Thus, with reference to the Pennsylvania Station, Broadway sites are rated much higher than Seventh avenue frontages, although the latter are nearer the original center of influence; and with reference to the Grand Central Station, Fifth avenue property is held at a much higher valuation than that on Madison avenue, even though the latter is nearer the point of traffic convergence. It follows that the rental rate which the cigar store pays is not typical of real values in the neighborhood.

For a cigar store into which a traveler may run quickly on his way to or from a train, the location at the Madison avenue corner is probably the best to be had in the neighborhood, and presumably business competition played a part in fixing the rate. But for a big department store, or a banking house, which a customer must approach with some deliberation, a situation a little apart from the traffic hub, yet on a radial avenue going to the point toward which the public gravitates, is what experience has so far taught to be more desirable.

Private Capital in Dock Improvements.

Considered as a financial investment solely, the dock and ferry system of the City of New York has been far from remunerative. While the department was probably never more economically or efficiently managed than it was last year the net revenue amounted to only \$4,513,938.33, which is less than four per cent. on the funded municipal indebtedness of \$120,000,000 on account of docks and ferries. But the net revenue takes no account of the interest on the city's investment, the loss in taxes by reason of municipal instead of private operation of the utilities, and the annual loss through physical and economic depreciation.

Typical of the operations of the whole department is the financial result from the municipal ferry service to Staten Island and South Brooklyn. Notwithstanding savings of \$111,963 on coal, \$98,770 by cutting down the crews, \$25,989 in repairs and \$38,723 saved from insurance costs, or a total saving over the previous year of \$308,329.45, there was still a net operating deficit of \$24,860.92. (The deficit for the previous year exceeded \$327,000.) If the interest on the city's investment in boats and

terminals and the loss in taxes were added, the financial shortcoming would be much greater. However, it is a splendid service, a necessary one if Staten Island is to have fair treatment, and doubtless worth all it costs. But it does not pay its way.

Taking the Department of Docks and Ferries as a whole, and giving it credit for large improvements in the last decade, the fact remains that it returns a comparatively meagre net revenue, and that the enlargement of its facilities has not kept pace with the needs of the port. By refraining from making a charge for the use of its waterfront properties sufficient to cover the interest on the investment, loss of taxes and depreciation, as well as the current maintenance and operation charges, the city is in effect subsidizing the big steamship lines that use them at the expense of real estate taxpayers.

The Bureau of Municipal Investigation and Statistics makes these points clear in a report on the maintenance of the Department of Docks and Ferries just prepared by Robert B. McIntyre, supervising statistician and examiner. It may be true, as the report intimates, that it is a matter of greater importance at the moment that the growing commerce of the city should be adequately facilitated and its manufacturing and shipping industries retained than that the operation of the department should earn large financial returns. But unfortunately, neither result has been obtained.

Municipal ownership unassisted by private capital is unable to achieve the ends sought for with sufficient celerity. It has become apparent that the city can develop its marine facilities no faster than it could unaided have expanded its transit system. It has 577 miles of water frontage, of which only 103 have been developed either by the city or by private owners. Ships lie in the bay waiting for wharfage while nearby are long stretches of unoccupied shore which ought to be lined with piers and warehouses for sea-going vessels.

Under all the circumstances the concluding remark in the McIntyre report is a very pertinent one. Instead of obtaining an additional exemption of dock bonds for the purpose of providing more piers, why should not the municipality give thought to a plan of permitting waterfront improvements to be made by private capital upon lines approved by the city, the property to be subject to recapture by the city or to revert to it without cost at the end of a stated period? No doubt in this way the city could obtain facilities comparable with what other great ports have obtained in like manner.

How Shall Immigration Be Regulated?

On many accounts it would be well for the country to restrict immigration. On this point there is general agreement among political economists, but an acceptable method is difficult to find. The President has let it be known that he will not approve of the bill pending in Congress with this object so long as it contains the literacy test. In making this resolve he has taken the same stand as President Taft.

Some other method of restriction must be proposed. It has been proposed to limit the number of immigrants of each race. Also to exclude unskilled laborers unaccompanied by wives or families. Congress believes that the ability to read and write some language is the best test.

There is a great ethnical difference between the old and the new immigration. From the year 1820 to 1883 more than 95 per cent. of the total number of newcomers came from the British Isles, the Netherlands, Germany, Scandinavia, France and Switzerland. Since then 70 per cent. of the movement has originated in Southern and Eastern Europe.

The old immigration was essentially one of permanent settlers. The new is largely one of individuals who have no intention of permanently changing their residence, as their only purpose in com-

ing is to take advantage temporarily of the better wages paid for industrial labor in this country. These are the findings of the National Immigration Commission.

Nearly 75 per cent. of the immigrants are males, who live in groups, a large proportion of them in camps and shanties. As a class they are largely unskilled laborers from countries where the highest wage is small compared with the lowest wage in this country; they bring little money into the country and send or take a considerable part of their earnings out. More than 35 per cent. are illiterate, as compared with only 3 per cent. of the old immigration. Most of them are induced to come by quasi labor agents in this country, who combine the business of supplying laborers to large employers with the so-called immigrant banking business and the selling of steamship tickets. Another important agency in importing immigration is composed of steamship agents and sub-agents, although by the United States laws the promotion of immigration is forbidden.

It should be obvious to everyone that the new immigration does not work for the good of the country as the old immigration did. It does not to the same extent provide the necessary cheap common labor and so tend to keep down the average of living costs. Because it does not distribute itself evenly and advantageously throughout the States, but concentrates in a larger degree than the native population in cities, where it undertakes through trade organizations to enforce more than a normal compensation for common labor, and also to perform skilled mechanics at less than the prevailing rate of wages in order to supersede the native workmen. Nor does it generate the demand for good housing which the old immigration did.

For all these and many more reasons that could be named there is a general assent to the policy of more restriction upon immigration in order to restore the former character of the movement, to provide more labor for the farms and not over-supply the urban vocations, and to make employment more regular and the opportunities therefor more numerous for the permanent population.

Owners Should Act.

Editor of the RECORD AND GUIDE:

I have been surprised that real estate owners and agents have not been more alive to the great advantages to come from the New York Central's plans for West Side improvements, particularly for the district south of 60th street. Why should most of the public utterances on the subject be more or less critical and come from a few people whose professional interests require them to constitute an opposition party when there is so much to be said in favor of the plans as a whole?

So far as my reading and observation goes, very little if any sound objection has been found to the arrangements for the new terminal or southern section of the route. The solicitude for the Jersey railroads because it was feared that they would have no opportunity to share in the benefits of the marginal railroad, turns out to be unfounded, for the reason that the said corporations naturally prefer their present facilities, and have refused to co-operate in the construction of the marginal railroad. Notwithstanding, the plans leave plenty of room for them to do so, should they change their mind in the future.

Only one railroad company, and that the New York Central, is under compulsion to take its tracks off the surface of the West Side avenues, and from all accounts it proposes to do so in a manner that will benefit ultimately the real estate and business interests of the whole lower West Side of the city.

The only way the Jersey roads can be made to co-operate in the change is also by compulsion. They are monopolizing for railroad traffic a large amount of bulkhead space that should be yielded up to ocean and river traffic. They should be made to transfer their freight depots and warehouses to the land side of West street.

With the Grand Central improvements as an object lesson to realty owners of the benefit that can come from modern terminal improvements, we have reason to encourage the Port and Terminal Committee to go forward with its negotiations. Much of the objection to the plans springs from absence of knowledge. Some critics are afraid that the Central will get a perpetual franchise when, if the company does not possess this already, it has the legal equivalent.

Notwithstanding what some believe, the big railroad corporation stands in a different relation to the city than does an ordinary street car company. You can't send out a strong-arm squad to tear up its tracks, and the city cannot be too arbitrary in the negotiations.

Property owners should not stand aside and permit litigation to be stirred up needlessly. New York City is primarily a port, and it must have modern port facilities. Esthetic considerations must to some extent give way when necessary. Our first duty as citizens is to see that the city shall be equipped with the means of carrying on and expanding the commerce and general business of the port, from which the population directly or indirectly earns its livelihood.

WEST SIDE OWNER.

Protecting the Public.

Editor of the RECORD AND GUIDE:

Granting the demands of the railroad brotherhoods would mean another increase of freight rates to the public. Hence, in resisting the demands the railroad managers are acting for the public interest and blocking the game of putting everything up to the ultimate consumer.

The belief of the trade unions, intoxicated with power, that they can keep on demanding higher wages, and that the employers will simply pass the costs along, should be put down. There is a fast-growing opinion that some labor unions are getting more than their fair share, that their leaders are misusing their power, and that the State and national governments are not protecting the unorganized citizenry from the higher costs of living which organized labor is causing.

The consequence to the building trades of the exactions of labor leaders is that operations are largely blocked. Builders are intimidated, not knowing what to expect. The employers' associations must make up their minds to stand between the trade unions and their clients, the real estate interests. As the case stands, illiterate laborers from abroad are getting higher pay than our educated American young men in the vocations that are open to them.

R. J. D.

Build a Home.

Editor of the RECORD AND GUIDE:

There ought to be no question in any young man's mind as to which is the more satisfactory possession, a motor car or a home of his own. The Real Estate Board has performed a public service in sounding a note of warning to those who are making investments which reduce their capital instead of increasing it.

The motor is short lived. No one can purchase a car without losing the whole or part of its cost. In other days a man could buy a horse and carriage and sell them after years of use for only a little less or quite as much as he paid for them, and the investment was not ordinarily a large one. There was some excuse for the horseman, but there is little for the young man who sinks all his capital and spending money in an automobile. Far better would it be for him to invest his means in a home or an income property, which will stay with him as long as he cares to hold it. Always it will be an asset instead of a liability, and almost invariably it will leave him better off than when it found him, if he decides to part with it.

The young men of our time are not investing their savings in real estate as they ought, and as their fathers did. Some day they will be sorry, when they realize that the money they are wasting on garage hire would have bought them a house,

J. M. C.

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. 127.—Part of the estate of a deceased person (widower) consists of a parcel of mortgaged real estate. A will is filed but not probated; no specific bequest of the said real estate is made in said will, but rest and residue of the estate is left to grandchildren, most of whom are minors. (1) Is it necessary that the will be probated before mortgage can be foreclosed? (2) Have the legatees mentioned in the will who are not heirs at law to be served in foreclosure proceedings? (3) How can the interest of the grandchildren (minors and infants) in the mortgaged real estate be wiped out by foreclosure proceedings? J. B.

Answer No. 127.—(1) The will should be probated and the executors made parties to the foreclosure suit. (2) Your statement of facts are meagre. If, however, the legatees are, or may be either expressly or impliedly charged on the land, the legatees are proper parties to the foreclosure suit. (3) The grandchildren, both adults and infants, are necessary parties to the foreclosure suit; sections 426-428 and 571-577 of the Code of Civil Procedure, provides the method for service upon an appointment of guardians for infant defendants. It might be added that if the estate is liable for transfer tax, the people of the State of New York must be brought in as defendants under the provisions of section 1627 of the Code of Civil Procedure.

Question No. 128.—I have just received a notice from the owner of a certain parcel of property in Manhattan on which I hold a second mortgage, which has a year yet to run, requesting my consent to an extension of the time of payment of the first mortgage on this same property, which first mortgage has become due. I do not know the reason for this request. What rights, if any, have I acquired upon the falling due of the first mortgage which this consent can now affect? O. C.

Answer No. 128.—A valid extension of an overdue mortgage requires a new consideration and it is customary to obtain the consent thereto of the holders of junior liens. Your execution of the extension agreement will operate as a waiver of any right to attack the validity of or amount due on the first mortgage at the date of the extension; also of your present right to take over by assignment an overdue first mortgage. On the other hand, in the event of a failure to obtain an extension the holder of the first mortgage may foreclose and thus compel you to protect your investment.

Question No. 129.—By whom are the preliminary budget estimates handled before they reach the Board of Estimate? F. L.

Answer No. 129.—The Board of Estimate by resolution passed several weeks ago provided for the appointment of a sub-committee of the Tax Budget Committee to consider departmental estimates. This committee consists of the following: Chairman, R. B. McIntyre, Chief of Bureau of Municipal Statistics, Comptroller's Office; Leonard B. Wallstein, Commissioner of Accounts; Paul C. Wilson, Assistant Secretary to the Mayor; Albert E. Hull, Assistant to the President of the Board of Aldermen; J. W. F. Bennett, Consulting Engineer to the President of the Borough of the Bronx; George W. Tillson, Consulting Engineer to the President of the Borough of Brooklyn; Tilden Adamson, Director Bureau of Contract Supervision; George L. Tirrell, Director Bureau of Standards; Mrs. Matilde C. Ford, Secretary of the Commission on Education of the Board of Estimate and Apportionment.

—Battery Park, at the lower end of Manhattan Island, has an area of about 21 acres.

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REAL ESTATE NEWS OF THE WEEK

Increase in Population in Northern Bronx Since Work on White Plains Avenue Line Was Commenced

By ALBERT GEORGE ILLICH

THE most vital point of interest to the Northern Bronx, and more particularly Williamsbridge, is what the future holds for its advancement. With the influx of new population that has come here in the past several years and with the advent of the construction of the White Plains avenue extension of the Lenox avenue subway this interest naturally becomes manifold. Investors, promoters and homeseekers are waiting for some kind of a move that should occur within a year.

For a number of years this section has been kept quiet through the discouragement offered by a coterie of pessimists. By those who are thoroughly acquainted with local conditions it is conceded that downtown men of affairs have been more optimistic in regard to the welfare of the Northern Bronx than local people. This is a discouraging point of view no matter from which angle viewed and the natural trend is harmful to all.

Reasoning from a logical point of view there are arguments of great strength from which we may reach definite conclusions by systematic comparison of facts. We can only arrive at an inference of what is to be, by what has happened under similar circumstances in the past.

The Northern Bronx is constituted principally of Williamsbridge and Wakefield, and these two sections are in the state of quietude that usually precedes any movement of importance. Taking the property here and looking at it from a health point of view it can hardly be surpassed. There is no higher or healthier portion in the city than this section. With the Bronx River on the west and the Hutchinson River and Long Island Sound on the east there is a natural drainage to the community.

The commercial superiority is manifest for various reasons. The one that appears to be considered most favorably is that property can be purchased in proportion to the benefits derived. With the operation of the extension of the subway the section will be the natural outlet for Westchester County. The importance of this factor cannot possibly be overestimated. It means that employment for thousands of people can be had in this section where it would be a disadvantage for them to go further downtown. The factory people who have so far located here find it of immense value in procuring help that they are near the line of Westchester County.

The transit facilities are as good as required, and, with the possibility of the establishment of a bridge over the Hutchinson River, at East 222nd street, and with shipments at this point on the Long Island Sound, everything that can be desired in the matter of transit facilities will be a certainty. Factory people are aware of these natural advantages and are beginning to come into the section. Within the past several months seven new enterprises in factory lines have located here, one, a piano action factory, will employ at its full working capacity one thousand men.

Viewed from an angle of residential possibilities the prospects are still brighter. There are vast tracts of undeveloped land that will undoubtedly be a Mecca for investors. Places of interest and amusement, such as Van Cortlandt Park, Bronx Park, Pelham Bay Park and City Island are within walking distance of all who locate here. The Bronx River Parkway will be a realization in a short time. With the coming of crosstown trolley lines through the one hundred foot streets, with the operation of the extension of the subway, with the Harlem branch of the New York Central Railroad, and with the New York, Boston & Westchester Railroad, splendid prospects are to be found.

New York real estate has acted as a great magnet for many years in drawing forth surplus capital for investment. Investors realize that on account of the density in population of New York City, real estate is the best and surest investment into which to put their surplus capital. These investors usually confine their operations along the line of transportation extensions where developing and improving is in progress.

Statistics show that every person born or locating adds more than \$800 to New York land values. New York City is growing at the rate of about 600 people a day. The city cannot stop increasing in population and it will largely expand in a northerly direction. This condition exists because its growth began at the extreme south at the water's edge.

Divert Stream for Subway.

During construction of the new rapid transit railroads in New York City under the Dual System contracts the Public Service Commission has had to engage in many varied forms of activities. New streets have been laid out, bridges have been built, railroad tracks have been moved, tunnels built, new foundations have been placed under some of the tallest of Manhattan's skyscrapers, buildings have been cut in half, one 5-story apartment house has been moved a considerable distance and placed on a new foundation, and in one instance a fire engine house was floated bodily down the Harlem River and set in a new location. The Commission's engineers are now to engage in a new venture, being no less than the changing of the course of a running stream—Downing Brook—which runs through a portion of Bronx Park. At one point the stream crosses the park line three times, and at each of these crossings runs through property which is soon to be used for a yard for the storage of subway cars of the Interborough Rapid Transit Company. The course of the stream is to be diverted entirely within the park area, at present as an open running stream, but eventually it is to be diverted into a new trunk sewer which is now under construction.

STREET TRAFFIC.

(Continued from page 323.)

see a height limit of the street width less fifteen or twenty per cent.

Undoubtedly, a comprehensive transportation system could be more intelligently planned if those responsible for planning it knew in advance what kind of development would be possible in the various districts through which it would pass.

The sudden and unusual growth of apartment houses and tenement houses has severely taxed the sewer system of the city. They have made it quite obvious that steps must be taken to protect the harbor and the rest of the city from being fouled by this sewage, although when we talk about taxing the existing sewer system I think that as a hydraulic problem it is much exaggerated. We are still providing sewers to accommodate both surface water and house drainage, and the amount of house sewage is a most negligible in comparison with the surface water for which provision must be made. Large sections directly along the new lines of the Dual Rapid Transit System are as yet unsewered. There would be a likelihood of a sudden and intensive erection of tenement houses and apartment houses in a number of these sections were it not that the Tenement House Law prohibits the occupancy of a tenement house unless it has a sewer connection. I think there are a number of tenement houses in Queens today which cannot get occupancy permits because there are no sewers.

The sewage problem is greatly intensified where the only system is a sanitary system. The sanitary system does not permit even of a connection of a yard and a roof of any building with the sanitary sewer without danger of surcharging the sewers, yet the Tenement House Law requires that all courts, yards and roofs shall be connected with the sewer. In many cases the only sewer in the street is a sanitary sewer, and to connect the roofs and yards and courts with it would surcharge it, causing a backing up into other houses.

After a study of the great fires and conflagrations, like the Baltimore fire, the Chicago fire, the Salem fire and the San Francisco earthquake and fire, I think it is manifest that the segregation of industrial buildings should be had in the city of New York, purely from a fire fighting point of view.

In my judgment the adoption of this plan, while it might check sensational increases of value in certain districts, will undoubtedly result in a greater total tax value far better diffused than has heretofore been the case.

Volume on Mechanics' Liens.

Thomas H. Ray has just published a volume on Mechanics' Liens and General Contracting, which contains the amendments and additions made by the 1915 and 1916 Legislature to the Mechanics' Lien Law. This volume also contains references to the decisions affecting the practice and construing this law from 1914 to date.

Mr. Ray is the author of Mechanics' Liens and Contract Law, which was published in July, 1914. This book is now brought down to date through the volume just published, which contains a new index covering both the original work and the 1916 supplement. By Chapter 507 of the Capital Laws of 1916, in effect July 1, 1916, 16 sections of the Mechanics' Lien Law have been amended and 11 new sections added. Since the former statute consisted of but 46 sections, the extent of the revision is evident. A number of amendments to the statute affecting the Law of General Contracting have also been enacted during the past two years.

This, with the many decisions touching upon the subject treated, seemed to justify a new edition of this work. But it has been decided that the new matter could be more economically, though no less effectively, presented in the form of a supplement to the 1914 edition. The new index makes it feasible to note readily the changes in the law and the effect of the recent decision.

Part One, which is devoted to Contracting Law, is divided into eight subdivisions dealing with the following subjects: Formation of contracts, performance in general, security for performance, certificates and arbitration, extra work and specifications, payment and damages, miscellaneous provisions.

Part Two deals with the Mechanics' Lien Law and has seven sub-divisions as follows: Definitions and construction, acquisition of lien, proceedings to perfect lien, operation and effect of lien, liens on public improvement and railroad, enforcement of liens, assignments of liens and contracts.

The Lien Law is given in full with amendments to July 1, 1916, and there is also a table of cases, a table of forms, and a general index. The volume consists of 237 pages and can be purchased separately for two dollars. The original work together with the supplement bound in one volume, 870 pages, sells for \$5.50. Matthew Bender & Co., Inc., are the publishers.

BETTER SYSTEM OF ESTIMATING.

(Continued from page 324.)

Fourteenth, no change or re-organizing of architects' or engineers' offices necessary, whilst much detail work, now involved when taking figures, will be taken care of by the quantity surveyor's office.

Fifteenth, when contracts are signed, the drawings and specifications will pre-

ZONING MAPS.

COPIES of the complete maps which form part of the Resolution on Building Heights and Districts, passed by the Board of Estimate on July 25, will be ready in about ten days. The cost of the complete set is three dollars and can be obtained, when ready, at Room 501, Municipal Building. Single sheets can be purchased separately.

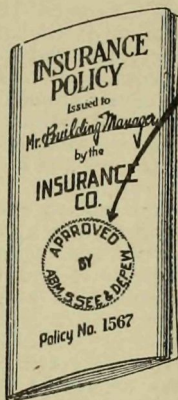
viously have been made as complete as it would be possible to make them, thereby avoiding subsequent inconvenience to the contractor and his foreman on the job, and doing away largely with inquiries at the architect's office by contractors during progress of the work.

Real Estate Book for Beginners.

One of the interesting and useful volumes recently published is entitled "How to Conduct the Real Estate Insurance and General Brokerage Business," by William Rogers Gahagen, member of the Torrens Land Title Registration League of Ohio. The volume is published by the Realty Book Company, Cleveland, Ohio. Many useful hints are given to the young man who desires to enter the real estate profession and it is especially dedicated to students of real estate.

The Bank Tax.

One form of tax which yields income to the city is the Bank Tax. In 1901, the shares of banks and banking associations were subjected to a special tax in lieu of all other taxation. The assessment is based upon the book value of the capital, surplus, and undivided profits of the institution, no deduction being allowed for real estate, otherwise taxed.



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BUDGET COMMITTEE.**Real Estate Board Appoints Members to Follow Work.**

IT has been the custom of the Real Estate Board of New York since 1914 to have its representatives sit with the Budget Committee of the Board of Estimate and examine into and analyze departmental estimates.

In 1914 the Board caused to be prepared an elaborate analysis of the entire city budget and made a number of very important recommendations, a large part of which were adopted either that year or in 1915 by the city administration. Some important economies were effected through the 1916 Legislature.

The Real Estate Board will take up the same work this year and the following have been appointed a committee on the city budget: Charles A. Cone, chairman; Charles F. Noyes, Warren Cruikshank, H. H. Murdock, E. A. Tredwell, Edward P. Doyle, Frank H. Tyler and W. D. Kilpatrick.

This committee met Wednesday, August 30, and appointed Laurence McGuire, president of the Board; Richard O. Chittick, executive secretary, and Edward P. Doyle, a special committee to attend meetings of the Budget Committee to examine into departmental estimates and to report back to the full committee the result of their investigations and their recommendations. The policy of the committee on the budget is not to criticize individual salaries or to any great extent the disbursements of the various city and borough departments, and to consider principles of economy rather than individual items.

If the Board believes, for instance, that the Commissioners of Accounts are unnecessary and that their work can be just as well accomplished by one of the bureaus in the Comptroller's office, it will say so. Or if it should decide that in its opinion certain committees of the Board of Estimate merely duplicate work of other boards in the city government, it will recommend the abolition of such committees.

Whenever a recommendation is made it will be after careful investigation and action by the full committee with thorough deliberation. The Board believes that the budget of this year should not exceed the budget of 1915, less the appropriation for a direct State tax. It believes that sufficient economies can be effected to more than offset the increase in the debt service charge and the amount necessary to be placed in the budget because of the pay-as-you-go policy. As the Board believes that there must be some reduction of real estate assessed valuations for various reasons, one of which is the adoption of the zoning proposition and the Heights of Buildings restrictions, unusual care must be taken in making up the budget in order to prevent any serious increase in the tax rate, as such an increase at the present time would be disastrous and should at all costs be avoided.

PRIVATE REALTY SALES.

THE real estate market was moderately active this week, the most encouraging feature being the mixed character of the trading and the activity of the leasing branch. The demand for high-class residential accommodations both in private houses and in apartments continued practically uninterrupted and the strength of this phase of the business in the city was reflected in a corresponding amount of activity in the suburbs, in spite of the lateness of the season.

Although sales in the Metropolitan district were not as numerous as in recent weeks, the decrease was not so marked as to cause comment. In spite of the nearness of an important holiday which usually draws away many prospective purchasers for several days and holds up the completion of deals, a number of costly properties passed into new ownerships.

Builders obtained a large number of Washington Heights lots for apartment

house improvement, and the famous theatrical land mark near Herald Square, the Garrick Theatre, also figured among the sales. Other important transactions concerned the acquisition of a Bronx block to be used by the Department of Education and high-class West Side apartment houses figuring in an exchange.

One of the most important private house transactions of the year involved the million dollar dwelling owned by the Burden Estate at Fifth avenue and 92d street, which was taken by a buyer for occupancy. The property is located in the high-class Carnegie Hill residential colony, which has attracted within recent years a number of New York City's wealthy and socially prominent families. In the immediate neighborhood a number of new and costly dwellings have been and still are being built, embodying the most recent details of construction. The Burden house itself is one of the finest dwellings of upper Fifth avenue, a fortune having been spent on its decorations and furnishings.

A number of interesting and important leases were closed, the most notable being the acquisition of a large frontage in East 14th street by a well-known theatrical man, who plans to erect a modern moving picture theatre on the site, which is to be one of the largest in the country. The announcement of the lease and the nature of the improvement has caused much comment, because the same interests now control two large theatres in the same street, which are being used for the same purpose. The deal moreover, attracted attention to a section of 14th street which has been comparatively dormant for some years, but which in its time was in the center of New York City's amusement and theatrical district.

One of the first important removals from Automobile Row on Broadway was forecasted by the lease of a large automobile manufacturer, of the site for a new home at the northwest corner of 57th street and Park avenue. The automobile dealers' colony, which has taken possession of that section of Broadway beginning at about 46th street, has been extended northward into the seventies. The growth has not confined itself to the avenue alone, but has even been extended into a number of the intersecting streets. The present transaction, however, reflects a move radically different from those which have hitherto characterized the trend. The manager of the company in explaining the move is quoted as declaring that the influencing factor which determined their decision was the fact that 57th street represented the ideal location for retail business.

The auction room witnessed few transactions of note, the great majority of foreclosed properties being taken over by plaintiffs on bids slightly below existing encumbrances.

THE total number of sales reported, and not recorded, in Manhattan this week was 18, as against 13 last week and 18 a year ago.

The number of sales south of 59th street was 2, as compared with 1 last week and 5 a year ago.

The sales north of 59th street aggregated 16, as compared with 12 last week and 13 a year ago.

From the Bronx 6 sales at private contract were reported, as against 11 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 336 of this issue.

Buys \$1,000,000 Dwelling.

One of the largest private house transactions in recent years was closed this week with the sale by the estate of I. Townsend Burden, of his former home at the southeast corner of Fifth avenue and 92nd street, on a plot fronting 100.8 feet on the avenue by 100 feet in the street. The house is five stories high and has been held at \$1,000,000. It was built from plans by Horace Trumbauer. The house itself measures 45x100 and occupies the corner, the adjoining lot, 55x100, between it and the residence of Otto H. Kahn, being vacant. The brokers in the trans-

action were Douglas L. Elliman & Co. The buyer, it was later learned, was Edward B. Close. The property is in a section which has been witnessing an extensive building movement of costly private houses, and the neighboring owners and prospective residences include some of the wealthiest and best known citizens in the city. Among them are Charles McNeil, James A. Burden, John H. Hammond, John Trevor, Willard D. Straight, Goodhue Livingston, Ernesto G. Fabbri, Ogden Codman and Robert Livingston.

Slawson & Hobbs New Branch.

Slawson & Hobbs will open a branch office about Sept. 15, in their building at the northeast corner of Fifth avenue and 40th street. They will occupy the second floor, which is being altered and fitted up to meet their requirements and equipped with complete records. The main office of the firm will continue in West 72nd street, where the firm has occupied an entire building, especially built for it several years ago. The firm was established by George L. Slawson and Frederick G. Hobbs in 1889, and has under its management a number of the finest residential properties on the West Side.

Garrick Theatre Sold.

The Garrick Theatre property at 63-67 West 35th street has been sold by Mrs. Annie T. Harrigan to a client of Edward Margolis. The theatre was built about twenty-seven years ago by Philip Smythe and Edward Harrigan, and in its time was a well-known and successful playhouse. Within late years it has been used for moving pictures and other performances. Under the new ownership the theatre will be continued as a moving picture place, and it is understood that no immediate improvement is contemplated. Last spring the property was offered at auction at the stand of Joseph P. Day and was bid in by parties in interest at \$224,000.

\$650,000 Apartment House Exchange.

The Nason Realty Company has resold to the Remor Realty Company the Majestic, an eight-story elevator apartment house at the southeast corner of St. Nicholas avenue and 145th street, on a plot 183.9x101.5. In part payment, the purchaser gave a six-story apartment house at the southeast corner of Convent avenue and 149th street. The deal involved properties which have been held at about \$650,000. The Majestic was formerly owned by John R. Hegeman, president of the Metropolitan Life Insurance Company, who sold it about a year ago to Bing & Bing, who in turn sold it to the Nason Realty Company.

Greenwich Block Rumored Sold.

Charles Laue is reported to have sold the block front in the south side of Morton street, from Washington to Greenwich streets, with a frontage of 188.9 feet in Morton street, 56.9 feet in Washington street and 75.4 feet in Greenwich street to a firm which may build a warehouse on the site. The property faces the block improved with eight-story structures of this kind built some years ago by James H. Cruikshank and William D. Kilpatrick. No details regarding the project were available yesterday.

\$600,000 Manhattan Bronx Deal.

The Martha Building Company, Samuel Lipman, president, has sold the seven-story apartment house, at 510-516 West 124th street, on a plot 100x100. The purchaser is Braveman-Zellman Realty Company, Isadore Braveman, president, which gave in exchange the four five-story new law flats, at the northeast corner of Hoe avenue and Home street, known as 1200 Hoe avenue and 975, 981 and 985 Home street.

Heights Builder Buys.

E. M. Krulwich has purchased from Samuel and Henry Blumenthal a plot of fourteen lots in the north side of West 171st street, between Fort Washington avenue and Broadway, measuring 332x100, and comprising the entire block

front with the exception of the two corners. It is reported that the purchaser plans to erect apartment houses.

City Buys Bronx Block.

The City of New York has purchased from St. Elizabeth's Industrial School the entire block bounded by Bathgate avenue, Lorillard place, 188th and 189th streets, in the Bronx, containing about twenty-two lots, with an avenue frontage of 352 feet and street frontages of 180 feet. The property is opposite Public School No. 45, which has been operated under the Gary School System, and it is understood that the newly acquired land will be used in connection with the development of this system. The brokers in the deal were Henry Brady and Bryan L. Kennelly.

Big Drive Deal On.

Negotiations are reported pending for the sale by the Coll-Clare Realty Company, Ralph A. Gushee, president, to the McMorro Engineering & Construction Company of the plot measuring 150x186 on Riverside Drive, beginning 450 feet north of West 122nd street and extending through to Claremont avenue. The Riverside Drive frontage is at present covered by a riding school and a garage. It is understood that if the deal is closed a tall apartment house project will be undertaken.

Buys a \$350,000 Estate.

Denniston M. Bell, Tuxedo, has sold his country estate at Mt. Kisco to a buyer, who will occupy the place as his own residence. Mr. Bell bought the tract, which comprises about 197 acres, about a year ago, for the use of his mother, and improved it with a high-class residence and outbuildings, at a cost of more than \$260,000. The property is one of the finest estates in the section, and is surrounded by the country homes of Rector K. Fox, J. H. Towne, Robert Van Cortlandt, Charles F. Darlington, H. J. Whitehouse and Arthur H. Scribner. The brokers in the deal were Frank De Turner, Jr., of the Robert E. Farley Organization; H. R. Lounsbury and Albert B. Ashford (Inc.). The price at which the property has been sold was not reported, although it is understood that the estate cost Mr. Bell about \$350,000.

Sale in Industrial Colony.

The Rural Estates Company has purchased, through Burton Thompson & Co., from the Mount Anable Corporation of Little Falls, N. Y., the plot at Van Dam street and Anable avenue, with a street frontage of 300 feet and an avenue frontage of 90 feet, which has been held at \$45,000. The plot adjoins the property of the Degnon Terminal and Improvement Company. The plans of the purchaser could not be learned this week.

Plan Model Village.

Charles F. H. Johnson of the Passaic Board of Trade has acquired for the Brighton Mills, cotton fabric manufacturers, a tract of 300 acres at Allwood, N. J., near Passaic, on which the owners plan the erection of a model village for the accommodation of the 1,100 employees of the mill. No details regarding this project could be learned this week, although it was said that the village will include not only about 120 cottages, but also a library, hospital and schoolhouse, to be maintained by the company.

North-of 59th Street.

95TH ST.—Schwartz & Klein bought from Louis Lustig 338 East 95th st, a 4-sty house, on lot 25x100.

100TH ST.—Goodale, Perry & Dwight, in conjunction with Henry Brady, sold for the Proctor estate, 319 West 100th st, a 5-sty American basement dwelling, 20x100.11. The buyer is Sigmund Wachsman, who gave in part payment his residence at 517 West 173d st, a 4-sty house, 18x100.

130TH ST.—W. J. Huston & Son in conjunction with W. C. & A. E. Lester sold for Samson Rosenfield 502 West 130th st, a 5-sty flat, on lot 25x74.11.

137TH ST.—Goodwin & Goodwin sold for Henry Marks to Harry Bowman the 3-sty dwelling at 208 West 137th st, on lot 18x90.11.

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178TH ST.—The Nason Realty Co. has bought from the Dayton Improvement Co., Harris & Ely Maran, the 5-sty apartment house, at 839 and 841 West 178th st. H. Weissstock was the broker. The house has been held at \$75,000.

LEXINGTON AV.—Henry Goodkind sold, through John N. Golding, 1078 Lexington av, a 3-sty dwelling at the southwest corner of 76th st, on lot 17.2x100.

MARBLE HILL AV.—A. N. Gitterman has sold to N. O. Schaefer, 51 Marble Hill av, a 37½ ft. plot, for the Marble Hill Real Estate Co., who disposed of another parcel on Marble Hill av last week through the same broker. The size of this plot and its surroundings insures its permanent light and lends itself to a 1-fam. house improvement, which, it is understood, Mr. Schaefer is contemplating erecting on this site for his own occupancy.

MARBLE HILL AV.—A. N. Gitterman sold for the Marble Hill Real Estate Co., represented by Everett B. Heymann, attorney, 47 and 49 Marble Hill av, a plot 61x100, to M. C. Schaeffer, who bought the adjoining plot last week. This property has been held at \$18,000. It is understood that the buyer will offer the larger plot for resale with restrictions to insure the privacy of his projected dwelling.

Bronx.

COURTLANDT AV.—G. N. Reinhart purchased from the Phelan Estates and John Monaghan, through Nicholson & Co., a plot with a frontage of 145 ft. on Courtlandt av at 163d st, with a frontage of 170 ft. along the New York Central Railroad tracks. The plot will probably be improved with a factory, although it is undecided when the project will be undertaken.

DECATUR AV.—Griffen, Prince & Ripley have sold to Louis P. Fish, of the firm of Fish & Marvin, the plot, 50x100, on the east side of Decatur av, between Gun Hill rd and 209th st.

GRAND BOULEVARD.—Lauter-Lodes, Inc., sold for the 837 Washington Av Realty Co., 1770 Grand Boulevard and Concourse, at the junction of 175th st and Eastburn av, a 5-sty apartment house, on plot 59x9.3x126.7xirreg. The buyer is the Edgerton Park Co., which gave in part payment the plot 52.6x100 at the southeast corner of Eagle av and 156th st. The Concourse corner was recently taken over by the selling company as plaintiff in a foreclosure action.

OGDEN AV.—Harold H. Harding has sold for May C. O'Hara to Elizabeth C. Knox 1024 Ogden av, a 3-sty flat, on lot 18.9x138, extending through to Nelson av, between 164th and 165th sts.

WEST FORDHAM RD.—McLernon Brothers have sold for the Lawyers' Mortgage Co. the 3-sty residence on lot 22x100, at 124 West Fordham rd.

LEASES.

Moves from Automobile Center.

The White Company, automobile manufacturers, has leased from the 51 East 57th Street Company, and Henry B. Anderson, the plot at the northwest corner of 57th street and Park avenue, known as 49 and 51 East 57th street and 466 Park avenue, forming a plot 49x100.5, now occupied by old dwellings. The leases are for twenty-one years, with renewal privileges, including the option to purchase. The lessee plans to erect on the site, a five-story structure to be devoted to salesrooms and offices for its own use. The transaction is an unusually interesting one because it marks a removal from the automobile center popularly known as "Automobile Row," which has become strongly established on Broadway within recent years. The White Company has been for the last ten years at Broadway and 62nd street.

Leases for Large Movie.

William Fox has leased from Solomon Schinasi the property at 126-138 East 14th street, occupied by the site of the old Dewey Theatre, the Theatre Unique and a business building, also a group of buildings immediately abutting in the rear at 126-130 East 13th street. The 14th street frontage is 145 feet, the 13th street frontage 115 feet and the depth 206 feet. The lease is for a term of forty-two years, involving an aggregate rental of close to \$2,000,000. On this site Mr. Fox will erect one of the largest moving picture theatres in the city, with a seating capacity of 5,000 people. The building is being designed by Thomas W. Lamb. Stores are planned for the 14th street side.

New Wendel Lease.

The Wendel Estate has leased to Carol Schilo, the vacant plot 100x50, at the southwest corner of Seventh avenue and 39th street, for a term of seven years. On the plot he will erect a four-story building, with stores on the street level, at an estimated cost of about \$50,000 from plans by Samuel Cohen. Mr. Schilo operates the Opera House Garage, adjoining the corner in 39th street.

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Hotel St. Andrew Deal.

George B. Corsa has leased for Morris Schinasi, the Hotel St. Andrew, at the northwest corner of Broadway and 72nd street, an eight-story building, on plot 104x180 feet, for fifteen years, to the Fairfax Hotel Company, composed of M. B. Marshall and J. Wade McGrath, of the Hotel Hargrave, and David H. Knott and Harry J. Vietch of the Hotel Earle, who took possession yesterday. A large amount of money is being spent on painting, redecorating and refurbishing the house, and additional bathrooms will be installed. This will give the house 231 rooms and 147 baths.

Lexington Avenue Leasing Active.

Goodale, Perry & Dwight, agents of the two-story store and office building that is being erected at the northeast corner of Lexington avenue and 86th street, have leased from the plans to the United Cigar Stores Company, the corner store and basement, 20x45, for a long term; also office space on the second floor, 40x60, to the Metropolitan Life Insurance Company, which will use the offices for their East Side Agency. The Chatham & Phenix National Bank have also leased the store and basement, 30x60, adjoining the corner, which is being especially equipped for them. There will be an express station of the Lexington avenue subway at 86th street with two entrances through this building, one in 86th street and one on Lexington avenue, just north of the corner. The building will be ready for occupancy October 1.

\$615,000 Brooklyn Lease.

Louis H. Saltzman leased from Bertha W. and Frank P. W. Schmitz, the five-story building at the junction of Fulton street and Flatbush avenue, Brooklyn, opposite the Nevins street station of the subway. The lease is for twenty-one years at an aggregate rental of approximately \$615,000. The lessee will remodel the building for restaurant purposes. The broker in the deal was the Guarantor Realty Corporation.

Manhattan.

BRETT & GOODE CO. leased the parlor floor at 75 West 46th st to Urbino Nannelli for James A. Dowd, as agent, and in the Francis Building, 5th av and 53d st, office space to Julius Friedman for Albert B. Ashforth, as agent; also in the Printing Crafts Building, 461-479 8th av, an arcade booth in the main hall to Adolph C. Loeffler for a long term.

BRETT & GOODE CO. has leased at 9-15 Murray st the 5th floor to the Graham-Christholm Co., in conjunction with the Charles F. Noyes Co.; also the store at 53 West 45th st to Arthur H. Sohl; and arcade space in the new Berkeley Building at 19-25 West 44th st to Adolph C. Loeffler.

CAMMANN, VOORHEES & FLOYD have leased the store at 110 Fulton st to Julius Barad; also in conjunction with Wertheim & Clear, the 5-story building at 83 Pine st, to South American Plantation Co.

CAMMANN, VOORHEES & FLOYD leased for the Chesebrough Building Co. the 6-story building at 16 Pearl st to the American Trading Co. FIRM OF LEONARD J. CARPENTER leased for Ellen S. Auchmuty and F. Augustus Schermernhorn, apartments at 601 West 112th st, northwest corner of Broadway, to Jerome E. Anderson and Ada D. Blakeney.

JOHN J. CODY leased apartments at 130 East 82d st, to William Bornand; at 101 East 84th st to M. A. Frank; at 110 East 86th st to Joseph Finan; at 110 East 91st st to Daniel McCarthy, and at 1007 Park av to Mrs. Blass.

DUFF & BROWN Co. have leased for Robert Manger to W. F. Smith the 3-story dwelling at 423 West 147th st; also for Marie Thompson to K. Kendrick the 4-story dwelling at 423 West 146th st.

DUFF & CONGER have rented apartments at 16 East 96th st to David S. Myers, 1143 Lexington av to Dr. M. L. Pinco, 68 East 86th st to Dr. L. S. Loizeaux, 16 East 97th st to Carl Kiefert and 120 East 86th st to Geo. B. Collin.

DUROSS CO. have leased for Catherine McCorken the 3-story house at 203 West 21st st to Mrs. Hattie Smith for 3 years; the 3-story house at 205 West 21st st to Bernard Jackson for 3 years; for William G. Howenstine the 3-story house at 163 West 13th st to Alice C. Hyatt; for Mary A. Balfour the 3-story house at 472 West 24th st to Lucy Bloom; the 3-story dwelling at 207 West 13th st to Chas. Hopstein; the 3-story dwelling at 243 West 19th st to Albert Jackson; and the 3-story dwelling at 141 West 15th st to E. A. McNamara.

L. W. ELBERSON leased furnished apartments at 43 West 50th st to Adele Forest; at 40 West 56th st to Louise Muniz; at 45 West 49th st to Hugh McElroy, and at 40 West 56th st to Charles Hornaday; also at 20 East 48th st to William D. Baker and at 43 West 46th st to Irene Kamerer.

DOUGLAS L. ELLIMAN & CO. have leased an apartment in the new building nearing completion at 1000 Park av for Bing & Bing to David W. Smythe; an apartment at 156 East 79th st for Julius Tishman & Sons to Henry C. DeRham, 2d; at 55 West 55th st for S. M. Banner to Mrs. Jos. W. Warwick; and at 18 East 48th st to Mrs. J. B. Russell.

DOUGLAS L. ELLIMAN & CO. leased for August Hockscher, represented by Heckscher & deSaules, the 4-story house at 3 West 56th st, on lot 25x100, to the Misses Newell and Dudley, now at 14 East 37th st, for business purposes, and have sublet the basement store for the above tenants to Joseph Satinover.

DOUGLAS L. ELLIMAN & CO. have leased 15 and 17 West 46th st, two 4-story houses, each 20x100, to Mrs. Martha A. Kines for Dr. John F. Erdmann.

J. B. ENGLISH has leased from the plans for John T. Fenlon to E. M. Horn 125 West 49th st, 5-story, containing 16 2-room apartments and studios. Building will be ready for occupancy about Sept. 10.

HORACE S. ELY & CO. leased to the Frank Tourist Co., one of the oldest tourist firms in the city, offices at 489 5th av for uptown branch for the sale of railroad and steamship tickets and tours.

J. ARTHUR FISCHER has leased to A. B. Quest the two 4-story dwellings at 205-207 West 22d st.

MARY A. GOODSSELL, represented by George W. Plitt, attorney, leased, through A. N. Gitterman, as broker, the entire building at 204 West 76th st, for a long term to the Grease Spot Inc., in which Harry B. Van Emden, lubricating engineer, is interested.

GOODWIN & GOODWIN rented for the Sternfeld Welding Co. to the Ordinator Co. (Inc.), Stanley Inson, president, 9,000 sq. ft. in the 9th loft at 317-323 East 34th st.

GOODWIN & GOODWIN rented for Dr. Edgar T. Weed to Frank and Katrina Reiman the 4-story dwelling at 246 Lenox av, on lot 22.10x85.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for a long term for Philip Rhineland, the 9th loft at 48-50 West 21st st, to Jacob Liss, manufacturer of ladies' waists, now located at 19 West 21st st.

HEIL & STERN, in conjunction with Charles F. Noyes Co., have leased for the Jacob Ruppert Realty Corp., the 14th floor at 15-19 East 26th st, covering a floor space of 17,000 sq. ft., to the Arlington Skirt Mfg. Co., for a long term.

SETON HENRY & DOUGLAS GIBBONS, in conjunction with Douglas L. Elliman & Co., leased an apartment of 16 rooms and 5 baths, comprising an entire floor, at 640 Park av for Claus A. Spreckels to H. H. Rogers, of the Standard Oil Co., and have secured an extension of the lease for Mr. Rogers from the owner of the building.

M. & L. HESS (INC.) and Carstein & Linnekin have leased the store and basement at 877-9 Broadway, containing about 15,000 sq. ft., to the Phoenix Manufacturing Co., cotton goods, at a rental aggregating \$50,000.

JULIA BEVERLEY HIGGINS leased for Dr. Ramsay Hunt his apartment in Carleton House to R. Rochester; for Miss A. Stuart her apartment at 435 West 119th st to Thomas Scott, of Augusta, Ga., and for the Edgar A. Levy Leasing Co. an apartment at 1100 Park av to Miss Marie O. Kobbe.

HENRY HOF has leased for E. F. Beinbauer the store and basement at 571 3d av to Jacob Metsch; also to Dr. Emmert the 1st floor at 666 2d av.

HENRY HOF has leased for H. Buchtenkirch the dwelling at 232 East 36th st to H. R. Steege; also for J. G. Weigold the store at 202 East 38th st to Louis Engle.

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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.

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For Sale and To Lease

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

WANTS AND OFFERS

AN ENERGETIC SALESMAN of reputation who is familiar with building, construction and plans, to cover Westchester and Bronx territory and architects in New York City; salary and commission. No order takers or propaganda men need apply. Must desire to build up a permanent future business and work and profit accordingly. High grade references required. Box 180, Record and Guide.

ESTIMATOR, building construction, office manager, expert high-class work, wants connection with builders or would handle constructions for investors. Box 182, Record and Guide.

YOUNG MAN, 26, 8 years' experience, management and brokerage department, hard worker, desires position with reputable concern or estate. Box 184, Record and Guide.

A CHRISTIAN young man, 23, desires to locate with a reliable real estate concern as collector, renting agent and office assistant; five years' experience; A1 references; bond furnished. Box 186, Record and Guide.

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

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

WANTED—Copies of The Record and Guide, New York Edition, for Sept. 4, 1915; April 1, 1916; July 8, 1916; July 15, 1916, and Aug. 19, 1916. Also Brooklyn Edition of July 8, 1916. We will pay 20 cents each for copies of these issues if both sections are delivered to us in good condition. This offer expires Sept. 9, 1916. The Record and Guide Co., 119 W. 40th St.

FOR SALE OR TO LEASE

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

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 18.9x100; 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.**

31 ACRES, orchard, 8-room house, furnished, barn, hennery; implements; Ulster County. **BOX 183, Record and Guide.**

FOR SALE. Two lots, 40x100; three lots, 60x100; in Bayside, L. I. **A. F. SCHAEFER**, Union Square Hotel, N. Y.

FOR SALE OR LEASE, a fine onyx property, millions of cubic feet; many colors; fine quality; four miles from railroad on large river. Address **J. M. WOODSON, La Follette, Tenn.**

FOR SALE. five-story residence, 317 W. 105th St.; easy terms; width of house 21 ft. Apply for further information to owner. **W. E. WOODFORD, 2 W. 47th St.**

173 LAFAYETTE AV.

Offer wanted; 22 feet wide; substantial brick; 12 sunny rooms; unsurpassed location.

CONFECTIONERY OPPORTUNITY

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

TWO SUMMER RESIDENCES

for sale, one with a lake and 20 acres, \$2,500; other with 51 acres, \$2,800. Particulars on request.

DE TAILLAC, Owner, Winsted, Conn.

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.

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.**

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.

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.; \$1.50 foot; adjoining Ford Motors Building. **DAUNAIS & CO.**

11 Laurier Ave., East, Montreal.

BRONXVILLE,

28 min. from Grand Central; new, attractively furnished, for small family; 3 min. from station; 2 baths; \$90, including heating; references.

BOX 181, Record and Guide.

FOR SALE.

Summer Hotel and Cottages in mountains of Northern New Jersey; 20 acres; popular resort of 20 years; over 80 rooms; plant fully equipped for business with continuous patrons; elevation 1,000 feet. For particulars address

BOX 187, Record and Guide.

Bargain Hunters' Attention

Three-story private dwelling, which fills the 100 square feet of a Park Ave. corner in the 90s; will sell cheap to close estate.

TRAUBE, 1402 Lexington Ave.

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.

IDEAL FACTORY SITE,

in much talked of new shipping center, close to water and railroad facilities, plot 100x100, vacant on grade, on north side East 140th St., east of Walnut Ave., assessed valuation \$10,000. Are they worth \$7,500 to you? If not, how much?

BARRY BROTHERS, 2804 Third Ave., or your own broker.

LEASEHOLD PROPERTY WANTED

for cash or exchange. Will lease your property for ten, twenty or fifty years. I assume taxes, water, insurance, repairs, vacancies, etc., and pay you net rental. Prefer improved property situated between Washington Square and 96th St. This should interest estates, attorneys, institutions, etc. Paul A. McGolrick, 261 Broadway. Tel. 7736 Barclay.

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

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GOING BRICK PLANT FOR SALE. 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.

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.

FLUSHING HOME FOR SALE

Located in the best residential district, shaded by beautiful and rare trees, an artistic house of 10 rooms and 3 baths. Modern in every detail. Now occupied, but will be shown by appointment by applying at

ROOM 1209, 200 5th Ave.

IDEAL HOME IN MAPLEWOOD.

Price \$6,000; Cash Required \$3,000. Owing to business changes must sell splendidly built house, nearly new, in New York's most desirable suburb; slate roof, large copper-screened living porch, finest imported porch curtains, beautiful hall, elegant dining room, with dome and rafter ceiling, four bedrooms, all the conveniences, sewer, water, gas, electricity; portable storm shed for winter use, perfect heating system; lot 210 feet deep, cement walk entire length; two poultry houses, beautiful views front and rear; centre of wild bird life of the Oranges; finest garden in Maplewood, completely inclosed with beautiful iron fence; three varieties of grapes, apples, crabapples, peaches, plums, pears, quinces, currants, strawberries; oak, elm and maple trees; schools, clubs, churches; good stores; prices reasonable; 5 minutes from Lackawanna; 61 trains daily; 45 minutes from New York; am losing \$1,000; never expected to sell.

C. J. WOODWORTH,

23 Baker St., Maplewood, N. J.

If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

HENRY HOF has leased to Sidney Feller the 4th loft at 301 3d av; also to Benjamin Gruber the store and basement at 605 2d av.

HENRY HOF has leased to Mack, Jenney & Tyler space at 101 East 31st st; also to S. Hirsch space at 301 3d av.

HOUGHTON COMPANY has leased for Hannan M. Cozzens the 3-sty dwelling at 301 West 31st st to S. Striebeck von Reys.

HOUGHTON COMPANY has leased to Dr. George N. Slatery the 3-sty dwelling 242 West 30th st for the Brick Presbyterian Church.

HOUGHTON COMPANY leased for Eugene Vancus to Rosa Gidos the 4-sty dwelling at 4 West 83d st.

JOHN J. KAVANAGH leased for Charles R. Bangs to John Nickerson, Jr., the 3-sty dwelling at 69 East 17th st; also for Henry B. Montgomery to Charles W. Rantoul, Jr., the 4-sty dwelling at 129 East 18th st.

E. H. LUDLOW & CO. leased apartments in the Triscilla and Stanish, at 59 and 61 West 10th st, to Miss Edith L. Devlin, Miss Maude F. Lee, Miss E. M. Rohr, Mrs. S. E. Stokes and Miss Adah E. Marks.

MARKSTON & CO. leased the 5th floor at 61 West 40th st, for the estate of Edward Brown, to Cecelia Ourada and Catharine J. Lazure.

SAMUEL H. MARTIN has leased for the West 60th Street Realty Co. the 3-sty dwelling at 55 West 60th st to Louise Wolter.

SAMUEL H. MARTIN has leased in conjunction with M. M. Hayward & Co. the 5th loft at 246 West 60th st to the Holbrook Co.

SAMUEL H. MARTIN has leased for the Arco Realty Co. the 4-sty dwelling at 30 West 60th st to Louise Carrera.

J. K. MOORS has leased the 2d loft at 409 West 55th st to the Peerless Motor Specialty Co. as a service shop.

MOORE, SCHUTTE & CO. leased dwellings for Senator Simpson at 468 West 144th st to Frank Baldwin, and at 510 West 142d st to A. Buchanan; for Mary O'Brien at 473 West 141st st to Dr. Arthur H. Nylen; for the estate of Sadie R. Howe 530 West 150th st to J. L. Post; for Thomas D. McBride at 474 West 144th st to M. M. Davis; and for the estate of Lambert S. Quackenbush to A. De Dion at 454 West 145th st.

CHARLES F. NOYES CO. has leased the building 214 Front st for George A. Bowman to Bernard London, and part of the 6th floor at 74 Lafayette st for Josephine Ahrens to Joseph L. Herzog & Co.

OGDEN & CLARKSON CORP. leased the store at 27 West 30th st for Horace S. Ely & Co. to The Ideal Woolen Co.; also the 6th floor at 5 East 4th st for a long term to Bastable & Co., and the store at 43 West 46th st to Siebrecht Brothers (Inc), the 5th av florist.

WALTER B. PARSONS leased to the Northam Warren Corporation the 1st loft at 54 Warren st.

PEASE & ELLIMAN have rented apartments at 5 East 84th st for Augustin Walsh to R. F. Otto Frulenhous; at 144 East 36th st, now under construction, to F. W. Emery; at 565 Park av a sub-lease for Dr. J. A. Carscaden to Dr. Edward Linderman; at 510 Park av to Miss Kathleen A. Didrickson; at the northwest corner of 82d st and Madison av to Mrs. Sophie Sterns; at 145 East 35th st to Fred S. Wenham; at the south corner of 113th st and Riverside Drive to Mrs. Sylvia Weinberg; for Julius Tishman & Sons at 30 West 70th st, now under construction, to Alfred S. Seligsberg; for Charles Mayer at 101 East 74th st, now under construction, to Mrs. A. S. Le Due; at the south corner of 113th st and Riverside Drive to Gerald Spielberg; at 320 West 86th st for Henry A. James to Mrs. J. Brandenstein; and at the south corner of 93d st and Riverside Drive, "Terrace Court," for the West Side Construction Co. to Joseph Pinchassoff; leased for Frank N. Dowling to Courtlandt C. Nicoll the 4-sty dwelling at 340 Lexington av; and have renewed, as agents, the lease of the 3-sty dwelling at 174 West 82d st, held by Mmes. Andree Warren and Adeline Pelletier.

PEASE & ELLIMAN have leased apartments at 144 East 36th st, now under construction, to Mrs. E. S. Cramp and Mrs. F. B. Catching; at 56 West 58th st, to C. O. M. Sprague; at 138 East 36th st, now nearing completion, to Dr. Willard B. Force; at 55 West 55th st, for the Banly Realty Co., to Marion B. Eldridge; at 1000 Park av, for Bing & Bing, to Mrs. A. Moradant; at 156 East 79th st, for Julius Tishman & Sons, to Harry C. Heimerdinger; at 152 West 58th st, for the Marcaro Corp., to Hassard Snort; at 56 West 11th st, to Marguerite Austin; at 1190 Madison av, to Dr. T. H. Basch; at 60 West 58th st, to C. Redner Richards, and at 106 East 85th st, now being built by Isidor Mishkind, to Howard Poillon.

PEASE & ELLIMAN have rented apartments at 56 West 11th st to William H. Osgood; at 107 West 88th st to Mrs. Thora Nobel; at 315 West 115th st to Miss Lillian Mills; at 105 West 88th st to A. P. Kirley; at 67 Riverside dr to Irving G. Cohen; at 150 West 80th st to William F. Beal; at 56 West 11th st to Mrs. Florence Myers and to Dr. J. E. Kelly; at 144 East 56th st an apartment, furnished, for Mrs. Elliot Schenck to John A. Wade; also leased a large apartment in the house which Bing & Bing are building at 1000 Park av, at 84th st, to Spencer P. Shotter, who is taking another apartment in the same building in place of one leased to him by the same brokers some time ago.

PEASE & ELLIMAN have leased for the Schulte Cigar Co. to the Beck Shoe Co. for a long term at an aggregate rental approximating \$35,000 the ground floor and basement space adjoining the northwest corner of Broadway and 66th st in the Hotel Marie Antoinette property. The Schulte company recently leased through the same brokers the entire corner portion of the premises and upon completion of improvements will open a branch.

PEASE & ELLIMAN have leased for the Schulte Realty Co. to Paul Wiener for a long

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367 Fulton Street, Jamaica

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

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HARRIS & MAURICE

MANDELBAUM

Real Estate Operators

Telephone 8155 Cort. 135 BROADWAY

LOWENFELD & PRAGER

Real Estate Operators

149 BROADWAY Tel. 7803 Cortlandt

term at an aggregate rental of \$50,000 the store and basement at 122 East 14th st. The same brokers have leased for the Schulte company the basement store at 168 William st, southeast corner Beekman st to Hyman & Co.

PEASE & ELLIMAN have made the following renewals of apartment leases: In the "Verona," at the southeast corner of 64th st and Madison av, 14 rooms and 4 baths, to Mrs. M. L. Woodin; in the "St. James Court," at the southeast corner of 92d st and Broadway, to J. P. Halligan; at 565 West 181st st, to Philip Manz; at 214 West 11th st, to T. Bache Bleeker; at 214 West 92d st, to Harriet Weikart; at 60 East 90th st, to Mrs. Freida Appel; at 214 West 92d st, to Dr. E. J. Abeles; at 11 East 68th st, to the estate of David M. Turnure; at the northwest corner of 82d st and Madison av, to S. J. Frank; and at 105 East 21st st, to Miss A. L. Clerc.

PEASE & ELLIMAN have leased for S. Osgood Pell & Co., as agents for Mrs. Flannery, offices at 15-17 West 45th st to the New York State Prison Council; also for Walter J. Butler, as agent, a store at 155 East 42d st to Louis J. Singer, electrical contractor.

PEPE & BRO. have leased for Gordon Brown the 2-sty duplex studio at 6 McDougal alley to James Hatch, which will be altered to suit new tenant.

PORTER & CO. have leased for the estate of Leah Solomon to Gwendolyn Huggins, the 3-sty dwelling at 2103 Madison av.

WILLIAM B. READ has leased for William H. Falconer the factory building at 230-2 West 13th st for 5 years to Johnson, McCabe Ore Testing & Refining Co.

JAMES B. REGAN leased through A. N. Gitterman to the Crown Motors Corporation the front of the 4th floor at 140 and 142 West 42d st. The Crown Motors Corporation is the third motor truck organization that has located within a few hundred feet of Broadway and 42d st within the last three months.

RICE & HALL have leased the store and basement at 1696 Broadway to the Vesta Storage Battery Co. The tenants have been located for several years at the northeast corner of Broadway and 54th st, which was recently purchased by the Ford Motor Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased an apartment at 251 West 31st st to Walter A. Schott.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased offices in the Johnston Building, 30 Broad st, to J. J. Carew & Co., stock brokers.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has rented to Fordin & Holop, merchant tailors, space at 3 Park Row.

WILLIAM J. ROOME & CO. leased for Frank N. Dowling, the furnished dwelling at 113 East 39th st to M. Seward Webb, Jr. The lease contains the privilege for a further renewal. The house is now occupied by Reginald Vanderbilt, who recently purchased the property at 12 East 77th st, which, after extensive alterations, will be occupied by him.

M. ROSENTHAL CO. has leased to The Martiniqne Lunch the entire building for a long term at 525 6th av.

SCHINDLER & LIEBLER have leased the upper portion of the building at 1357 3d av for Adelaide Connelly to Jean B. Gingras, upholsterer and cabinet maker, for five years; also the 3-sty dwelling at 631 West 142d st for Marie N. Hogue to Leo McGaughlin for two years.

LOUIS SCHRAG leased for Julia Fitzgerald the 5th loft at 30 East 12th st to Samuel Grosskopf; for Bamberger & Stern the 1st loft at 36 West 22d st to Roseberg & Knoll; for John Yard the dwelling 829 Lexington av to Dr. Carl Pfister.

SHAW & CO. have leased for Edward Goldschmidt the 3-sty dwelling 20 East 127th st to Henry Riddle.

SHAW & CO. have leased for the estate of Andrew Blakely the 3-sty dwelling at 77 West 124th st to Sarah A. Hines.

WM. A. WHITE & SONS, in conjunction with Nelson, Lee & Green (Inc.), leased the entire 2d floor, containing about 12,500 sq. ft., at 318-326 West 39th st to the Christian Alliance Publishing Co., now located at 692 8th av, who will use the space for their printing plant.

WM. A. WHITE & SONS leased an apartment at 412-420 West 148th st to Herman Meyer; and studios at 77 Irving pl to Gussie J. Kaplan, Emmalena Sizer, Marian S. Baldwin and Katherine Eckstein.

WM. A. WHITE & SONS have leased offices in the Franklin-Hudson Building, 100 Hudson st, to the Bordeaux & New York Trading Co.; also additional space at 68 William st to the law firm of Reynolds, Richards & McCutcheon.

WHITE-GOODMAN have leased at 105-107 Chambers st the 1st loft to Holloway, Bentz & Co.; at 148 Spring st the top loft to Nathan Lindner; at 29 West 17th st the store and basement to Phoenix Button Co., and at 11-13 West 32d st 4th loft to Rothblatt & Bender.

F. R. WOOD, W. H. DOLSON CO. leased apartments at the Versailles to Bertha Newman and W. W. Conley; also at the Hanover, to John F. Crowell and Henry C. Davis; at Victor Hall to Harrison Starr and Herbert Van Frankenberg; in the Greenwich to Dr. James C. Cornelle and Jose Santos Zalayo; at 165 West 80th st to Alice B. Harris; at 255 West 95th st to James P. Meehan; in the Belnord to Alfred L. Bernheim; in the Counseca to John F. Dalton; in the Albea to J. O. Jensen; at 170 West 75th st to Max Schellhorn; in the Bennington Corners to Samuel Frankel; at 107 West 82d st to Alida A. Krebs; at the Pasadena to J. B. Mally; at 451 West End av, and at 109 West 82d st to Harriet Johnson.

F. R. WOOD, W. H. DOLSON CO. leased apartments in the Doulton to James H. Dalton, Mme. Marie Rappold, George B. McCarty and George J. McDonnell, Dr. C. H. Archibald and William A. Wagener; also in the Barnard to Ralph M. Burch and Jennie R. Cathcart, in the Clifden to C. L. Mensenworf and Elmer E. Walter; in Holland Court to Constance A. Pet-

erson, Eva Robert and M. Louise Wagner and L. Jacquelin Grepe, and at 35 West 82d st to Lazar Rorphuro and Isidor Groetzinger.

REAL ESTATE NOTES.

M. ROSENTHAL CO. has been appointed agent for the loft building at 290 Church st.

WILLIAM J. ROOME & CO. have been appointed agents of the property at 13 East 12th st; also the dwelling at 1443 Amsterdam av.

ALEXANDER MEFFERT, for a number of years connected with the firm of Ewing, Bacon & Henry, is now associated with Fish & Marvin and has charge of that firm's bond and mortgage department.

CROSS & BROWN CO. has been appointed leasing agents for the new 16-sty building, 48x100, which will be erected by Julius Tishman & Sons, on the plot 15-17 West 36th st. This building will be completed early in 1917.

NEHRING CO. has been appointed agent for the apartment houses at 620 West 152d st, 515 West 187th st, 540 West 157th st and the two apartment houses just finished by the Hopewell Realty Co. at Davidson av and West Fordham rd.

NEW YORK TITLE AND MORTGAGE CO. has made a loan of \$40,000 to the Creston Building Co. on their property at the northeast corner of 198th st and Creston av. The buildings have just been completed and are fully rented.

SIDNEY L. PREVILE, formerly with Manheimer Brothers and Julius Rosenberg, recently with White-Goodman, have opened offices at 315 5th av, where they will transact a general real estate and insurance business, under the firm name of Previle & Rosenberg.

PEASE & ELLIMAN have been appointed by Harry Fischel agents for the new apartment house which he will build on the site of the Rev. Alfred Duane Pell residence at the south corner of 5th av and 74th st, sold to him by the same brokers a short time ago. This corner, to which title just passed to Mr. Fischel, is to be improved with a 12-sty apartment house. There will be one apartment to a floor, which will have 14 rooms and 4 bathrooms. The title passed is subject to a mortgage of \$415,000 held by the Farmers' Loan & Trust Co., and a very interesting feature of the operation is that Mr. Fischel intends to build without a building loan. Demolition of the old residence will begin at once.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1916	1915
	Aug. 25 to 31	Aug. 27 to Sept. 2
Total No.....	65	117
Assessed value.....	\$3,349,400	\$7,475,600
No. with consideration..	10	25
Consideration.....	\$372,600	\$1,176,591
Assessed value.....	\$402,500	\$1,215,700
	Jan. 1 to Aug. 31	Jan. 1 to Sept. 2
Total No.....	4,867	4,699
Assessed value.....	\$277,168,432	\$270,949,668
No. with consideration..	717	725
Consideration.....	\$30,699,737	\$36,718,105
Assessed value.....	\$33,034,745	\$39,499,133

Mortgages.

	1916	1915
	Aug. 25 to 31	Aug. 27 to Sept. 2
Total No.....	45	60
Amount.....	\$800,929	\$3,225,250
To Banks & Ins. Cos.....	10	11
Amount.....	\$265,000	\$1,943,000
No. at 6%.....	17	29
Amount.....	\$357,021	\$2,333,800
No. at 5½%.....	4	4
Amount.....	.....	\$39,000
No. at 5%.....	8	12
Amount.....	\$78,500	\$170,450
No. at 4½%.....	2	1
Amount.....	\$146,000	\$30,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	1	.....
Amount.....	\$ 6,000	.....
Interest not given.....	17	14
Amount.....	\$213,408	\$652,000

Mortgage Extensions.

Total No.....	2,431	2,633
Amount.....	\$71,363,765	\$69,695,086
To Banks & Ins. Cos....	565	516
Amount.....	\$30,794,574	\$30,206,313
Mortgage Extensions.		
	Aug. 25 to 31	Aug. 27 to Sept. 2
Total No.....	34	30
Amount.....	\$5,030,400	\$2,320,250
To Banks & Ins. Cos....	19	15
Amount.....	\$4,709,400	\$1,796,250

Building Permits.

	1916	1915
	Aug. 26 to Sept. 1	Aug. 28 to Sept. 3
New buildings.....	19	11
Cost.....	\$2,028,100	\$617,000
Alterations.....	\$239,063	\$108,383

	Jan. 1 to Sept. 1	Jan. 1 to Sept. 3
New buildings.....	457	338
Cost.....	\$99,512,645	\$48,220,770
Alterations.....	\$15,251,820	\$10,872,997

BRONX.

Conveyances.

	1916	1915
	Aug. 25 to 31	Aug. 27 to Sept. 2
Total No.....	72	79
No. with consideration..	6	4
Consideration.....	\$ 56,600	\$55,500
	Jan. 1 to Aug. 31	Jan. 1 to Sept. 2
Total No.....	3,999	4,254
No. with consideration..	650	740
Consideration.....	\$4,511,744	\$5,077,744

Mortgages.

	1916	1915
	Aug. 25 to 31	Aug. 27 to Sept. 2
Total No.....	37	54
Amount.....	\$164,542	\$308,142
To Banks & Ins. Cos....	5	1
Amount.....	\$30,500	\$16,000
No. at 6%.....	17	16
Amount.....	\$44,342	\$186,500
No. at 5½%.....	3	3
Amount.....	\$30,000	\$7,200
No. at 5%.....	7	6
Amount.....	\$54,000	\$38,000
No. at 4½%.....	1	.....
Amount.....	\$8,000	.....
Unusual rates.....	.....	\$1,644
Amount.....	9	28
Interest not given.....	.....	.....
Amount.....	\$28,200	\$76,798

	1916	1915
	Jan. 1 to Aug. 31	Jan. 1 to Sept. 2
Total No.....	2,624	2,454
Amount.....	\$20,557,531	\$21,297,173
To Banks & Ins. Cos....	194	168
Amount.....	\$4,165,827	\$3,706,378

Mortgage Extensions.

Mortgage Extensions		
	Aug. 25 to 31	Aug. 27 to Sept.
Total No.....	11	
Amount.....	\$237,500	\$124,800
To Banks & Ins. Co.....	1	
Amount.....	\$1,000	\$25,300
	Jan. 1 to Aug. 31	Jan. 1 to Sept.
Total No.....	504	516
Amount.....	\$10,397,584	\$9,959,405
To Banks & Ins. Cos.....	138	151
Amount.....	\$4,317,000	\$3,498,925

Building Permits.

	1916	1915
	Aug. 25 to 31	Aug. 28 to Sept.
New buildings.....	12	
Cost.....	\$317,450	\$465,300
Alterations.....	\$29,300	\$16,620
	Jan. 1 to Aug. 31	Jan. 1 to Sept.
New buildings.....	487	6
Cost.....	\$13,488,932	\$19,226,7
Alterations.....	\$907,080	\$554,7

BROOKLYN.

Conveyances.

	1916	1915
	Aug. 24 to 30	Aug. 26 to Sept 1
Total No.....	296	357
No. with consideration..	33	29
Consideration.....	\$314,969	\$176,996
	Jan. 1 to Aug. 30	Jan. 1 to Sept 1
Total No.....	14,959	14,873
No. with consideration..	1,441	1,663
Consideration.....	\$10,177,229	\$12,532,758

Mortgages.

	1916	1915
	Aug. 24 to 30	Aug. 26 to Sept. 1
Total No.....	265	331
Amount.....	\$1,254,546	\$1,302,686
To Banks & Ins. Cos....	83	102
Amount.....	\$625,550	\$566,500
No. at 6%.....	142	181
Amount.....	\$469,896	\$613,100
No. at 5½%.....	69	92
Amount.....	\$387,525	\$406,450
No. at 5%.....	29	38
Amount.....	\$301,475	\$167,850
Unusual rates.....	2	1
Amount.....	\$9,000	\$3,500
Interest not given.....	23	19
Amount.....	\$86,650	\$111,786

	1916	1915
	Jan. 1 to Aug. 30	Jan. 1 to Sept. 1
Total No.....	11,394	11,158
Amount.....	\$49,883,397	\$56,232,765
To Banks & Ins. Cos....	4,717	2,220
Amount.....	\$20,682,477	\$15,826,455

Building Permits.

	1916	1915
	Aug. 25 to 31	Aug. 27 to Sept. 2
New buildings.....	70	133
Cost.....	\$525,550	\$984,235
Alterations.....	\$63,200	\$29,665
Jan. 1 to Sept. 1	Jan. 1 to Sept. 2	
New buildings.....	3,343	3,486
Cost.....	\$26,506,430	\$29,577,430
Alterations.....	\$4,128,947	\$2,887,078

QUEENS.

Building Permits.

	1916	1915
	Aug. 25 to 31	Aug. 27 to Sept. 2
New buildings.....	87	153
Cost.....	\$179,535	\$557,525
Alterations.....	\$328,541	\$18,430
Jan. 1 to Aug. 31	Jan. 1 to Sept. 2	
New buildings.....	3,499	3,895
Cost.....	\$13,808,991	\$14,441,036
Alterations.....	\$1,559,878	\$622,568

RICHMOND.

Building Permits.

	1916	1915
	Aug. 25 to 31	Aug. 27 to Sep
New buildings.....	10	
Cost.....	\$45,412	\$34.
Alterations.....	\$4,190	\$5.
	Jan. 1 to Aug. 31	Jan. 1 to Sep
New buildings.....	586	
Cost.....	\$1,015,518	\$1,574.
Alterations.....	\$178,390	\$154.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

A GENERAL railroad strike, long threatened by four railroad brotherhoods, is now ordered for next Monday—Labor Day. Every effort to settle the dispute has failed and unless the Government somehow intervenes, through Congressional legislation or the courts, transportation by rail will be blocked.

Freight embargoes have been declared by the railroads. Trains will be run through to prevent suffering, the railroad managers say, as large numbers of trainmen will remain loyal, but the transportation of building materials and equipment will cease until further notice. The building trades will then have to depend on accumulated stocks and upon such supplies as may come by water.

The transportation crisis overshadows every other element and consideration in the building material market. Paralysis of construction operations is considered inevitable sooner or later, provided the freight embargoes on materials are long continued.

Presumably the paralysis will come gradually as one necessity after another fails. How prices will be affected is wholly problematical. No attempts to jack up quotations have been reported, and if anything of the kind occurs, it is more likely to be in collateral lines of business than in the building supply trade. Large supplies of masons' materials come by water, but rail shipments are indispensable.

Trouble which has broken out between the freight handlers and drivers in the brick trade threatens to involve larger interests and block distribution in a large degree. This eventuality would of itself, irrespective of the railroad embargo, interfere with brick building. Nearly all the material producing lines report that they are being subjected to manufacturing difficulties and larger costs on account of labor shortage and exactions, and some builders say they hesitate to undertake scheduled operations because they fear similar trouble.

The other side of the shield is brighter. The week brought further proof that

owners and builders with plans filed, having come to the conclusion that nothing is to be gained by waiting, are going ahead with their operations. Dr. Paterno has started excavating for his large operation on land leased from the New York Central Railroad Company. And Bing & Bing are going ahead with their West 71st street operation. This determination on the part of leading speculative builders is considered as foreshadowing similar action by many other builders.

Advances in the quotations of coal, lime and plaster were announced this week, together with another raise for copper. The price of anthracite is raised 25 to 50 cents to the public, depending on the grade, and in effect September 1. This follows the adjustment of the differences between the miners and the coal operators which at one time threatened to cause a strike. In the bituminous grades the trend of prices is constantly upward.

The lime trade reports lessened production on account of labor shortage, but higher prices for the product. The bill in Congress for the standardization of lime barrels recently went to conference and the conference report was rejected by both houses. The plaster interests report a normal demand for their material in this territory. The steel mills are again reporting that orders are in excess of shipments. Portland cement mills are running short-handed, especially in the Lehigh Valley, where they come in competition for labor with the munition industries and others temporarily offering better inducements for labor. In order to keep skilled men the manufacturers have had to pay almost whatever has been asked.

Industrial expansion continues to produce considerable building contracts. Residential building in the other boroughs is not up to normal, but is important all through the adjacent counties. The general business situation, aside from the labor clouds, is promising, though mainly due to the stimulus of war. Particular industries have been accelerated and others blocked by the war.

The consequence must be a lessened output as the year's record. Production and demand have so far run an even race, but the Fall season is expected to stimulate trade considerably.

Lime.—Higher manufacturing costs and restricted output, for which labor conditions are held most responsible, have advanced the price of lime 5 to 10 cents a barrel for Eastern common, and 5 cents a barrel for the best grade of Eastern finishing. Manufacturers report labor difficulties and labor exactions, both at producing points and in this market.

"Uncertainties concerning labor are holding up building projects—you can't get intending builders to do anything," said a prominent sales agent. "The consequence of a general railroad strike will, if it is long continued, exhaust coal supplies at lime works. It is impossible to foretell all that will happen to the trade. Here in the city, although demand is falling off, lime prices are stiffening under the shortened receipts and the rising cost of production."

Gypsum Products.—Raw gypsum from Nova Scotia for this market is calcined at the J. B. King & Co. mills at New Brighton, the Higginson plaster works at Newburgh and at works in Brooklyn and Chester, Pa. There are a total of 69 manufacturing plants in the country. The average price of raw and calcined gypsum decreased 9 cents a ton in 1915. Six plants manufacture Keene's cement, and twelve make gypsum block, tile and plaster board.

J. B. King & Co. report a fairly good demand for plaster, on the whole amounting to normal business. Were it not for labor difficulties production and sales could be increased. A higher level of prices has developed during the month. Masons' finishing plaster is now quoted at \$11.00 a ton flat, and dry mortar at \$6.50 to \$7.00, with the usual rebate for bags returned.

Structural Steel.—Building jobs long held in abeyance are becoming more active, since it is realized that structural steel is not likely to be much lower in price. Buyers have had their plans revised and refigured so many times that they are getting used to the present level of values. A strong buying movement is expected to start before the first of October. An energetic movement out of local warehouses is developing.

Dr. Paterno has commenced excavating for his big apartment house in the Grand Central section. It is reported that the contract for the 3,500 tons of steel required will be placed in a few days.

A report that Bing & Bing had closed a contract for 700 tons of steel work for the apartment house they are to build in West 71st street was found to be premature, but the operation is going ahead.

The National Bridge Company has the order for the Queensboro G. & E. Co.'s power house at Far Rockaway.

The Hinkle Iron Works have booked the contracts for the structural shapes required by the two Herzog apartments, one at 72d street and West End avenue, and the other at 64 East 86th street, which will take 700 tons each. The Hay Foundry and Iron Works will furnish 300 tons for the Boys' Club on Avenue A at 10th street.

The new minimum price on plain material is 3.019 cents, New York, for deliveries in 60 days, while 2.669c. is the best price on deliveries in 90 days. Steel bars are quoted at 2.769c., New York, and bar iron continues at 2.669c., New York. Out of warehouse steel shapes and iron bars take 3.25c., and plates 4 to 4.25 cents.

Brick.—Labor troubles are threatening a tie-up in the North River brick trade. The dispute between the brick handlers on the manufacturers' barges and the drivers on the dealers' trucks has broken out afresh and is beginning to involve their employers. The delivery of brick has been seriously interfered with this week by the refusal of the brick handlers to deliver to certain truckmen.

The latest phase of the trouble is a notification from the dealers that unless the handlers deliver to truckmen without discrimination, the dealers will not take any brick from the handlers. It is not known when the determination will take effect, should the dispute be persisted in, as no time limit was mentioned.

As some of the largest dealers are also manufacturers, with barges, handlers and drivers of their own, they will not be stopped by the labor trouble, unless it takes an unexpected turn. On this and other accounts the dealers' embargo, should it be declared, will not be an absolute one. Considerable material will get through. So far the manufacturers and agents have taken no part in the dispute, which, until the warning came from the city dealers, was entirely a personal issue between the handlers and some of the truckmen.

William K. Hammond, who has been giving his attention to the manufacturing end of his business this summer, is at his city office discharging the duties of his son Harold, who was prostrated at his desk by a fever, against which he had been fighting for several weeks. Mr.

Hammond said he had not learned yet just what the trouble among the men was all about. However, it had reduced the outgo of brick to even a lower quantity than last week. Coming at the same time as the threatened railroad strike, it complicated affairs exceedingly.

Mr. Hammond said he could not make himself believe that there would be a general walkout of railroad men. Knowing and respecting Chief Stone of the Engineers' Brotherhood, he did not think it possible that the Chief would permit it. The consequences of such a strike would be calamitous. City building operations would be paralyzed by the embargoes the railroad managers have declared, unless they were soon lifted.

Sales of brick in the wholesale market amounted to only 31 cargoes this week. Prices were unchanged, but weak. The best grade of North Rivers brought no more than \$7.25.

SUMMARY of transactions in the North River wholesale brick market for the week ending Friday, September 1, 1916:

Condition of market, heavy. Quotations: Hudson Rivers, \$7.00@87.25; Raritan, \$7.25@7.75. Number of cargoes arrived, 37; number sold, 31. Distribution—Manhattan, 14; Brooklyn, 11; Bronx, 0; New Jersey, 6. Number of cargoes left over, Friday A. M., 13.

Cement.—Under a gradually strengthening demand, the price is more firmly adhered to, but without any change in quotation to report. Domestic Portland, spot, is quoted \$1.67, with the usual rebate on bags. Rosendale, natural, \$1.00.

The mills, especially those in the Lehigh Valley, are still handicapped by labor and transportation conditions.

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 @ .18
Bluestone curbing, 5x16. .	.40 @ —

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

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

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

Eastern common	\$1.50 @ \$1.55
Eastern finishing	1.60 @ 1.70
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 12 in., 16 to 20 ft. .	\$26.75 @ \$31.75
14 to 16 in. .	34.75 @ 40.00
Heart face siding, 4-4 & 5-4 .	@ 32.00
Hemlock, Pa., f. o. b. N. Y.	
base price, per M. .	@ 24.00
Hemlock, W. Va., base price	
per M. .	@ 23.50
Hemlock, Eastern mixed	
cargoes	22.00 @ —
(To mixed cargo price add freight \$1.50.)	
Spruce, Eastern, random 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	@ \$11.00
Mill base	\$10.50 @ —
Dry Mortar, in bags, returnable at 10c. each, per ton. .	6.50 @ 7.00
Block, 2 in. (solid), per sq. ft. .	\$0.06
Block, 3 in. (hollow) .	.06
Blocks, 4 in. (hollow) .	.07½
Boards, ¼ in. x 8 ft. .	.11
Boards, ¾ in. x 8 ft. .	.145
Boards, ¾ in. x 8 ft. .	.185

SAND—

Screened and washed Cow Bay, 500 cu. yds. lots, wholesale. .	\$0.50 @ —
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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 @ —
Zeels 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 @ \$0.46½
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WINDOW GLASS (Official discounts from jobbers' lists.)

Window, A grade, 1st 3 brackets. .	88%
Window, B grade. .	90 @ 10%
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%

GRAMERCY PARK BACHELOR APARTMENTS

Alterations to One-Time Residence of William

Pierson Hamilton Will Help Preserve Section

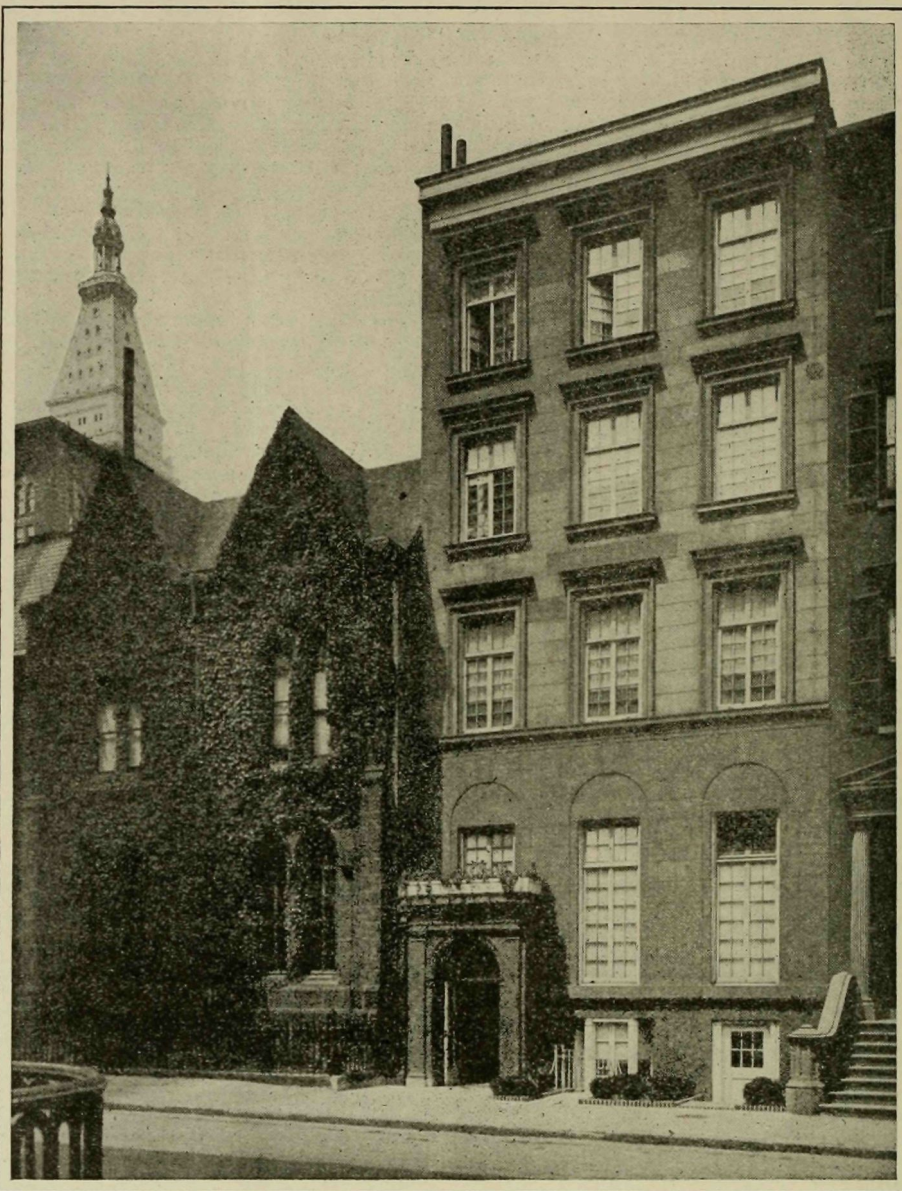
DURING the last year there have been some building operations in the Gramercy Park section, which while not involving a large expenditure of money, have stabilized the locality and made permanent a residential quarter that for a long period of years has maintained an enviable prestige.

One project, of particular moment, was the alteration of the one-time residence of William Pierson Hamilton, at 59 Gramercy Square North (105 East 21st street), into bachelor apartments. The work was performed according to

have been installed every possible convenience.

The front of the building has been modernized, but has been designed so as to be in keeping with the general atmosphere of the section. Although the character of occupancy of the building has been changed by the improvements, the structure still has the appearance of a well-kept private residence that helps to maintain the idea of an exclusive living community.

Another dwelling that has been improved along similar lines is the former residence of John Elliott Cowdin at 13



Adolph Mertin, Architect.

NEW BACHELOR APARTMENTS IN GRAMERCY PARK.

plans and specifications prepared by Adolph Mertin, architect, 34 West 28th street, who as a member of the National Arts Club, has had an opportunity of making a study of the conditions and possibilities of the neighborhood.

Realizing the demand for living accommodations in a part of the city that is close to the club and amusement centers and also within easy access of the business sections, the architect induced some owners of property to make improvements, which have met with signal success, both from an investment and aesthetic viewpoint.

The five-story dwelling at 105 East 21st street was altered to provide bachelor suites of two and three rooms, with baths, which rent for an average of \$600 per room a year. The first floor provides for a doctor's suite, with office and reception room, and quarters for the caretaker. The second, third, fourth and fifth floors have each been subdivided into non-housekeeping suites, with rooms of generous size, in which

Gramercy Square South. This house was remodeled by the same architect after the almost immediately successful renting of the project at 105 East 21st street, and there are indications that before long other owners of property in the Gramercy Park district will undertake the improvement of their holdings in a manner equally beneficial to the ultimate conservation of a section rich in sentiment as well as practicability.

Contractor for Troy Building.

The R. H. Howes Construction Co., 105 West 41st street, Manhattan, has recently obtained a general contract for the construction of a new building at Troy, N. Y., for the Young Women's Christian Association. The structure is a gift to the association from Robert Cluett and F. F. Peabody, of Troy, and will be erected from plans and specifications prepared by Charles C. Grant, architect, 37 East 28th street, Manhattan. The cost will be \$180,000.

PERSONAL AND TRADE NOTES.

Empire Sidewalk Bridge Company has moved its office from 30 East 42d street to 60 West 90th street.

Wm. Eisenstein, general contractor, has recently moved his office from 39 West 42d street to 355 West 116th street.

Re Riso Brothers, Inc., contractors and builders, have moved their offices from 425 Bergenline avenue to 17 Bergenline avenue, Town of Union, N. J.

Clarence D. Pollock and George A. Taber announce that they have formed the firm of Pollock & Taber, consulting engineers, and have opened offices at 13-21 Park Row.

E. N. McCollin, architect, New Rochelle, N. Y., has discontinued his office and has become associated with the firm of Paterson & Dula, architects, 527 Fifth avenue.

John W. Barnes, general contractor, formerly associated with Frank N. Goble at 1 East 42d street, has opened an office at 10 East 43d street, where he will conduct a general building business.

Frank J. Engel and Herman P. Hevener have formed a partnership under the firm name of Engel & Hevener, with offices at 220 Broadway, where they will conduct a general engineering and contracting business.

Empire Brick & Supply Co., of New York, has obtained a contract to furnish 75,000 barrels of Portland cement and all of the common brick to be used by the Geo. A. Fuller Co., in the construction of the new Pennsylvania Hotel.

H. E. Miller, Jr., formerly connected with the Pittsburgh Plate Glass Co., and the Lilly Varnish Co., is now representing the Moller & Schumann Co., manufacturer of varnishes, in eastern Massachusetts, Rhode Island and eastern Connecticut, covering both the retail paint trade and the manufacturers of wood and metal products.

Arthur H. Halloran, vice president and managing editor of the Journal of Electricity, Power and Gas, has recently been appointed Pacific Coast representative of the Society for Electrical Development. Mr. Halloran's headquarters will be in the Crossley Building, San Francisco, Cal. Mr. Halloran will represent the society in the states of California, Arizona, Nevada, Utah, Idaho, Oregon and Washington.

NO ARCHITECTS SELECTED.

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

GROTON, N. Y.—The P. E. Church of Groton, N. Y., Rev. W. S. Stevens, rector, Moravia, N. Y., contemplates the erection of a new church building, for which no architect has been selected and no details decided.

GLEN FALLS, N. Y.—The Crandall Trust Co., c/o Orville C. Smith, 128 Glen st, Glen Falls, N. Y., contemplates the construction of a library building and park improvement in Glen st, for which no architect has been selected and no details decided.

HUDSON FALLS, N. Y.—The Board of Education of Hudson Falls, W. H. Sawyer, secretary, contemplates the erection of a 2-sty brick high school building. No architect selected and no details decided.

NIAGARA FALLS, N. Y.—The Young Women's Christian Association, Mrs. P. H. Barton, 352 Buffalo av, chairman Building Committee, contemplates the construction of a Y. W. C. A. building at the cor of 4th and Main sts, to cost, approximately, \$70,000. No architect selected.

PLANS FIGURING.

FACTORIES AND WAREHOUSES.
MANHATTAN.—A. E. Baxter Engineering Co., Ellicott Sq, Buffalo, N. Y., is taking estimates on general contract for construction of 6-sty reinforced concrete warehouse, 100x145 ft, at cor of Walker and Corlears sts, for the Standard Milling Co., 49 Wall st, owner. Cost, approximately, \$200,000.

ZONING MAPS.

COPIES of the complete maps which form part of the Resolution on Building Heights and Districts, passed by the Board of Estimate on July 25th, will be ready in about ten days. The cost of the complete set is three dollars and can be obtained, when ready, at Room 501 Municipal Building. Single sheets can be purchased separately.

MUNICIPAL.

BAY HEAD, N. J.—The Borough of Bay Head, N. J., A. S. Strickland, Mayor, is taking estimates to close Sept. 11 for the construction of a sewerage system and disposal plant to cost approximately \$60,000, from plans by Remington & Vossburg, 601 Market st, Camden, N. J., engineers.

SCHOOLS AND COLLEGES.

CLIFTON, N. J.—The Board of Educa-

tion of Acquackanonk Township, George Bromley, Lake View, N. J., president; A. D. Cheston, 140 Union st, Clifton, N. J., clerk, is taking estimates on general contract to close 8 p. m., September 7, for a 2-sty brick and reinforced concrete addition to Public School No. 7, 120x72 ft, containing 14 classrooms, from plans by Wm. T. Fanning, Colt Building, Paterson, N. J., architect. Cost, about \$65,000.

GARFIELD, N. J.—The Board of Education of Garfield, N. J., Jacob Noonburg, president, is taking estimates on separate contracts to close 8 p. m., Sept. 21, for a 2-sty brick and limestone high school containing 16 classrooms and auditorium seating approximately 700, on Palisade av, between Passaic av and Hudson st, from plans by John P. Kelly, Post Office Building, Passaic, N. J., architect. Cost, approximately, \$90,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Cady & Gregory, architects, 40 West 32d st, Manhattan, are taking estimates on general contract to close Sept. 5, for a 2-sty brick and terra cotta store building, 100x125 ft, at 909-915 Broad st, for the Third Presbyterian

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Manhattan.

APARTMENTS, FLATS & TENEMENTS.
WEST END AV.—Schwartz & Gross, 347 5th av, have been retained to prepare plans for a 14-sty brick, limestone and terra cotta apartment, 100x67 ft, at the southeast cor of West End av and 97th st, for Mayer & Mayer, 507 5th av, owners and builders. Details will be announced later.

160TH ST.—Samuel Katz, 405 Lexington av, is preparing plans for a 6-sty brick and limestone apartment, 66x100 ft, in south side of 160th st, 278 ft east of Riverside dr, for owner and builder to be announced later. Cost, \$55,000.

160TH ST.—Samuel Katz, 405 Lexington av, is preparing plans for a 6-sty brick and limestone apartment, approximately 66x100 ft, in the south side of 160th st, 144 ft east of Riverside dr, for owner and builder to be announced later. Cost, about \$55,000.

BANK ST.—George F. Pelham, Inc, 30 East 42d st, has completed plans for a 6-sty brick tenement, 49x68 ft, in the south side of Bank st, 100 ft east of Bleecker st, for the Empire State Holding Co., R. Prager, president, 149 Broadway, owner and builder. Cost, \$38,000.

77TH ST.—Schwartz & Gross, 347 5th av, have plans in progress for a 9-sty brick, limestone and terra cotta apartment house, at 66-72 East 77th st, for the 70 East 77th St Co., Inc., c/o the Halcyon Real Estate Corp., 52 Bway, owner. Cost, \$250,000.

DWELLINGS.

74TH ST.—Herbert M. Baer, 665 5th av, is preparing plans for alterations to the 4-sty brick and limestone residence, 25x80 ft, at 10 West 74th st, for Harry Sachs, owner, c/o architect. Cost, about \$35,000.

FACTORIES AND WAREHOUSES.

AV. A.—Gottfried Knoche, 515 East 72d st, has completed plans for an 8-sty reinforced concrete or brick and steel factory building, 198x204 ft, to occupy the block front on the east side of Av. A, 71st to 72d sts, for P. Lorillard & Co., 119 West 42d st, owner. Cost, approximately, \$500,000.

STORES, OFFICES AND LOFTS.

PARK AV.—Wm. P. Seaver, Grand Central Terminal, has preliminary plans in progress for a 5-sty brick and terra cotta office and salesroom building, 20x40 ft, at the northwest cor of Park av and 57th st, for the White Co, owner, c/o architect. Cost, about \$80,000.

BROADWAY.—William A. Kenny, 420 West 259th st, has completed plans for alterations to the brick store and loft building, 27x100 ft, at 558 Broadway, for Mary De Merlement, 160 West 20th st, owner. Cost, \$20,000.

7TH AV.—Edward L. Larkin, 259 West 34th st, has plans in progress for a 16-sty brick and limestone store, loft and office building at 469-479 7th av, for Benjamin Haas, 303 5th av, owner. Cost, approximately, \$1,000,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

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

ELWOOD ST.—John P. Boyland, 2526 Webster av, has been retained to prepare plans for two 5-sty brick and terra cotta apartments, 62x86 ft, on west side of Elwood st, 225 ft north of Nagle av, for the Joseph Samson Co., 1344 Bristow st, owner and builder. Total cost, \$120,000.

180TH ST.—Moore & Landsiedel, 3d av and 148th st, have plans in progress for a 5-sty brick store and apartment, 65x100, at the southeast cor of 180th st and Valentine av, for Charles Schlesinger, 1679 Carter av, owner and builder. Cost, \$65,000.

WEBSTER AV.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for two 6-sty brick and limestone apartments, 50x88 ft each, with stores, 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.

154TH ST.—Edward J. Byrne, 509 Willis av, has prepared plans for a 5-sty brick tenement, 50x88 ft, in the south

side of 154th st, 175 ft west of Melrose av, for the J. T. Const. Co., Joseph Theiss, president, 558 East 154th st, owner and builder. Cost, \$35,000.

CROTONA PARK NORTH.—Samuel Katz, 405 Lexington av, is preparing revised plans for a 5-sty brick and limestone apartment, 70x100 ft, in the north side of Crotona Park North, 67 ft east of Prospect av, for the Lindo Building Co., c/o Harry T. Johnson, 1019 Webster av, owner and builder. Cost, \$75,000.

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

DWELLINGS.

SENECA PL.—Harry J. Arnold, 429 North Vine st, Richmond Hill, L. I., has completed plans for two 2-sty frame dwellings, 30x24 ft, and 23x28 ft, in the east side of Seneca pl, 100 ft east of Edison av, and the west side of Seneca pl, 150 ft south of Edison av, for the Bronx Shore Development Co., Walter Clifford, secretary, 1133 Broadway, owner and builder. Cost, \$3,500 each.

STORES, OFFICES & LOFTS.

TREMONT AV.—B. H. & C. N. Whinston, 509 Willis av, are preparing plans for alterations to the 3-sty brick store and office bldg, 50x100 ft, on the south side of Tremont av, opposite Mapes av, for owner to be announced later. Cost about \$10,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

36TH ST.—Chris Brown, 459 41st st, has finished plans for a 4-sty brick tenement, 25x75 ft, in the north side of 36th st, 175 ft west of 4th av, for Peter Benedetta, 307 30th st, Brooklyn, owner and builder. Cost, \$9,000.

WASHINGTON AV.—Ward & Walker, 52 Vanderbilt av, Manhattan, have prepared plans for alterations to the 6-sty brick and limestone apartment, 50x100 ft, at 415 Washington av, for the Bandridge Co., Inc., James A. Eckert, president, 55 John st, Manhattan, owner. Cost, about \$4,000.

EAST 2D ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick and limestone apartment, 60x91 ft, at 558 East 2d st, for Treib & Brodsky, Inc., 503 Thatford av, owners and builders. Cost, about \$28,000.

TROY AV.—Harry J. Nurick, 830 Putnam av, has finished 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, about \$50,000.

DWELLINGS.

NEWPORT AV.—Morris Rothstein, 1769 Pitkin av, has completed plans for a 2-sty brick dwelling, 20x44 ft, at the northwest cor of Newport av and Van Sinderen av, for Berford Bros., 423 Newport av, owners and builders. Cost, \$3,000.

EAST 17TH ST.—Seth H. Cutting, 1721 Av J, has prepared plans for a 2½-sty frame dwelling, 24x39 ft, in the east side of East 17th st, 180 ft north of Av K, for the Ascuney Realty Co., 1721 Av J, owner and builder. Cost, \$8,000.

EAST 37TH ST.—R. T. Schaefer, 1526 Flatbush av, has finished plans for a 2½-sty frame dwelling, 20x40 ft, in west side of East 37th st, 307 ft south of Av J, for Gus Svenson, 1029 East 39th st, owner and builder. Cost, \$3,500.

AV L.—Bannister & Schell, 60 Wall st, Manhattan, have prepared plans for two 2-sty frame dwellings, 17x39 ft, on south side of Av L, 40 ft east of 9th st, for the David Const. Co., 1321 East 15th st, owner and builder. Cost, about \$5,000.

EAST 7TH ST.—Peter Millman, 1780 Pitkin av, has completed plans for six 2-sty frame dwellings, 17x42 ft, in the east side of East 7th st, 330 ft north of Av I, for the Bean Holding Co., 44 Court st, owner and builder. Total cost, \$24,000.

FORT HAMILTON AV.—Koch & Wagner, 26 Court st, have finished plans for two 2-sty brick dwellings, 19x50 ft, on the north side of Fort Hamilton av, 390 ft west of East 2d st, for Mrs. Anna M. Williams, 1019 Lorimer st, owner. Total cost, \$9,500.

FLATLANDS AV.—Charles G. Wessel, 843 East 12th st, has prepared plans for two 2-sty frame dwellings, 16x38 ft, on the north side of Flatlands av, 43 ft east of East 41st st, for the Anthracite Realty Co., 391 Fulton st, owner and builder. Total cost, \$12,000.

TROY AV.—Charles G. Wessel, 843 East 12th st, has finished plans for four 2-sty

frame dwellings, 16x38 ft. on the west side of Troy av, 40 ft north of Av L and on the north side of Av L, 80 ft east of Troy av, for the Anthracite Realty Co., 331 Fulton st, owner and builder. Total cost, \$12,000.

74TH ST.—A. G. Carlson, 226 Henry st, has plans in progress for four 1½-sty frame bungalows in 74th st, near Narrows av, for Arthur Constaince, 75th st and 4th av, owner and builder. Total cost, \$20,000.

WEST 28TH ST.—Harry J. Sprung, 44 Court st, has finished plans for a 2-sty frame residence and boarding house in the east side of West 28th st, 350 ft south of Mermaid av, for Mrs. Rose Cohen, 44 Court st, owner and builder. Cost, \$5,500.

EAST 34TH ST.—R. T. Schaefer, 1526 Flatbush av, has prepared plans for two 2-sty brick dwellings, 17x39 ft, in the west side of East 34th st, 267 ft south of Glenwood rd, for Patrick McMullon, 1526 Flatbush av, owner and builder. Total cost, \$7,000.

STABLES AND GARAGES.

12TH ST.—Thode & Harvie, 406 9th st, have plans in progress for a 1½-sty brick garage, 50x100 ft, at 459-461 12th st, for Arthur Ackerman, owner, c/o architects. Cost, about \$20,000.

GATES AV.—Henry Holder, 242 Franklin av, has finished plans for a brick extension to 1-sty garage on the north side of Gates av, 300 ft west of Sumner av, for Caroline Horn, 632 Gates av, owner. Cost, about \$10,000.

ST. MARKS AV.—C. A. Goldberg, 220 5th av, Manhattan, has prepared plans for a 2-sty brick garage and storage building 25x128 ft, on the north side of St. Marks av, 325 ft east of Albany av, for R. Hendrickson, owner, on premises. Cost, approximately \$23,000.

ATLANTIC AV.—L. Schillinger, 167 Van Sicklen av, has plans in progress for twenty 1-sty brick garages on plot 22x147 ft, at the southeast cor of Atlantic and Euclid avs, for N. Willard Curtis, 2495 Atlantic av, Brooklyn, owner. Cost, \$10,000.

QUINCY ST.—P. Tillion & Son, 391 Fulton st, have been selected to draw plans for a 1-sty brick garage, 50x115 ft, in the south side of Quincy st, 125 ft west of Classon av, for Ralph M. Hart, 652 Jefferson av, owner.

ST. MARKS AV.—S. Millman & Sons, 1780 Pitkin av, have finished plans for a 1-sty brick garage, 150x126 ft, on the north side of St. Marks av, 120 ft west of Underhill av, for the Alco Bldg. Co., Lee Levy, pres., 44 Court st, owner and builder. Cost, \$20,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

GLENDAL, L. I.—L. Danancher, 12 Washington st, Jamaica, L. I., has completed plans for three 2-sty brick tenements, 75x102 ft each, with stores, at the northwest cor of Central av and Lafayette st, for the Sona Const. Co., 97 Wayne st, Middle Village, L. I., owner and builder. Total cost, \$20,000.

FLUSHING, L. I.—M. Joseph Harrison, 63 Park Row, Manhattan, has prepared plans for a 4-sty brick and limestone apartment, 132x82 ft, at Prospect and Jagger avs, for the Biltmore Const. Co., David Greenwald, president, 30 East 42d st, Manhattan, owner and builder.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, has finished plans for a 2-sty frame store and apartment, 25x38 ft, on the west side of Lawrence av, 125 ft south of Bradford av, for Loretta Donohue, Lawrence av, Flushing, L. I., owner and builder. Cost, \$4,000.

LONG ISLAND CITY.—Frederick W. Korfman, 406 9th av, L. I. City, is preparing plans for four 3-sty brick apartments, 50x100 ft, at the southeast cor of 9th and Washington avs, for owners to be announced later. Total cost, \$150,000.

LONG ISLAND CITY.—R. George Smart, 1122 Jamaica av, Woodhaven, L. I., has finished plans for eight 3-sty brick tenements, 26x60 ft, on the east side of 13th av, 103 ft south of Grand av, for the Matthews Building Co., 11th and Grand avs, L. I. City, owner and builder. Total cost, \$46,000.

JAMAICA, L. I.—L. Berger & Co., Myrtle av, Ridgewood, L. I., have finished plans for three 2-sty brick tenements, 24x77 ft, on the west side of Flushing av, 75 ft north of Willett st, for Ignatz Wohl, 140 Bergen av, Jamaica, L. I., owner and builder. Total cost, \$16,000.

DWELLINGS.

WOODHAVEN, L. I.—Charles Infanger, 2634 Atlantic av, Brooklyn, has completed plans for two 2-sty brick dwellings,



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20x55 ft, on the west side of Oxford av, 297 ft south of Liberty av, for L. Mehrman, 45 Euclid av, Brooklyn, owner and builder. Total cost, \$8,000.

WOODHAVEN, L. I.—L. Berger & Co., Myrtle av, Ridgewood, L. I., have prepared plans for five 2-sty brick dwellings, 20x56 ft, in 97th av, at the southeast cor of 97th av and 80th st, for Hyman Schroeder, 791 Carroll st, Brooklyn, owner and builder. Total cost, \$22,500.

WOODHAVEN, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has finished plans for five 2½-sty frame dwellings, 17x37 ft, on west side of Hatch av, 25 ft south of Fulton st, for Sim & Greig, Inc., Woodhaven, L. I., owners and builders. Total cost, \$20,000.

GLENDAL, L. I.—L. Danancher, 12 Washington st, Jamaica, L. I., has finished plans for a 3-sty brick dwelling, 30x58 ft, with store, on Central av, near Lafayette st, for the Sona Const. Co., R. Cooperstein, president, 97 Wayne st, Middle Village, L. I., owner and builder. Cost, \$6,500.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has prepared plans for two 2½-sty frame dwelling, 16x35 ft, on the north side of Grand View av, 100 ft west of Clinton av, for E. Killane, Springfield, L. I., owner and builder. Total cost, \$3,000.

QUEENS, L. I.—Walter B. Wills, 1181 Myrtle av, Brooklyn, has completed plans for a 2-sty frame dwelling, 26x34 ft, in the north side of Bruce st, 300 ft east of Jackson av, for George Kramer, 463 Pulaski st, Brooklyn, owner and builder. Cost, \$4,000.

COLLEGE POINT, L. I.—Sterling Architectural Co., 212 Broadway, Manhattan, has finished 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.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has prepared plans for three 2½-sty frame dwellings, 16x40 ft, on the west side of Carpenter av, 150 ft south of Chicopee av, for Ignatz Wohl, 102 Union Hall st, Jamaica, L. I., owner and builder. Total cost, \$12,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has prepared plans for seven 2-sty frame dwellings, 16x36 ft, on the south side of Belmont av, 157 ft east of Cortland av, for Harry Fleit, 1316 Herald av, Richmond Hill, L. I., owner and builder. Total cost, \$21,000.

BAYSIDE, L. I.—Plans are being prepared privately for a 2-sty frame dwelling on plot 50x125 ft, on Bismark av, near Ashburton av, for George Harnden, architect and builder, 3d st, Bayside, L. I.

WOODHAVEN, L. I.—Arthur E. Wenige, 340 Columbia av, Woodhaven, L. I., has prepared plans for six 2-sty frame dwellings, 16x40 ft, on west side of New Woodhaven av, 239 ft south of Dalrymple av, for the Wenige Engineering & Const. Co., 340 Columbia av, owner and builder. Total cost, \$15,000.

WOODHAVEN, L. I.—A. W. Lewis, 929 Portland av, has finished plans for a 2½-sty frame dwelling, 20x55 ft, on the east side of Woodhaven av, 356 ft south of Broadway, for Mrs. Celina Mettetal, Woodhaven av and Rockaway rd, Woodhaven, L. I., owner and builder. Cost, \$3,000.

JAMAICA, L. I.—I. M. Kirby, Fulton st, has prepared plans for four 2½-sty frame dwellings, 16x34 ft, in the south side of Willow st, 25 ft west of Candace st, for Henry E. Price, 363 Fulton st, Jamaica, owner and builder. Cost, \$8,000.

ARVERNE, L. I.—J. J. Carroll, 158 Spruce st, Brooklyn, has finished plans for a 1½-sty brick dwelling, 30x40 ft, on the west side of Morris av, for Anthony Rivera, Rockaway Beach, L. I., owner and builder. Cost, \$3,000.

STABLES AND GARAGES.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, has completed plans for a 4-sty brick and concrete garage, 56x178 ft, on Broadway, 179 ft south of Prince st, for the Twin Borough Corporation, Thomas Halleran, president, Flushing, L. I., owner. Moore Bros., Flushing, L. I., lessees. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Edward Hahn, 585 9th av, has finished plans for a 2-sty brick store and loft building, 25x50 ft, in Prospect st, between Freeman and Wilbur avs, for Schmidt's Dyeing & Cleaning Establishment, L. I. City, owner. Cost, \$8,000.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Plans are being prepared privately for a 2½-sty hollow tile and stucco dwelling, 28x34 ft, at Great Neck, L. I., for Ross F. Tucker, Great Neck, owner and builder. Cost, \$6,000.

GREAT NECK, L. I.—Mrs. H. Callihan, 443 18th st, Brooklyn, contemplates the erection of a 2½-sty frame dwelling at Great Neck to cost approximately \$5,000. Details and name of architect will be available later.

Suffolk.

CHURCHES.

NORTHPORT, L. I.—Holmes & Winslow, 103 Park av, Manhattan, are preparing plans for a 3-sty brick annex to church, 25x50 ft, including gymnasium, locker room, study and classrooms, for St. Paul's M. E. Church, Northport, L. I., owner. Cost, about \$10,000.

MISCELLANEOUS.

AMITYVILLE, L. I.—Chester Huntington, Richmond, Mass., is preparing plans for a 2-sty frame clubhouse, 50x100 ft, 12 frame hangars ranging in size from 50 x60 ft to 100x150 ft, and 1-sty shop, 30x80 ft, for the American Air Craft Co., 120 Broadway, Manhattan, owner. Cost, approximately, \$150,000. Details will be available later.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

HASTINGS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, N. Y., has finished plans for a 5-sty brick apartment, 81x60 ft, at Hastings, N. Y., for owner, c/o architect. Cost, about \$25,000.

DWELLINGS.

YONKERS, N. Y.—G. Howard Chamberlin, 18 South Broadway, is preparing plans for a 2½-sty frame residence, 25x36 ft, at Yonkers, N. Y., for M. Kellow, 30 Halley Terrace, owner. Cost, \$16,000.

RYE, N. Y.—D. H. Ponty, Liberty Sq., Portchester, N. Y., is preparing plans for three 2½-sty frame dwellings, 26x28 ft, at Rye, N. Y., for Steven Stevenson, Portchester, N. Y., owner and builder. Cost, \$3,500 each.

YONKERS, N. Y.—William Farrel, 1 Madison av, Manhattan, has completed plans for a 1½-sty frame and stucco bungalow, 24x40 ft, in Jervis Rd, north of McLean av, for the Fireproof Homes Co., c/o Yonkers Woodworking Co., McLean av, Yonkers, N. Y., owner and builder. Cost, \$3,500.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, N. J., has completed plans for a 4-sty brick apartment, 45x41 ft, at 403-405 Summer st, for Michael Stern, 347 Market st, Paterson, N. J., owner and builder. Cost, \$10,000.

PASSAIC, N. J.—Harry Panneico, 226 Central av, Passaic, has prepared plans for a 3-sty brick tenement, 22x74 ft, at 290 Oak st, for Mauro Arata, 288 Oak st, owner and builder. Cost, \$6,500.

JERSEY CITY, N. J.—A. Schule, 360 Av C, Bayonne, N. J., has finished plans for a 4-sty brick flat, 31x59 ft, at 22-24 Olean av, for Benjamin C. Preier, 46 Condict st, Jersey City, owner and builder. Cost, \$14,000.

WEST NEW YORK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., has completed plans for a 5-sty brick store and tenement, 32x90 ft, for Simon Abramson, 29 East 26th st, Bayonne, N. J., owner and builder. Exact location will be announced later. Cost, \$30,000.

BAYONNE, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, N. J., is preparing plans for a 3-sty brick tenement, 50x81 ft, containing two stores, on Av C, between 25th and 26th sts, for Nathan Turteltaub, 657 Blvd, Bayonne, N. J., owner and builder. Cost, \$20,000.

PERTH AMBOY, N. J.—Plans have been prepared privately for a 2-sty brick flat, 31x56 ft, in Goodwin st, for A. Liptak, 319 Goodwin st, owner and builder. Cost, \$4,000.

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IRVINGTON, N. J.—Nathan Welitoff, 222 Washington st, has finished plans for two 3-sty frame flats, 22x50 ft, at 97 and 99 Montgomery av, for Maurice M. Feder, 184 Peshine av, Newark, N. J., owner and builder. Cost, \$5,500 each.

DWELLINGS.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, has finished plans for a 2½-sty

frame dwelling, 24x52 ft, at 197 East 33d st, for Abraham Chesler, 68 Van Buren st, Passaic, N. J., owner and builder. Cost, \$6,000.

PATERSON, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 26x32 ft, at 385 East 38th st, for Frank R. Jackson, 239 18th av, Paterson, N. J., owner and builder. Cost, \$4,000.

NORTH BERGEN, N. J.—Edward McDermott, 582 Spring st, West Hoboken, N. J., has completed plans for a 2-sty brick store and dwelling, 25x35 ft, at 23d and Liberty sts, for Vincenzo Di Tursi, c/o G. Ferrante, 23d and North Bergen avs, owner and builder. Cost, \$4,500.

DEAL, N. J.—E. C. Benner, Appleby Bldg., Asbury Park, N. J., has prepared preliminary sketches for a 2-sty hollow tile and stucco residence on Hathaway av for owner, to be announced later. Cost, about \$12,000.

MAPLEWOOD, N. J.—Charles C. Grant, 15 West 38th st, Manhattan, is preparing plans for a 2½-sty frame residence, 41x30 ft, at Maplewood, N. J., for F. V. VanDorn, 41 East 13th st, Manhattan, owner. Cost, \$10,000.

ISLAND PARK, N. J.—Samuel Gindin, 363 George st, New Brunswick, N. J., contemplates the construction of fifty 2-sty frame dwellings in Highland Park, to cost approximately \$1,500 each, plans for which have been prepared privately.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Bloomfield, N. J., has plans in progress for a 2½-sty frame dwelling, 38x28 ft, in Grove st, near Watchung av, for Widmark & Melin, 11 Claremont av, Montclair, N. J., owners and builders. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

MONTCLAIR, N. J.—H. N. Fisher, 483 Bloomfield av, has completed plans for a 1-sty brick and stone office building, 16 x28 ft, on Bloomfield av, for Quadrel Bros., 14 Glen Ridge av, Montclair, N. J., owners and builders. Cost, \$3,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—Eastern Const. Co., 110 West 40th st, has the general contract for alterations to the two 5-sty brick tenements at 203-205 East 69th st, for the Gillespie Estate, owner, on premises. Private plans. Cost, \$2,000.

BANKS.

BROOKLYN.—Peter Guthy, 926 Broadway, has obtained the general contract for the const. of a 2-sty brick, limestone and reinforced concrete banking bldg, 72 x82 ft, at northeast cor of De Kalb av and Ryerson st, for the Morris Bldg Co., 307 Ryerson st, from plans by Shampam & Shampam, 772 Bway, architects.

DWELLINGS.

MANHATTAN (sub.).—Albert A. Volk Co., Inc., 16 Beaver st, has the wrecking contract for the 5-sty brick and limestone residence at the southwest cor of Park av and 69th st, for Henry P. Davison, 23 Wall st, owner, from plans by Walker & Gillette, 128 East 37th st, architects. Marc Eidlitz & Son, 30 East 42d st, general contractors.

DOUGLSTON, L. I.—Louis Eickwort, Jr., Plandome Road, Manhasset, L. I., has the general contract for a 2½-sty brick residence, 30x60 ft, and garage at Douglaston, L. I., for Daniel Combs, owner, c/o Josephine Chapman, 4 West 40th st, Manhattan, architect. Cost, \$10,000.

LARCHMONT, N. Y.—L. & M. Contracting Co., 30 East 42d st, Manhattan, have the general contract for the const. of a 2½-sty frame and stucco dwelling, 23x35 ft, in Chatsworth Heights, for Mrs. Amelia Simpson, owner, c/o W. S. Moore, 30 East 42d st, Manhattan, architect. Cost, \$5,000.

BELLROSE, L. I.—Miller & Dyatt, Inc., 47 West 34th st, Manhattan, have the general contract for a 2½-sty frame dwelling, 33x54 ft, at Bellrose, L. I., for J. M. Christman, owner, c/o I. B. Ellis, 1328 Broadway, Manhattan, architect. Cost, \$7,000.

FORT LEE, N. J.—R. H. Houghtaling & Son, Englewood Cliffs, N. J., have the general contract for the const. of two 2-sty frame cottages, in the east side of 5th st, for William McBean, Fort Lee, N. J., owner. Private plans. Total cost, \$5,000.

WESTFIELD, N. J.—Nelson S. Archibald, 124 St. Pauls st, Westfield, N. J., has the general contract for the const. of a 2½-sty frame dwelling, 26 x42 ft, for W. P. Gibby, owner, 556 Highland av, from

plans by Forman & Light, 40 Cedar st, Manhattan, architects. Cost, \$5,000.

KEW GARDENS, L. I.—Chapelfield Construction Co., Kew Gardens, L. I., has the general contract for a 2½-sty frame dwelling, 36x26, and garage, at Onslow pl and Greenfel av, for George S. Weaver, 50 Church st, Manhattan, owner, from plans by Walter McQuade, 47 West 34th st, Manhattan, architect. Cost, \$8,000.

EAST NORWICH, L. I.—Rogers & Blydenburg, Carl av, Babylon, L. I., have the general contract for the construction of a superintendent's cottage and farm building at East Norwich, L. I., for O. A. Campbell, owner, on premises, from plans by J. W. O'Connor, 3 West 29th st, Manhattan, architect.

LARCHMONT, N. Y.—Mamaroneck Lumber & Supply co., Mamaroneck, N. Y., has the general contract for the const. of a 2½-sty frame and stucco residence, 45x38 ft, at Larchmont, N. Y., for Mrs. J. L. Frank, 618 West 142d st, Manhattan, from plans by T. M. Hooper and Frank C. Far-

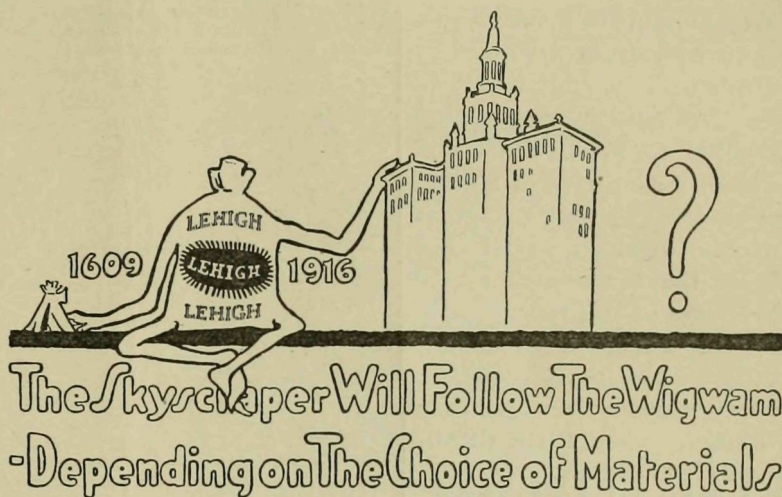
ley, associate architects, 15 West 38th st, Manhattan.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Lewis Lapidus, 850 Hopkinson av, Brooklyn, has the general contract for a 4-sty brick factory building, 50x100 ft, at the northeast cor of Pitkin and New Jersey avs, for the Chester Knitting Mills, 88 Junius st, owner, from plans by E. M. Adelsohn, 1776 Pitkin av, architect. Cost, \$25,000.

JERSEY CITY, N. J.—H. A. Crane & Bro., 28 Fairmount av, Jersey City, have the general contract and Peter Redfern & Sons, 571 Jackson av, Jersey City, the mason work, for the 2-sty brick and reinforced concrete factory addition, 50x140 ft, on Tonnelle av, for the Brunswick Laundry Co., 71 Germania av, owner, from plans by George A. Flagg, Spingarn Bldg, Jersey City, N. J., architect. Cost, \$25,000.

LONG ISLAND CITY.—Faribault Engineering Corp., 52 Vanderbilt av, Manhattan, has the general contract for a 4-sty



The last two years' history has been an enlightening sermon on the temporary nature of practically everything.

Fortifications once impregnable are less secure than ditches in the ground. Art treasures with century old histories have vanished in a few seconds.

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reinforced concrete factory with show-room, 192x80 ft, at Pearson av and Creek st, for the Degnon Realty & Terminal Co., 30 East 42d st, Manhattan, from plans by Wm. Higginson, 31 Park Row, Manhattan, architect. Lessee, Marcus Ward & Co., 200 5th av, Manhattan. Cost, \$70,000.

BUFFALO, N. Y.—Turner Const. Co., 11 Broadway, has the general contract for the construction of a 3-sty reinforced concrete factory building, 150x100 ft, at Buffalo, N. Y., for the Haefler Ice Cream Co., 296 Connecticut st, Buffalo, owner. Private plans.

SCHOOLS AND COLLEGES.

PASSAIC, N. J.—Schaefer Const. Co., 5 West 31st st, Manhattan, has the general contract for the const of a 1-sty brick recreation bldg for Public School No. 12 for the Board of Education of Passaic, N. J., owner, from plans by J. Kelly & Co., Post Office Bldg., Passaic, N. J., architect. Cost \$20,000.

STABLES AND GARAGES.

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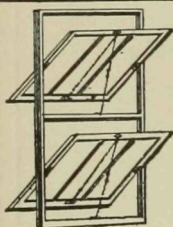
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Grand Central Terminal, have the general contract for a 1-sty brick automobile service station, 135x105 ft, at 647-655 West 55th st, for Thomas G. Patterson, Inc., 637 West 55th st, owner, from plans by F. A. Norris, 624 East 15th st, Brooklyn, architect. Cost, \$35,000.

BROOKLYN, N. Y.—Fred Bulck, 348 Lincoln Road, has the general contract for a 1-sty brick garage, 60x82 ft, at the southeast cor of Bond and Carroll sts, for John F. Schmadke, 497 Union st, owner, from plans by Albert Ulrich, 371 Fulton st, Brooklyn, architect. Cost, \$9,000.

BROOKLYN.—Martin Walsn, 332 St. Felix st, has obtained a general contract for the const of a 1-sty brick garage, 50x100 ft, on south side of Atlantic av, 200 ft west of New York av for Frederick W. Limmer, 541 Greene av, owner, from plans by William H. Ludwig, 16 Court st, architect. Cost, \$10,000.

WHITE PLAINS, N. Y.—F. N. Goble, 1 East 42d st, Manhattan, has the general contract for a 1½-sty brick garage, 75x50 ft, at White Plains, N. Y., for Thomas Simpson, owner, c/o Russell Swartwout, 185 Main st, White Plains, N. Y., architect. Cost, \$25,000.

NEWTOWN, L. I.—John H. Deeves & Bro., 103 Park av, Manhattan, have the general contract for a 2-sty brick garage and storehouse, 50x80 ft, at Newtown, L. I., for the New York & Queens Electric Light & Power Co., 444 Jackson av, L. I. City, owner, from plans by W. W. Knowles, 35 West 39th st, Manhattan, architect. Cost, \$30,000.

NEWARK, N. J.—Louis Deutsch, 139 Lillie st, Newark, N. J., has the general contract for a 2-sty brick garage and loft, 30x50 ft, at 133 and 135 Lillie st, for William and Samuel Yeskel, 470 Hunterdon st, Newark, N. J., owner, from plans by M. J. Nadel, Union Bldg., architect. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

EAST ORANGE, N. J.—Mathew Hiltgen, 19th av, Newark, N. J., has the general contract for the const of a 1-sty brick store bldg on south side of Central av, bet. Clinton and Burnett sts, for William R. Trippie, 387 Central av, East Orange, owner, from plans by Geo. Edward Krug, 566 Main st, East Orange, architect. Cost \$6,000.

MISCELLANEOUS.

MANHATTAN.—John T. Brady & Co., 103 Park av, has the general contract for a 3-sty brick limestone and terra cotta day nursery, 49x50 ft, at the northeast cor of Old Broadway and 131st st, for the Manhattanville Day Nursery Co., 401 West 127th st, owner, from plans by L. C. Holden, 103 Park av, architect. Cost, \$20,000.

MANHATTAN.—Eastern Const. Co., 110 West 40th st, has obtained a contract to construct two concrete vaults at 63 Crosby st for S. Langsdorf & Co., owner, on premises. Private plans. Cost, \$2,000.

LONG ISLAND CITY.—Edward L. Scheidenheim, 111 Monroe st, Chicago, Ill., and Grand Central Terminal Manhattan, has the general contract for the const. of an 8-sty brick and reinforced concrete addition to service station, 227x70 ft, at Long Island City, for the Packard Motor Car Co., Broadway and 61st st, Manhattan, owner, from plans by Albert Kahn and Ernest Wilby, associate architects, Detroit, Mich.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

NEW YORK STATE ASSOCIATION OF COUNTY SUPERINTENDENTS OF HIGHWAYS will hold its annual meeting at the Court House, Syracuse, N. Y., September 14-15. There will be morning sessions only.

MANHATTAN ASSOCIATION OF MASTER PLUMBERS will hold its annual outing at Karatsonyi's, at Glenwood, L. I., Thursday, September 14. The trip will be made by steamer Commander, which will leave from the foot of East 86th st at 8.30 a. m. The committee in charge are leaving nothing undone to provide the members of the association and their friends with an interesting program of events.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION Municipal Building.

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

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

- *A.....Interior Alarm System.
- DL.....Locked Doors.
- EL.....Electrical Equipment.
- Ex.....Exits.
- FA.....Fire Appliances, Miscellaneous.
- FD.....Fire Drills.
- *FE.....Fire Escapes.
- *FP.....Fireproofing.
- Rec.....Fireproof Receptacles.
- GE.....Gas Equipment and Appliances.
- DC.....Heating or Power Plants (Dangerous conditions of)
- O.....Obstructions.
- Rub.....Rubbish.
- EXS.....Exit Signs.
- No S.....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 26.

MANHATTAN ORDERS SERVED.

East Broadway, 91—Herman Brody....FA-Rec
East Broadway, 91—Davis Harris.....Rec
East Broadway, 91—Max Grablowsky.....Rec
East Broadway, 91—Vencenzo Nasco....EL-Rec
East Broadway, 91—Rosen Bros.....FA-FP-Rec
East Broadway, 91—Sussman & Smuckler, EL-Rec

117 st, 205 E—Costa, Perrino & Frorito, Rec-FA
4 st, 25 E—N Y Savings Bank, S1 8 av, FD-A
10 st, 34-6 E—Weinstein & Kupersmith, FP(R)
13 st, 1-3 E—Royal Canvass Co., EL-GE
13 st, 1-3 E—F & W Grand, D&R
13 st, 1-3 E—Est Robt G Gregg, c E A
Acker, 287 Bway, FP(R)-WSS(R)-O
13 st, 1-3 E—Loizeaux Bros, EL
13 st, 1-3 E—Henry Morgenstern, GE
17 st, 20 E—B B Mfg Co, EL-Rec
17 st, 20 E—Select Dress Co, EL
20 st, 42-8 E—Max J Spiegel Co, Rec(R)
20 st, 42-8 E—L Mane & Co, Rec
20 st, 42-8 E—Warren W Higgins, EL-Rec
20 st, 42-8 E—Wm J Rosenberg, Rec-EL-Spr(R)
20 st, 42-8 E—Manhattan Knitting Mills, D&R-Rec-Ex

50 st, 40 E—Goldberg & Greenberg, DC-GE
55 st, 20 E—Emily Pares, FA
65 st, 106 E—Rhona M Brille, c M, 279 Bway, DC
74 st, 502-6 E—Geo W Grote, 430 E 102, A-A
104 st, 404-12 E—Jacob Koenigsberg, GE
104 st, 404-12 E—Fiore & Pirrone, FA
104 st, 404-12 E—Zatz Bros, Rec-FA-EL-GE
112 st, 326-8 E—Dominick Scozozza, Rub
117 st, 508 E—Weiser Dress Co, EL
5 av, 84-90—Leon Malraison, FD-A-WSS(R)-FP-Stp-Spr(R)

5 av, 392—Mary Elizabeth Tea Room, FA-O-FP
5 av, 392—Du Barry, Rec
5 av, 392—Mattawan Mfg Co, FA-Rec
1 av, 1805-7—Sanitary Brass Co, DC
Forsyth st, 84—Woshinsky & Cooper, GE-FA
Forsyth st, 84—Abramson & Feinberg, GE
Forsyth st, 84—Morris Firer, FA-GE
Forsyth st, 84—Imperial Furniture Co, Rec
Grand st, 161-3—Est Robt J Turnbull, 55
Liberty, A-FD-FP(R)-Stp(R)-WSS(R)
Fulton st, 115-7—Wm F Dornbusch, 61 Han-
cock, Bklyn, A-FD
Grand st, 281—Wachtel, Charin & Hordiner, FP-Rec

Forsyth st, 84—Herman Brown, Rec-EL
Grand st, 281—Nathan Schwartzberg, EL
Grand st, 281—Kester & Stolofsky, GE-Rec-FP
Grand st, 281—Kahn Bros, Rec-FA-FP
Grand st, 281—Benjamin H Cohen, FA-Rec
Grand st, 281—W E Addicks, Consol Gas Co,
130 E 15, GE

Greene st, 114-20—Robt M Loeser, c N Y
Life, 52 Wall, Stp-FP
Henry st, 86-8—Isaac Goodstein, 135 Bway,
WSS-FP-DC-Rub

Lafayette st, 318-20—Louis Ettlinger, 40 E
73, FP
Madison sq N, 15-9—Biltwell Waist Co, EL-Rec
Madison sq N, 15-9—Wink Skirt Co, FA-Rec
Madison sq N, 15-9—Lipman & Biener, Rec
Madison sq N, 15-9—Bramson & Co, 15 E 26, Rec
Madison sq N, 15-9—Raphael Weill & Co, FA-Rec
Madison sq N, 15-9—Samuel Goldberg & Co, Rec
Madison sq N, 15-9—Rosengarten Bros, 15 E
26, FA

Madison sq N, 15-9—Henry Edelstein & Co,
17 E 26, FA
Madison sq N, 15-9—H Cantor & Co, 15 E 26,
FA-Rec
Madison sq N, 15-9—Ruby Waist Co, 15 E
26, Rec

Madison sq N, 15-9—C B G Mfg Co.....D&R
 Madison sq N, 15-9—S W Dress Co.....FA
 Madison sq N, 15-9—Joseph Grumet, 15 E 26, FA
 Madison av, 1974—Palmer Realty Co.....Rub
 Nassau st, 154—Tribune Ass'n.....FP
 Park pl, 26-30—Cado Co.....El-Rec(R)
 Park pl, 26-30—Jas A Stewart.....Rec-FA
 Pike st, 53—Morris Newgold, 1295 Madison
 av.....St(R)
 Prince st, 173-5—Grass Bros.....FA-Rec
 Prince st, 173-5—E Wisser & Co.FA-El-Rec-Rub
 Prince st, 173-5—Nathan Stern, 835 Hunts Pt
 av.....GE-Rec
 Prince st, 173-5—Marco De Gregori.....DC
 Riverside Dr, 202-8—West Side Const Co, J
 Axelrod, Pres, 200 W 72.....Stp(R)
 Rivington st, 8-10—Morris Notovitz.....D&R
 Rivington st, 89-93—First Roumanian Amer
 Congreg.....Rub
 Rivington st, 89-93—Consol Gas Co, 130 E 15, GE
 2 av, 35-7 (Kesslers Thea)—Geo F Johnson,
 230 5 av.....FA(R)
 6 av, 767-9—Elizabeth Curtis.....FA-EXS
 6 av, 767-9—Godington Co.....Rub-DC
 South st, 199—Harry Spelling,
 Tel-TD-ExS-GE-DC
 Spring st, 190—Guiseppa Sabbatino.....Rub
 University pl, 124—Emmelin C Baxter, 333 W
 86.....FD-A
 Washington st, 13—Theo Bakutas,
 A-Rub-FA-ExS-Tel-TD
 Washington st, 76-82—European Right Knit
 Sweater Co.....Rec
 Waverly pl, 123—Henry B Welsh, 814 West
 End av.....GE
 West Broadway, 506—Celestino Moriggia, 171
 W Houston.....Stp(R)
 William st, 157-9—Barr & Hayfield, 12 Dutch,
 Rec
 Wooster st, 116-8—Forbes & Co.....A(R)
 Wooster st, 203-5—Albany Savings Bank, 20
 N Pearl, Albany, N Y.....A-FD
 8 st, 55 W—Waldman & Goldstein, 162 W 21,
 FP-El-GE-Rec
 12 st, 349-53 W—Thos S Shortland, 110 Wall,
 Rub
 12 st, 357-9 W—John H Whiteford.....Rub
 22 st, 56-8 W—Est Mary A Chisolm, c Geo,
 84 William.....WSS(R)
 23 st, 431 W—Est Clement C Moore, c J C,
 546 5 av.....GE
 24 st, 265 W—Wm M Leslie et al, 307 W 89,
 Ex(R)
 24 st, 352 W—Katherine E Moore, c J N
 Wells Sons, 191 9 av.....GE
 24 st, 439 W—Geo M Perkins, 443 4 av, New-
 ark, N. J.....GE
 26 st, 200 W—Benj Gottesfeld.....FA

BOARD OF EXAMINERS.

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

APPEAL No. 87 of 1916, Alteration 5120 of 1916, premises 110 Troutman street, Brooklyn, Canelle & Gallo, appellants. LAID OVER from last meeting.

1. Contrary to Sec. 480 of the Building Code. It is claimed that the rules and regulations of the President of the Borough or the provisions of law or said ordinance do not apply.

Whether Sec. 480 governs the case on appeal where a one-story frame building occupied for light manufacturing purposes is having a frame extension 6'x7' 6" and 9' high built at the rear for wood and coal storage purposes, and a side extension 3' 6"x10' built to the present main building, and the rear part of the main building roof is being raised 5' in height to conform with the existing roof level of main building.

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

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

No appearance.

On motion, DISAPPROVED.

APPEAL No. 88 of 1916, Alteration 2024 of 1916, premises 442-448 East 110th street, Manhattan, Harald V. Gormsen, appellant. LAID OVER from last meeting.

1. Extension to frame building other than residence building is unlawful.

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

1. Extension to frame building other than residence building is unlawful.

Sec. 480 allows a 15 ft. extension to residential wood structures. In this case, we ask permission to build an extension to a coal pocket where the danger for fire is very much less than in residential buildings. The coal pocket is used for hard coal only, and the entire structure is covered on outside with galvanized sheet iron, so there is no danger for fire from either in or outside. It is very important for the firm to have this extension, and it is not practical to build same of fireproof material, inasmuch as the present structure is of wood.

Appearance: Harald V. Gormsen.

On motion, DISAPPROVED.

APPEAL No. 90 of 1916, Alteration 2371 of 1916, premises 304-308 Fourth avenue and 44-60 East 23d street, Manhattan, Starrett & Van Vleck, appellants.

1. Building over 150 ft. high must be finished entirely with incombustible material.

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

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

That the additional rooms added do not make the penthouse construction constitute an additional story under the regulations, as it occupied only 45 per cent. of the roof area, and main part of penthouse used as sprinkler tank house, and balance of space as noted on the plans as a studio will be used for special purposes for execution of mural decoration for Lincoln Memorial.

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

That the entire building now will be provided with automatic sprinkler system with two sources of water supply.

Appearance: Y. Matsui.

On motion, APPROVED.

APPEAL 91 of 1916, Alteration 5315 of 1916, premises 233 Lynch street, Brooklyn, Glucroft & Glucroft, appellants.

1. Chimney unstable.

The Superintendent of Buildings, Borough of Brooklyn, has refused to approve the mode and manner of construction in the alteration of said building and also on the grounds that an equally good form of construction is provided.

The question to which the Superintendent of Buildings has objected in his disapproval recited therein.

That in the matter objected to by the Superintendent of Buildings the appellant has made best effort to comply with the requirements of

Sec. 392, Sub. 2 of the Building Code.

That the top and bottom of chimney column are braced in every possible direction.

That the new chimney is supported by a self-supporting fireproof column which is sufficiently strong for the purposes intended.

Appearance: Raphael Glucroft.

On motion, DISAPPROVED.

APPEAL 92 of 1916, Alteration 5236 of 1916, premises 226-228 Richardson street, Brooklyn, Harry Dorf, appellant.

Build same of incombustible material.

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

To be permitted to build wood stud partitions around existing fireproof bleach room, and have such partitions covered with 7/8" roofing boards on both sides. Roof and outer sides of new partitions to be covered with metal.

The existing bleach room is on the roof of the building. It is constructed entirely of fireproof material. New wood stud partitions are intended to be built around the existing bleach room to keep the sun from heating the walls of the bleach room, which burns the skins hung on the walls.

If I comply with the requirements of the Bureau of Buildings it would cause practical difficulties and expense. It would be very expensive to use any kind of fireproof material as it would be necessary to cut away part of the roof and rest such new outer walls on iron beams.

Appearance: Harry Dorf.

On motion, DISAPPROVED.



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